

Appendix A

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**Quantitative  
Methodology**

## A1 Historic Take Up Assessment

Historic trends data was obtained relating to employment land take up (by completions) for B1, B2 and B8 uses from a variety of different sources. Data for Ashfield, Mansfield, Bassetlaw and Newark and Sherwood was obtained directing from the respective Local Authorities, whilst the relevant data for North East Derbyshire and Bolsover was obtained from Derbyshire County Council. For Chesterfield Borough, data was obtained from both Derbyshire County Council and Chesterfield Borough Council, with the latter source used as this represented the most accurate data source.

The data requested related to completion rates rather than planning permissions, as this data, whilst harder to record, avoids duplication and ensures that the sites in question have been built out.

Whilst data was requested covering the 15 year period, this was not available for all Local Authorities due to inconsistencies in the reporting arrangements. Consequently, data was obtained from each Local Authority covering the following time periods:

- Ashfield: 15 year annual breakdown of historic take up;
- Bassetlaw: 11 year annual breakdown of historic take up, of which seven years represents an average of the 68.84 hectares that were taken up during this time;
- Bolsover: 15 year annual breakdown of historic take up;
- Chesterfield: 15 year annual breakdown of historic take up;
- Mansfield: 10 year annual breakdown of historic take up;
- Newark and Sherwood: 10 year annual average of the 49.7 hectares taken up in total during this time period;
- North East Derbyshire: 15 year annual breakdown of historic take up;

The intention of this exercise was to provide a snapshot of the total amount of employment land currently available and for how long, at current rates, the current supply could last in isolation. Current average annual take up rates were then taken forward up to 2026 to provide an estimate of the likely gross amount of employment land required.

A subsequent scenario sought to reduce the reliance on past trends by factoring in employment change over time as presented in the housing scenario modelled for the RSS. To take an example, Bassetlaw's annual average take up rate for the previous ten years was 11.51 hectares per annum. The projected employment growth between 2006 and 2026 for the housing scenario is 141 employees per annum, which equates to a 0.7% increase annually. Consequently, this incremental increase was applied to the 11.51 hectares annually. As B1, B2 and B8 take up breakdowns were only provided for three of the seven Districts, the resultant figures relate to General B employment use only.

## A2 Quantitative Projections Methodology

### A2.1 Characteristics of the Scenarios Modelled

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The economic modelling for this study is based upon a variety of scenarios produced by Experian Business Strategies. EMDA commissioned a number of scenarios from Experian during the course of the development of their Regional Economic Strategy in 2006, and also as part of EMDA's response to the draft Regional Spatial Strategy. All of these were produced with the same suite of Experian models, ensuring a certain amount of consistency outside of the specific assumptions made for each scenario. The scenarios commissioned were as follows:

- **RES low macroeconomic scenario**- based on the assumption of an oil price spike in 2006 (data available for East Midlands only);
- **RES high macroeconomic scenario** - based on the assumption of faster than expected growth in 2006 (data available for the East Midlands only);
- **RES 'policy on' scenario** - this scenario is based on the assumption that the RES target of closing the productivity gap that exists between the East Midlands and the UK is closed by 2009 (i.e. GVA per FTE worker in the region is at the national average by 2009). EMDA have assumed that the MKSM growth area targets are achieved in full, and that the gap is closed through improved performance in the four priority sectors identified in the RES - transport equipment, food & drink, construction and healthcare. The data was made available at District level.
- **RSS housing option scenario** - this is based on population assumptions that reflect the pattern of housing proposed in the draft Regional Spatial Strategy, i.e. housing growth is focused in urban areas and growth is limited against the DCLG trend elsewhere. Sector breakdown by District was available as part of the RELS work.

All of these scenarios are variations on the standard **Experian projection baseline (otherwise known as the policy off scenario)**, which was made available at district level. The standard baseline projections are aligned with national projections from the Government's Actuary's Department. The projection also includes policy based adjustments based on planned housing developments at County level. As such, for the East Midlands, population in Northamptonshire is adjusted for the effects of the planned housing developments in the Milton Keynes and South Midlands Strategy<sup>33</sup>.

Whilst the first two scenarios were excluded from the analysis on the basis that data was only available at regional level, the other three scenarios (i.e. the 'policy on' scenario, the 'housing option' scenario and the 'policy off', baseline, scenario) were subject to analysis. The Roger Tym's East Midlands Land Provision Study (December 2006) chose to use the preferred housing scenario as the basis for their study. This was due to variances in the composition and integrity of the three data sets, noted as follows<sup>34</sup>:

- The differences between the scenarios partly relate to assumptions about productivity, in that the policy-on scenario shows slightly higher output (GVA) than the others, based on an estimate of the added value expected to flow from the implementation of the RES.
- For the East Midlands outside Northamptonshire (which is part of the designated Milton Keynes and South Midlands (MKSM) growth area, which has predetermined housing targets), both the baseline and policy-on scenarios are based on ONS population projections (along with a small modelled adjustment of job-led migration), thus providing a trend, or market-led projection.
- For Northamptonshire, the baseline scenario assumes that 50% of the population growth implied by the MKSM targets takes place, with the 'policy on' scenario

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<sup>33</sup> Experian (December 2006): Impact of Housing Options to inform the Development of the Regional Spatial Strategy, A Report for East Midlands Development Agency.

<sup>34</sup> See Roger Tym & Partners (December 2006) East Midlands Land Provision Study for further details

assuming 100% of the growth. However, **the policy on scenario does not adjust for this additional growth by reducing population growth in the rest of the region.**

- In contrast, the preferred housing scenario was commissioned by EMRA to translate the RSS preferred housing option into population change by age, with the results inputted into the Experian model. Consequently, the preferred housing scenario is consistent with the draft RSS and was subsequently used in the EMLPS as the basis for that study. Larger differences between the scenarios relate to assumptions about the region's future resident population and workforce. Critically, **only the preferred housing scenario uses population and workforce assumptions that are consistent with the draft RSS.**

For the purposes of this Northern Sub-Region ELS, all three scenarios were used for comparative purposes. It should be noted that these are scenarios for regional economic prospects and, as scenarios, they should not be taken as predictors of what will happen.

## **A2.2 Translating the Employment Projections into Land Scenarios**

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The employment projections produced by Experian have been translated into employment land scenarios for each District within the Sub-Region through the application of employment densities, plot ratios and vacancy rates.

The difference between the current and future employment land scenarios represents the **net change** of employment land that should be planned for over the plan period. It is standard practice to produce net employment land projections through the use of Econometric Modelling; however, a rough **approximation of gross change** has been calculated through an allowance for a margin of choice and leakage. It should be noted that the net figure is more robust than the gross figure as a variation in margin of choice and leakage rates can affect the gross figure.

More specifically, translating employment projections into net land requirements is primarily achieved by interpreting the Standard Industrial Classification (SIC) employment sectors into Use Classes (as defined by the Town and Country Planning [Use Classes] Order 2005), and then translating the employment figures up by factoring in employment density calculations. This is by no means an exact science; there are very few detailed studies that have attempted a definitive split of SIC categories into the respective Use Classes, and there is little in the way of empirical evidence to support their resultant scenarios. There are inherent assumptions and limitations with this approach. For example, it does not reflect that job losses from a continuing business would not result in the release of land. Nonetheless, this is the most robust existing method of translating employee numbers into employment land requirements and it provides useful evidence of employment trends.

All data used in this assessment is the property of EMDA. In order to ensure a consistency across the data sets, it was necessary to replicate the first stages of methodology used by Roger Tym & Partners in their EMLP Study. The following sub-sections discuss the approach followed by Roger Tymes, incorporating best practice from recent similar studies by Arup.

### **A2.2.1 Calculation of Employment by Industrial Sector:**

The outputs of the Experian Scenarios were broken down for each of the seven Districts in the Northern Sub-Region by industrial sector, an approximation of the SIC Level 2 (using definitions based upon the 57 SIC2 division codes, aggregated down to form 30 distinct categories), as shown in Table A.1 below.

**Table A.1 Industrial Sector Classifications**

Agriculture, Forestry & Fishing	Transport Equipment	Hotels & Catering
Oil & Gas Extraction	Food, Drink & Tobacco	Transport
Other Mining	Textiles & Clothing	Communications
Gas, Electricity & Water	Wood & Wood Products	Banking & Insurance
Fuel Refining	Paper, Printing & Publishing	Business Services
Chemicals	Rubber & Plastics	Other Financial & Business Services
Minerals	Other Manufacturing NEC	Public Admin & Defence
Metals	Construction	Education
Machinery & Equipment	Retailing	Health
Electrical & Optical Equipment	Wholesaling	Other Services

The industries shaded in grey have been excluded from the conversion to Employment Use Classes because they do not fall within the B1, B2 or B8 categories. However, not all of the employees in these discrete categories can directly be assigned to B1, B2 or B8 space. It was therefore necessary to revisit SIC level 4 data from the ABI statistics database to identify a more fine grained level of detail necessary to extract the appropriate B1, B2 and B8 employees. This was done in accordance with the Roger Tym’s methodology, and is described in detail below.

**A2.2.2 Conversion of Industrial Sector to Use Class and Gross Employment Land Requirements**

Steps A to E set out the methodology for how industrial sector data was converted into employment use classes and gross employment land requirements. In broad terms, it was assumed that Financial and Business Services (plus an element of Public Administration) could be taken as an approximation of the B1 (Business) Use Class; the Manufacturing sector is taken as an approximation for the B2 (industrial) use class, whilst the B8 (wholesale and distribution) use class is rather more diverse, with predominantly elements of wholesaling, transport and communications.

**Step A Conversion of the SIC Classifications to B1, B2 and B8 Use Classes**

The following SIC industries were taken as an approximation of B1 (Business), B2 Industrial, and B8 (wholesale and Distribution) Use Classes, as used in the East Midlands Land Provision Study:

**Table A.2 Business Space Sectors**

SIC2 Industrial Sectors	SIC4 Categories	Activities
<b>B2 (Industrial) Sector</b>		
15 – 37: Manufacturing	15.11 – 37.20 (excl. Publishing, 22.11 – 22.15)	Manufacturing and recycling, excluding Publishing.
45: Construction	45.3 – 45.4	Electricians Plumbing Other Building Installation Plastering Joinery Installation Floor and Wall Covering

		Painting and Glazing Other Building Completion
50, 51: Wholesaling	50.20, 50.40	Maintenance and repair of motor vehicles, sale, maintenance and repair of motor cycles and related parts and accessories
72, 74: Business Services	74.5	Labour Recruitment (share) <sup>35</sup>
90-99: Other Services	90.00	Sewage and refuse disposal Sanitation and Similar Activities
<b>B8 (Warehousing) Sector</b>		
50, 51: Wholesaling	51.11 – 51.70	Wholesale on a Fee or Contract basis Wholesale of Goods
60-63: Transport	60.24, 63.11, 63.12, 63.21	Freight transport by road Cargo Handling Storage and Warehousing
64: Communications	64.11, 64.12	Post and Courier Activities
72, 74: Business Services	74.82, 74.5	Packaging Activities Labour Recruitment (share) <sup>35</sup>
<b>B1 (Office) Sector</b>		
72, 74: Business Services	72, 74.60, 74.83, 74.84, 74.1 – 74.5	Computing and Related Activities Investigation and Security Activities Secretarial and Translation Activities Other Business Activities nec Accounting/Bookkeeping Activities etc Architectural/Engineering Activities etc Technical Testing and Analysis Advertising Labour Recruitment (share) <sup>35</sup>
90-99: Other Services	91.11, 91.12, 91.20, 91.32, 91.33, 92.11, 92.12, 91.20, 91.32, 91.33, 92.11, 92.12, 92.20, 92.40	Activities: Business/Employers Orgs Activities of Professional Orgs Activities of Trade Unions Activities of Political Orgs Activities: Other Membership Orgs Motion Picture and Video Production Motion Picture and Video Distribution

<sup>35</sup> Labour Recruitment covers all workers employed through agencies. Because these workers are widely spread through the economy, Tyms allocated the sector's employment across industrial, warehouse, office and non-B Class space in proportion to the estimated shares of these land uses in total employment.

		Radio and Television Activities News Agency Activities
75: Public Admin and Defence	75.1, 75.3	Administration of the State and the Economic and Social Policy of the Community Compulsory Social Services Activities
15-37: Manufacturing	22.1	Publishing
65-67: Banking and Insurance	65-67	Financial Intermediation, except Insurance and Pension Funding Insurance and Pension Funding, except Compulsory Social Security Activities Auxiliary to Financial Intermediation
70, 71, 73: Real Estate and Business Activities	70, 73	Real Estate Activities Research and Development

Source: After Roger Tym & Partners, December 2006

An issue with the available data is that the Experian model produces scenarios based on an aggregate of the 57 SIC2 division codes to form 30 categories. These aggregations do not allow the level of specificity necessary to derive the detailed SIC4 breakdowns as indicated in the Table above. Consequently, Roger Tyms made a separate assessment of ABI 2003 base data, to determine the proportion of people employed in each District for each industrial classification down to SIC Level 4. A judgement was then made as to the representation of each SIC4 class in the outputs of the Econometric Model. For example, it is recommended that the 'Post and Courier Activities' categories (64.11 and 64.12) should be included in the overall B8 Storage and Distribution figure, as it is generally warehouse based. However, at SIC2 level, it is included within the figure for 64:Communications. To take an example, the ABI 2003 statistics for Mansfield indicate that 64% of jobs in the 'Communications' SIC2 Category are specifically involved in the 'National post and courier activities' sector. Therefore, 64% of employees were removed from the 'Communications' category in the 2003 Econometric Model, and included in the overall B8 Storage and Distribution figure. Such a process was undertaken for all of the sectors for the seven Districts.

A further issue addressed by Roger Tyms was how to make assumptions about the future share of each District's employment in the larger Experian sector of which it forms part. Rather than keeping the share fixed, i.e. with the proportion the same for 2016 as it is for 2003, it was decided to use the 'floating shares' method, i.e. the shares change on the basis of continuing the past regional trend of 1995-03 but at half its past rate. Consequently, if Chesterfield's share of SIC 45.3 and 45.4 in the Construction total had risen by 10% per year in 1995-03, for the forecast period Tyms increased it by 5% per year in the future.

The resultant sectoral split illustrated in Table A.3 has therefore been used to align employee numbers from SIC class to Use Class. A summary example for Newark and Sherwood is presented below; it should be noted that the process was repeated for the other six Districts, with different shares resulting.

**Table A.3 Share Classifications for Newark and Sherwood**

Newark and Sherwood District	2003					2016				
	B1	B2	B8	Other	TOTAL	B1	B2	B8	Other	TOTAL
Agriculture, Forestry & Fishing				100%	100%				100%	100%
Oil & Gas Extraction				100%	100%				100%	100%

Other Mining				100%	100%				100%	100%
Gas, Electricity & Water				100%	100%				100%	100%
Fuel Refining		100%			100%		100%			100%
Chemicals		100%			100%		100%			100%
Minerals		100%			100%		100%			100%
Metals		100%			100%		100%			100%
Machinery & Equipment		100%			100%		100%			100%
Electrical & Optical Equipment		100%			100%		100%			100%
Transport Equipment		100%			100%		100%			100%
Food, Drink & Tobacco		100%			100%		100%			100%
Textiles & Clothing		100%			100%		100%			100%
Wood & Wood Products		100%			100%		100%			100%
Paper, Printing & Publishing	63%	37%			100%	63%	37%			100%
Rubber & Plastics		100%			100%		100%			100%
Other Manufacturing NEC		100%			100%		100%			100%
Construction		32%		68%	100%		34%		66%	100%
Retailing				100%	100%				100%	100%
Wholesaling		9%	56%	35%	100%		10%	57%	33%	100%
Hotels & Catering				100%	100%				100%	100%
Transport			75%	25%	100%			82%	18%	100%
Communications			45%	55%	100%			46%	54%	100%
Banking & Insurance	100%				100%	100%				100%
Business Services	71%	2%	1%	27%	100%	74%	2%	1%	24%	100%
Other Financial & Business Services	76%			24%	100%	73%			27%	100%
Public Admin & Defence	95%			5%	100%	95%			5%	100%
Education				100%	100%				100%	100%
Health				100%	100%				100%	100%
Other Services	30%	7%		63%	100%	25%	6%		69%	100%

It should be noted that the Experian scenarios do not show Hucknall separately, but their earlier policy-off (baseline) scenario shows Hucknall's employment as 21% of the total for Ashfield district. Our forecast similarly assumes that Hucknall's employment is 21% of Ashfield's throughout.

A methodology has not been developed to date which is able to assign the SIC data accurately to the UCO hereditaments. Therefore it is difficult to separate with confidence B1a and B1b uses, and B1c and B2 uses.

### Step B Employment Densities

The following ratios have been applied to the employment scenarios for the seven Districts:

- **Business/ Office: 19 square metres per worker (gross internal floorspace);**
- **Industrial: 34 square metres per worker (gross internal floorspace);**
- **Storage or Distribution: 50 square metres (gross external floorspace<sup>36</sup>).**

The employment densities quoted equate to the recommended densities in the English Partnerships<sup>37</sup> guidance for 'general purpose built offices', 'general industrial buildings' and 'general warehousing' respectively. The figure for offices is broadly consistent with the ratios used in other comparable studies including the 2005 Yorkshire and Humber Assembly

<sup>36</sup> The English Partnerships guidance considers that there is little difference between the internal and external floorspace for warehousing so recommend that an external figure is used.

<sup>37</sup> English Partnerships (2001): Employment Densities: A Full Guide



Employment Land Modelling work and Roger Tym's East Midlands Employment Land Provision Study.

### Step C Plot Ratios

A standard plot ratio of 0.40 (or 40%) has been applied to the employment land scenarios for the office, industrial and storage or distribution uses. This assumes that a building occupies 40% of the total plot of employment land, with the rest given over to car parking, landscaping and other ancillary uses. Such an assumption accords with the figures referenced in the 2004 ODPM Guidance and also the figure used by Roger Tym and Partners in the East Midlands Employment Land Provision Study for industrial and office based jobs, and is only slightly lower than the 0.45 central ratio figure used to calculate higher density industrial space in the GLA 2004 study.

However, this plot ratio should be used with caution; the Greater London Authority's 2002 study reports that office plot ratios in particular will vary widely, depending on the number of storeys and the extent of landscaping and car parking. '*Common observation indicates that high-density town centre offices can have plot ratios of 100% or more, while ratios in business parks are typically 25-30%*'. It is recognised that in town centres, for example, the plot ratio for office space could be 300% or even more, depending upon the intensification of the land use and in other locations the plot ratio could be lower. As employment projections are being produced for the whole of the Sub-Region, a plot ratio of 40% has been used as a proxy for the area as a whole. Hence if a more detailed study were taking place at city/town centre level, then a higher plot ratio would have to be used.

### Step D Vacancy Rates<sup>38</sup>

#### Existing Vacancy Rates

As the scenarios for employment floorspace calculated via steps A to C take no account of vacant land, this has to be calculated separately. As noted in Roger Tym's East Midlands Employment Land Provision Study, '*in comparing demand and supply, we also need to consider the margin, or buffer, which is required for the land market to work smoothly. For any particular planning period, if the demand for land and the planned supply of land are exactly equal for the planning period, then in practice the supply will dry up before the end of the period, because at any one time some of the identified supply is not available in practice*'. Roger Tyms did not estimate the frictional margin as part of their study, because the AMR did not provide usable data on gross take up over time. The report did, however, recommend that planning authorities in the region should calculate the margin as part of their employment land studies.

The ODPM's *Commercial and Industrial Property Vacancy Statistics: England 2004/05*<sup>39</sup> were used to provide standard vacancy rates for each District in the Northern Sub-Region, comprising of all commercial floorspace (including both industrial and office space in the same categories) as follows:

- Ashfield: 9%
- Bassetlaw: 5%
- Bolsover: 10%
- Chesterfield: 8%
- Mansfield: 7%
- Newark and Sherwood: 7%
- North East Derbyshire: 10%

<sup>38</sup> For clarity, vacancy rates represent turnover of existing stock, which is already in employment use, where as 'margin of choice' allows for flexibility in the employment land portfolio that is available to be taken up for employment use.

<sup>39</sup> ODPM (2005): Commercial and Industrial Property Vacancy Statistics: England 2004/05

The percentages relating to vacancy rates have been applied to the employee-based floorspace figures for 2003, to present a projection of the **existing situation**.

### **'Ideal' Vacancy Rates**

In order to calculate a **future** vacancy rate for the employment land scenarios up to 2016, it was necessary to make certain assumptions regarding the 'ideal' future scenario the Sub-Region should be aspiring towards. There will always need to be a proportion of vacant land in order to allow for the smooth operation of the market. However, high B1 vacancy rates are undesirable in the long term, raising the question of whether we should be planning to provide new tracts of employment land if there is already a substantial amount of land that is lying under-utilised.

The Greater London Authority's 2004 study reported that although there was no rigorous measure of what a desirable level of vacant land should be, the current estimate of 15% in London could be reduced to 10% without adversely impacting on the industrial and warehousing sectors in the capital. The report states: *'The latter element is largely a matter of judgment, as no hard data are available to help estimate what a healthy vacancy rate would be. We do know, however, that this 'natural rate' depends on the turnaround time required for vacant or derelict industrial/warehousing sites to be redeveloped for a new generation of space. The longer the turnaround time, the higher the desirable vacancy rate and the less the amount available for release' (p.111).*

Consequently, the study not only planned for a reduction in occupied land because of continuing industrial decline, but also for a fall in the existing total of vacant land to bring it in line with the minimum required for proper operation on the market.

The Hertfordshire Employment Land Study (2002) used an overall figure of 5% for B1, B2 and B8 land as a desirable target.

In conclusion, the existing vacancy rates for the seven Districts in the Sub-Region were taken from the ODPM figures. For the future employment land scenarios, 'ideal' vacancy rates of **5% for office and 10% for industrial and storage or distribution** have been used. This will allow for balance in the amount of employment land currently vacant in the Northern Sub-Region.

### **Step E: Allowing for an appropriate amount of 'margin of choice' / flexibility**

It is important to ensure that a margin of choice is added to the net projections to ensure that businesses making locational choices have flexibility and that the identified quantitative land projection is bolstered. Even where the identified demand for employment land is likely to decrease significantly over the ten year period, there should always be some new development coming forward to avoid stagnation and further decline in the market. Consequently, it is desirable to allocate more land than is likely to be used, as some land, particularly sites that have been carried over from past plan periods, and those with significant constraints to overcome, may not come forward for development in the short to medium term (if at all). It is, therefore, standard practice to allow for a degree of flexibility or 'margin of choice' in the allocations by applying a stated factor into the demand calculations.

Determining a robust figure is not an exact science, and will (due to the lack of specific studies on the matter) always be subject to a certain degree of subjectivity. Past studies have used a range of figures to represent flexibility; the QELS study, for example, stated that to allow a margin for choice, variety and uncertainty, a crude margin could equate to as much as 50%, suggesting that for a 10-year planning period, there should be a 15 year supply of land. The North West Employment Land Study used a 20% figure, recommending that for a 15 year planning horizon, an 18 year supply of land should be provided. The Northamptonshire Employment Land Report (December 2003) stated that a 'margin of safety;' between expected demand and identified supply should factor in a 50% margin, so that when planning for a 13 year period, enough land should be provided to meet some 19.5 years take up. They further noted that this would only apply where new net demand was

positive; where net new demand is negative, the report reduced the expected 13-year loss by one third.

Arup has discussed this issue with project partners Savills, who have a long history as property agents in the region. It was considered appropriate to apply a medium margin of choice (20%) to the positive net projections (and to reduce the forecast fall in demand by 20% where net demand is negative)<sup>40</sup> for the following reasons:

- The extent of restructuring that has recently occurred in the economy and is likely to continue means that current supply may not match future demand.
- Current supply is constrained and the nature of the constraints may not be easy to overcome. A 20% degree of flexibility allows a reasonable level of choice.
- The market requires a degree of choice to accommodate diverse demand.
- To avoid land shortages, that may force developers to look outside the Sub-Region for an appropriate site.

### **A2.2.3 Worked Example of Steps A to E**

To help explain the methodology used in translating the Experian employment scenarios to employment land figures, a worked example is provided of calculating Council X's B1 requirements under The Policy On scenario.

1. Estimate total number of employees in B1 SIC sectors in Council X in 2003 (a) 2,501
2. Pro Rata this figure forward on an incremental basis to 2006 (b) 2,603
3. Multiply (b) by 19 sq.m. per employee to give estimated B1 occupied floorspace in 2006 (c) 49,466 sq.m
4. Translate these figures into employment land (by applying a plot ratio of 40%) (d) 123,664 sq.m
5. (d) equates to total occupied space and we need to adjust it to account for vacant premises. The amount of *available* B1 floorspace in the MD (as of 2004/5) as a proportion of the *total* MD floorspace was 9% (e) 135,895 sq.m.
6. Forecast total number of employees B1 SIC sectors in Council X in 2016 (f) 2,946
7. Multiply (f) by 19 sq.m. per employee to give estimated B1 occupied floorspace in 2016 (g) 55,976 sq.m
8. Translate these figures into employment land (by applying a plot ratio of 40%) (h) 139,940 sqm
9. Factor in an idealised vacancy rate of 5% in 2016 (i) 147,306 sq.m.
10. Calculate net change in B1 land requirement 2006-16 by subtracting (e) from (i) (j) 11,411 sq.m
11. Convert square metres into hectares by dividing (j) by 10,000 (k) 1.14 ha

<sup>40</sup> The principle behind this method has been demonstrated by Roger Tym and Innes England in the Northamptonshire Commercial Property and Land Assessment (December 2003), and also by Manchester Enterprises in their Demand for Employment Land in Greater Manchester Study in 2006.

### A3 Growth Zone Scenario Assumptions

The key socio-economic characteristics of the Sub-Region, namely the presence of a number of small to medium sized market towns set within an attractive rural hinterland, presents specific issues with regards to compliance with RSS policy. RSS policy seeks to encourage and facilitate growth in the larger towns and cities in the East Midlands, particularly Nottingham, Leicester and Derby, with growth to a certain extent restricted elsewhere, including the area of this study.

This has been interpreted by Experian for their Housing Scenario economic projections by focusing growth in urban areas, and limiting growth against the CLG trend elsewhere, which has clear repercussions for the Northern Sub-Region. The steering group for this study were of the opinion that the aspirations (and indeed the reality) of future economic growth in the seven Districts that comprise of the Sub-Region were insufficiently catered for in any of the three Experian Scenarios (i.e. the Baseline, RES Policy On and Housing Scenario). Consequently, an attempt was made to create a new scenario that better reflected the aspirations of the Sub-Region.

