



Employment Land Monitoring Report



April 2020

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1.0 Introduction

- 1.1 Planning requires a comprehensive evidence and information base to inform the preparation of the Local Plan. This Report provides information on the supply and demand for employment land and floorspace in the District for the period 1st April 2019 to 31st March 2020.

The Monitoring Report

- 1.2 This Monitoring Report is focused on ‘employment land’ or ‘B space land’, which relates to business use within Classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987¹. In general terms this will cover the following:

- Offices - B1(a).
- Industrial - B1(b), B1(c), B2.
- Storage and Distribution - B8.

A separate Retail Floorspace Survey periodically monitors the District’s retail climate and provides information relating to existing retail units, such as their current use and state of occupancy.

- 1.3 The information in this Report has been prepared using planning and other records that are available to the public. The information collected is as accurate as records permit but no guarantees can be given with regard to errors or omissions.
- 1.4 Where floorspace figures are provided they relate, as far as possible, to the gross internal floor space. The source of the information varies and may reflect floor space from plans submitted with individual planning application, agent’s particulars, or the Valuation Agency Office (VOA) floor areas for rateable values purposes. The basis of the VOA figures for Ashfield and the other Nottingham and Nottinghamshire authorities is set out in Section 2.
- 1.5 Floorspace has been subdivided into offices, industrial, warehousing and industrial/warehousing. However, the nature and construction of industrial buildings and warehouses means that very often they are interchangeable between these uses. Consequently, the division of floor space into different uses reflects the information available to the Council when the Monitoring Report is compiled.
- 1.6 In terms of employment land take-up, land is regarded as being developed for employment purposes when significant construction work on the proposed building commences. Consequently, it will include floor space which has been completed or is under construction.

¹ The Government has proposed to introduced significant changes to the uses classes which will come into effect from 1st September 2020.

- 1.7 Extensions to existing buildings and the redevelopment of existing employment sites have been monitored since 1st April 2006.
- 1.8 The Monitoring Report does not take into account any works, which fall with the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended. The Regulations permit the erection, extension or alteration of an industrial building or warehouse without applying for planning permission subject to a number of limits and conditions. The floor area allowed under permitted development rights for industrial/warehouse units can be significant. In broad terms, gross floor space can be up to 1,000 square metres. However, this is subject to limitations dependent on the nature of the site and the location of the building on the site. Further information on permitted development and industrial property is available on the Planning Portal at:

https://www.planningportal.co.uk/info/200130/common_projects/55/warehouses_and_industrial_buildings

Planning Guidance on Employment

National Planning Policy Guidance

- 1.9 The National Planning Policy Framework (NPPF) puts an emphasis upon local planning authorities having a Local Plan in place and policies being kept up to date, taking into account changing circumstances.
- 1.10 The NPPF, Feb 2019 retains the emphasis on growth but also stresses productivity.

“Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential. “(NPPF paragraph 80).

In addition, the NPPF identifies the need to ensure the vitality of town centres, to support a prosperous rural economy, to support telecommunications, to secure a variety of new homes and the necessary transport and social infrastructure to support those homes. This is within the context of protecting the built heritage, biodiversity, the Green Belt and the countryside, reflecting the value these aspects brings to peoples’ quality of life.

- 1.11 Planning Practice Guidance includes the following:
- Housing and economic needs assessments – Guidance for local planning authorities in assessing and evidencing development for housing and economic needs.

- Housing and economic land availability assessment –Guidance on the assessment of land availability which is suitable, available and achievable for housing and economic development uses over the plan period. The NPPF identifies the advantages of carrying out land assessments for housing and economic development as part of the same exercise, in order that sites may be allocated for the use which is most appropriate.

D2N2 Local Enterprise Partnership

- 1.12 Local Planning authorities engage with the Local Enterprise Bodies considering their aspirations and evidence base. The D2N2 Local Enterprise Partnership in Vision 2030 has recently updated its Strategic Economic Plan (SEP). The Plan has three themes:

- supporting productive and growing businesses,
- delivering skills and knowledge for the future,
- enhancing the quality of the places where we live and work.

It establishes a framework for identifying what our future investment priorities should be and which will have the greatest positive impact; and outlines eight key actions towards the vision. These are:

- build a stronger LEP with an effective Local Industrial Strategy, refocus our D2N2 Growth Hub and business support to help firms improve their productivity,
- develop our knowledge and innovation strengths,
- inspire the careers and skills choices of our current and future workforce,
- help people into work,
- help our workforce to adapt to rapid change,
- support businesses to gain the skills needed to drive productivity in a modern economy,
- invest with partners to maximise the benefit of HS2 and seek investment to deliver the infrastructure necessary for world class transport and digital connectivity;
- Unlocking high quality homes and employment sites.

- 1.13 D2N2 has published a draft Local Industrial Strategy, which will provide a focused set of priorities to achieve the SEP. The draft Strategy is available on D2N2 website at:

<https://d2n2lep.org/local-industrial-strategy/>

The NPPF specifically requires the Council to have regard to the Local Industrial Strategy in setting out its economic vision and strategy for the Local Plan. (NPPF paragraph 81 a).