Such a process has already been undertaken for the Nottingham City Region Employment Land Study, which created a 'Plus' Scenario, adding on to the employment figures for the RSS Housing Scenario 4,000 additional jobs from the growth of Nottingham East Midlands Airport; 13,000 Science City jobs; and 6,000 jobs resulting from the potential Civil Service (Lyons) relocations. The consultants for that study cautioned that there was no way to tell whether any of these additional jobs were already covered in the ELPS forecast, and that this should be considered an extreme scenario (particularly as two of the initiatives may be more about the quality of jobs, rather than quantity). This is clearly an issue for this study as well, as it is not possible to separate out jobs generated by the Growth Zone designation from the ELPS employment projections. The potential element of double counting consequently the results should be treated with a high degree of caution.

However, it is considered that such an approach in the Northern Sub-Region would have considerable merit, particularly since a number of significant developments have either come forward since the Experian modelling took place, such as Sherwood Oaks Business Park, or are at an advanced stage in the planning process, which signals that the Sub-Region as a whole could well be the focus for sustained levels of investment in years to come. This presumption is bolstered by the Alliance SSP's proposals for a series of economic Growth Zones in the Sub-Region, specifically the Sherwood Growth Zone (particularly the MARR corridor); the North Derbyshire Growth Zone; and the Robin Hood Airport Growth Zone. To this, we have also included the potential impacts of the proposed Newark Growth Point initiative.

Whilst the first two Growth Zones are already progressing, the Robin Hood Airport Growth Zone is still at an embryonic stage, although the employment land growth impacts are still likely to be felt within the 20 year period of this study. However, virtually no information is currently available with regards to the potential job creation resulting from the Robin Hood Airport Growth Zone. Without any firm job creation numbers, and even less information with regards to the impact in Bassetlaw District Council's administrative areas, the Robin Hood Airport Growth Zone has been excluded from the quantitative assessment, although qualitative commentary on the likely impact on employment land will be provided in the final report, and due allowance will be made in the final employment land figures for Bassetlaw.

In addition, Newark-on-Trent has been identified as a New Growth Point area by CLG. As noted in Newark and Sherwood Council's *New Growth Point Submission Initial Outline Bid to the Department for Communities and Local Government*, the identification of Newark as a New Growth Point will achieve the following (inter alia):

- *Improvement and enhancement to the locational advantages of Newark as a focus for economic growth through improved accessibility (Southern Relief Road) and delivery of approximately 100 hectares of new employment land, helping to complement the existing land portfolio by providing much needed high quality sites; and*

- *Provide wider economic, social and environmental benefits for the District as a whole from the 'ripple effect' of accelerated growth within the principal urban area of Newark;*

The bid document further states that 'alongside the current supply of employment land, a sustainable urban extension to the south of Newark has the potential to deliver approximately 100 hectares of new employment related development, which is capable of improving the portfolio of sites and secure in the region of 6,000 additional new jobs over the next 20 years or so, depending on the mix of employment uses achieved'.

Discussions with planning policy officers from Newark and Sherwood Council indicated that although the scheme is currently at a highly embryonic stage, initial estimates indicate that the focus would be on delivering a high proportion of higher skilled jobs, particularly office / service based. It is unlikely that all of the 6,000 jobs described in the bid document would be of a type traditionally described as occupying B1, B2 and B8 land (i.e. tourism-related jobs), and the mixed use nature of the development would not lend itself to traditional land zoning. Consequently, it has been suggested that the aspirational 6,000 jobs figure be reduced by around 15% for the purposes of this ELR (i.e. to exclude the non-B use employment element).

The development is unlikely to start coming forward until 2010 at the earliest.

Consequently, the potential employment generated by the Sherwood, North Derbyshire Growth Zones and the Newark Growth Point have been broadly calculated on the basis of discussions with the appropriate economic development officer at the Alliance SSP and reference to existing planning permissions and masterplans. These have been subsequently applied to the Housing Scenario projections.

Whilst the concerns aired in the Nottingham City Region ELS still hold true, in that there is no sure way of knowing whether these additional jobs are already covered in Experian's forecasts, discussions with EMDA have indicated that no specific reference was made to any single development in the MARR corridor or the North Derbyshire Growth Zones. Consequently it could be argued that the importance of these potential drivers for economic growth to the Sub-Region has been underplayed in the forecasts, and that without factoring in these additional jobs to the overall economic projections, the true level of economic growth, and by extension, the amount of employment land to be provided, would be depressed. For example, under the most optimistic of the earlier quantitative scenarios, North East Derbyshire would only require a net increase of 20 hectares of B1, B2 and B8 employment land over the next 20 years, and yet the District accommodates all (or part) of the substantial employment sites at Markham Vale, Clay Cross and The Avenue, three substantial sites which could potentially accommodate several thousand jobs.

This should be considered a supply-based, aspirational scenario, and it is recognised that there is inevitably an element of self-fulfilment about the figures, given that some of the job numbers estimated are based on applying density assumptions to an indicative land area to be developed. The resultant figures should therefore be treated in the right manner.

The potential employment generated by the Sherwood and North Derbyshire Growth Zones, along with the Newark Growth Point have been broadly calculated on the basis of discussions with the appropriate economic development officer at the Alliance SSP and reference to existing planning permissions and masterplans. These have been subsequently applied to the Housing Scenario projections.

**Table 75: Growth Zone Scenario Assumptions**

Site	Potential Employment	District(s)	Likely Employment Type	Indicative Timeframe
<b>NORTH DERBYSHIRE GROWTH ZONE</b>	<b>25,028</b>	<b>Bolsover (BO), Chesterfield (CH), NE Derby. (NED)</b>	<b>B1, B2, B8</b>	<b>2006-2026</b>
Markham Vale	4,854	BO, CH, NED	B1, B2, B8	2006-2021
Whitwell Colliery	307	BO	B1, B2, B8	2006-2011
Brook Park, Shirebrook	2,054	BO	B1, B2, B8	2006-2016
Jtn. 28 Castlewood Site (including land at Pinxton Castle, Wincobank Farm and Carter Lane East)	3,409	BO	B1, B2, B8	2006-2011
Coalite Jtn. 29a	1,397	BO	B1, B2, B8	2006-2011
Bolsover Business Park	551	BO	B1, B2, B8	2006-2011
Creswell Colliery	386	BO	B1, B2	2006-2011
Barlborough Links	201	BO	B1, B2, B8	2011-2016
Chesterfield Town, Donkin Site	1,211	CH	B1	2006-2011
Chesterfield Waterside Development	1,816	CH	B1, B2	2006-2026
Staveley	2,563	CH	B1, B2, B8	2021-2026
GKN Site	941	CH	B2	2011-2016
Clay Cross Biwater Site	2,963	NED	B1, B2, B8	2011-2026
The Avenue	1,992	NED	B1, B2	2011-2026
Westthorpe Business Park, Killamarsh	383	NED	B1, B2	2021-2026
<b>SHERWOOD GROWTH ZONE</b>	<b>11,326</b>	<b>Ashfield (AS), Mansfield (MA), Newark and Sherwood (NAS)</b>	<b>B1, B2, B8</b>	<b>2006-2026</b>
Penniment Farm East	2,564	MA	B1, B2, B8	2011-2016
Oakham Business Park Phase 1	1,016	AS	B1, B2, B8	2006-2011
Oakham Business Park Phase 2	479	AS	B1, B2, B8	2011-2016
Rushley Farm	790	AS	B1	2006-2011
Land East of A60, West of Newark Road	5,512	MA, NAS	B1, B2, B8	2011-2021
Sherwood Oaks Business Park	416	MA	B1, B2, B8	2006-2011

Site	Potential Employment	District(s)	Likely Employment Type	Indicative Timeframe
<b>Rufford Colliery</b>	551	NAS	B1, B2, B8	2011-2016
<b>NEWARK GROWTH POINT</b>	<b>5,100</b>	<b>NAS</b>	<b>B1, B8</b>	<b>2011 - 2021</b>
<b>COMBINED GROWTH ZONE TOTAL</b>	<b>41,455</b>	<b>All</b>	<b>B1, B2, B8</b>	<b>2006-2026</b>

## A4 Out Commuting Scenario

Table 76 presents the total outflows from each District to areas beyond the Sub-Region as presented in the 2001 Census. This has subsequently been adjusted to provide FTEs as opposed to Employees. The final column presents the total FTEs expected to be retained in the Sub-Region if an aspirational target of one third is to be achieved. These figures were then included as an addition to the FTE projections for the RSS Housing Scenario.

In Summary:

- 1) The Total Outflows of commuters from the 7 Local Authorities to Local Authorities out with the sub region was calculated.
- 2) This figure was then translated into Full Time Equivalent (FTEs) to ensure consistency with the previous scenarios.
- 3) It was summarised that if employment prospects could be boosted in the Sub-Region, then the amount of out commuting could be reduced by one third (consequently boosting employment in each District by this amount).
- 4) The resultant RSS projections were subsequently increased by this retention of employment broken down on a pro-rate basis across the 7 Local Authorities.
- 5) B1, B2 and B8 FTEs were then transformed into employment land based upon the same assumptions applied to the RSS Housing Scenario.

**Table 76: Total Outflows from Each District in the Northern Sub-Region (2001)**

	Total Employee Outflows from 7 LAs to each LA in East Midlands (outwith the subregion) and to each County (outwith the East Midlands)	Total FTEs (20% reduction)	Total FTEs expected to be retained in Sub-Region (Represents 33% of Net Out-migration in each LA in the Sub-Region)
<b>Ashfield</b>	16,778	13,422.4	<b>3,534.6**</b>
<b>Bolsover</b>	7,310	5,848.0	<b>1,949.3</b>
<b>Bassetlaw</b>	10,224	8,179.2	<b>2,726.4</b>
<b>Chesterfield</b>	7,665	6,132.0	<b>2,044.0</b>
<b>Mansfield</b>	6,826	5,460.8	<b>1,820.3</b>
<b>Newark and Sherwood</b>	12,435	9,948.0	<b>3,316.0</b>
<b>North East Derbyshire</b>	16,930	13,544.0	<b>4,514.7</b>
<b>TOTAL</b>	78,168	62,534.4	<b>19,905.2</b>

*\*\*Note: Ashfield's figure has been reduced by 21% to remove Hucknall's influence, as this is outside the study area.*







Appendix B

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**Planning Policy  
Overview**

# B1 Planning Policy Overview

## B1.1 Introduction

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This section provides an overview of the relevant strategic policy framework for employment land provision in the Northern Sub-Region of the East Midlands. An in-depth analysis of key planning documents was carried out at the national, regional, Sub-Regional and local levels to establish the level, type and locations of employment development deemed appropriate by the planning system. The following section summarises the policy documents reviewed. A summary of the findings of the review and the implications for the Northern Sub-Region ELR is provided in Chapter 3.

## B1.2 National Planning Policy

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### B1.2.1 Planning Policy Statement 1: Delivering Sustainable Development

Planning Policy Statement 1 (PPS1) sets out the how the Government's overarching planning policies aim to secure the delivery of sustainable development. Policies set out in PPS1 need to be taken into account by Local Authorities in the preparation of LDFs.

PPS1 establishes sustainable development as the core principle underpinning planning and emphasises that the planning system should aim to deliver environmental, social and economic sustainability. Amongst these objectives, PPS1 states that the planning system should aim to promote a sustainable economy and a high level of employment.

The Government is committed to promoting a strong, stable and productive economy that brings jobs and prosperity for all. In developing regional and local planning policies on economic and employment issues, PPS1 states that planning authorities should:

- Recognise that economic development can deliver environmental and social benefits;
- Recognise the wider Sub-Regional, regional and national benefits of economic development;
- Ensure that suitable locations are available for industrial, commercial, retail, public sector, tourism and leisure developments;
- Provide for improved productivity, choice and competition;
- Recognise that all local economies are subject to change;
- Actively promote good quality development;
- Ensure that infrastructure and services are provided to support new and existing economic development and housing;
- Ensure that development plans take account of regional and local economic strategies; and,
- Recognise opportunities for future investment to deliver economic development.

### B1.2.2 Planning Policy Guidance Note 4 Review Document: Planning for Economic Development (2004)

As part of the Planning Policy Guidance Note 4 Review, the ODPM commissioned a study to explore the current practice and issues involved in planning positively for economic development. Published in May 2004, the resultant document, entitled *Planning for Economic Development*, provides an evidence base for a new planning policy statement and good practice guide for economic development.

The study surveyed and assessed current practice in order to improve the approaches to and the understanding of planning for economic development, with part of the work focusing upon the assessment of the demand and allocation of employment land. The study raised concerns about the accuracy and validity of current methodologies, such as forecasting and modelling techniques, and called for a more co-ordinated approach to estimating the demand for employment land.

A key finding of the research was that some authorities were maintaining outdated, unrealistic lists of employment sites, effectively freezing sites from other land uses, particularly housing. Related to this, the report also found evidence that:

- Current approaches to estimating the demand and supply of employment land can be fairly simplistic, often relying on past trends.
- Some planning authorities are placing too much emphasis on the overall quantity of employment land ahead of more qualitative considerations, such as the quality and deliverability of the employment land supply.
- Some planning departments have simply rolled forward employment land allocations between plans without significant review.

The study recommended that market realism and sustainability should be the two key considerations in allocating land for employment uses. The report concludes with a series of general recommendations including that national guidance should provide guidance to local planning authorities on the criteria that should be used in assessing the need and allocation of employment land. The report states that the assessment of sites considered for employment allocations should be based on clear criteria, such as:

- Use classes;
- Size;
- Location;
- Accessibility;
- Spatial distribution and priorities;
- Regeneration needs;
- Economic potential;
- Environmental protection;
- Types of sectors;
- Firm size;
- Market availability; and
- Sustainability.

### **B1.2.3 Planning Policy Statement 6: Planning for Town Centres (2005)**

Planning Policy Statement 6 (PPS6) provides guidance on planning for town centres and the main town centre uses. The Government's key objective for town centres is to promote their vitality and viability by:

- Planning for the growth and development of existing centres; and
- Promoting and enhancing existing centres by encouraging development in the town centres and encouraging a wide range of services in a good environment, accessible to all.

The document states that, when preparing local development documents, local planning authorities should plan positively for the growth and development of town centres and:

- Develop a hierarchy and network of centres;
- Assess the need for further main town centre uses and ensure there is the capacity to accommodate them;
- Focus development in, and plan for the expansion of, existing centres as appropriate, and at the local level identify appropriate sites in development plan documents;
- Promote town centre management, creating partnerships to develop, improve and maintain the town centre, and manage the evening and night-time economy; and

- Regularly monitor and review the impact and effectiveness of their policies for promoting vital and viable town centres.

Commercial and public sector offices are one of the main town centre uses mentioned in PPS6.

The document states that in selecting sites for development, local planning authorities should:

- Assess the need for development;
- Identify the appropriate scale of development;
- Apply the sequential approach to site selection so that sites are first considered in existing town centres, then edge-of-centre developments and finally out-of-centre sites;
- Assess the impact of development on existing centres; and
- Ensure that locations are accessible and served by a choice of transport modes.

For office development, PPS6 indicates that locations outside the town centre but within 500 metres of a public transport interchange, including railway and bus stations, within the urban area should be considered as edge-of-centre locations for purposes of the sequential approach.

Along with five main considerations above, PPS6 states that in selecting sites for allocation in development plan documents, the local planning authority should also consider the degree to which other considerations, including specific local circumstances, may be material to the choice of appropriate locations for development, for example, physical regeneration, social inclusion and the impact of allocations on employment and economic growth.

#### **B1.2.4 Planning Policy Statement 11: Regional Spatial Strategies**

In Planning Policy Statement 11 (PPS11), paragraph 1.16 states that RSS's must not identify specific sites as suitable for development, as Development Plan Documents provide for site allocations. PPS11 states that '*the consideration of specific sites could dominate and delay the production of an RSS revision and cause unnecessary blight*'. However an RSS can establish criteria for identifying appropriate locations for regionally or Sub-Regionally significant business uses or the location of major inward investment sites. Broad locations can also be set out where the specified area is suitable for the development in question and consistent with the criteria set out in the RSS.

### **B1.3 Regional Planning Policies**

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#### **B1.3.1 Draft East Midlands Regional Spatial Strategy**

The draft Regional Spatial Strategy (RSS) for the East Midlands was considered at the East Midlands RSS Examination in Public (EiP) which commenced in May 2007 and is expected to be complete by the end of July 2007. The RSS is divided into 2 parts: the Regional Strategy and the Sub-Regional Strategies (SRSs). The content of the RSS was the focus of the Issues Paper and hence is reviewed here in some detail.

Policy 1d of the RSS seeks to improve economic prosperity, employment opportunities and regional competitiveness. This will be achieved through the improvement of access to labour and markets and by ensuring sufficient good quality land and premises are available to support economic activity in sectors targeted for growth by the Regional Economic Strategy. Details of the sectors targeted are drawn out further in part two of the RSS and include high tech knowledge based industries, logistics and distribution.

The RSS seeks to concentrate new development in urban areas and identifies Priority Areas for development including five Principal Urban Areas (PUAs) of Derby, Leicester, Lincoln, Northampton and Nottingham. The three Growth Towns, where significant levels of new development should be located, are Corby, Kettering and Wellingborough. Appropriate

development of a lesser scale will be located in the Sub-Regional Centres (SRCs) in each of the Sub-area as follows:

- Eastern Sub-area: Boston, Grantham and Spalding;
- Northern sub-area: Chesterfield, Mansfield-Ashfield, Newark and Worksop;
- Southern Sub-area: Daventry;
- Three Cities Sub-area: Coalville, Hinckley, Hucknall, Ilkeston, Loughborough, Market Harborough, Melton Mowbray and Swadlincote.

Policy 2, 'A Regional Approach to Selecting Land for Development', sets out a sequential approach to selecting land for development. It prioritises sites in the following order: within urban areas; in adjoining urban areas as part of urban extensions; suitable sites in rural areas within or adjoining existing towns and villages; and finally suitable sites elsewhere. Previously developed land (PDL) and vacant and under-used buildings are prioritised taking into account accessibility; infrastructure capacity; physical constraints to development; natural and cultural resources; viability; suitability for mixed use development and integration with existing development. Other considerations include impacts on communities and climate change.

Policy 20, 'Regional Priorities for Employment Land', requires local authorities and Sub-Regional Strategic Partnerships to ensure that: there is adequate supply of good quality land B1, B2 and B8 uses in sustainable locations; and allocations meet investor requirements. It requires that allocations be reviewed by local authorities to ensure that they are relevant to current and future employment land requirements. Details of how these reviews are carried out are set out in more detail on the Part 2 of the RSS and details are provided below. No quantification of the level of employment land required is set out for Districts in the RSS.

#### **RSS Part 2: Northern Sub-Regional Strategy**

The Sub Regional Centres of the Northern Sub-Region need to be able to successfully compete for new investment, in particular in the key business sectors in order to facilitate delivery of Sub-Regional Strategy (SRS) Policy 1, Development Priorities.

Urban extensions are therefore proposed for the area's four SRCs as follows: Mansfield-Ashfield to include Mansfield-Woodhouse, Sutton-in-Ashfield and Kirkby-in-Ashfield; Chesterfield, confined to Chesterfield; Newark including Balderton; and Worksop including Shireoaks and Rhodesia.

SRS Policy 1 also provides for smaller scale development in other settlements and requires that this be justified through the relevant Local Development Frameworks (LDFs). These other settlements include:

- Retford
- Dronfield
- Clay Cross
- Bolsover
- Shirebrook
- Ollerton-Boughton
- Staveley
- Market Warsop
- Killamarsh
- Brimington
- South Normanton
- Rainworth
- Eckington
- Clowne

In response to Policy 20 of Part 1 of the RSS, SRS Policy 2 for Sub-Regional employment regeneration of the Northern SRS requires Local Planning Authorities to review employment land allocations and to consider other locations, in addition to the SRCs and other settlements, to assist growth and regeneration objectives. The policy sets out specific areas for consideration, including additional locations to those set out elsewhere in the RSS, shown in italics:

- Around Staveley, Markham Vale and west of Bolsover in particular by exploiting the brownfield land opportunities in the area;

- Utilising brownfield opportunities along the A61 corridor through Chesterfield to Clay Cross;
- Around Barlborough and eastwards towards Clowne, Whitwell and Creswell, with an emphasis on brownfield land.
- Along the Mansfield Ashfield Regeneration Route (MARR) while ensuring the maintenance and integrity of Green Wedges;
- North of Worksop towards Robin Hood Airport Doncaster Sheffield (RHADS), concentrating on the former mining communities and mining operations.

It is not clear how these areas have been identified by the RSS for employment regeneration. It should be noted that the areas are not all additional to Policy 1.

#### **RSS: EiP Submission Revisions**

As a result of the review conducted on the draft RSS employment land policy relating to the Northern Sub-Region we proposed that in order that employment land requirements are met in the Northern Sub-Region:

- The Northern SRS Policy 2 should be revised to remove references to specific locations for growth;
- The content of Northern SRS Policy 2 should be replaced by a set of site selection criteria capable of alignment with the aspirations of Northern SRS Policy 1;
- Northern SRS Policy 2 should be supported by a clear and transparent evidence base that provides the justification for the selection of the key criteria;
- In considering the composition of key criteria, particular reference should be made to the need to meet the requirements of small, indigenous businesses in the Sub-Region;
- In developing criteria, existing and emerging studies on economic and employment land issues in the Sub-Region can be used;
- The references to the five areas identified for growth in Northern SRS Policy 2 could be transplanted into the supporting text, if evidence supports this;
- Additional reference to be made in the supporting text to reflect the potential role of Newark as a 'New Growth Point' (with substantial employment land provision) in the eastern half of the Sub-Region;
- There should be a reduction in the over-concentration of larger employment areas in favour of a more balanced approach to employment land provision, providing for smaller sites to address local need.

These recommendations were submitted to the draft RSS EiP in May 2007.

#### **RSS Section 2: Other Sub-Area Strategies**

**Three Cities:** The Three Cities area accommodates the three PUAs of Nottingham, Derby and Leicester. The Three Cities SRS Policy 5 sets out the employment land policy for the Sub-Region. It is based on criteria that local authorities should take into account when reviewing employment land. It requires authorities to take into account Policy 20 of Part 1 of the RSS and also to consider housing distribution; support regeneration of city centres; support high tech sectors, Science City proposals and airport related development and promote local employment opportunities.

**Lincoln Policy Area, Eastern Sub-area:** Lincoln city is located in the Eastern Sub-area is expected to grow considerably over the life of the RSS. The policy for site selection in the Lincoln Policy Area, LPA SRS Policy 2, sets out a sequential approach to identifying new development sites in the LDF. The order of preference is for Lincoln centre; Lincoln and North Hykeham; the edge of the built up area; and appropriate settlements elsewhere with a range of services and facilities.

The Lincoln Policy Area policy for employment land, LPA SRS Policy 5, also provides a criteria and phased approach, to releasing land for employment. The policy requires local authorities to include provision in their LDFs for a range of employment sites, usually over five hectares, compatible with Lincoln's status as a Principal Urban Area. A phased approach to land release, including areas, is set out for 2001 to 2016 and 2016 onwards.

## **B1.4 Sub-Regional Planning Policy**

### **B1.4.1 Nottinghamshire and Nottingham Joint Structure Plan (February 2006)**

The Nottinghamshire and Nottingham Joint Structure Plan (NNJSP) was adopted in February 2006, replacing the Nottinghamshire Structure Plan adopted in November 1996. The NNJSP Policy 4/1 states that provision will be made for about 1,170 hectares of employment land to be provided by 2021. This includes the following provision in areas covered by the present study:

<b>Sub-Area</b>	<b>Guideline Provision Hectares</b>	<b>Commitments**</b>	<b>Allocation/ De-allocation</b>
Ashfield (part in W and NW)	160	133	27*
Newark & Sherwood (part in S. Nottinghamshire)	2	1	1
Newark & Sherwood (part in W and NW)	50	85	-35
Newark	80	112	-32
Mansfield	240	140	100*
East Bassetlaw	40	81	-41
West Bassetlaw	180	121	59

\* Includes a specific allowance for Strategic High Quality Employment Sites.

\*\* Commitments include employment land with planning permission and take up (2001-2002) and outstanding employment land allocations identified in 2<sup>nd</sup> deposit draft local plans.

The NNJSP Policy 4/2 necessitates that Local Planning Authorities review existing and new allocations using the sequential approach and considering the need for:

- A range of marketable sites in terms of quality, size and location including Strategic High Quality Employment Sites;
- Ensuring an adequate supply of readily developable employment land is available throughout the plan period;
- Employment land to be accessible by transport, with intensity of development related to public transport provision;
- Employment land to be sustainable in all other respects.

The Structure Plan suggests that, where appropriate, LPAs also consider the need for regeneration, the developability of a site given private and public resources, the suitability of sites for other uses, site accessibility, and the need for sites for airport related development for Nottingham East Midlands Airport and the Doncaster Robin Hood Airport.

NNJSP Policy 4/3 specifies that provision should be made for sites for high technology firms and technology transfer including incubator facilities, units for small and medium sized enterprises and a Science and Technology Park in either Mansfield or Ashfield with good links to a technology based higher education establishment. These sites should be in



accordance with the sequential approach, be accessible by a choice of transport means, have the potential to create a high quality of environment, be developed to a high standard and quality of design and generally be restricted to class B1 and predominantly engaged in high technology.

In rural areas, NNJSP Policy 4/5 permits small-scale development within and adjacent to market towns accessible by a choice of modes of transport. Elsewhere development will be permitted where it provides employment or facilities to meet local needs, supports existing businesses, enables appropriate rural diversification or provides opportunities for home-working.

#### **B1.4.2 Derby and Derbyshire Joint Structure Plan (January 2001)**

The Derby and Derbyshire Joint Structure Plan (DDJSP) was adopted in January 2001. The Structure Plan acknowledges that many of Derbyshire's traditional sources of employment including coal mining, heavy engineering and textiles remain in long-term decline and states that much of Derbyshire experiences 'serious economic problems'. However, the DDJSP notes that the increasing importance of service industries is helping to offset employment losses.

The DDJSP Economic Policy 1 states that provision will be made for about 1290 hectares of business, general industrial and distribution development from 1991-2011, with additional provision if demand arises. Policy 1 states that provision will be made for a diversity of sites and buildings in terms of location, size and environment and that development leading to reduction in employment land and buildings will only be permitted where it does not lead to a qualitative or quantitative deficiency, inhibit existing or future industrial activity or where the current use is incompatible with adjacent uses.

DDJSP Economic Policy 2 states that proposals for B1, B2 and minor B8 development should provide a balance of employment and housing growth, be located in areas where public transport is available or provided by the development, make full and effective use of derelict, despoiled, unused and under-used land, where appropriate contribute to regeneration and take account of the availability of or need for service infrastructure and environmental and accessibility considerations.

DDJSP Economic Policies 4 states that provision will be made for the extension or expansion of B1, B2 and B8 uses unless unacceptable local environmental conditions would result. DDJSP Economic Policy 5 states that provision for small scale business and distribution development should be made within, or adjacent to existing business and distribution areas, but that such development may also be permitted in primarily residential and rural areas where this is unlikely to harm local amenities or the environment. DDJSP Policy 6 allows for large developments to be accommodated on exclusive sites or sites containing a limited number of other large users.

The DDJSP sets out the industrial land provision for each District for the period 1991-2011. The following table sets out the provision for the three Districts involved in Northern Sub-Region employment land study and the general locations of this development if specified.

Local Authority	Industrial Land Allocation (ha)	General Location of Development
Bolsover	200	South Normanton/Pinxton: 50ha Barlborough/Clowne/Bolsover: 65 ha Creswell/Whitwell: 20 ha Shirebrook: 65 ha
Chesterfield	110	Not specified
North East Derbyshire	125	Clay Cross/Heath area/fringes of Chesterfield: 95 ha Northern Parishes: 30ha

## **B1.5 Local Planning Policy**

### **B1.5.1 Ashfield Local Plan and Local Development Framework**

The Ashfield Local Plan Review was adopted in November 2002. Based upon the 1996 employment survey, the Local Plan notes that although employment in coal mining has been declining, the District maintains a strong manufacturing base, with 42% of people working in Ashfield employed in manufacturing.

The Local Plan specifies 24 employment sites in the area of Ashfield covered by the Northern Sub-Region, the majority of which are concentrated in the Main Urban Areas of Kirkby in-Ashfield and Sutton-in-Ashfield (Policy EM1). The Local Plan allocates a total of 149.4 ha of employment land between 2000-2011, of which 48.8 ha is subject to outstanding planning permission (Policy EM1). Allowances for employment land in Ashfield are based upon figures in the superseded Nottinghamshire Structure Plan Review and so suggest a far higher requirement for annual employment land than that suggested in the current NNJSP.

The Local Plan also states that employment development on land not allocated or safeguarded for other purposes will be permitted in the main urban areas and named settlements (Policy EM3) and B1 uses will be permitted in residential areas provided they do not negatively affect residential amenity (Policy EM7). The Local Plan specifies that employment development will be permitted in accordance with the policies above providing that developments are acceptable in terms of design, appearance, scale and siting, residential and visual amenity and landscaping. The development must also provide safe and convenient access for vehicles, pedestrians, cyclists and public transport, where appropriate and parking facilities in accordance with council standards.

The Revised Ashfield Local Development Scheme was adopted in November 2006. The LDS states that the Core Strategy is scheduled for submission in March 2007, with adoption scheduled for July 2008. Ashfield are preparing three SPDs on new residential development, residential extensions and general design principles. These are scheduled for adoption in March 2007, May 2007 and August 2007 respectively.

### **B1.5.2 Bassetlaw Local Plan and Local Development Framework**

The Bassetlaw Local Plan is not adopted; however, it was approved for Development Control purposes in October 2001. The Local Plan states that during the period 1981-2001 the District experienced notable declines in the coal mining and manufacturing industries, two industries which the District was heavily reliant upon.

The Local Plan allocates 21 employment sites in the District, allocating 133.26 ha in West Bassetlaw and 96.91 ha in East Bassetlaw. The Local Plan protects employment land from other developments except under exceptional circumstances (Policy 2/13). The employment land figures in the Local Plan are based on figures in the superseded

Nottinghamshire Structure Plan, which allocated 200 ha for West Bassetlaw and 90 ha in East Bassetlaw, which is a total of 70 ha more than that allocated in the current NNJSP.

The Local Plan states that employment development will be permitted within settlement envelopes provided that it does not create environmental, amenity or traffic problems, or damage the character of the surrounding area (Policy 2/1). Policy 2/2 states that planning permission will not normally be granted for development outside settlement envelopes unless it is small-scale and does not harm the countryside.

The Local Development Scheme for Bassetlaw was approved by the Council in July 2005. Bassetlaw's Core Strategy Preferred Options Report was published in January 2006 and underwent community consultation between January and February 2006. The Core Strategy was scheduled for adoption in March 2007. However, following comments from the Government Office, the Core Strategy may be subject to changes before it can progress to submission. The LDS does not mention any SPDs for the area.

### **B1.5.3 Bolsover Local Plan and Local Development Framework**

The Bolsover Local Plan was adopted in February 2000. Like many districts in the Northern Sub-Region, Bolsover has experienced a decline in the major industries of coal mining and textiles. The Local Plan states that unemployment rates in the district are consistently among the highest in the country.

Employment land requirements in the Local Plan are based upon figures in the superseded Derbyshire Structure Plan 1990, providing for 115 ha of land in Bolsover from 1987-2001. The Local Plan specifies two categories of employment sites, three 'Key employment sites' and ten 'Local employment sites'.

Bolsover's Local Development Scheme Review was approved on 13<sup>th</sup> June 2007. The Core Strategy Preferred Options Report went to consultation in December 2006. In March 2006 Bolsover adopted two SPDs on the Historic Environmental and the Clowne Conservation Area and Management Plan. The Council are also in the process of preparing SPDs on Sustainable Residential Design, Sustainable Development & Energy Efficiency. They are also preparing a masterplan for the Former Creswell and Whitwell Collieries sites. This masterplan, which will be approved as a Council policy document, is particularly relevant to the present study as it identifies comprehensive regeneration opportunities in the area specified. The Local Development Scheme suggests that consultation on this document will begin in May 2007.

### **B1.5.4 Chesterfield Local Plan and Local Development Framework**

The Replacement Chesterfield Borough Local Plan was adopted in June 2006 replacing the 1996 Local Plan. The Local Plan notes that the economy has undergone considerable structural change over the last 15 years with large declines in the coal, steel and heavy engineering industries leading to high levels of unemployment. The Local Plan acknowledges that although manufacturing is still an important aspect of the local economy, there is also an identified need for high quality business and office space to accommodate growth in the knowledge based sectors including ICT and high tech office development. The Plan states that 'growth in the knowledge-based sectors including ICT and high tech office development. It is vital that growing companies are afforded the widest possible choice of plots and buildings, including managed workspace and starter units, to avoid having to move from the area in order to expand.'

The Chesterfield Local Plan employment land figures are based upon the DDJSP and are therefore up to date. The DDJSP requires provision of 110 ha of employment land in Chesterfield over the period 1991-2011. The Local Plan uses the figures for this period and projects those through the Local Plan period, increasing the requirement to 137.4 ha until 2016. 51.14 ha has already been built (April 2005), leaving the need to allocate 86.36 ha. The Local Plan re-allocates 19.61 ha from the 1996 Local Plan (Policy EMP5), allocates 64.6 ha of new employment land at Markham Vale and notes that there are 13.01 ha of sites which have planning permission but have not yet been implemented. The Local Plan also

allocates 44.6 ha of land for redevelopment of existing employment sites, but this is not counted against Structure Plan allocations.

Policy EMP1 states that 85.2 ha of land at Markham Vale is identified as part of a new employment site of regional importance to be developed only as part of a comprehensive employment scheme involving land in North East Derbyshire and Bolsover. Development must incorporate a new junction 29A on the M1, provision of the Staveley loop road, provision of public transport, and rail freight terminal, no more than 6 ha of B1 (a) office use, provision for a hotel, a design framework and substantial landscaping and tree planting.

Policies EMP2, EMP3 and EMP 4 refer to the redevelopment of existing employment sites. EMP6 safeguards 27.56 ha at Troughbrook Works and North Brimington for employment development but states that these are likely to be long-term sites to come forward after 2016. EMP7 allows for employment development in existing business and industrial areas.

Policy EMP8 states that within the proposed and existing employment areas, proposals will be permitted provided that they incorporate provision of a safe, efficient and attractive road layout, parking and unloading/loading space, space for foreseeable extension needs, external storage, buildings of a high standard of design and appearance relating well to the area in terms of siting, scale, orientation, detailing and materials, landscaping which creates a pleasant working environment. Sites should also be planned and laid out on a comprehensive basis in an efficient and visually pleasing manner and 'buffer zones' are provided along sensitive boundaries between the area and housing or recreation sites incorporating measures such as pollution control. Further schemes comprising a number of small factory units should provide communal vehicle circulation and parking facilities. EMP 10 states that planning permissions will be granted for tourist developments subject to a number of provisos. EMP11 states that land in the Green Belt north of the A61 at Sheepbridge and West of Sheffield Road will be safeguarded for development of the ecodome leisure project in accordance with the planning permission for the site.

The Chesterfield Borough Council Local Development Scheme came into effect in September 2005. The Council's revised second Local Development Scheme was submitted to the Secretary of State in March 2007 but had not yet come into effect. Therefore both will be examined here. As the Chesterfield Local Plan is saved until June 2009, the development of the Core Strategy is in initial phases with the second LDS scheduling public participation on Preferred Options for March 2008 and adoption for January 2010. This represents a slip of two months from the previous LDS which scheduled adoption for November 2009.

Chesterfield Borough Council are producing an Area Action Plan for Staveley, which will contain detailed proposals and policies for area of major change arising following closure of chemical works, to achieve regeneration and sustainable development. Preparation began in January 2007, with adoption scheduled in the second LDS for January 2010. This represents a slip of two months from the previous LDS which scheduled adoption for November 2009.

The first Local Development Scheme suggests that Chesterfield Borough Council are preparing six Supplementary Planning Documents on planning obligations, affordable housing, open space provision, sustainable design, residential design and crime reduction design. The second LDS suggests a change in the SPDs being produced, suggesting that the Borough will prepare seven SPDs on affordable housing, open space, sustainable development, residential design, designing out crime, advertisements and a shop front's design guide. This appears to have dismissed the planning obligations SPD. CBC have adopted the Advertisement Design Guide. The Sustainable Development SPD is scheduled for adoption in February 2008.

#### **B1.5.5 Mansfield District Local Plan and Local Development Framework**

The Mansfield Local Plan was adopted in November 1998. The Local Plan states that 'the effect of the globalisation of competition and the restructuring of the economy has been traumatic', affected by the continued decline of the metal goods, textiles, footwear and coal

mining industries. Consequently, unemployment rates in the Mansfield District have remained consistently above those at regional and national levels. Mansfield proposes an extra 189.4 ha of land 1996-2006.

Local Plan Policy E1 states that the District Council will make provision for approximately 190 ha of employment land to be developed during the period from 1996 to 2006. In general, employment uses will be directed to sites in or adjoining the defined built up areas, with development outside these areas only being permitted if they are within a site identified for special employment purposes, involve the reuse of an existing building which is in keeping with its surroundings or it can be demonstrated that the proposal cannot be accommodated within the defined urban boundary and would make a significant contribution to the diversification of the rural economy. All proposals must demonstrate that they would not detrimentally affect the rural environment due to visual impact, noise, vibration, smell, fumes or traffic.

Policy E3 states that planning permission will be granted for employment uses within the urban boundary provided that they integrate with the existing settlement pattern and land uses, do not detrimentally affect the character or amenity of the surrounding area, incorporate relevant crime prevention measures and are located in areas where there is, or is potential for easy access by public transport, walking and cycling.

Policy E5 specified 10 employment sites in the District covering 50.3 ha of land. In addition the Council identifies two business park proposals for use class B1 only, covering 24.5 ha of land.

Policy E7 also allows for development of exceptional employment uses on 28.4 ha of land off Abbott Road provided that the development would be one of a training centre, a major company office centre, developments for major employers requiring 8 ha or more (use classes B1 and B2 only) or a high technology/science development. Development here should also be of a 'campus' style development with around 40% of the site area devoted to landscaping, not have a detrimental impact on highway safety or traffic flows, would not harm the local environment, cannot be accommodated on other land proposed for employment uses and proposals must include provision for access from the Western Bypass when it is constructed. Policy E8 allows for 0.2 ha of office development off Commercial Gate, Policy E9 for offices or workspace units on 0.2 ha south of Nursery Street, Policy E10 for offices and car parking on 0.7 ha off Sherwood Street, Policy E11 for 1.8 ha on two sites as alternatives to other developments, E12 0.8 ha for B1 uses as alternatives to other options, E13 for offices as alternatives 1.1 ha on three sites.

The current LDS for Mansfield was published in March 2005. However, this document is currently under review with an updated LDS due to be published later this year. The Core Strategy Issues and Options report underwent community consultation in June and July 2006. The LDS states that the Core Strategy is scheduled for adoption in September 2007; however, as the document has not yet been developed to the Preferred Options stage it is likely that the new LDS will reflect a slip in this programme.

Mansfield District Council is producing an Area Action Plan for the Mansfield Central Area. The SA Scoping Report was published for consultation for five weeks beginning 15<sup>th</sup> May 2007. The current LDS sets out a commitment to produce 7 SPDs. However, this is currently under review with a new list published as part of the up and coming LDS. However, the White Hart SPD was adopted in November 2006, setting out the Council's approach to regeneration of the White Hart regeneration area. The Council have also begun the process of preparing the Residential Design Guide SPD.

#### **B1.5.6 Newark and Sherwood Local Plan and Local Development Framework**

The Newark and Sherwood Local Plan was adopted in March 1999, setting out policies for the period 1991-2006. The Local Plan states that the economic policies set out in the Plan are 'designed to encourage industrial investment through new land allocations and the improvement of existing industrial estates', ('industrial investment?') policies for the re-use of redundant colliery sites, provision for small-scale development in settlements, expansion of

existing businesses and the re-use of buildings, while protecting the countryside from inappropriate development.

The Local Plan notes that employment in Newark is dominated by manufacturing and distribution, with Newark town centre hosting a vibrant service and financial sector. In the Western area was dominated by British coal before declines. The area now hosts some manufacturing industries, distribution and a significant tourist industry, with Centre Parcs as the largest employer. In the South- service, distribution, construction and agriculture. The traditional industries, such as mining have been in decline, with distribution and service sectors have been growing. From 1993-1996 employment levels in Newark and Sherwood increased while the Western area experienced a 15% reduction with substantial job losses. The Local Plan also acknowledges the need to encourage other types of employment over reliance on a few large-scale employers.

Employment levels in the Local Plan are based upon levels in the Nottinghamshire Structure Plan review, adopted in 1995 rather than the latest edition, setting out the need for 365 ha of land in the District 1991-2011.

The Local Plan states that with regard to employment land Newark and Sherwood aim to concentrate employment development in and around the larger settlements and provide a variety of sites and buildings which are attractive, well-designed, and are compatible with surrounding land uses. The Local Plan also states the need to provide land for expansion of existing businesses or land for relocation, the need to provide appropriate employment development in the villages and rural areas and to steer office developments to appropriate locations.

Policy E1 sets out provision for 258 ha of employment land distributed as follows: Newark area 135 ha, Western area 120 ha and Southern Area 3ha. The Local Plan notes that since 1991, a total of 22.09 ha was developed (it does not say up to when), but suggests that past take-up rates have been low because of the lack of readily available industrial land and inadequate infrastructure, especially in the Western area. The Local Plan identifies 6 sites in Newark, 6 in the Western Area and 1 in the Southern Area. Of the sites in Newark, two are limited to B1, high quality industry, research or office uses and one site in Newark and one in the Western Area are identified as ideally for B1 uses, but that B2 and B8 may be acceptable.

The Local Development Scheme for Newark and Sherwood came into effect from May 2005. However, the Council are in the process of preparing a new LDS, and have submitted a new draft LDS to the Secretary of State. The Core Strategy Preferred Options Paper consultation was undertaken in late 2006 although a further consultation document is due to be published in September 2008.

#### **B1.5.7 North East Derbyshire Local Plan and Local Development Framework**

The North East Derbyshire Local Plan 2001-2011 was adopted in November 2005. The Local Plan notes that the decline of the District's traditional industries of coal, steel and heavy engineering has led to high unemployment. The Local Plan also notes that the rural western areas have suffered from the decline in agriculture but that the tourism industry remains important to the District's prosperity.

The Local Plan takes on board the Joint Structure Plan's advice to develop different employment policies for the north and south of the district. The northern parishes are covered by Green Belt policies and it is acknowledged that the majority of employment needs for these parishes will be met by developments in Chesterfield and Sheffield. In contrast, the south eastern areas are seen as the major location for new investment where there is the greatest need for new employment and there are fewer environmental constraints. Employment policies for NE Derbyshire take into account provisions in the DDJSP which requires provision for 125 ha of land in the 1991-2011 period, 95 ha for the Chesterfield Sub-Area and 1.5 for the Northern Parishes Sub-Area. However, the Local Plan notes that the QUELS study found that on a general level there would be a significant decline in the demand for industrial floorspace and an increase in office floorspace over the

lifetime of the Local Plan. Therefore, the Local Plan argues that a significantly smaller amount of land is required than that specified in the Structure Plan.

The Local Plan identifies four sites as new employment provision with a total of 30.3 ha (Policy E1) and twelve existing employment sites with a total of 30.27 ha (Policy E6). The Local Plan also encourages employment land provision on the mixed-use sites at Former Avenue Coking Works, Wingerworth; the Former Biwaters site (Policies E4 and E5) and allows for employment development in other areas within Settlement Development Limits. In the countryside, the Local Plan will permit proposals which are of a suitable scale, siting, design, materials and landscaping appropriate for their location (Policies E8 and E9). The Local Plan states that all employment developments should incorporate measures to minimise noise, disturbance, pollution and heavy traffic in residential areas. Developments should also have an acceptable impact on the appearance and character of neighbouring uses and achieve a high standard of design, materials and landscaping (Policy E7).

North East Derbyshire District Council's third Local Development Scheme was adopted in April 2007. The LDS states that the Preferred Options public consultation will take place in March 2008. North East Derbyshire are preparing five Supplementary Planning Documents on Affordable Housing, Recreation Standards, Planning Obligations, Access Guidance and Residential Design Guidance. None of these have been adopted as yet.









Appendix C

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**Regeneration  
Strategies and  
Initiatives**

# C1 Regeneration Strategies and Initiatives

## C1.1 Introduction

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The following section builds upon the information gained from planning policy documents through examining regeneration strategies, studies and initiatives that cover the Northern Sub-Region. This extensive review provides a good overview of the demand and supply for employment land in the Sub-Region. The Employment Land Review can build upon this existing knowledge to ensure that allocations in the Review meet the quantity and quality requirements for each District and the Sub-Region as a whole. This section summarises the contents of the documents reviews in some detail. A brief summary of the review findings and the implications for the Northern Sub-Region Employment Land Study can be found in Chapter 4.

## C1.2 Northern Sub Regional Context

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### C1.2.1 East Midlands Regional Economic Strategy 'A Flourishing Region' 2006-2010

The main aim of the Regional Economic Strategy is that the East Midlands should become a 'flourishing region- with growing and innovative businesses, skilled people in good quality jobs, participating in healthy, inclusive communities and living in thriving and attractive places.' Vision will be measured using the 'Regional Index of Sustainable Economic Wellbeing'.

The Strategy acknowledges that although the region experiences relatively high employment and economic growth, the region performs less well than the UK average on productivity. The region is very diverse and not all parts of the region are performing well. The Strategy notes the need to strike a balance between addressing underperforming areas and areas of greatest opportunity.

The Strategy stresses the need to focus our actions on the key economic drivers:

- Skills: address relatively high proportion of people with no qualifications and enabling others to develop higher skills
- Innovation: increase investment in research and development by businesses, and ensuring more good ideas are translated into new products and services.
- Enterprise: Improving rates of company formation and survival; culture of enterprise which begins at school.
- Investment: Improving levels of investment in the service sector
- Vision underpinned by three main themes
- Raising productivity- more competitive and innovative
- Ensuring sustainability: protecting natural resources, environment and other assets
- Achieving equality
- 10 Strategic priorities, including 'To ensure that the quality and supply of development land, and balance between competing land uses, contributes towards sustainable growth of the regional economy.'

Action should be taken to:

- Raise skills of people in employment
- Target provision of business support and raise the profile of enterprise
- Help businesses to become more innovative. Identify the sectors of transport, equipment, construction, food, drink and healthcare as having the greatest potential contribution to the East Midlands economy
- Prioritise investment to improve accessibility and tackle travel demand

- Transform the way we use energy and resources to make the transition to a low carbon economy
- Protect the environment and promote sustainable design best practice, along with improving damaged industrial environments
- Recognising the importance of good quality employment land. Work to improve rate of re-use of land and ensure provision of appropriate infrastructure- including transport, cultural and community infrastructure.
- Improve community cohesion to remove some of the disincentives to investment
- Giving disadvantaged areas assistance in economic renewal, for example by providing business support and reducing the impact of crime.
- Pursue economic inclusion

The RES notes that Mansfield and Chesterfield play important Sub-Regional roles for economic activity and growth in the Northern Sub-Region.

Decisions over development location should consider a range of different issues including land supply, environmental characteristics and constraints and infrastructure capacity.

RES notes that the Northern Sub-Region has been adversely affected by economic restructuring, especially from colliery closures and the decline of the textiles sector.

Significant issue of high proportion with no qualifications and low proportion with higher level qualifications.

Targets relevant to the present study include

- To increase the proportion of the East Midlands workforce travelling to work by public transport, walking or cycling to 23% by 2009.
- The 1999 RES set the aim for the East Midlands to become one of the top 20 regions in Europe by 2010.
- Specific priority actions include an action to:
  - 'Develop land, property and facilities which maximise opportunities for collaborative innovation activities and inward investment by providing quality sites and buildings which support enterprise development. Proposed developments should:
    - Be linked to RES Priority Sectors
    - Maximise clustering benefits
    - Improve links between academic institutions and businesses
    - Be supported by the work of Innovation East Midlands and blueprint
    - Encourage sustainable building design

East Midlands has the smallest proportion of people working in sectors classed as 'knowledge intensive' (i.e. employing more than 40% graduates) of all the English regions. This could be associated with a comparatively small number of businesses engaged in high value production and service activities. Large proportions of the region's workforce appear to be underutilised in their present jobs.

The RES notes that in particular, Sheffield has a significant impact on the Northern Sub-Region in terms of employment and provision of services. The RES states that the Northern Sub-Region has experienced some of the lowest GVFA and employment growth in recent years, but is forecast to grow in line with the national average over the next decade. The picture varies over the Sub-Region with areas to the north of the region closest to Sheffield and Rotherham forecast to grow faster than the regional average, while districts in the central coalfields area, north of Nottingham City are forecast to experience slower GVA growth rates and to continue to experience a contraction in the number of jobs.

Employment rates in Bolsover and Mansfield were around five percentage points below the districts of Bassetlaw and Newark and Sherwood.

Key challenges include high levels of unemployment, physical regeneration and economic renewal, need to generate jobs of the quality of those lost, a legacy of environmental damage associated with the area's industrial past, major strategic sites in need of physical regeneration and many communities are small and relatively isolated from services and employment.

#### **C1.2.2 East Midlands Urban Action Plan**

The East Midlands Urban Action Plan 2005-2011 (UAP) was published in May 2005. The plan focuses on interventions for the Priority Urban Areas, namely Corby, Derby, Leicester, Lincoln, Nottingham and Northampton, but states that the approach and key themes that underpin it are there to 'help shape urban development wherever it may take place throughout the East Midlands region'. The UAP identifies five themes namely land supply, public realm, skills and business development, transport issues and tourism, culture and sport.

#### **C1.2.3 Alliance SSP Economic Scenarios Study, June 2005**

The Alliance Sub-Regional Strategic Partnership (SSP) study was commissioned to inform decisions on local economic and spatial strategies. The study compares and contrasts Experian baseline estimates of the Alliance SSP area economic progress to 2016 with an alternative future taking into account best-case development of locally available employment land. It also sets out projections for future change including:

- Financial and business services are forecast to grow;
- Service sector is set to account for a much higher proportion of local employment at an estimated 69% by 2016 with public sector remaining the target;
- Target to make the area a top-four player within the Sub-Region based on GVA per capita.

The study compares and contrasts Experian's baseline estimates of the Alliance SSP area's economic progress to 2016 with an alternative future taking into account best-case development of locally available employment land.

The study predicts employment growth will come largely in service sector industries mirroring the UK picture; manufacturing industry will continue to realise job losses. As a result the industrial make-up of the SSP area will shift further towards the service industry over the forecast horizon.

The final impact is 52,000 more jobs than that suggested by our baseline forecasts. This equates to growth in employment of 2.0 per cent per annum to 2016. The study forecasts the greatest jobs growth in Newark and Sherwood followed by Bolsover, with the lowest level of growth in North East Derbyshire.

The reports baseline supply-side analysis suggests that a declining working-age population is the main drag on growth in the long-term. Without people in the area to support such growth in labour terms the demand side best-case scenario will not happen. Skills are also below average for the UK and without easing these supply-side restrictions to growth the best case is unachievable.

The report identifies that the scope for development in the Alliance SSP area, as measured by available employment land is significant. It should be noted the modelling assumes all employment sites are to be successfully developed and occupied.

#### **C1.2.4 SSP Three Year Investment Plan 2007/8-2009/10**

##### **Policy Targets**

Priority outcome-orientated targets for Single Programme funded projects include:

- Supporting a strategy of choosing priorities among the Sub Region's large supply of designated employment land within recognised Growth Zones. This will encourage

development by the market for uses which support the 'high value-added' service and manufacturing sectors

- Concentrating the growth of population and skilled employment in the Sub Region's Principal Towns of Ashfield-Mansfield, Chesterfield, Newark and Worksop so that these towns act as the motors of growth for North Derbyshire and North Nottinghamshire. Supplementing development in the core urban areas with the development of housing and employment sites in their hinterland as designated by our Growth Zones. Allowing our secondary urban centres – such as Clay Cross and Retford – to play an analogous role to our Principal Towns, in the rural areas which surround them
- continue to follow a property investment strategy to attract and retain smaller, often innovative, businesses both in their early stages and beyond, when they require 'follow-on space'. As long as the market will not provide appropriate business accommodation speculatively
- Developing effective partnership programmes that connect communities with employment and services opportunities presented by Growth Zones/inward investment across the Sub-Region
- High growth start-ups and growth-orientated established businesses will be the focus of SSP funded programmes. The transition to 'higher value-added' manufacturing and services companies will come via growth orientated SMEs and not via steady-state micro or lifestyle businesses.
- The SSP will use their Growth Zone partnerships around the MARR in Nottinghamshire and in North Derbyshire to prioritise sites where public intervention, to reinforce knowledge economy ambitions, is justified. The SSP will look to combine interventions with respect to brownfield employment land to supply follow-on space for our Business Innovation Centres where possible.

### **Development Land Supply**

The decline of coal-mining and traditional manufacturing has left (particularly in the western half of our Sub Region), a large supply of designated employment land. 610 hectares of employment land in our three Districts in North Derbyshire. We accept that some of this land is not attractive to the market to develop, even with some incentives, but we need to prioritise land with development potential, especially for employment-intensive and high value-added business uses.

### **Chesterfield**

- The Town Centre and the A61 Sheffield – Chesterfield – Alfreton corridor are the focus for investment and regeneration.
- The central Chesterfield segment of the A61 Corridor has potential for a high quality, high density mixed use development, alongside the Chesterfield Canal and the River Hipper (proposals already under negotiation).

### **Mansfield**

- The Maltings site is a potential location for creative industries- as well as other key sites such as the former Brewery
- There should be investment opportunities in Sutton and Kirkby town centres
- There are prospective developments along the Sherwood Growth Zone, centred on the corridor of the Mansfield-Ashfield Regeneration route

### **C1.2.5 Impact of housing options to inform the development of the Regional Spatial Strategy (August 2006)**

EMDA have published a document entitled the 'Impact of housing options to inform the development of the Regional Spatial Strategy' (August 2006).

The RSS preferred option for housing provision equates to an additional 36,000 residents in the East Midlands above the baseline by 2016. The “Plus 5” option modelled in the study equates to an additional 15,000 people above the baseline by 2016.

The results of this research suggest that the RSS preferred option will have a negligible impact on output and employment growth in the East Midlands over the next 10 years and that any additional growth accrues to the urban areas. Much of the rest of the region is likely to experience lower economic growth when compared to the baseline.

This highlights the limited impact of adding an additional 35,000 people to the regional population and demonstrates that by redistributing the population towards areas that are relatively unproductive and away from those that are more productive, will result in lower levels of economic growth for the region as a whole.

The “Plus 5” option has a greater impact on economic growth across the East Midlands than the preferred option. This is due in part to the increase in the working age population but also due to the even spread of the population growth. This means that areas that have performed well in the past will continue to perform well in the future when compared to the baseline. Under the “Plus 5” option, more people of working age across the whole region results in a positive impact upon the East Midlands economy.

Within the East Midlands the preferred option outperforms the “Plus 5” option marginally in Nottinghamshire and by some way in Northamptonshire, but in all other counties the “Plus 5” option leads to above baseline annual growth in both employment and output, where as the preferred option actually slows growth.

#### **C1.2.6 Alliance SSP: Property Types and Demand**

Within the Northern Sub Region there were a total of 2139 property enquiries between April 2006 and February 2007, the majority of these (around 50%) were unclassified. However the remaining 50% were largely attributed to sources external to the UK, internally within the sub region and from start up businesses.

The sector making the enquiries was largely unclassified (26%); however 13% originated from the engineering and manufacturing sector and 12% from the retail sector. The majority of enquiries were requests for industrial sites around 1,000 – 5,000 sq ft (36% of enquiries), followed by retail space up to 1,000 sq ft (17% of enquiries), office space up to 2,500 sq ft and land / sites.

### **C1.3 District Level Regeneration Strategies**

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#### **C1.3.1 Chesterfield and North East Derbyshire Economic Development Strategy 2005 – 2015**

This Strategy has been prepared by Chesterfield Borough Council and North East Derbyshire District Council to provide a framework for the delivery of their economic development and tourism services.

The vision is for North East Derbyshire to have a diversified and increasingly knowledge based economy, and expansion of companies from existing business and innovation centres. The strategy intends to maintain the areas traditional strength in manufacturing through a shift into higher value added activities. It seeks to establish Chesterfield as a sub regional service centre, offering a quality range of shops, commercial, leisure and cultural facilities.

The economy continues to under-perform and remains vulnerable to further structural change as the local economy continues to be overly dependent on relatively low value added manufacturing sectors. The local economy is under-represented in knowledge driven employment sectors and consequently is not generating sufficient higher level employment opportunities. There are increasing grounds for optimism about the future; Chesterfield has seen particular growth in the business services sector and retail employment in the town centre. Both districts have seen an increase in the stock of manufacturing businesses compared to a national decline. The local economy is becoming more diverse (evidenced by



the growth in employment in small firms) and Chesterfield benefits from a high level of business enterprise.

The districts have identified the following strengths, weaknesses, opportunities and threats:

- **Strengths:** Availability of small workspace units, including four innovation / business centres;
- **Weakness:** Lack of quality serviced employment sites available for immediate development;
- **Opportunities:** Expanding network of business / innovation centres acts as seedbed for growth of knowledge based sectors. Link to provision of 'move-on' accommodation. Seeking to maximise employment generating end uses on major brownfield sites in the A61 corridor (e.g. Dema, Donkin, Avenue, Bi-Waters). Markham Vale Development and new M1 junction 29A. Strengthening the Sub-Regional service role (office, retail, leisure uses) of Chesterfield town centre; and
- **Threats:** Manufacturing base remains vulnerable to globalisation pressures.

Initiatives such as Tapton Park and Dunston Innovation Centres (Chesterfield), the Coney Green Business Centre and the new Westthorpe Innovation Centre (N E Derbyshire) have made a positive start in establishing the area as a location for knowledge based activity. The County Council is seeking to encourage the growth of the environmental economy through the development of the Markham Vale Environmental Technologies Innovation Centre (currently under construction).

There is a need for continued investment in a range of quality office accommodation if the area is to significantly increase employment in these important growth sectors (finance and business services). The development strategy proposes:

- Encouraging Business Competitiveness and Growth: Support measures which enhance the competitiveness of local businesses, including sector specific initiatives. Facilitate the growth of business start-ups through the direct provision of managed workspace. Maintain and develop partnership working arrangements between public and private sector organisations.
- Developing Product and Infrastructure: Seek to secure a sufficient supply and range of serviced employment land and premises, including the redevelopment of major brownfield sites for new employment uses.

### **C1.3.2 Mansfield Town Centre Economic Regeneration Framework**

The framework identifies the development opportunities for Mansfield Town Centre over a ten year period. The town centre is defined as the historic core and related commercial and industrial areas.

The aims of the framework include creating a distinctive and productive centre (to increase business productivity and support enterprise and innovation in growing economic sectors). Current projects that relate to these aims are the relocation of West Notts College to the MARR corridor; this complements the high tech business park on the edge of the town. There are also proposed sites for new office development at the Town Hall (16,000 sq ft) and Arrival Square (12,000 sq ft). Stockwell Gate is targeted in the framework as the functional area for economic and business renewal and has potential for office and retail space on the Shoe Company Factory and the former Tesco sites. Church Lane and Mansfield Brewery have potential for mixed use schemes and the second phase of I-Centre in the Millennium Business Park shows demand from start up companies in biotech, IT and high end engineering sectors.

Actions from the framework include establishing a regeneration hub as a multi-functional development combining town centre access to education and business opportunities with enterprise and innovation support, and grow on space for small firms. Provision of modern space is also identified to provide space for growing or relocating firms. This can be provided at the St John Street site and linked to the regeneration hub.

### **C1.3.3 Innovation and Incubation Centre Survey, Nottinghamshire County Council**

The Innovation and Incubation Centre Study was published in June 2005. The study presents work completed by Nottinghamshire County Council on the state of and provision for innovation and incubation across Nottinghamshire and North Derbyshire. The study utilised a variety of research methods including interviews with centre managers, graduate companies and business support organisations, a postal survey of centre tenants and follow-up telephone interviews and Centre Managers Focus Group.

The main findings with regard to the present study are as follows:

- A lack of accommodation for Incubation Centres, Environmental Technology Centres, Business Innovation Centres, Serviced Office Space and Graduation Space was found to be a business barrier in the area studied.
- Mansfield is currently experiencing strong demand for incubation space and potentially graduation space. The latter may be filled by Mansfield i-centre phase two in the short-term. The study also argues that there may be a gap in the local provision of office accommodation of incubation units up to 95 sqm.
- 15 incubator units were due to come on stream in Bolsover in Pleasley Vale Business Park in 2005. There is a clear demand for these and to develop a creative industries cluster and additional growth space.
- The Study notes that if plans to provide additional accommodation on the Steetley Brickwork Site a potential gap may exist for companies graduating from the Turbine Centre in Worksop. The 18 ha site at Gatefird Common is suggested as one option for this.
- There is a general lack of flexible modular office space from 95 sqm upwards in Newark. This could lead to the loss of existing small and medium-sized enterprises (SMEs).
- There may be a shortage in Ashfield of affordable accommodation for emerging SMEs and incubator units to act as feeders for the Sherwood Park accommodation.
- Chesterfield appears to currently meet accommodation demands.
- At Clay Cross, consideration should be given to deliver small 9.5 to 19 sqm industrial units at the Coney Green Business centre, graduation space as part of the Innovation Centre and additional graduation space.
- The priorities for successful centres are, in this order, location, cost, flexibility, business support and security.

### **Commercial and Employment Sites/Premises Study for Derby and Derbyshire Economic Partnership and Alliance SSP (February 2006)**

District	Total ha (sites reviewed)	Details of Key Sites
Ashfield	137.15	7 out of 24 sites over 5 ha. Large high quality / good quality sites include: <u>South West Oakham Business Park, Hamilton Road</u> (23.5ha), high quality B1 and B2 recommended, close to MARR. <u>Pinxton Lane, Sutton</u> (28 ha), zoned for B1, B2, and B8 uses and suitable for development as a prestige employment site.
Bassetlaw	169.6	12 out of 35 sites over 5 ha. Large high quality / good quality sites include: <u>Gateford Common, Worksop</u> (18.5 ha – combined east and west), potential to function as a good quality business park. <u>North of Randall Way, Retford</u> (11.9 ha), moderate quality site suitable for small to medium B1 use,

District	Total ha (sites reviewed)	Details of Key Sites
		<p>may be pressure to convert to residential.</p> <p><u>Babworth Road, Retford</u> (7.1 ha), good quality suited to B1 use, not suitable for B8 use. Zoned as B1, B2 and B8.</p> <p><u>Bevercotes Colliery, Bevercotes</u> – now Sherwood Forest Intermodal Park (35.7ha).</p>
Bolsover	205.53	<p>6 out of 19 sites over 5 ha. Large sites include:</p> <p><u>J28 Area A, Wincobank</u> (12ha), good quality site suitable for B1, B2, B8.</p> <p><u>J28 Area E, Pinxton Castle</u> (31.2 ha), permission is implemented and under construction for employment use (development starting from the Ashfield side).</p> <p><u>Rough Close Works, South Normanton</u> (100 ha), moderate site with potential for B1, B2, B8. This site is covered by Reg 23 and Reg 24.</p> <p><u>Markham Vale</u> (80 ha).</p>
Chesterfield (not including sites in Markham Vale Development)	106.25	<p>6 out of 18 sites over 5 ha. Large sites include:</p> <p><u>Dema Glass, North of Chesterfield Town Centre</u> (10 ha), potential good quality site for B1 usage.</p> <p><u>A61 Corridor East of Chesterfield Centre</u> (Former Arnold Lavers Site), (12.5 ha), the development brief suggests 14,960 sq m B1 use and 3,990 sq m other employment.</p> <p><u>Whittington Way, Chesterfield</u> (7 ha), moderate quality site for B1, B2.</p> <p><u>North Brimington, Staveley</u> (20 ha), potential moderate quality site for B1, B2, B8. Dependent on Chesterfield to Staveley regeneration route therefore available in the longer term.</p> <p><u>Troughbrook Works, Staveley</u> (8.4 ha), potential moderate quality site for B1, B2, B8. Dependent on Chesterfield to Staveley regeneration route therefore available in the longer term.</p> <p><u>Ireland Colliery Pit Head, Staveley</u> (6.73 ha), potential moderate quality site for B1, B2, B8. Dependent on Chesterfield to Staveley regeneration route therefore available in the longer term.</p>
Mansfield	115.66	<p>8 out of 18 sites over 5 ha. Large high quality / good quality sites include:</p> <p><u>Penniment Farm East, Mansfield</u> (30 ha), good quality site zoned for B1 and B2. The site has planning allocation for exceptional employment uses only which limits its potential.</p> <p><u>Crown Farm Way, Mansfield</u> (6.2 ha split across 3 sites), zoned for B1, B2. Formerly an Enterprise Zone the market demand is uncertain.</p> <p><u>Clipstone Road East, Mansfield</u> (19.10 ha), average site zoned for B1, B2. Public intervention may be needed to bring this site forward.</p> <p><u>Old Newark Road Industrial Park, Mansfield</u> (16.95 ha), the site has outline permission for a mixed use scheme.</p> <p><u>Mansfield Brewery Site, Mansfield</u> (2.7 ha), the site has a planning application for a mixed use development. The site has potential to make significant contribution to B1 office space in Mansfield.</p>
Newark and Sherwood	212.68	<p>14 out of 21 sites over 5 ha. Large high quality / good quality sites include:</p> <p><u>Land adjacent to Balderton Hospital</u> (16 ha), good quality site reserved for good quality uses, suitable for B1 use. Restricted development to high quality industry, research or office use. Limited current demand.</p> <p><u>Newark Industrial Estate</u> (37.84 ha split across 3 sites), development of 30 ha will be a natural continuation of the B8 development taking place on Winthorp Airfield, remaining 7ha suited to B1,</p>

District	Total ha (sites reviewed)	Details of Key Sites
		<p>B2, B8.</p> <p><u>Bilsthorpe Colliery, Eakring Road</u> (14.86 ha), moderate quality site for B1, B2, B8.</p> <p><u>Clipstone Drive, Clipstone</u> (18.66 ha), moderate quality unlikely to come forward for B1 or B8 use. The site has outline planning permission and may be converted to residential use.</p> <p><u>Thoresby Employment Park</u> (21 ha), moderate quality site reserved for good quality uses, zoned for B1, B2, B8.</p> <p><u>Sherwood Energy Village</u> (28.97 ha), B1 and B2 uses currently under construction. Services as a high quality showcase site for regeneration of the Coalfields.</p>
North East Derbyshire	134.31	<p>6 out of 14 sites over 5 ha. Large moderate quality sites include:</p> <p><u>Avenue Coking Works, North Wingerworth</u> (40 ha), potential moderate quality site for B1, B2, B8. A longer term 10 ha manufacturing site could form part of the 20 – 30 ha mixed use scheme under discussion.</p> <p><u>Land off Derby Road A61, North of Clay Cross</u> (11.3 ha), moderate quality B1, B2 with limited potential.</p> <p><u>Former Biwaters site, Clay Cross</u> (27.4 ha), moderate quality site recommended for 5 ha employment development in conjunction with larger residential scheme.</p>

## C1.4 Northern Sub Region: Growth Zones

### C1.4.1 Extracts from the SSP Three Year Investment Plan 2007/8-2009/10 Investment Priorities

The sequential development of three Growth Zones as follows:

**Short Term: the Sherwood Growth Zone** which runs from Sherwood Park (Annesley) to Sherwood Energy Village (Ollerton) taking in both the Ashfield/Mansfield conurbation and the MARR. Prioritise a high quality business park with strong links to HE institutions and the Nottinghamshire-Derbyshire Innovation Network Property Strategy.

**Medium Term: the North Derbyshire Growth Zone** (A61 corridor including Chesterfield and Clay Cross) taking in major opportunities for development such as the Dema Glass site, Arnold Laver site, Chesterfield Canal, Bryan Donkin site, Avenue site, Biwaters site (all adjacent to the A61).

**Long Term: the Robin Hood Airport Growth Zone.**

The other priorities are follow-on space linked to the already successful Business Innovation Centre programme, maximise benefits from the Brownfield Land Action Plan initiative, collaborate with LEGI partners to ensure consistent activity in business accommodation, and explore the benefits of a redundant rural buildings development programme.

### C1.4.2 Alliance SSP Strategic Area: Investment Project (March 2007)

The sub region strategic area project originally focussed on the promotion of the Sub-Region to external investors – primarily foreign – to attract new investment and jobs to the key strategic employment sites within the Sub-Region. It also sought to prevent the leakage of existing investment in the Sub-Region by key foreign owned companies.

Over the last few years the project has delivered some notable success for Nottinghamshire including:

- Providing direct support and assistance with key flagship development projects including Robin Hood Airport and Sherwood Energy Village;

- Facilitating the relocation of Sportsworld International to Shirebrook, creating 1000 jobs for communities in Bolsover, Ashfield and Mansfield;
- Safeguarding 450 jobs in Mansfield at Eurofilter and Toray Textiles Europe Ltd; and
- Creating over 30 jobs from new business investments in Ashfield from Autofill Ltd, Phillips Foods Ltd and Homecraft Ability One.

The investment project links directly to the joint initiative Nottinghamshire County Council has with the Alliance SSP with respect to the Sherwood Growth Zone (SGZ) which includes exploitation of development opportunities Mansfield Ashfield Regeneration route (MARR) by providing direct market and enquiry based intelligence. The project is also expected to fund £5000 worth of additional marketing of the County Council owned and run Turbine Innovation Centre at Worksop. This is intended to increase occupancy levels at the Centre.

#### **C1.4.3 Growth Zones positioning statement on the economic case**

The unchanged policies ('policy off') forecast provided by EMDA as part of the new RES shows a growth rate for the Alliance SSP Sub Region of 2.7% pa for the period 2004-14. Alliance SSP want the consistent approach between spatial and economic development plans to be based on a 'high growth' scenario. This 'policy-on', higher growth scenario will be much more convincing if the parts of the Sub-Region seen as most suitable for public intervention can be identified to assist faster growth.

For scenario 3 the statement suggests that a 'target' rate of growth for the Alliance economy of 3% be set. This would allow some catch up with the rest of the Region, given that the Region as a whole is only forecast to grow at 2.6% p.a. It is therefore necessary to construct a scenario 3 in which the resident population of working age is allowed to expand. In scenario 3 the statement assumes that this population growth is concentrated in the areas most suitable to take it (our Growth Zones).

#### **Growth Zones Proposal**

The statement identifies the most suitable candidates for Growth Zones as centred on the M1 corridor within the sub regions traditional urban and industrial areas. It recommends two connected Growth Zones:

- Along the MARR Corridor, running from M1 Junction 28 via the A38 and the MARR with a spur northwards to Ollerton/SEV at the eastern end and a spur south to Sherwood Park (M1 Junction 27) to the south. We have now created an informal partnership including the SSP, local authorities and West Notts College, to develop the concept which would allow the College to relocate and for a quality science and technology business park to be developed. The whole corridor extends at its maximum, from Sherwood Park to Sherwood Energy Village and partners have agreed that it will be known as the Sherwood Growth Zone;
- In north east Derbyshire, encompassing the Chesterfield, Eckington and Staveley areas and running across to the M1 to encompass Markham Vale Development. This area contains large areas of brownfield land and the development of the Growth Zone will involve making clear choices between those sites which are sufficiently attractive to the market to be developed and those which should not be developed, in line with the Brownfield Land Action Plan principles.

There may also be a case for looking at a Growth Zone to the south of Robin Hood Airport;

#### **C1.4.4 Sherwood Growth Zone Partnership's response to the draft East Midlands Regional Plan**

There is a lack of specific allocations within the RSS for employment land for the districts which form the Sherwood Growth Zone. Whilst some important references to the former coalfield area and other areas of need are made in Policy 19, no specific allocations for employment land are made.

The response requests the RSS make significant provisions for employment land in the area covered by the Growth Zone so that the Partnership can work effectively to facilitate the

development of the numerous Brownfield and Greenfield investment opportunities which exist locally. This includes realising the aspirations for the 10,000 new jobs in the MARR area, which is the prime non-brownfield development opportunity within the Northern Sub-Region.

#### **C1.4.5 PERA evaluation report for the Alliance SSP Pioneers, Performers, Platform Innovation Programme**

The PERA evaluation report evaluates the Alliance SSP Pioneers, Performers and Platform Innovation programmes which were operated by PERA until September 2006, discussing the impact of the programme and making recommendations for future innovation support in the Alliance area. The report advises that in the future business support should be targeted at companies who would provide the biggest pound for pound impact in the region, that businesses should be encouraged to innovate and that the transition to 'higher value-added' manufacturing and service companies will come via growth orientated SMEs. This highlights the need to provide employment land space for emerging and developing SMEs in the area.

#### **C1.4.6 North Derbyshire Growth Zone Project**

Industrial decline has left a large supply of designated employment land. A recent study conducted by Innes England identified a total of 609 hectares of developable land within the Districts of Bolsover, Chesterfield Borough and North East Derbyshire. The Markham Vale development, which is just about to enter full exploitation, accounts for 160 hectares of this total, however the remaining 449 hectares represents a significant economic development asset. This includes several major sites in commercially desirable locations. Many of these sites are situated on, or close to, the A61 which runs north – south from Sheffield to Alfreton via Chesterfield and Clay Cross. This "A61 corridor" offers major investment and regeneration opportunities.

North Derbyshire Growth Zone Project which will provide additional capacity for research and site investigation activity to maximise the area's economic potential. The project will run initially until March 2008. The project will examine employment development sites in the area, identify obstacles that are preventing development and establish a phased programme of key development sites over the next 10 -15 years. If additional capacity exists the intention is to lobby for increased employment allocations

#### **C1.4.7 Robin Hood Airport**

A Business Park is being developed at Robin Hood Airport with planning consent for 2 million sq ft of new development. Opportunities exist for new build office (B1) and industrial/distribution (B2/B8) units ranging from 5,000 sq ft up to 260,000 sq ft, with over 2,000,000 sq ft (186,000 sq m) of planning consent in place for commercial development. At the airport terminal, there is over 30,000 sq ft of retail outlets with a 100 bedroom hotel proposed as part of the development.

#### **C1.4.8 Department for Communities and Local Government Summary of Newark Growth Point**

The Department for Communities and Local Government (DCLG) summary of Newark Growth Point was published in 2006. The document sets out the Local partner's ambitions for Newark, namely to provide a Southern Relief Road, an addition 5,000 homes by 2016, a mixed use development, including 100 ha of employment land, a 40 ha Country Park, community facilities and a sports hub. These ambitions will be dependent largely on a range of public and private sector funding programmes.









Appendix D

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**Employment Land  
Contextual Research**

# D1 Employment Land Contextual Research

## D1.1 Introduction

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The following section provides a table displaying the results of a review of existing research and studies examining the demand and supply of employment land in the Northern Sub-Region. A summary discussing the main findings of the review and the implications for the Northern Sub-Region ELR can be found in Chapter 5.

### D1.1.1 Employment Land Reviews: Guidance Note, ODPM( December 2004)[i]

In December 2004 the ODPM published a guidance note for local planning authorities in order to assess the demand for and supply of land for employment. It recommends a consistent and integrated approach for employment land reviews at regional, district and town levels. It can be used to assist local planning authorities in the identification of suitable sites for employment development, to safeguard the best sites in the face of competition from other higher value uses and to help identify those sites which are no longer suitable for employment development, and made available for other uses.

The specific objectives of the guide are to help planning authorities to:

- Assess the future demand for employment land (at the regional down to the local level);
- Assess the future supply of sites for employment (at the local up to the regional level);
- Assess the suitability of individual sites, whether existing, permitted or proposed for future employment uses;
- Identify sites which are clearly unlikely to be required by the market or are now unsustainable for employment development;
- Develop appropriate future policies and proposals in RSS, but more particularly, in local development frameworks (LDFs), both in development plan documents (DPDs) and supplementary planning documents (SPDs); and
- Improve systems for monitoring outcomes and reviewing employment policies and programmes.

The guide summarises the overall approach to reviewing the need for and allocation of employment land, and the role of employment land reviews within the context of emerging RSSs and LDFs. It presents a three stage approach to employment land reviews including:

#### Stage 1) Taking Stock of the Existing Situation

The first stage provides advice on the initial steps in the review of existing employment land portfolios. The main objective of Stage 1 is a simple assessment of the 'fitness for purpose' of the existing employment land portfolio, principally in order to identify the 'best' employment sites to be retained and protected in addition to identifying sites that should clearly be released for other uses.

#### Stage 2) Creating a Picture of Future Requirements

Stage 2 looks at assessing future requirements for employment land (and premises) through the compilation of a range of complementary techniques to provide a full picture at the regional, Sub-Regional and local scales. The main objective of the Stage 2 analysis is to quantify the amount of employment land required across the main business sectors within the study area during the plan period.

#### Stage 3) Identifying a 'New' Portfolio of Sites

Having established the best available picture of future requirements, a detailed review of the existing portfolio of employment sites can be undertaken in Stage 3, comparing the available stock with the particular requirements of the area. In this way, it will be possible to

arrive at a full appraisal of the 'gaps' in local employment land provision and set parameters for the identification of new sites.

## D1.2 Existing Employment Land Research Summary Table

Spatial Location	Employment Land Details	Proposals / Recommendations	Employment Site Specific Details	Document Source & Assumptions
East Midlands – (The report provides information on future forecasts for employment land to 2021 and 2026 by Housing Market Area (HMA))	<p>There is regional oversupply through existing allocations and planning consents providing some 3,000 ha.</p> <p>Identified demand forecasts a net annual take up of 18 ha. Existing allocations would therefore last for some 150 years</p> <p>Demand for employment land between 2003 and 2016:</p> <p>Office space: +85,000 sqm per yr</p> <p>Industrial space: -111,000 sqm per yr</p> <p>Warehouse space: +95,000 sqm per yr</p> <p>Northern HMA employment floor space growth is 6 ha per annum.</p>	<p>Provide strategic guidance on the total land requirements for employment land and its geographical distribution in order to achieve a consistent approach to provision across the region.</p> <p>There is scope for releasing considerable quantities of employment land in the Region for other uses, although there is a recognised deficit of rail-linked strategic distribution sites and a mismatch of distribution supply versus demand for strategic sites.</p>		East Midlands Land Provision Study (2006)
North Derbyshire / North Nottinghamshire	<p>Current B1 Land Supply: 99.1 ha</p> <p>Current B2/B8 Land Supply: 908.1 ha</p> <p>(These figures only consider large sites over 5 ha)</p>	<p>Assess and as appropriate enhance the supply of incubator space.</p> <p>Give consideration to and respond as appropriate to the enhancement of office land supply within town centres.</p> <p>Review the allocated supply of sites appropriate to industrial use including South West Oakham Business Park adjacent to the MARR route and Markham Vale Development.</p> <p>Contribute to a region wide review of Strategic Distribution sites.</p> <p>Continue support of the Coalfields programme.</p> <p>Consider scope to respond to growth at East Midlands Airport.</p> <p>Consider the specific activities that need to be pursued, at a Strategic Sub-Regional Partnership level, to achieve policy priorities.</p>		EMDA RELPS (June 2003)
Northern Coalfield	<p>Net floor space take up 2001 – 2011:</p> <p>Industrial: -15,925 sq m net per yr</p> <p>Office: 3,600 sq m net per yr</p> <p>Net land take up: -3.1 ha per year</p> <p>Gross take up: 38.2 ha per year</p> <p>Gross supply: 1,112.7 ha</p> <p>Gross supply: 29 years</p>	<p>Total land identified for employment use amounts to 20-30 years supply easily exceeding the 15 years supply which we estimate should be provided if demand is to be met.</p> <p>Offices: There is inadequate current availability to fulfil either policy objectives or market need. Whereas there is extensive constrained supply, little of this is likely to become available without public investment. In terms of intervention, options include enhancement of supply within existing urban centres and/or selective</p>	<p>Offices: For current availability there is very little existing supply of large sites (Sherwood Park is almost full, Ransom Wood is compromised) and there is a range of small sites. For longer term market supply there is a potentially substantial supply of large sites allocated as 'prestige employment' areas but constrained in varying degrees.</p>	<p>QUELS (June 2002)</p> <p>This report assumes an employment density of 18 sq m per worker for office-based jobs and 35 sq m per worker for industrial based jobs, and a standard 40% plot ratio.</p>

Spatial Location	Employment Land Details	Proposals / Recommendations	Employment Site Specific Details	Document Source & Assumptions
		<p>investment in edge or out of town locations. Only a limited amount of the constrained supply needs to be brought forward as office supply.</p> <p>Industrial and Distribution: There is extensive supply, both available and constrained, although around 25% is either irrelevant to the market or at least has very limited appeal. Even after discounting this marginally relevant supply, significant provision remains although much is constrained. Public investment on a selective basis is needed to ensure the adequacy of supply in the long term. A number of sites, primarily those classified as poor quality could be de-allocated without causing market detriment.</p>	<p>Closure of manufacturing facilities in or close to existing urban centres (eg Donkin/UEF site, Chesterfield; Mansfield Brewery, Mansfield) has also created new supply opportunities.</p> <p>Industry: For current and likely future market demand continuing contraction of the larger traditional manufacturing sectors is anticipated.</p> <p>Strategic Distribution B8: For current and likely future market demand there will be continuing strong demand for large regional distribution centres and possibly also national distribution centres.</p> <p>Current availability for industry and distribution includes a large range of sites in terms of number, size and quality except in relation to large dedicated distribution sites where supply relative to demand is more restricted. Potential availability is extensive in the longer term for large sites and includes a number of very large sites (many comprising former colliery sites) together with substantial new supply at M1 Junction 28.</p>	
<p>Nottingham City Region (Defined as the Nottingham Core Housing Market Area - comprising the local authority areas of Nottingham City, Broxtowe, Erewash, Gedling and Rushcliffe - plus the Hucknall wards in Ashfield district.)</p>	<p><u>Demand-Supply Balance for Offices 2003-16.</u></p> <p><i>ELPS scenario:</i></p> <p>365,000 sq m / 91 ha of office floor space.</p> <p>Land in the planning and development pipeline = 31 ha.</p> <p>The remaining requirement, some 4.5 ha per year over the 13 year plan period, is the net take-up (net new development) needed to accommodate the forecast net growth in office jobs.</p> <p><i>Best-case analysis:</i></p> <p>Planned supply of sites suitable for offices = 84.1 ha.</p>	<p>The report suggests that the stated requirements should be based on the ELPS scenario.</p> <p>Following a sequential approach, the first location for new sites should be Nottingham City Centre.</p> <p>Land supply for out-of-centre business parks should be carefully controlled, so that it does not displace office development in Nottingham City Centre.</p> <p>Away from the city centre and the M1, the office market is small, but there is demand for small modern office units, this demand could be met by small windfall developments</p> <p>There is scope to transfer substantial land from industry/warehousing to other uses over the plan period to 2016. But, if market requirements are to be met and demand-supply mismatches</p>	<p>The City Council should identify further large-scale office sites in the centre, to come forward in the later years of the plan period and beyond. The best opportunities are likely to be in the Regeneration Zones, though intervention may be required to overcome constraint in the Zones.</p> <p>Outside the city centre, the focus of office development has been at out-of-town parks adjoining the M1 junctions, and more recently at ng2, between the centre and the M1. There is further capacity at Nottingham Business Park and development</p>	<p>Nottingham City Region Employment Land Study (January 2007)</p> <p>The report builds two alternative demand scenarios: ELPS, based on regional employment forecasts commissioned by emda, and ELPS Plus, which adds further jobs to reflect the potential impacts of Science City, Civil Service relocations</p>

Spatial Location	Employment Land Details	Proposals / Recommendations	Employment Site Specific Details	Document Source & Assumptions
	<p>This produces a nominal undersupply of 7.1 ha, which means that land would run out about a year or two before the end of the plan period.</p> <p><i>Worst-case analysis:</i></p> <p>Supply falls short of demand by 83 ha.</p> <p>(Where only good-quality and immediately available development sites come forward and some existing sites are released for other uses)</p> <p><u>Demand-Supply Balance for Industry and Warehousing 2003-16.</u></p> <p><i>ELPS scenario:</i></p> <p>The market requirement is negative, with a fractional reduction of 38 ha which means virtually no change.</p> <p>This total requirement is the net outcome of a + 66 ha of land in the planning and development pipeline which should be provided from the beginning of the plan period and - 8 ha per year reduction in stock, which will occur gradually over the plan period.</p> <p><i>Best case scenario:</i></p> <p>Planned supply = 310 ha, producing a large oversupply of 348 ha.</p> <p>The best case is not a realistic scenario, because some of the committed development sites are of poor quality, constrained, and there are bound to be further losses.</p> <p>16 ha of existing sites should definitely be released for other uses, 144 ha should be considered for release.</p> <p><i>Worst case scenario:</i></p> <p>Where all of this 160 ha of existing sites is released and only good-quality and immediately available development sites come forward, the supply exceeds the requirement, but oversupply falls to 24 ha.</p>	<p>corrected, such transfer should be selective. as part of planning for the Regeneration Zones – a process which has barely started - the City Council and its partners need to ensure that businesses displaced from these Zones find satisfactory alternative homes. This will require industrial land in the cheaper areas to the east of Nottingham, since the prime locations to the west will be too expensive for most of the displaced businesses.</p>	<p>potential at Stanton Regeneration Zone (Stanton Ironworks).</p>	<p>and airport growth.</p> <p>To assess the supply of space currently identified by the planning system ('planned supply'), the report has similarly built two scenarios: best and worst case.</p>
Bassetlaw District	<p>A total of 183 ha of employment land is available across the District (as of April 2005).</p> <p>West Bassetlaw: 80.73 ha</p> <p>East Bassetlaw: 102.21 ha (the JSP</p>	<p>The report recommends that Bevercotes Colliery (37.5 hectares) and Lound Hall (2.15 hectares) are de-allocated. This would suggest that in total around 54 hectares of current employment allocations in East Bassetlaw could be deleted from the employment land supply on policy</p>	<p>West Bassetlaw</p> <p>Workshop: the Structure Plan requires allocation of an additional 59 ha of land. Prior to identifying additional</p>	<p>Bassetlaw Employment Land Study (Atkins)</p>

Spatial Location	Employment Land Details	Proposals / Recommendations	Employment Site Specific Details	Document Source & Assumptions
	<p>proposes a significant reduction in the amount of identified employment land needed over the Plan period by 41 ha).</p>	<p>and/or supply grounds.</p> <p>For West Bassetlaw there is a strategic requirement to identify around 60 hectares of employment land. Consistent with the JSP land should be provided around Harworth Bircotes. In eastern Bassetlaw, there is a requirement to identify an additional 17 hectares of land, in potentially more sustainable locations than those sites put forward for de-allocation.</p>	<p>employment land, a review is required to determine whether existing allocations should be carried forward, deleted or considered suitable for other uses.</p> <p>Harworth: take advantage of the development opportunities arising Robin Hood airport and the requirement for the identification of 25ha of land "close to the A1".</p> <p>Langold: allocated land at Harrison Drive comprises of an open playing field of 2.5 ha.</p> <p>Eastern Bassetlaw</p> <p>Retford: the main settlement within East Bassetlaw and the preferred focus for future development in that part of the District. The report considers Babworth Road (7.12 ha) and Bellmoor (9.0 ha) can be deleted from the employment land supply.</p> <p>Tuxford: Tuxford at Ollerton Road and Ashvale Road are largely developed and are considered appropriate for consideration as Protected Employment Land.</p> <p>Misterton: deletion of Foxcovert Lane may be considered without detriment to either market supply or the policy framework.</p> <p>Markham Moor: allocation should be retained.</p> <p>Elkesley: Further expansion of the site should not be encouraged.</p> <p>Ranskill: Access Road provides predominantly open storage uses and an area of 7.49 ha remains for development.</p> <p>Bevercotes and Lound Hall: it is considered that the site could be de-allocated with no detriment to market supply or strategic policy objectives</p>	

Spatial Location	Employment Land Details	Proposals / Recommendations	Employment Site Specific Details	Document Source & Assumptions
Bassetlaw District	<p>If past take-up rates of approximately 11 ha per annum are maintained into the future, the report extrapolates that as at 2000, Bassetlaw District had approximately 17 years supply of employment land remaining, demonstrating an ample supply of employment land.</p> <p>Not all of the allocated employment sites are deliverable and therefore, it is likely that in reality Bassetlaw has fewer years of employment land remaining.</p> <p>There is approximately 162 ha (400 acres) of employment land currently available within the District, only approximately 22.44 ha (55 acres) (14%) is ready for immediate development or occupation.</p> <p>Extrapolating past take-up rates of 11 ha per annum, and discounting those sites that require further investment in infrastructure to enable development to take place, this indicates that under current circumstances, Bassetlaw has approximately just 2 years of employment land remaining.</p>	<p>The lack of fully serviced sites within Bassetlaw District is of concern.</p> <p>Bassetlaw needs to strive to:</p> <ul style="list-style-type: none"> <li>• Decrease the supply of land and effectively reduce internal competition</li> <li>• Ensure different locations offer products aimed at distinct market sectors</li> </ul>	<p>Bevercotes: there is an over-supply of employment sites in Bassetlaw, which is contributing to sustained low land values. The continued allocation of Bevercotes Colliery and Lound Hall for employment purposes detracts from the achievement of regeneration objectives for the district and de-allocation should be considered.</p> <p>Gateford Common: This is an important commercial location that should be targeted to become the successor to Shireoaks</p> <p>Manton Colliery: The report considers that adopting a flexible approach to the development of Manton will optimise the take-up of land at this important location</p> <p>Retford: Randall Way and Nearby Sites are ideal locations for the natural expansion of the business community. Bellmoor North Road, Babworth Road and Hallows Street should be considered for de-allocation.</p> <p>Elkesley: Gamston Airfield is ideally suited to attract large-scale distribution sector inquiries. To capitalise on the large amount of clean land available approximately 202 ha gross – it would be preferable to consider an initial allocation of a minimum of 80.9 ha net developable. This would allow the site to compete for the very large requirements 23,225 sq.m. (250,000 sq ft) plus that are in the market at present. A significant allocation at Gamston, principally for distribution uses, would be of strategic impact beyond the boundaries of Bassetlaw district.</p> <p>Misterton: Chemical Works, this site is likely to continue in employment use. However, any</p>	Bassetlaw District Masterplan and Strategy for the Future Provision of Employment Land and Premises (August 2002)



Spatial Location	Employment Land Details	Proposals / Recommendations	Employment Site Specific Details	Document Source & Assumptions
			<p>under-utilised land is unlikely to attract commercial interest due to the remoteness of this site.</p> <p>Carlton: It is unlikely that sufficient demand will emerge to take up this land allocation in the next ten years or more. It would be beneficial to consider change of use.</p> <p>A1 Corridor: At Harworth &amp; Bircotes a comprehensive strategy focussing on these sites needs to be devised, taking advantage of some of the supply chain initiatives.</p> <p>Employment allocation at Markham Moor, Ranby, Tuxford and Ollerton should continue.</p> <p>Worksop: Raymoth Lane is recommended as a residential site, Retford Road as a mixed use site, and Land at Rhodesia is recommended to remain allocated for employment uses to play a complementary role to Shireoaks. Land at Shireoaks is the primary address for new businesses in the Bassetlaw district.</p>	
Bolsover District	<p>There are 20 locations (containing 30 sites) allocated for employment uses in the district, these allocations provide just over 136 ha of employment land. Only 23 ha of allocated land is relatively poor quality employment land and much of this is former colliery sites requiring remediation.</p> <p>Based on past take-up rates as well as consideration of a range of other factors, future employment land requirements for the district up to 2026 are estimated at 190 ha under a lower growth scenario, and up to 220 ha under a higher growth future.</p> <p>Including all allocated sites, a total of 168 ha is potentially available over the period.</p> <p>There appears to be a reasonable choice of large sites suitable for B2 or B8 uses. There is much less land,</p>	<p>The district has a small amount of employment floorspace compared with nearby districts and this is dominated by manufacturing and warehousing premises, with a low proportion of office space.</p> <p>The majority of the allocated sites in the district are of good or average quality. There also appears a reasonable choice of large sites suitable for B2 or B8 uses.</p> <p>There is much more limited provision for new office and other non-industrial development.</p> <p>The report recommends identifying new sites to accommodate 27 ha more land for employment development. Most of these sites should be capable of accommodating B1 type uses, as well as other non-industrial uses.</p> <p>There is no need identified to allocate further sites aimed primarily at strategic distribution development; further B8 development can still come forward on current allocations and on new</p>	<p>The current quality of provision at Whitwell and Creswell is low and needs improvement to attract development.</p> <p>Apart from part of Markham Vale, remaining plots at Barlborough Links and Carter Lane East, there are few sites likely to attract office development, although potentially some of the Coalite land could meet such needs in the longer term. If required, such sites are likely to require public sector funding to bring them forward for development. The Coalite sites should be allocated for a mix of B1, B2 and B8 employment.</p> <p>An accessible location close to Bolsover and/or Junction 29a may be most appropriate to</p>	Bolsover Employment Land Study August 2006

Spatial Location	Employment Land Details	Proposals / Recommendations	Employment Site Specific Details	Document Source & Assumptions
	<p>suited to B1 offices or other knowledge-based activities and in accessible locations. This suggests a need for some additional sites suited to B1 type development, in the order of 12 ha.</p> <p>Future growth in the district is more likely to reflect a lower growth scenario than higher growth; the district has more than enough employment land in quantitative terms for the next 10 years.</p> <p>Overall, only some 5 ha of employment land is suggested for release, although some allocations (such as the former Whitwell Colliery) could possibly be reduced in size.</p> <p>Over the next 20 years, Bolsover would need at least 22 ha more land under a lower growth future. If some limited site releases are made as indicated above, this figure needs to be raised to 27 ha. If any of the other allocations, or the Coalite sites, are unlikely to become available for development within the period, further land would be needed to replace them. At least 52 ha is required to meet higher growth needs by 2026.</p> <p>The requirement for more land is mainly for the 2016-26 period, it may be appropriate to identify now but hold in reserve new allocations for that period, use the lower growth forecasts of employment land requirements as the basis for allocating further land but consider identifying some further sites beyond this if there is a risk of some allocations (e.g. former colliery sites) not coming forward within the period.</p>	<p>sites allocated for a mix of B1- B8 uses.</p> <p>Development should capitalise on the planned new M1 junction 29a, and funding sought to bring at least part of this land forward in the short to medium term. This should include significant provision for B1 office and other knowledge based uses.</p> <p>Small areas should be allocated / identified for an innovation/incubation centre aimed at higher technology businesses; this could be sought as part of a larger employment or mixed use development. An accessible location close to Bolsover and/or Junction 29a may be most appropriate to attract a wider range of occupiers.</p> <p>Small business centres should be encouraged in or near the main settlements. Provision of suitably sized and flexible graduation premises for start-up firms moving out of an innovation centre or small business centre is also important.</p> <p>The report suggests there is scope to promote Bolsover as a location for emerging environmental industries, building on the nearby Markham Environmental Centre and other strengths of the district.</p>	<p>attract a wider range of occupiers and accommodate local needs in these locations.</p> <p>In Bolsover town, land at Hillstown appears suitable for expansion of the existing facility, while new or further facilities at Whitwell, Cresswell, Shirebrook and Clowne should also be considered for small business centres.</p> <p>An increased supply of graduation premises could be sought within larger employment developments as well as by conversion of existing industrial buildings, such as expansion at Bolsover Business Park and other former colliery areas.</p> <p>The scope for some kind of Centre for Entrepreneurship within or linked to the Clowne Campus of Chesterfield College could be investigated.</p>	
Newark and Sherwood District	<p>107 ha of employment land is planned for allocation in Newark &amp; Sherwood district by 2021.</p> <p>Employment land already committed (including land allocated as part of the local plan review process) totals 198 ha, leaving a net over-supply of 91 ha. It is likely that a large proportion of this land will be recommended for de-allocation.</p> <p>Newark has nearly 91 ha of committed employment land as at April 2003. Of this, over 57 ha has outline permission. A further 20 ha is allocated in the Local</p>	<p>The District is strongly represented, relative to the comparator areas, in hotels and restaurants, education and wholesale/retail trade. Where the District is weak is in public admin/defence; social security and financial intermediation.</p> <p>Newark-on-Trent offers potential to develop a reasonable office offer. A strategy of maximising the potential of office plots and business park sites in and around Newark is necessary. One of the main reasons why the office sector has not grown strongly in the district is the lack of open, cleared sites ready for design &amp; build investment.</p>	<p>The role of the following sites needs to be considered as part of the local planning process:</p> <p>Thoresby Employment Park (21.00ha)</p> <p>Colliery Lane, Rainworth (6.12ha)</p> <p>Cavendish Park (20.40ha)</p> <p>It is also recommended that the proposed scheme for major single units at Bilsthorpe Business Park is altered to</p>	Newark and Sherwood Employment Land Study (June 2004)

Spatial Location	Employment Land Details	Proposals / Recommendations	Employment Site Specific Details	Document Source & Assumptions
	<p>Plan, either for general industry or as strategic/prestige sites.</p> <p>This means that 77 ha of employment land has not currently been developed, nor is likely to be developed ready for use in the near future.</p> <p>In the Western Area, of the 39 ha committed, less than 2 ha is under construction. Despite this, the Local Plan has allocated a further 45 ha of land for future development.</p>	<p>The indigenous industrial sector is currently highly vulnerable and is likely to represent an increasingly small proportion of the district economy. The net result is that the industrial sector will require land in order to provide the potential for the replenishment of the indigenous businesses, but this is not likely to be substantial.</p> <p>The best strategy will be to keep some large space aside to provide for a potential major inward investor. This should be at NewLinc Business Park where the pull of Dixons will provide the greatest potential for success. However, it is not believed that any further sites should be set aside in an attempt to secure large single users.</p> <p>A supply of opportunity sites need to be retained in order to maximise the potential for large inward investors to come into the district. With the loss of EZ status in 2005 by the neighbouring districts, there will be a more level playing field upon which the district can capitalise.</p> <p>The district's existing strength is in the logistics and distribution sector. It is therefore vital that this is continued and the flagship sites for users are promoted strongly. There is some potential for office uses in the former coalfield areas, as these sites are immediately adjacent to the EZs and investors will be looking in this area to maximise potential clustering advantages. Local entrepreneurship must be encouraged, initially through the development of an incubator centre in Newark.</p>	<p>provide more potential for smaller users.</p>	







Appendix E

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**RSS EIP  
Recommendations**

## E1 Recommendations

As a result of this review of draft RSS employment land policy relating to the Northern Sub-Region, we propose the following revisions to the draft RSS:

- The Northern SRS Policy 2 should be revised to remove references to specific locations for growth;
- The references to the five areas identified for growth in Northern SRS Policy 2 could be transplanted into the supporting text (if evidence supports this), with additional explanation provided as to why these broad areas have been identified;
- The content of Northern SRS Policy 2 should be replaced by a set of site selection criteria capable of alignment with the aspirations of Northern SRS Policy 1;
- The revised Northern SRS Policy 2 should be supported by a clear and transparent evidence base that provides the justification for the selection of the key criteria;
- In considering the composition of key criteria, consideration should be made to providing for the needs of a range of potential users in the Sub-Region including higher value, service and knowledge-based industries along with small, indigenous businesses;
- In developing criteria, and in LDF preparation, existing and emerging (Northern Sub Region ELR) studies on economic and employment land issues in the Sub-Region should be used;
- Additional reference to be made in the supporting text to reflect the potential role of Newark as a 'New Growth Point' (with substantial employment land provision) in the eastern half of the Sub-Region;
- Avoid the over-concentration of larger employment areas and accommodation of a more balanced approach to employment land provision, providing for smaller sites to address local need where appropriate.









Appendix F

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**Historic Take Up Rates**

# F1 Historic Take Up Rates

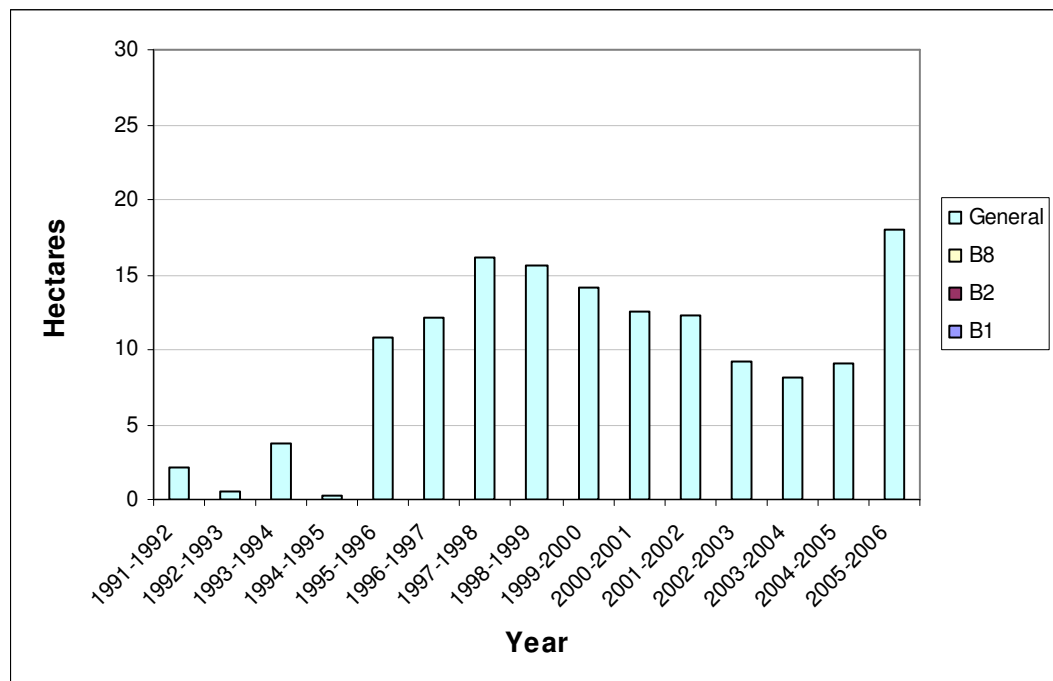
## F1.1 Ashfield District

Chart 10 presents the employment land take up rate for Ashfield District over the last fifteen years. It indicates that since 1995, the level of completions on employment land has remained consistently high, above 8 hectares per annum, peaking at 18 hectares in 2005-2006. This culminates in an overall total of 144.8 hectares of employment land taken up, averaging out at 9.65 hectares a year since 1991. No detailed breakdown was available regarding the split between B1, B2 and B8 take up.

This entire take up was on allocated employment land, although planning permission has recently been granted for 9.72 ha of redevelopment on existing employment sites at Oddcroft Lane and Sherwood Park.

A total of 6.9 hectares of employment land has been lost to other non-employment uses between April 2001 and March 2006, and a further 9.02 hectares, relating to nine sites, has planning permission (or permission pending S106 agreements) for residential development as of 1st March 2007.

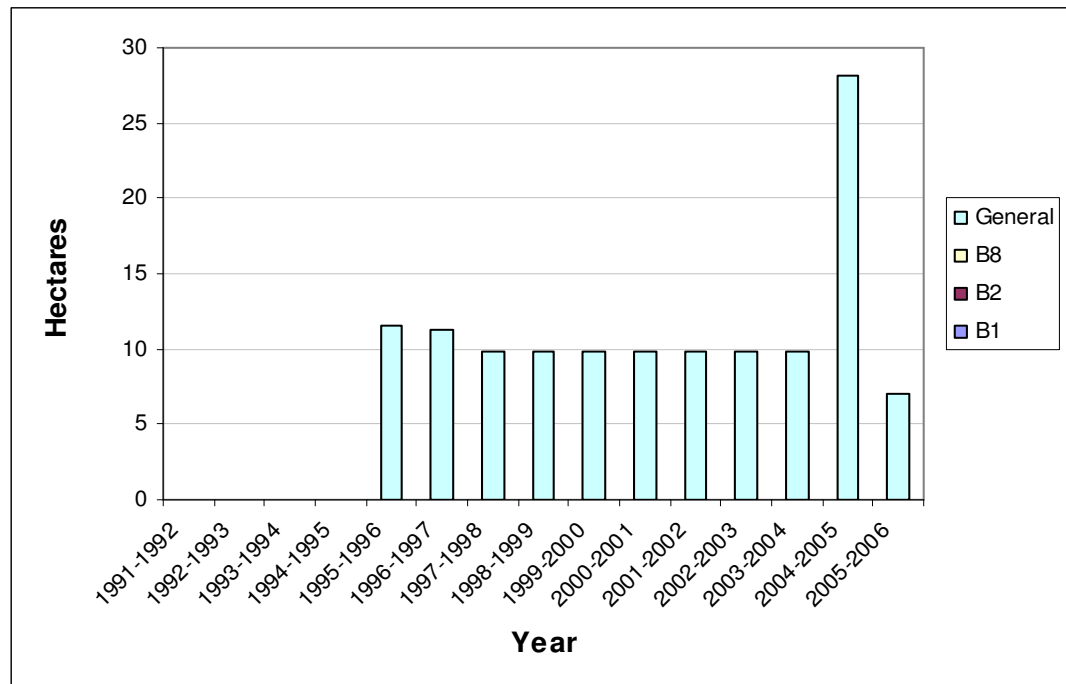
**Chart 10: Ashfield District Employment Land Take Up Rates, 1991-2006**



## F1.2 Bassetlaw District

Chart 11 presents the take up rates gleaned from Bassetlaw District Council covering the period between 1995 and 2006. As with Ashfield District, no distinction is made between the various employment Use Classes, with all completions in this category recorded as 'General B Use'. The data available comprises a total of 98.3 hectares of allocated employment land taken up between 1995/96 and 2004/05 at an average of 9.83 hectares, plus a total of 3.14 hectares taken up on 'windfall' sites in 1995/96, 1996/97 and 2002/03. The substantial peak of 28.08 hectares in 2005/06 can be largely attributed to the completion of a substantial B&Q Distribution depot in the District.

**Chart 11: Bassetlaw District Employment Land Take Up Rates, 1995-2006**

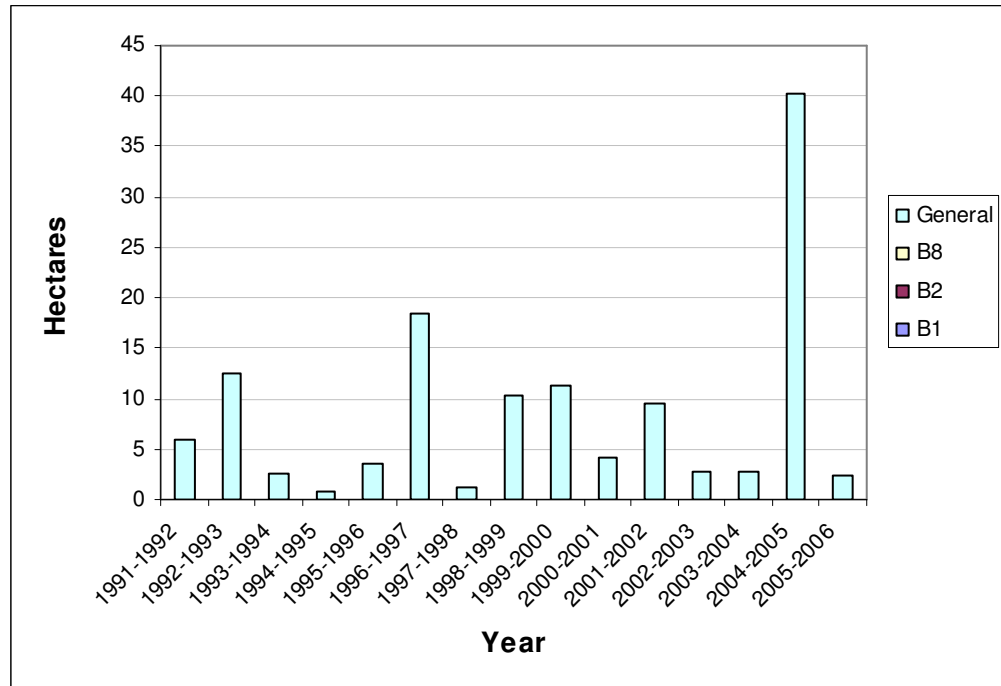


**F1.3 Bolsover District**

Chart 12 illustrates the amount of land developed for employment uses in Bolsover District since 1991. It indicates that, although a total of 128.64 hectares has been taken up over the last 15 years in the District at an average of 8.58 hectares per annum, this has fluctuated considerably over time. The amount of employment land developed recently in Bolsover is relatively high, given the size of its economy and in comparison to nearby Districts. The average rate has been raised considerably by an exceptionally high take-up of 40.16 ha of development in 2004-05, primarily from one major development at Shirebrook and from Barlborough Links.

The recently completed Employment Land Review for the District reported that this take up was predominantly for industrial / warehousing space, with the only significant office take-up being Barlborough Links and South Normanton, with an estimated annual average rate of 1.6 ha over the last eight years.

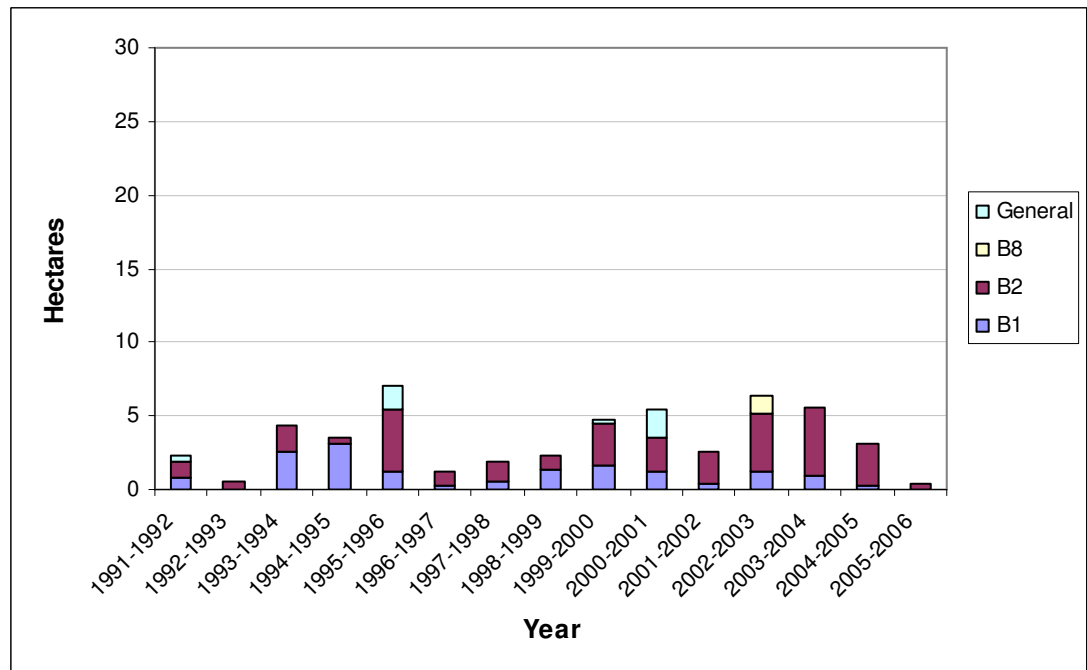
**Chart 12: Bolsover District Employment Land Take Up Rates, 1991-2006**



**F1.4 Chesterfield Borough**

Chart 13 illustrates the take up rate of employment land since 1991 in Chesterfield. Based on Chesterfield Borough Council's data, it indicates that a total of 54.3 hectares of employment land was developed over the last 15 years, at an annual average of 3.62 hectares per annum. 15.44 hectares was developed for B1 uses, with 33.52 hectares for B2, 1.1 hectares for B8 and 4.24 hectares for general / mixed use. Almost a quarter of this total (and almost 90% of the B1 take up) relates to the Sheepbridge Industrial Area, which has come forward on a relatively consistent basis since 1993/94. Turnoaks Lane and Ireland Colliery Pit Head also contributed around 18% of the total take up.

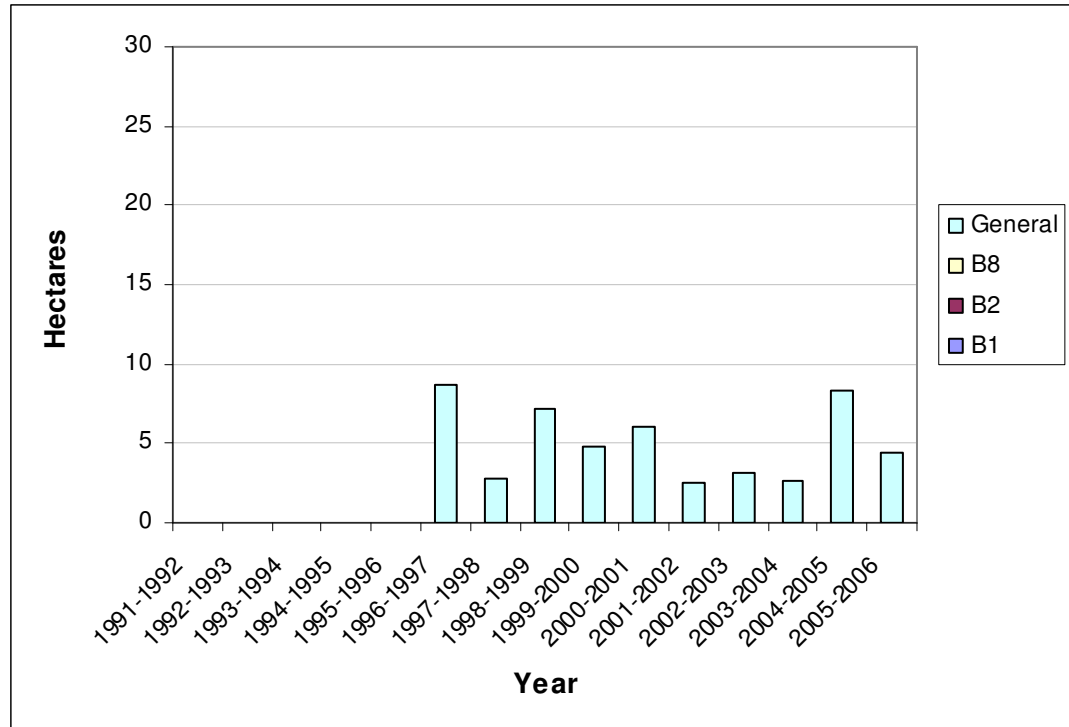
**Chart 13: Chesterfield Borough Employment Land Take Up Rates, 1991-2006**



## F1.5 Mansfield District

Chart 14 details the last ten years of Mansfield District's employment land take up. It indicates that a total of 50.27 hectares of employment land was developed between 1996/97 and 2005/06, at an average rate of 5.03 hectares per year. The take up over the last ten years has been reasonably constant, between 2.7 hectares and 8.7 hectares. 8.5 hectares has come forward for B1 use, 42 hectares for B2 use (which represents almost 84% of the total), none for B8 use and just 0.5 for general B use.

**Chart 14: Mansfield District Employment Land Take Up Rates, 1996-2006**

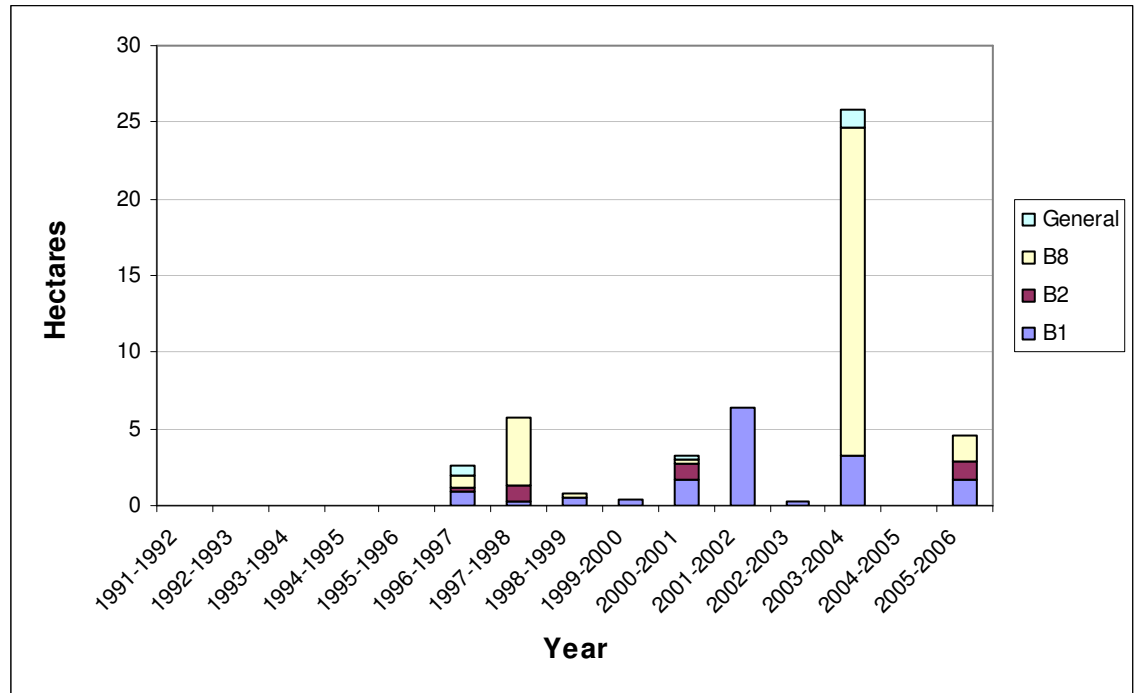


## F1.6 Newark and Sherwood

Chart 15 illustrates the total take up rate of the various types of employment land for Newark and Sherwood District for the last ten years. It indicates that a total of 49.71 hectares was taken up, at an annual average rate of 4.9 hectares. This has been substantially boosted by the peak of 25.8 hectares in 2003/04, which is almost entirely due to the Dixons Mastercare scheme at NewLinc Business Park, which boosts the B8 figures substantially. Removing this large scale development indicates that the office sector has seen little growth since 1996/97, with just 15.46 hectares taken up in total. 3.34 hectares of B2 land came forward, a very low figure compared to other Districts in the Sub-Region.



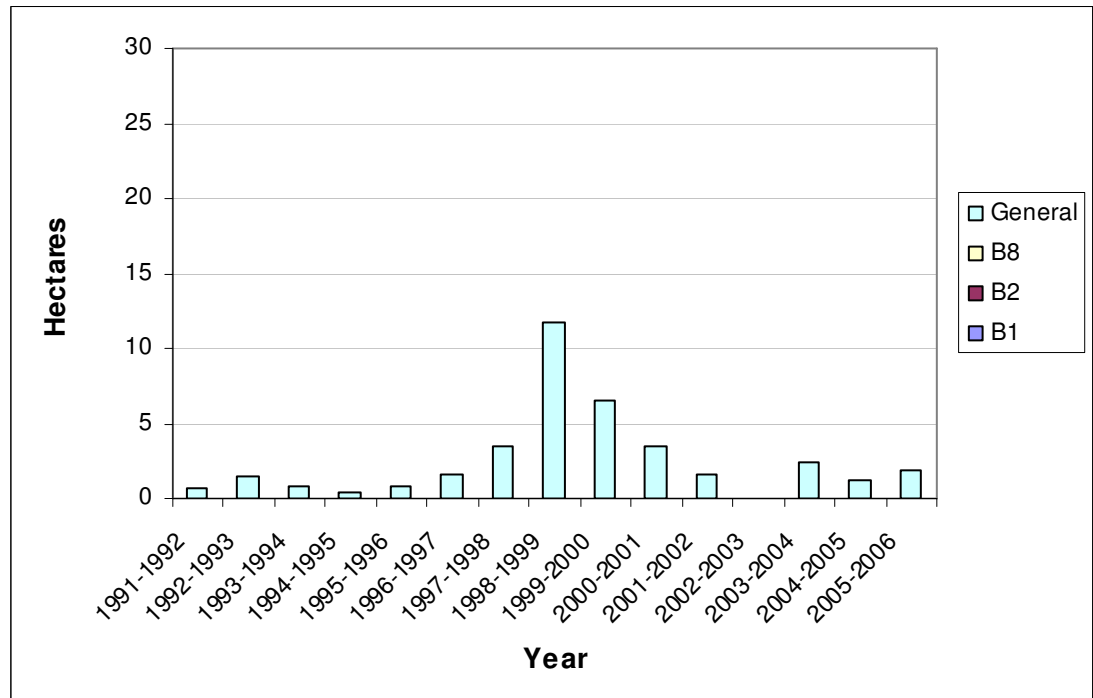
**Chart 15: Newark and Sherwood District Employment Land Take Up Rates, 1996-2006**



**F1.7 North East Derbyshire District**

Chart 16 presents the average annual take up rate of employment land in North East Derbyshire District. In total, 38.21 hectares of land was developed for employment uses (the data provided was not specific to B1, B2 or B8 land), of which almost a third came forward in a single year, 1998/99. At 2.55 hectares per annum, this rate of take up represents the lowest in the Sub-Region.

**Chart 16: North East Derbyshire District Employment Land Take Up Rates, 1991-2006**









Appendix G

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**Quantitative  
Employment  
Projections**

## G1 Experian Employment Projections

The tables below present the total FTE employment change between the three scenarios, by B1, B2 and B8 sector.

**Table 77: B1 (offices) FTE Employee Projections**

Area	Scenario	2003	2016	+ / - 2003-2016	% Change 2003-2016
<b>Northern Sub-Region TOTAL</b>	<b>Baseline</b>	<b>25,673</b>	<b>30,481</b>	<b>4,808</b>	<b>19%</b>
	<b>Policy On</b>	<b>25,682</b>	<b>30,539</b>	<b>4,857</b>	<b>19%</b>
	<b>Housing Scenario</b>	<b>24,829</b>	<b>29,312</b>	<b>4,483</b>	<b>18%</b>
<b>Ashfield District</b>	Baseline	2,499	2,943	444	18%
	Policy On	2,501	2,946	445	18%
	Housing Scenario	2,418	2,760	342	14%
<b>Bassetlaw District</b>	Baseline	5,518	6,514	996	18%
	Policy On	5,520	6,517	997	18%
	Housing Scenario	5,147	6,076	929	18%
<b>Bolsover District</b>	Baseline	1,337	2,173	836	63%
	Policy On	1,333	2,187	854	64%
	Housing Scenario	1,350	2,021	671	50%
<b>Chesterfield Borough</b>	Baseline	5,059	5,362	303	6%
	Policy On	5,064	5,381	317	6%
	Housing Scenario	4,988	5,460	472	9%
<b>Mansfield District</b>	Baseline	4,237	4,601	364	9%
	Policy On	4,241	4,597	356	8%
	Housing Scenario	4,085	4,478	393	10%
<b>Newark and Sherwood District</b>	Baseline	4,452	5,505	1,053	24%
	Policy On	4,454	5,507	1,053	24%
	Housing Scenario	4,380	5,222	842	19%
<b>North East Derbyshire District</b>	Baseline	2,572	3,383	811	32%
	Policy On	2,570	3,405	835	32%
	Housing Scenario	2,461	3,295	834	34%

**Table 78: B2 (industrial) FTE Employee Projections**

Area	Scenario	2003	2016	+ / - 2003-2016	% Change 2003-2016
<b>Northern Sub-Region TOTAL</b>	<b>Baseline</b>	<b>56,658</b>	<b>50,692</b>	<b>-5,966</b>	<b>-11%</b>
	<b>Policy On</b>	<b>56,675</b>	<b>51,987</b>	<b>-4,688</b>	<b>-8%</b>
	<b>Housing Scenario</b>	<b>47,799</b>	<b>44,465</b>	<b>-3,334</b>	<b>-7%</b>
<b>Ashfield District</b>	Baseline	10,761	8,477	-2,284	-21%
	Policy On	10,768	8,645	-2,123	-20%
	Housing Scenario	9,031	7,110	-1,921	-21%
<b>Bassetlaw District</b>	Baseline	8,806	8,667	-139	-2%
	Policy On	8,818	8,968	150	2%
	Housing Scenario	7,345	7,723	378	5%
<b>Bolsover District</b>	Baseline	6,486	6,204	-282	-4%
	Policy On	6,490	6,326	-164	-3%
	Housing Scenario	5,436	5,187	-249	-5%
<b>Chesterfield Borough</b>	Baseline	9,149	7,337	-1,812	-20%
	Policy On	9,162	7,475	-1,687	-18%
	Housing Scenario	7,721	6,425	-1,296	-17%
<b>Mansfield District</b>	Baseline	6,911	6,218	-693	-10%
	Policy On	6,900	6,354	-546	-8%
	Housing Scenario	5,789	5,495	-294	-5%
<b>Newark and Sherwood District</b>	Baseline	6,836	6,424	-412	-6%
	Policy On	6,831	6,626	-205	-3%
	Housing Scenario	5,781	5,512	-269	-5%
<b>North East Derbyshire District</b>	Baseline	7,708	7,365	-343	-4%
	Policy On	7,706	7,593	-113	-1%
	Housing Scenario	6,696	7,012	316	5%

Table 79: B8 (warehousing) FTE Employee Projections

Area	Scenario	2003	2016	+ / - 2003-2016	% Change 2003-2016
<b>Northern Sub-Region TOTAL</b>	<b>Baseline</b>	<b>20,898</b>	<b>22,962</b>	<b>2,064</b>	<b>10%</b>
	<b>Policy On</b>	<b>20,884</b>	<b>23,092</b>	<b>2,208</b>	<b>11%</b>
	<b>Housing Scenario</b>	<b>18,454</b>	<b>20,643</b>	<b>2,189</b>	<b>12%</b>
<b>Ashfield District</b>	Baseline	2,574	2,545	-29	-1%
	Policy On	2,568	2,552	-16	-1%
	Housing Scenario	2,289	2,209	-80	-4%
<b>Bassetlaw District</b>	Baseline	3,376	3,456	80	2%
	Policy On	3,376	3,468	92	3%
	Housing Scenario	2,967	3,125	158	5%
<b>Bolsover District</b>	Baseline	2,328	2,950	622	27%
	Policy On	2,320	2,967	647	28%
	Housing Scenario	2,047	2,585	538	26%
<b>Chesterfield Borough</b>	Baseline	5,455	6,537	1,082	20%
	Policy On	5,457	6,589	1,132	21%
	Housing Scenario	4,753	5,932	1,179	25%
<b>Mansfield District</b>	Baseline	1,981	1,843	-138	-7%
	Policy On	1,983	1,848	-135	-7%
	Housing Scenario	1,797	1,690	-107	-6%
<b>Newark and Sherwood District</b>	Baseline	2,976	3,043	67	2%
	Policy On	2,974	3,060	86	3%
	Housing Scenario	2,651	2,703	52	2%
<b>North East Derbyshire District</b>	Baseline	2,209	2,589	380	17%
	Policy On	2,206	2,608	402	18%
	Housing Scenario	1,950	2,399	449	23%



## G2 Experian Employment Land Projections

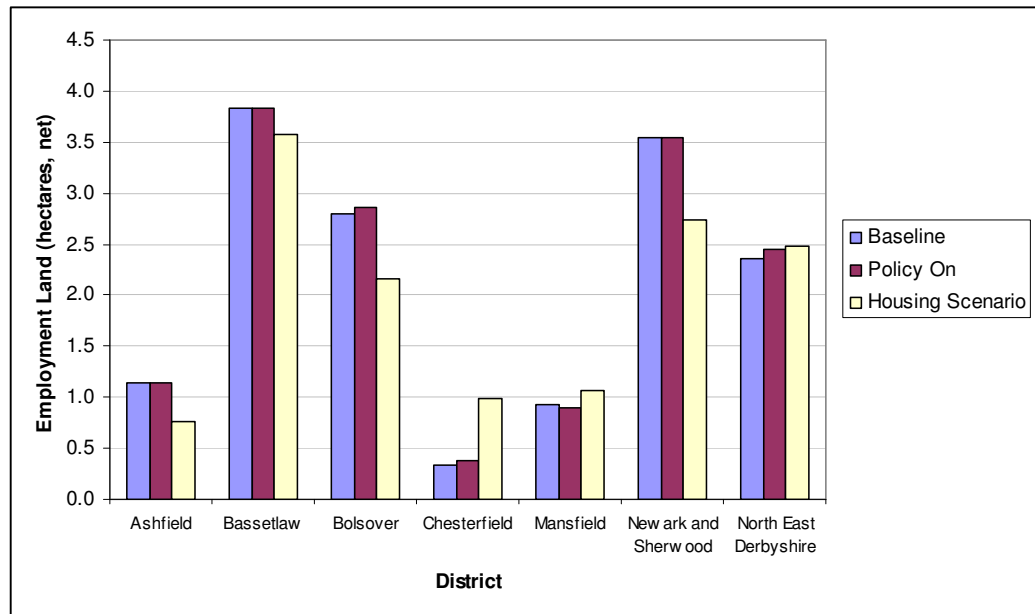
Regarding B1 (offices) employment land, net demand is projected to be positive for each of the three scenarios under consideration, and for all seven Districts. Chart 17 indicates that demand is anticipated to be strongest in Bassetlaw, Newark and Sherwood and Bolsover, with demand projected to be weakest in Chesterfield (particularly surprising, given the established office market in the town and recent strong growth in the sector), Mansfield and Ashfield. The total Sub-Regional net requirement of between 1.4 and 1.5 hectares per annum compares with around two hectares per annum identified in the 2006 EMLP Study.

Chart 18 presents a contrasting picture for the Sub-Region, with net demand projected to be negative for most of the Districts. In total, a net loss of between 15 and 32 hectares is projected for the Sub-Region as a whole between 2006 and 2016, which indicates that more B2 sites would need to be de-allocated than allocated over the plan period. Bassetlaw District is the only area projected to experience a net increase in demand for B2 land for all three scenarios, with demand projected to be lowest in Ashfield and Chesterfield. The total Sub-Regional net requirement of between -1.5 and -3.2 hectares per annum compares with around -3 hectares per annum identified in the 2006 EMLP Study.

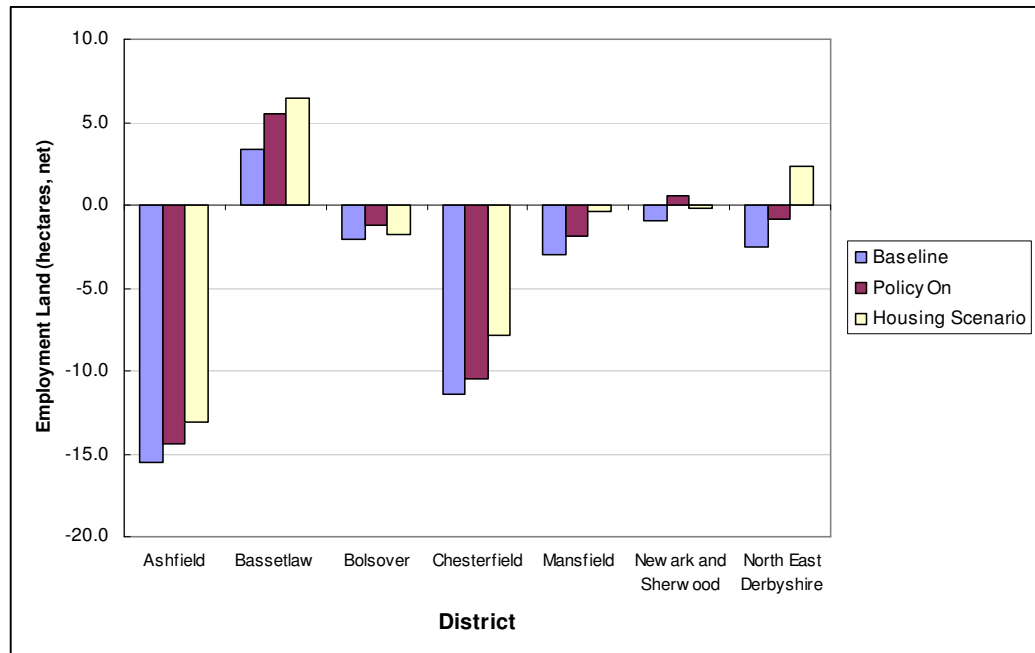
Chart 19 presents the projected demand for B8 land in the Sub-Region for the period 2006 and 2016. In total, around 30 hectares (net) is required over the ten year plan period, although this is not evenly distributed across the seven local authorities. The chart clearly shows that demand is dominated by Chesterfield, which could have a net positive requirement of around 13 hectares over the ten year period, which is almost as much as the other six Districts combined. Demand is projected to be negative for Ashfield (for the Housing Scenario) and Mansfield (for all three scenarios). The total Sub-Regional net requirement of between 2.9 and 3.0 hectares per annum compares with around five hectares per annum identified in the 2006 EMLP Study. However, The EMLP Study subsequently took data from EMDA's earlier Strategic Distribution Study and constructed an additional scenario that revealed the potential land requirements for both strategic and non-strategic warehousing land. In total, it indicated that some 11.4 hectares of warehousing land (net) would be required per annum in the Sub-Region, allowing for the release of five hectares. 7.1 hectares would be required on greenfield land, and 9.3 hectares would be required on brownfield land. More land would be required in the Northern Sub-Region, than the Nottingham (Outer) HMA, although it also notes that Ashfield, located in the latter HMA, is the only District in the Sub-Region that is potentially capable of accommodating new rail connected strategic distribution sites.

Chart 20 presents the total employment land projections for the three scenarios. It clearly indicates that despite the positive net increase in B1 land, the substantial net decline in B2 for Ashfield in particular results in a negative overall requirement for employment land up to 2016. Mansfield also has a net decline in demand for employment land in two of the three scenarios. Bassetlaw District has the highest overall net requirement for employment land for the three scenarios, due to a combination of high demand for office space and, in contrast to the other Authority areas, a moderate increase in demand for B2 industrial land.

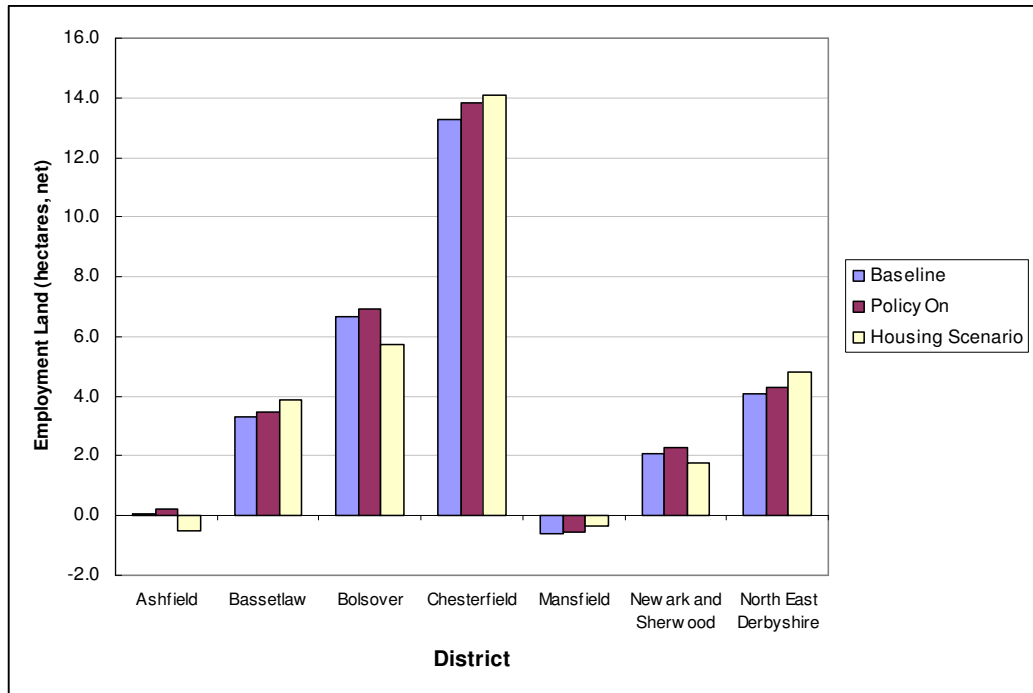
**Chart 17: B1 (offices) Net Employment Land Projections, 2006-2016**



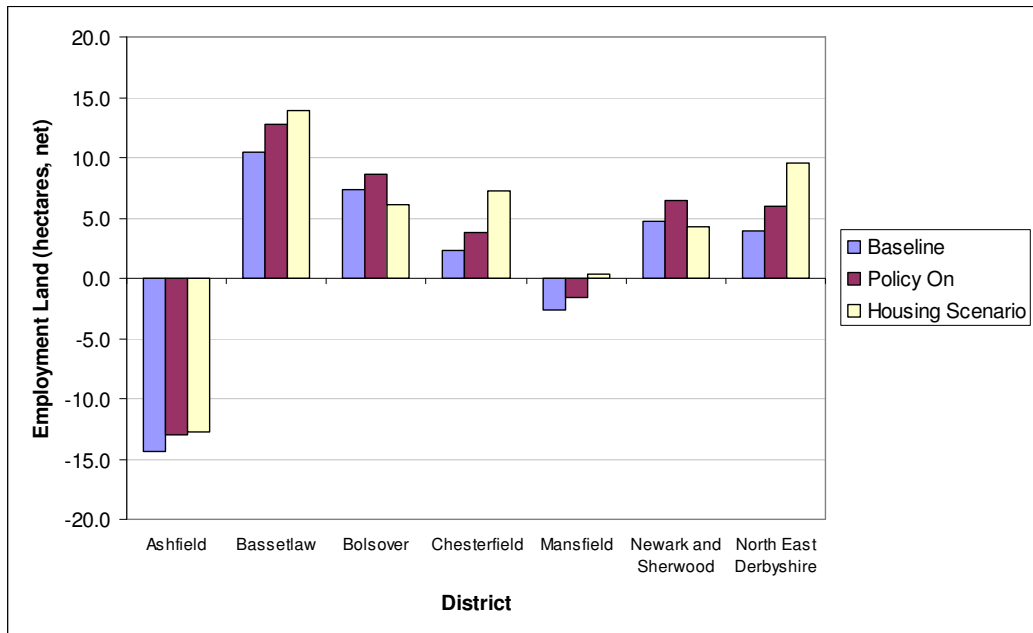
**Chart 18: B2 (industrial) Net Employment Land Projections, 2006-2016**



**Chart 19: B8 (warehousing) Net Employment Land Projections, 2006-2016**



**Chart 20: Total Net Employment Land Projections, 2006-2016**







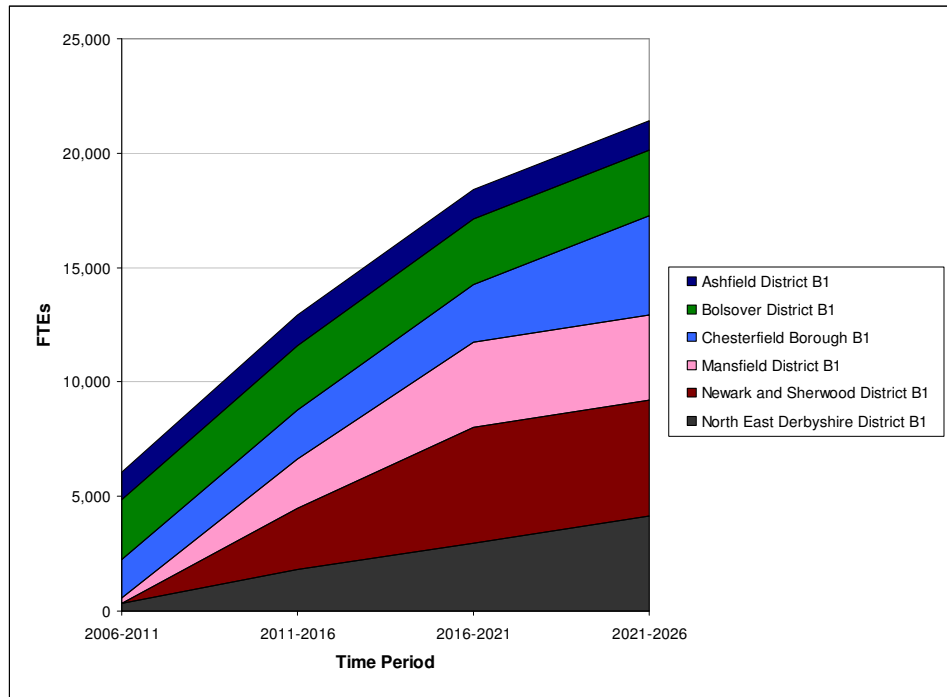
Appendix H  

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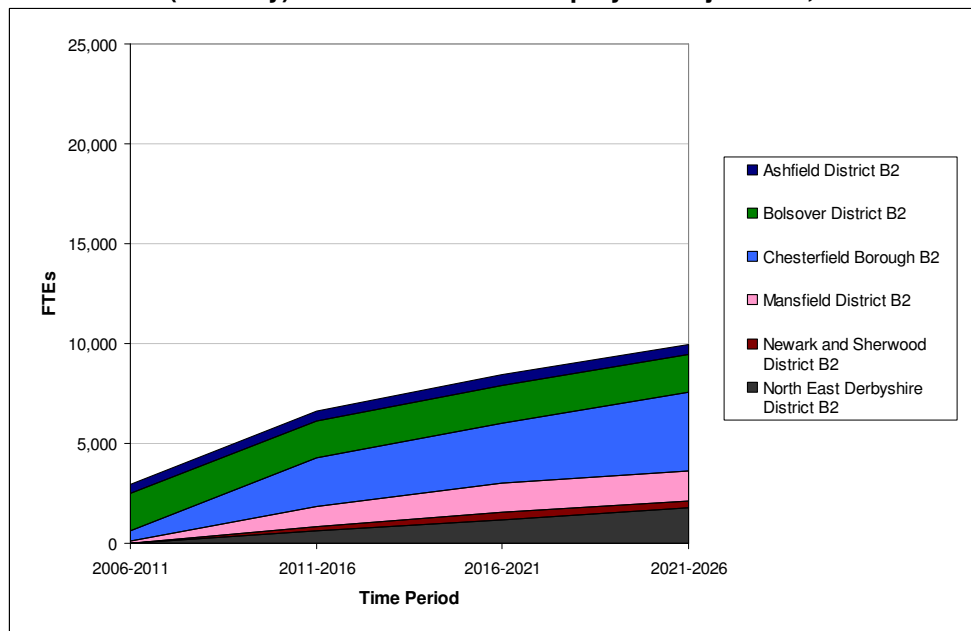
**Growth Zone Employee  
Projections**

The Charts below present the employment projections for the two Growth Zones and Newark Growth Point combined, phased according to the assumptions outlined in Table 75. Bassetlaw is not included in the projections as the Growth Zones are outside the District's boundaries. The Charts indicate that a total of 21,432 B1 FTE jobs, 9,968 B2 FTE jobs and 10,055 FTE B8 jobs could result from the Growth Zone initiatives over the next 20 years. Of this 41,455 FTE total, Chesterfield Borough could account for 24% of the total job growth, with Bolsover District contributing a further 20%.

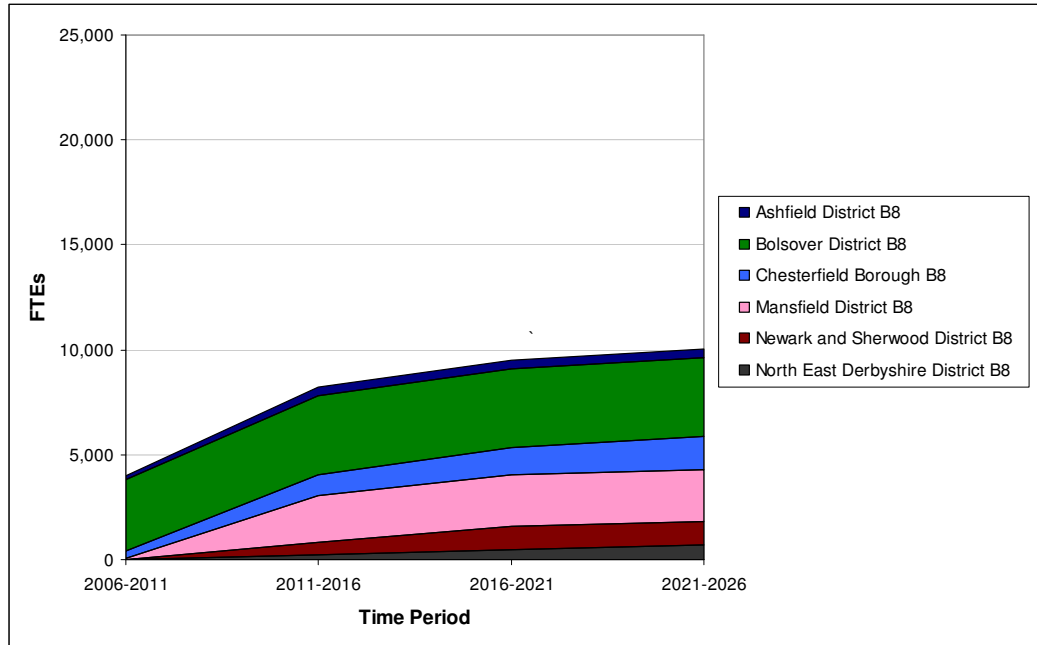
**Chart 21: B1 (offices) Growth Zone FTE Employee Projections, 2006-2026**



**Chart 22: B2 (industry) Growth Zone FTE Employee Projections, 2006-2026**



**Chart 23: B8 (warehousing) Growth Zone FTE Employee Projections, 2006-2026**





Appendix I

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**RSS Sub-Regional  
Employment  
Regeneration Priority  
Areas - An Overview**

# **I1 RSS Sub-Regional Employment Regeneration Priority Areas – An Overview**

## **I1.1 Introduction**

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This Chapter provides a critique of the draft East Midlands Regional Plan's Northern SRS Policy 2, focusing on the Sub-Regional employment regeneration priorities. As noted in Chapter 3, the policy states that in reviewing employment land allocations in the Sub-area, Local Planning Authorities should, in addition to the locations set out in Northern SRS Policy 1 (comprising four Sub-Regional centres and fourteen 'other urban areas'), consider locations to assist the growth and regeneration objectives of the strategy in five broad areas.

Consideration is given as to whether it is appropriate, in market terms, to identify these types of areas in the Northern SRS Policy 2 for employment land; whether these are the correct areas to identify, and if not, which areas would be more appropriate in market terms. Subsequent sub-sections provide a commentary on the potential impact on areas outside those defined in Policy 2 (i.e. the Sub-Regional settlements and 'other urban areas') if employment is focused in these five 'regeneration Priority Areas'. In other words, will this approach have an adverse affect on locations beyond the five areas, and is a more balanced approach necessary in terms of the choice of locations and type of sites.

## **I1.2 Market Overview**

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As described in Chapter 3, Northern SRS Policy 2 identifies locations to assist the growth and regeneration objectives of the strategy. In this section, comments are made on whether it is appropriate to identify these areas for employment development in market terms, taking into consideration the economic prospects and aspirations of the sub region.

### **I1.2.1 Description of the Areas**

#### **Around Staveley, Markham Vale and West of Bolsover**

The provision of the new J29A of the M1 motorway, currently under construction, provides the infrastructure to help unlock this area of Bolsover, and also parts of Chesterfield and North East Derbyshire. Large warehouse premises are being built and we expect there to be good demand for distribution and general industrial uses. With the infrastructure in place, land in close proximity to this new motorway junction, is expected to prove attractive in the market.

#### **Chesterfield, Clay Cross (A61)**

This area includes part of the A61 corridor running to the north of the town centre (including Sheepbridge Industrial estate), which has very good access to the motorway network via the M1.

Land to the south of Chesterfield provides good brownfield opportunities although its location is considered secondary compared with the other areas, due to limited highway access (which contrasts with the excellent motorway links available in the northern section of the corridor). The area includes the former Avenue Coking Works site near Wingerworth and the Biwaters Works premises at Clay Cross. Clay Cross has seen new development at the adjoining Coney Green site, which has been acquired by EMDA and developed using English Partnership funds. Employment take-up on this development was slow initially, but has picked up significantly in the last 12 months. Although situated relatively close to J29 of the M1, there are certain issues relating to the access of the Clay Cross site off the A6175. Avenue Coking Works is an opportunity to deliver up to 200 acres of residential and employment development. Although this is a brownfield opportunity with access directly on to the A61, road connections to the M1 remain an issue.

#### **Barlborough towards Clowne, Whitwell and Creswell**

The Barlborough Links development at J30 of the M1 has proved to be a success incorporating not just industrial and warehouse uses, but hotel, light industrial and office

development. This area has now become established. Development land close to the Barlborough Links scheme is expected to attract interest from national and regional occupiers. As this land gets taken up, we expect land to the western side of Clowne to attract regional interest. . As one moves further eastwards towards Whitwell and Creswell, demand for employment land will reduce. Demand in this area is predominantly expected to serve the local market.

### **Sherwood Growth Zone**

Now that the Mansfield Ashfield Regeneration Route (MARR), is complete, it provides excellent road connections between the M1 (J28) to the west and the A1 to the east. The area, which is a vital part of the Sherwood Growth Zone, has enabled Mansfield and Sutton-in-Ashfield to expand southwards. With its improved road connections and sustainable connections to the existing urban areas, it represents an excellent development opportunity in market terms to deliver new employment development. The market has taken a very keen interest in the land surrounding the MARR, which is a matter for the LDF process with the input of all relevant stakeholders.

### **North of Worksop Towards Robin Hood Airport**

There is an opportunity for this area of the Sub-Region to benefit from the growth and expansion of Robin Hood Airport. Particular areas which may benefit include Harworth and Bawtry. This area is also well served by the A1 which upgrades to motorway status at Blyth. The expansion of Robin Hood Airport is expected to take place over several years and therefore the knock-on effect of the development potential within the Sub-Region may take some years.

#### **11.2.2 Assessment of the Suitability of these Areas for Identification in the RSS**

Consideration has been given as to whether these are the correct areas to identify in market terms. Broadly, it is suggested that from a market perspective, each of these areas are suitable but will attract differing levels of market demand. It is suggested that the land around the MARR will attract good levels of demand from the market. Likewise, land adjoining J29A around Staveley will be popular. These are considered to be favourable areas for development. Those sites in more remote locations and around smaller urban areas (north of Worksop, Clowne, Whitwell and Creswell, Clay Cross) are expected to attract less interest from the market, which will be reflected in slower take-up rates. These are considered less favourable from a market perspective.

Each of the areas identified have the ability to serve different employment markets across the region, both in terms of land use and market. It is anticipated that land around the MARR and those close to the M1 will be of interest to national and regional occupiers, whilst those in more remote locations or away from the major road network will serve the local market. The Priority Areas will enable a range of development opportunities to be delivered including distribution, general industrial, offices/business parks, light industrial/R&D uses.

#### **11.2.3 Potential Additional Suitable Employment Areas**

In addition to these Priority Areas, those identified under Northern SRS Policy 1 are important opportunities for employment development at the Sub-Regional Centres. These Sub-Regional Centres are considered in further detail at section 4.2.

There may be similar levels of market demand in areas not identified in the Northern SRS. This is a market assessment, rather than a more comprehensive assessment, given the criteria used to identify and assess the areas in Policy 2 are not known. By way of example, the following areas have been identified:

- Land adjoining J27, M1 Motorway at Annesley Woodhouse.

This undeveloped land is immediately located to the south east of the motorway with excellent access from the A611. It represents an opportunity to provide a mix of employment uses.

- Retford

Land north of the town centre is identified as suitable employment land and with its close proximity to the A1 and excellent east coast rail connection, Retford is expected to attract demand for employment land uses.

- Markham Moor

There is an opportunity to deliver employment land at this busy junction of the A1 for roadside and distribution uses.

#### **11.2.4 Market Summary**

The areas identified in Northern Sub-area SRS Policy 2 as priority for employment development offer a range of attributes that will appeal to different markets including business parks, distribution, general and local industrial uses, and as such are appropriate areas to identify.

Those areas where particularly strong demand is expected include land at the MARR and land close to the motorway junctions of 29A and 30. In order for a site to attract investment from outside the local area, it needs to be in close proximity to the motorway junction or preferably at the junction itself. Those opportunities away from good road connections and Sub-Regional centres/larger towns will attract more local demand. These include land adjoining the A61, Whitwell, Creswell and areas north of Worksop.

It is not considered that reliance on these Priority Areas alone will satisfy overall market demand or meet the wider aspirations of the Sub-Region. Those areas set out in Policy 1 are identified and considered in more detail in Chapter 7, along with a brief overview of the additional locations identified at Annesley Woodhouse, South Normanton, Retford and Markham Moor.

### **11.3 Planning Policy Perspective**

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As noted in the introduction, this section has based its conclusions following a review of the regional and local planning policy relating to the Northern Sub-Region, accompanied by discussions with local authority planning policy and economic development officers from the two county councils and six of the seven District councils. The single exception was Bolsover, which already has an up-to-date Employment Land Review.

#### **11.3.1 Policy Assessment of the Suitability of these Areas for Identification in the RSS**

The supporting text to SRS Policy 2 for the Northern Sub-Region states that while Policies 2 and 20 of the Regional Plan and Northern SRS Policy 1 will be the primary policies directing development, a policy to assist regeneration in certain parts of the sub area is necessary. The five broad areas identified are either focussed on:

- a) greenfield opportunity sites resulting from improved transport links; or
- b) exploiting brownfield land opportunities outside of the main urban areas resulting from the Sub-Region's mining legacy, which would also involve some greenfield land release.

They include some parts of SRCs and other settlements.

The policy justification for prioritising employment opportunities beyond the Sub-Regional Centres and 'other urban areas' can be interpreted in the supporting text as follows:

- To support regeneration in the Sub-Region, the economy needs to grow at above regional average rates;
- In the Northern Sub-Region there is a lack of office space in and around urban centres and also a lack of good quality industrial land;
- Economic deprivation is concentrated in the central core of the Sub-Region, and that means of directing regeneration in a sustainable manner to those areas would be valuable;

- The Alliance SSP has proposed that some economic growth should be accommodated within a number of defined geographic parts of the Northern Sub-Region, termed Growth Zones, which would encompass parts of all seven of the Districts;
- There is an opportunity to promote economic regeneration as part of an integrated strategy alongside social and environmental objectives, as the area is identified as needing positive action to restore and enhance local biodiversity.

However, the precise criteria used to identify these particular five areas is not detailed in the draft RSS. It is therefore difficult to robustly justify why these areas have been selected at the expense of others across the seven Districts.

### **11.3.2 Lack of Evidence for the Selection of the Areas**

No detailed guidance is provided in the main body of the draft RSS (and no further sources are signposted) that can robustly justify the selection process of the five areas. Without a robust evidence base, then this policy would not comply with the Planning Inspectorate's 'tests of soundness' which Local Authorities will be required to meet in developing their LDFs. There is also no guidance provided regarding the proportion of employment that these five areas are expected to provide compared to the Sub-Regional centres and 'other urban areas'.

There are considerable implications for Local Authorities as they develop their LDFs of this lack of robust evidence:

- **Ability of Local Authorities to comply with RSS requirements:** As noted in PPS12: Local Development Frameworks, '*Local Development Documents must be in general conformity with the Regional Spatial Strategy*'. LDDs that are not in general conformity with the RSS would fail the tests of soundness to be reviewed during an Independent examination. Although it should be noted that the test is of general conformity and not complete conformity, it is argued that the identification of these five employment land growth areas is of significant importance to the delivery of the Northern Sub-Regional Strategy section of the draft RSS. Consequently, the seven Districts in the Sub-Region would be expected to consider employment land allocations in those parts of the five 'zones' that fall within their administrative boundaries; a failure to do so would not be in conformity with the RSS.
- A related point to this is that Local Authorities' LDDs, such as Core Strategies, Site Specific Allocation Documents and Area Action Plans are required to provide a degree of certainty for the future when allocating sites for development. Consequently, LDDs that identify sites or general areas for employment growth and regeneration are also expected to detail how they would be delivered; a failure to do so would result in the document failing the tests of soundness. The LDDs themselves must be based upon a robust evidence base, with the justification underpinning policy clearly outlined.
- However the Northern SRS Policy 2 sets out an expectation for local authorities to consider employment land allocations in that part of their area that falls within one of the five 'Growth Zones' identified. The onus is placed on to the Local Authorities to provide the evidence to support the suitability of these sites. Failure to do this would again result in the Local Authority's DPD failing the test of soundness. However, in certain instances, sites that are clearly expected to be the driving force within the five regeneration 'growth areas' have question marks over their deliverability.
- These five areas are considered to be important locations for the provision of local employment needs, which have a suitable planning consent or an employment allocation.

### **11.3.3 Using a Criteria Based Policy**

It is suggested, therefore, that an alternative approach could be followed by EMRA in the draft RSS that could ensure that the growth and regeneration objectives of the strategy are met in the locations of the Northern Sub-Region that need the most support. In the absence

of an updated PPG4, an alternative, **criteria based** policy could provide support for regeneration imperatives, particularly ex-coliery sites in deprived areas, and facilitate development in addition to the Growth Points identified in Northern SRS Policy 1.

In Planning Policy Statement (PPS)11: Regional Spatial Strategies, it is stated in paragraph 1.16 that " *RSS must not identify specific sites as suitable for development... The RSS should, however, establish the locational criteria appropriate to regionally or Sub-Regionally significant housing, business, retail and leisure uses, or to the location of major new inward investment sites.*"

A criteria based approach would allow the integration of the separate regeneration priorities identified in the draft RSS, but would also act as a tool for Local Authorities to use when allocating and reviewing employment sites in their LDFs. The criteria should be developed from the range of existing and emerging studies on economic and employment land issues that are important to the Sub-Region. This is likely to include criteria and related to wider regeneration objectives and sustainability, as well as specific employment sector needs. This would allow Local Authorities to allocate each site on its merits, based on these established criteria. This may be in those areas identified in Policy 2, but it would also provide more flexibility regarding the need to provide employment opportunities across the District in a balanced and measured way. This is particularly important in providing for indigenous growth and ensuring that local companies are able to expand and consolidate their businesses, as described in Chapter 7.

#### **11.3.4 Reference to Areas in the Supporting Text**

Section 6.3.3 has suggested a revision to the approach adopted in draft RSS relating to Northern SRS Policy 2 to the effect that the area-based approach to identifying five potential growth areas for development outside the Sub-Regional centres and other urban areas and replacing this with a set of criteria to guide employment allocations. However, it is recognised that the five areas identified do have considerable merit for economic regeneration, given their industrial legacy and future opportunities. Consequently, it is suggested that the references to the five areas be included in the Northern SRS as part of the supporting contextual text to the Northern SRS Policy 2. This would ensure that these areas remain priorities for regeneration and employment generation, but that a broader and more comprehensive approach to the identification of suitable sites elsewhere in the Sub-Region can still be followed. A phased approach could also be applied to these areas, whereby certain sites with particularly difficult constraints to be overcome, such as the Avenue site, are identified as being likely to contribute to the strategic employment land portfolio towards the latter part of the twenty year RSS plan period.

#### **11.4 Economic Issues for Sites Beyond RSS Regeneration Priority Areas**

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This sub-section analyses the potential impact on those areas outside those defined in Northern SRS Policy 2, if employment development were to be focused on the five zones discussed in Chapter 6. Both the Sub-Regional Centres and the other urban areas identified in northern SRS Policy 1 are considered.

##### *Sub-Regional Centres*

- **Mansfield Centre/Ashfield (including Mansfield-Woodhouse, Sutton in Ashfield and Kirkby in Ashfield).** With one of the five zones being land around the MARR, it is not anticipated that this will have a significant adverse effect upon this Sub-Regional Centre.
- **Chesterfield.** Chesterfield is an important Sub-Regional Centre and experiencing good signs of recent development adjoining the town centre. Prioritising development along the A61 corridor, outside of Chesterfield, represents one of the key opportunities for regeneration in the Borough over the next ten years. It has been identified as an area of major change in the Chesterfield replacement Local Plan 2006, although this

may have implications regarding the overall growth of the town if development were concentrated outside of Chesterfield.

- **Newark (including Balderton).** Newark has been identified as a New Growth Point to deliver increased levels of housing. The town is strategically well located within the region with good transport links including the A1, A46 and A17. Good levels of market demand have been shown through distribution development along the A1 corridor. In addition, there is a recognised demand for office premises in the town. If the five zones are prioritised over towns such as Newark, this could hamper the wider growth of the town by not allowing the existing market potential to be realised.
- **Worksop (including Shireoaks and Rhodesia).** Worksop is also identified as a Growth Zone and has good connections to the A1 and M1 motorway via the A57. Worksop has seen some good levels of employment take-up along the A61 Manton. This includes the provision of a substantial B&Q Logistics Centre, the Wilkinson's Headquarters together with food production facilities. With such good communications, there is an excellent opportunity for further employment development along the A57 at Shireoak and Rhodesia and on the eastern side of the town. However, locating employment development to the north may serve to dilute the benefits of the good communications network without further consideration of the implications of development outside the core area.

Encouraging employment growth in the five zones means that, potentially, the growth potential of these strategic centres, which are of key importance to the Sub-Region, may not be fully exploited. Further analysis of the implications of spreading priority for allocations of employment land would be advisable to take into account the implications for accessibility, traffic generation and economic viability in a potentially weak employment market. The scenario assessment work to be undertaken at a subsequent stage of the Northern Sub-Region Employment Land Review will address the aspirations and effect of increased growth.

#### *Other Urban Areas*

Other urban areas identified in Northern SRS Policy 1 include the following:

- Retford, Dronfield, Clay Cross, Bolsover, Shirebrook, Ollerton-Boughton, Staveley, Market Warsop, Killamarsh, Birmington, South Normanton, Rainworth, Eckington, Clowne.

Each of these areas has an existing employment market and in general, serves a local market area.

From experience in marketing employment land across this region, there is demand for sites in this location, but, with a few exceptions such as the establishment of Sportsworld at Shirebrook, these are primarily from small local businesses. Such businesses may be looking to expand but are keen to remain in the area to make use of local labour force. These are important areas for local businesses.

In general, market activity and demand has concentrated on urban extension sites and those close to the M1 motorway. The five zones identified under Northern SRS Policy 2 offer a variety of opportunities for employment land which will serve different markets. However, it is advisable that these are not considered in isolation and opportunities within the Sub-Regional Centres and Other Urban Areas need to be considered to create a balance of land supply to the market. In particular, reference should be made to ensuring that the market demand for opportunities within the Sub-Regional Centres is not constrained by the priority zones.

### **11.5 Planning Policy Perspective Beyond the Five Priority Areas**

In paragraph 4.5 of its Northern Sub-Regional Strategy, the draft RSS recognises that 'a *sequential approach to development which only favours development in the largest settlements could compromise the regeneration of the Sub-area as a whole and result in the*



*smaller centres becoming increasingly unviable*'. As such, although Northern SRS Policy 1 initially identifies significant levels of growth for the Sub-Regional Centres of Chesterfield, Mansfield-Ashfield, Newark and Worksop, it also recommends that LDFs identify and justify levels of development to fourteen 'other urban areas', with the scale of development related to existing infrastructure, the range of community facilities on offer, job opportunities, the availability of public transport, and the existing character of the settlement. Outside these areas, sufficient provision is recommended to support the regeneration of settlements with special needs, such as some of the larger villages in the Sub-Region.

This balanced approach to regeneration and development contrasts with the recommendations set out in Northern SRS Policy 2, which, as noted in Chapter 6, seeks to consider other locations in addition to those set out in Policy 1 to assist the growth and regeneration objectives of the strategy. The five broad areas identified are predominantly focussed upon large scale brownfield opportunities or sites benefiting from improved strategic transport links. The concern regarding this is that the Policy could result in an over concentration of economic development in the five areas at the expense of the larger towns and other urban areas, and that the need for local sites distributed more evenly across the Sub-Region could be overlooked as a result.

The key question to answer in this section is the extent to which focusing employment provision in these areas will affect the overall balance of economic regeneration in the Sub-Region, and whether this will be at the expense of the established urban settlements?

A key point to note from discussions with the majority of Local Authorities in the Sub-Region is that the priority for economic growth tends to be upon supporting local businesses and promoting steady, indigenous growth. For example, Mansfield District Council reported that virtually all of their property enquiries arose from companies located within a 50 mile radius of the town, and that inward investors coming to Mansfield from adjoining regions (or even Sub-Regions) were rare. This view was corroborated by Bolsover District Council in their ELR (August 2006), which reported that the great majority of investment enquiries have come from firms based within the East Midlands, with 23% from within the District itself, 30% from other Derbyshire Districts and 33% from Nottinghamshire Districts. As such, the RSS could recommend prioritising locally generated growth, making provision for land/premises to encourage the growth of indigenous, higher value manufacturing firms as well as start-ups and expansion of small firms, including in knowledge-based activities. Many Districts reported that the highest demand for employment sites was for sites of under 1 acre, usually from local businesses looking to expand or relocate from older, less attractive industrial estates, and that their tenure requirement was generally for freehold plots of land. Several Local Authorities reported problems resulting from a lack of council-owned sites to bring forward schemes for local employers, following a number of success stories in this regard in the late 1980's and 1990's.

This pattern, which was replicated across many of the Districts in the Sub-Region, suggests that, rather than a need for large regeneration 'zones' along the lines of the five areas identified in Northern SRS Policy 2 (focussed around substantial former brownfield colliery sites and opportunity sites arising from highway improvements), there was a perceived need across the Sub-Region for a balanced supply of employment sites aimed at meeting local needs, close by the current workforce.

However, it should be noted that discussions with the Alliance stressed the need to consider the medium to long term needs of the Sub-Regional economy, to deliver the 'higher wage, higher skills' characteristics which are at the centre of the new Regional Economic Strategy. Consequently, a key message, alongside the clear requirement to provide for local needs, relates to the need to up-skill the local workforce (in line with national government policy), thus creating the circumstances necessary to attain a 'step change' in the local economy in the long term, making the Sub-Region more competitive to attract the higher value service sectors and knowledge-based industries. These emerging growth sectors will tend to be geographically mobile and will not necessarily locate in the Sub Area without the provision of sites in the right location and of the correct quality.



The need to replace the lost mining jobs and the political imperatives that arose resulted in a number of local authorities in the Sub-Region allocating such sites for employment use. However, the historic pattern of disconnected and dispersed employment sites is not attractive to the market, and consequently many of the sites which presumably form the basis for the regeneration Priority Areas, such as Whitwell and sites north of Worksop, may not be in the most suitable locations from a market perspective (as detailed in Section 7.2 above). This lends weight to the notion of a criteria based policy, which would allow a balanced judgement to be made regarding the appropriateness of such sites remaining allocations for employment, which currently has the effect of skewing the overall employment land availability figures for certain Districts to the detriment of smaller, more appropriately located sites coming forward.

For example, the Bolsover Employment Land Review states that whilst the District is able to attract good levels of demand from industrial occupiers, this is focussed on its M1 motorway junctions with limited developer interest in the east of the District, which would impact upon the growth area concentrating eastwards from Barlborough towards Clowne, Whitwell and Creswell<sup>41</sup>.

There is therefore a need for a more co-ordinated approach, with smaller employment sites being allocated in areas with strong demand from the market, in accordance with a set of robust appraisal criteria.

Given the low skill levels and high level of worklessness (although not unemployment) exhibited in several of the Districts, economic strategies of EMDA, the Alliance and others aim for a general upskilling of the local workforce to ensure that companies operating in higher skilled sectors are encouraged to come and invest in the Sub-Region. For example, Vodafone, who are located in Newark and require higher skilled staff, has to bus workers in from Lincoln. Consequently, other complementary programmes, such as the new education hub at Clowne College, and developments at West Notts College have an important role in conjunction with the RSS in improving skills in the Sub-Region.

The focus of the RSS should be to seek to provide for jobs in locations that dovetail with these strategies to encourage companies operating in higher skilled sectors to come and invest in the Sub-Region.

In addition, there is an uncomfortable relationship with the recommendations of the Northern Sub-Region employment policies and the designation of Newark as a Growth Point, as a significant part of the regeneration of Newark will, along with the addition of between 5,000 and 6,000 additional houses, focus on the creation of around 100 hectares of mixed employment sites, predominantly to the south of the town away from flood risk and highways constraints. The implications of this growth are not addressed in Policies 1 or 2 of the Northern SRS, yet have a potentially significant impact on the Sub-Region strategically.

One question for consideration in the Northern Sub-Region ELR may be that if the growth areas remain in the RSS or are developed through policies in LDFs, will they serve to attract inward investment from large developers originating from outside the local area? This question however should be asked in light of the need to provide a balanced framework for investment that meets current market needs and builds market confidence, in particular given the level of over supply of industrial land identified in the 2006 Regional Employment Land Provision Study. A continued over supply of employment land in the area may act to further deter investment in the Sub-Region and would not serve to support the existing recognised demand.

**There is therefore a clear need to create a balanced strategic planning framework in the Northern SRS in order to support the aspirations of the Alliance SSP.**

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<sup>41</sup> Note: The remaining allocation at Whitwell remains undeveloped, although planning permission was granted on a third of it for B1, B2 and B8 in the last six months. The proposals for the Whitwell/Creswell former collieries that are being progressed through the masterplans, Core Strategy or the Site Allocations document are likely to see an improved employment offer that will appeal to the local market as well as to a large single user requiring rail serviced land. A business case for this is currently being prepared by Consultants

There are also implications for LDF preparation across the seven Districts that further work (as part of this study) will address. This will particularly involve further work on scenario testing to inform a balanced appraisal of employment land requirements over the Plan period, with additional analysis to be provided regarding the phasing and deliverability of sites within the five areas identified in Policy 2 of the Northern SRS.

## **11.6 Summary**

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- The market overview of the sites identified in Northern SRS Policy 2 concludes that the sites in question are broadly suitable for development of employment land. From a policy perspective, the step to identify these sites has been taken to support regeneration. The areas focus on brownfield land and opportunity sites that would result from improved transport links. These factors are important criteria in allocating employment sites and would be supported by national policy. However, the identification of these particular sites is premature and without robust evidence to justify these particular locations, this may conflict with regeneration priorities for other settlements in the Sub-Region. The criteria based approach would provide an alternative, and, it is suggested, a more appropriate method of dealing with this regeneration issue.
- A balanced approach to regeneration in the Sub-Region is necessary, and by potentially focusing employment development in the five areas in question, there is a risk that there could be an over concentration of economic development in these areas at the expense of larger towns and urban area. This would conflict with other policy objectives of the RSS, including focussing development in urban areas, and may not respond effectively to the known market needs for smaller scale sites suited to local developers. However, this must be set against the need to create sustainable communities in established settlements which would become little more than commuter settlements without the designation of appropriate employment sites in their vicinity.
- With regard to revising the policy approach of the RSS in relation to how local authorities identify employment land sites, strategic level policy wording would be preferable. This could also possibly provide a sequential approach to prioritise investment, reflecting the nature of the Sub Regional Centres and other settlements where development is considered to have potential regeneration value. However, this approach must be supported by robust evidence. It may also be appropriate to consider including more geographically specific recommendations in the supporting text of the RSS, highlighting the need for an evidenced basis.



Appendix J

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**Pro Forma Appraisal  
Criteria**





## J1 Key to Scoring Categories

	Score 5	Score 4	Score 3	Score 2	Score 1
<b>Availability &amp; Deliverability</b>					
<b>Commercial Viability</b>					
Current market interest in the site (or, if existing, in the likelihood of site falling vacant, extent of future market interest in reoccupying the site) for B1, B2 or B8 employment uses	Very weak	Weak	Moderate	Strong	Very Strong
Commercial viability for employment use (Incorporating part of RSS Policy 2)	Very weak	Weak	Moderate	Strong	Very Strong
<b>Ownership Constraints (ALLOCATED SITES ONLY)</b>	Complex site in multiple ownership - probable ransom strips	Several private owners but solvable issues	Some ownership issues but generally unprohibitive	Single owner with no ownership problems	Publicly/Privatey owned site with a willing developer pushing regeneration
Opportunities for future expansion to adjacent sites	Current site highly unlikely to expand onto adjacent land		Some room for future expansion		Substantial adjacent areas suitable for future expansion
Timeframe to deliver the site (or, if existing, in the event of site falling vacant, timeframe to re-occupy/redevelop the site)	Site could be redeveloped over 10 years / unknown	Site redeveloped 6-10 years	Site redeveloped 4-5 years	Site redeveloped 1-3 years	Site immediately available to be redeveloped / redevelopment unnecessary
<b>Local market conditions</b>					
<b>Occupancy levels (EXISTING SITES ONLY)</b>	0-20%	21-40%	41-60%	61-80%	81-100%
Site Context: extent to which the site is small in size, physically isolated from other employment sites, and, if de-allocated, would not detract from the employment use of other nearby employment sites	Below 0.4 ha and physically isolated. Its loss to other uses would not detract from employment use of other nearby employment sites.		Between 0.4 ha and 5 ha and moderately well connected to other sites. Its loss to other uses would slightly detract from employment use of other nearby sites.		Over 5 ha and well connected to other sites. Its loss to other uses would detract from employment use of other nearby sites.
Local rents	under £1 per sq ft	£1-£1.99 per sq ft	£2-£2.99 per sq ft	£3-£3.99 per sq ft	over £4 per sq ft
<b>Site Characteristics</b>					
<b>Quality of Existing Site and Internal Environment (EXISTING SITES ONLY)</b>	Signs of asbestos and/or other serious considerations impacting upon overall build quality; very poor internal circulation; minimal parking	Existing buildings and immediate surroundings in a generally poor condition; little off street parking	Buildings designed to a moderate standard with signs of deterioration. Standard internal circulation	Existing buildings designed to a reasonable standard and in a reasonable state of repair; internal circulation and layout well designed	Existing buildings designed to a high standard and in a good state of repair; internal circulation and layout designed to a high standard; sufficient secure car parking
<b>Age of Existing Premises (EXISTING SITES ONLY)</b>	Predominantly pre-war	Predominantly 1945-1969	1970-1989	1990-1999	Post 2000
Contaminated Land issues (Incorporating part of RSS Policy 2)	Severe land contamination and/or ground stability issues	Problematic land contamination and/or ground stability issues	Some land remediation required	Slight land remediation required	No land remediation required
Topographical constraints (Incorporating part of RSS Policy 2)	Critical topographical constraints	Difficult topographical constraints	Moderate topographical constraints	Slight topographical constraints	No topographical constraints
Highways Infrastructure Constraints (i.e. road junction and access improvements required) (Incorporating part of RSS Policy 2)	Assumes off site highway works will definitely be required but must be subject to a Transport Assessment		Assumes off site highway works may be required but will be subject to a Transport Assessment		Assumes no off site highway works are required
Utilities: Water Supply / Sewage / Drainage Services (Incorporating part of RSS Policy 2)	Significant known issues relating to utilities constraints / cost		Unknown / minor issues relating to utilities constraints / cost		Unknown / minor issues relating to utilities constraints / cost
Utilities: Electricity / Gas Services (Incorporating part of RSS Policy 2)					

	Score 5	Score 4	Score 3	Score 2	Score 1
<b>Planning Policy and Sustainability</b>					
<b>Quality of the External Environment</b>					
Extent to which the development of the site is constrained by the amenity considerations of adjacent occupiers (i.e. in terms of pollution, noise, light pollution or traffic generation)	Unacceptably high adverse affects for adjacent occupiers	Significant adverse affects for adjacent occupiers	Moderate adverse affects for adjacent occupiers	Slight adverse affects for adjacent occupiers	Amenity of adjacent occupiers unaffected / improved
External profile of the site	Very low quality appearance of site and streetscape, untidy surrounding environment (or adjacent to a sensitive landscape that would be adversely affected by the proposed use), negative perception of the area, likely to attract lower quality end users		Moderate appearance of building and streetscape, neutral perception of the area, attracts wide variety of end users		High quality appearance of building and streetscape, attractive surrounding environment, positive perception of the area, attracts higher quality end users
Facilities (retail, services etc) within the locality	No facilities within 10-15 minute walk	Small shopping parade within 10-15 minute walk	village or local centre within 10-15 minute walk	District/Town Centre within 10-15 minute walk	District/Town Centre within 5-10 minute walk
<b>Strategic access &amp; catchment</b>					
Access to the public transport network	No bus stops within 10 minutes walk of site	Average bus service frequency for all bus stops within 800m of site is less than hourly i.e. bus stops with less than 10 scheduled calls on weekdays (Mon-Sat) between 0600-1800 hrs for services operating Mondays to Saturdays.	Average bus service frequency for all bus stops within 800m of site is hourly i.e. bus stops with 10-18 scheduled calls on weekdays (Mon-Sat) between 0600-1800 hrs for services operating Mondays to Fridays or Mondays to Saturdays. Also if site is within 800m of a rail station.	Average bus service frequency for all bus stops within 800m of site is half hourly, i.e. bus stops with 18-48 scheduled calls on weekdays (Mon-Sat) between 0600-1800 hrs for services operating Mondays to Fridays or Mondays to Saturdays. Also if site is within 800m of a rail station.	Average bus service frequency for all bus stops within 800m of site is 10 mins or more ie bus stops with 48 or more scheduled calls on weekdays (Mon-Sat) between 0600-1800 hrs for services operating Mondays to Fridays or Mondays to Saturdays. Also if site is within 800m of a rail station.
Accessibility of the site by the surrounding population using public transport	Site where the ratio of the total population within 30 mins travelling time by public transport (numerator) to the total population within 20km road distance (denominator) is less than 0.05 (5%).	Site where the ratio of the total population within 30 mins travelling time by public transport (numerator) to the total population within 20km road distance (denominator) is between 0.05 and 0.1 (5-10%).	Site where the ratio of the total population within 30 mins travelling time by public transport (numerator) to the total population within 20km road distance (denominator) is between 0.1 and 0.15 (10-15%).	Site where the ratio of the total population within 30 mins travelling time by public transport (numerator) to the total population within 20km road distance (denominator) is between 0.15 and 0.2 (15-20%).	Site where the ratio of the total population within 30 mins travelling time by public transport (numerator) to the total population within 20km road distance (denominator) is greater than 0.2 (20%).
Ability of the site to improve overall accessibility to jobs by increasing the supply of jobs in areas where access to employment opportunities is poor.	Lower Super Output Area (LSOA) in which the site is located is within the national top (best) 20% decile of the 2006 National Core Accessibility Indicators Employment Origin Composite Indicator index. This index is a calculation of the total number of jobs available from each LSOA by travel using public transport, weighted according to the travel times by public transport.	LSOA in which the site is located is within the national 60-80% decile of the 2006 National Core Accessibility Indicators Employment Origin Composite Indicator index. This index is a calculation of the total number of jobs available from each LSOA by travel using public transport, weighted according to the travel times by public transport.	LSOA in which the site is located is within the national 40-60% decile of the 2006 National Core Accessibility Indicators Employment Origin Composite Indicator index. This index is a calculation of the total number of jobs available from each LSOA by travel using public transport, weighted according to the travel times by public transport.	LSOA in which the site is located is within the national 20-40% decile of the 2006 National Core Accessibility Indicators Employment Origin Composite Indicator index. This index is a calculation of the total number of jobs available from each LSOA by travel using public transport, weighted according to the travel times by public transport.	LSOA in which the site is located is within the national bottom (worst) 20% decile of the 2006 National Core Accessibility Indicators Employment Origin Composite Indicator index. This index is a calculation of the total number of jobs available from each LSOA by travel using public transport, weighted according to the travel times by public transport.
Road Access	Adjacent to a Rural Unclassified Road	Adjacent to a B road	Adjacent to an A road	Adjacent to a Trunk Road	Adjacent to the motorway network



	Score 5	Score 4	Score 3	Score 2	Score 1
Pedestrian / Cycling accessibility to site, both existing and proposed	No Pedestrian / Cycle routes nearby	A few uncoordinated routes that may be unsafe, poorly designed or that do not conveniently link with the main residential areas nearby	Moderate number of basic pedestrian / cycle routes linking site to centres of residence	Good number of co-ordinated routes that link to most of the residential areas nearby and are well designed and safe to use.	Excellent variety and number of routes linking the site to all residential areas in the vicinity, are safe to use, direct and are well designed / maintained
Existing congestion on surrounding road network	Very High levels of congestion on adjacent roads; difficult junctions; accessed directly through residential areas	High	Moderate	Low	Very Low - free flowing roads at peak times avoiding residential areas
Easy & appropriate local access for HGVs	Critical HGV restrictions / HGV routes through unsuitable areas	Several HGV restrictions and unsuitable routes that can be inconveniently avoided	Moderate HGV restrictions	Occasional routing through unsuitable areas; no restrictions	No diversions or restrictions necessary
<b>Environmental sustainability</b>					
Previously developed in whole or part (ALLOCATED SITES ONLY)	100% Greenfield Site	Site predominantly greenfield (more than 70%)	Greenfield/Brownfield roughly 50/50	Site predominantly brownfield (more than 70%)	100% Previously Developed Land
Flood Risk (Incorporating part of RSS Policy 2)	EA Maps suggest > 1/2 site at risk from flooding (1 in 100 or greater)	EA Maps suggest < 1/2 site at risk from flooding (1 in 100 or greater)	EA Maps suggest >1/2 site at remote risk from extreme flooding (1 in 1000)	EA Maps suggest <1/2 site at remote risk from extreme flooding (1 in 1000)	EA Maps suggest area at no risk from flooding
Green Infrastructure Public Benefit Mapping (Incorporating part of RSS Policy 2)	High public benefit from locating green infrastructure on this site. Score of 9 or 10 on public benefit maps.	High/medium public benefit from locating green infrastructure on this site. Score of 7 or 8 on public benefit maps.	Medium public benefit from locating green infrastructure on this site. Score of 5 or 6 on public benefit maps.	Medium/Low public benefit from locating green infrastructure on this site. Score of 3 or 4 on public benefit maps.	Low public benefit from locating green infrastructure on this site. Score of 1 or 2 on public benefit maps.
Environmental designation constraints	Listed Buildings Grade 1	Listed Buildings Grade 2	Local significance - Conservation Area	Community significance - Local Nature Reserve, Greenspace	No environmental constraints or designations
<b>Other Policy considerations</b>					
Relationship to Sub-Region's economic assistance areas	The site is not located within or adjacent to a designated Local Enterprise Growth Initiative area or Assisted Area Ward		The site is immediately adjacent to or on the fringe of a designated Local Enterprise Growth Initiative area or Assisted Area Ward		The site is located within a designated Local Enterprise Growth Initiative area or Assisted Area Ward
Northern SRS Policy 1: Sub-Regional Development Priorities	Site is not be located, and would not be of a suitable scale or form, to comply with Northern SRS Policy 1		Whilst site is located in a settlement compliant with Northern SRS Policy 1, it is of a scale or form incompatible with the RSS aspirations for that area		Development is located, and is of a scale and form, suitable for compliance with Northern SRS Policy 1
Northern SRS Policy 2: Sub-Regional Employment Regeneration Priorities	Site is not be located, and would not be of a suitable scale or form, to comply with Northern SRS Policy 2		Whilst site is located in a settlement compliant with Northern SRS Policy 2, it is of a scale or form incompatible with the RSS aspirations for that area		Development is located, and is of a scale and form, suitable for compliance with Northern SRS Policy 2
Deprivation in local communities, i.e. the site is well related to areas of high deprivation	Located in SOA in top 20% <b>least</b> deprived in country	21-40% <b>least</b> deprived	41%-60% <b>least</b> deprived	61-80% <b>most</b> deprived	Located in SOA in top 20% <b>most</b> deprived in country
The Impact that the development could have on the role and function of existing settlements and how it could contribute to an area's social and economic vitality (Incorporating part of RSS Policy 2)	Very Low	Low	Moderate	Strong	Very Strong

	Score 5	Score 4	Score 3	Score 2	Score 1
If site was <b>redesignated</b> , would there be development interest for non-employment uses, and if so, would this be consistent with the retention of a balanced and appropriate mix of uses within the Sub-Region that would outweigh the loss of the employment I	Several alternative uses (compliant in policy terms) and high pressure for such uses to come forward	Firm pressure for alternative uses	Possible alternative uses	Few alternative uses likely to come forward	No alternative use likely to be found / alternatives would conflict strongly with policy considerations
<b>Other material policy considerations</b> , including anticipated architectural design costs.	Major policy constraint which is likely to prevent redevelopment.	Significant constraint which is likely to severely restrict capacity/delay delivery.	Constraint likely to reduce capacity and impact on delivery.	Slight constraint which may impact on programme for delivery	No significant other constraints
<p>Note: Each criterion has been assigned a sliding score of 1-5, with 1 representing the best situation in relation to the existing/likely future use of the site. The areas have been considered in connection with their existing/likely function, i.e. prime offices (ie business park/key office locations), local / secondary offices (small, off-pitch office locations), factory/industrial and warehousing.</p>					





Appendix K

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**Committed Sites  
Excluded from the  
Appraisal Process**



## K1 Other Employment Sites of Note

This Section provides summary tables of existing / allocated sites for Ashfield and Newark and Sherwood that were not subject to the detailed appraisal process, but which nevertheless form an important part of the present supply of employment land and which require protection from alternative uses. These were sites that District's highlighted as important employment sites and requested that these were mentioned. Therefore, it should be noted that these are not the only important employment sites that were not assessed and there are many more sites throughout the Sub-Region which are also of importance.

### K1.1 Ashfield District

**Table 80: Employment sites excluded from the appraisal process**

Site Name	Address	Site Area
<b>Oddiecroft Lane West</b>	Oddiecroft Lane, Kirkby in Ashfield	33.30
<b>Lowmoor Road Business Park</b>	Off Lowmoor Road, Kirkby in Ashfield	33.60
<b>Calladine Business Park, Orchard Way</b>	Off A38, Sutton in Ashfield	12.80
<b>Brierley Park Industrial Estate</b>	Stoneyford Road, Sutton in Ashfield	10.00
<b>The County Estate, Huthwaite</b>	Off Nunn Brook Road/Brooside Way, Sutton in Ashfield	39.20
<b>Common Road Industrial Estate, Huthwaite</b>	Off Common Road/Export Drive/Fulwood Rise/Fulwood Road South/Fulwood Road North, Sutton in Ashfield	51.00
<b>Bentinck Colliery</b>	Park Lane, Kirkby in Ashfield	12.80
<b>Sherwood Business Park, Annesley.</b>	Willow Drive/Little Oak Drive/Osier Drive/Lake View Drive, Annesley	85.81
<b>278.51</b>		

### K1.2 Newark and Sherwood District

**Table 81: Employment sites excluded from the appraisal process**

Site Name	Address	Site Area
<b>Newark Northern Road Industrial Estate</b>	Newark	108.73
<b>Blidworth Industrial Estate</b>	Burma Road, Blidworth	15.61
<b>Southwell Mill Lane Industrial Estate</b>	Southwell	2.15
<b>Sherwood Energy Village</b>	Ollerton	18.81