Ashfield Local Plan Review 2002

- 1.14 The adopted local plan for the Council is the Ashfield Local Plan Review, 2002, Saved Policies. Under the NPPF, paragraph 213, due weight can be given to relevant policies in the Ashfield Local Plan Review 2002 according to their degree of consistency with the NPPF. (The closer the policies in the Plan are to the policies in the Framework, the greater the weight that may be given).

Emerging Local Plan

- 1.15 The Ashfield Local Plan Publication 2016, which identified employment allocation was withdrawn from Examination by the Council on 11th September 2018. Therefore, the current development plan for the District comprise:
- a. The Ashfield Local Plan Review 2002, saved policies, and
 - b. The neighbourhood plan for the relevant areas².
- 1.16 Work is being undertaken on a new Local Plan. A call for housing and employment sites has been undertaken and sites submitted are currently under analysis.

Labour Demand/Businesses Profile

- 1.17 In relation to Ashfield's labour profile and business numbers, the following statistics show a snap shot for Ashfield from NOMIS³:

Labour Demand

Jobs density (2018)

	Ashfield (Jobs)	Ashfield (Density)	East Midlands (Density)	Great Britain (Density)
Jobs Density	59,000	0.75	0.80	0.86

Source: ONS jobs density

Notes: The density figures represent the ratio of total jobs to population aged 16-64.

Total jobs includes employees, self-employed, government-supported trainees and HM Forces

² JUS-t Neighbourhood Plan substantially covering the Parish of Selston and the Teversal, Stanton Hill and Skegby Neighbourhood Plan covering the north part of Sutton in Ashfield and the countryside beyond.

³ <https://www.nomisweb.co.uk/reports/lmp/la/1946157162/report.aspx#tabjobs>

Employee jobs (2019)

	Ashfield (Employee Jobs)	Ashfield (%)	East Midlands (%)	Great Britain (%)
Total Employee Jobs	53,000	-	-	-
Full-Time	37,000	69.8	67.5	67.8
Part-Time	16,000	30.2	32.5	32.2
Employee Jobs By Industry				
B : Mining And Quarrying	50	0.1	0.2	0.2
C : Manufacturing	10,000	18.9	12.9	8.0
D : Electricity, Gas, Steam And Air Conditioning Supply	800	1.5	0.7	0.4
E : Water Supply; Sewerage, Waste Management And Remediation Activities	250	0.5	0.7	0.7
F : Construction	5,000	9.4	4.7	4.9
G : Wholesale And Retail Trade; Repair Of Motor Vehicles And Motorcycles	9,000	17.0	16.7	15.0
H : Transportation And Storage	2,500	4.7	6.2	4.9
I : Accommodation And Food Service Activities	2,250	4.2	6.7	7.7
J : Information And Communication	700	1.3	2.4	4.3
K : Financial And Insurance Activities	300	0.6	1.8	3.5
L : Real Estate Activities	300	0.6	1.3	1.7
M : Professional, Scientific And Technical Activities	2,250	4.2	7.7	8.8
N : Administrative And Support Service Activities	2,500	4.7	8.5	8.9
O : Public Administration And Defence; Compulsory Social Security	1,000	1.9	3.9	4.4
P : Education	3,500	6.6	9.2	8.7
Q : Human Health And Social Work Activities	11,000	20.8	12.0	13.1
R : Arts, Entertainment And Recreation	800	1.5	2.3	2.5
S : Other Service Activities	600	1.1	2.0	2.0

Source: ONS Business Register and Employment Survey : open access

- Data unavailable

Notes: % is a proportion of total employee jobs excluding farm-based agriculture

Employee jobs excludes self-employed, government-supported trainees and HM Forces

Employee jobs (2019)

Ashfield (Employee Jobs)	Ashfield (%)	East Midlands (%)	Great Britain (%)
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Data excludes farm-based agriculture

Earnings by place of work (2020)

	Ashfield (Pounds)	East Midlands (Pounds)	Great Britain (Pounds)
Gross Weekly Pay			
Full-Time Workers	545.9	552.0	586.7
Male Full-Time Workers	635.8	586.4	622.9
Female Full-Time Workers	500.6	486.6	544.0
Hourly Pay - Excluding Overtime			
Full-Time Workers	14.73	13.78	15.17
Male Full-Time Workers	16.05	14.42	15.63
Female Full-Time Workers	13.59	12.78	14.41

Source: ONS annual survey of hours and earnings - workplace analysis

Notes: Median earnings in pounds for employees working in the area.

Business Count

UK Business Counts (2020)

	Ashfield (Numbers)	Ashfield (%)	East Midlands (Numbers)	East Midlands (%)
Enterprises				
Micro (0 To 9)	2,575	86.3	163,960	89.1
Small (10 To 49)	315	10.6	16,350	8.9
Medium (50 To 249)	75	2.5	2,990	1.6
Large (250+)	20	0.7	715	0.4
Total	2,985	-	184,015	-
Local Units				
Micro (0 To 9)	2,890	78.7	179,720	83.9
Small (10 To 49)	575	15.7	27,745	13.0

UK Business Counts (2020)

	Ashfield (Numbers)	Ashfield (%)	East Midlands (Numbers)	East Midlands (%)
Medium (50 To 249)	185	5.0	5,885	2.7
Large (250+)	20	0.5	810	0.4
Total	3,670	-	214,160	-

Source: Inter Departmental Business Register (ONS)

Note: % is as a proportion of total (enterprises or local units)

N.B. The table presents analysis of businesses at both Enterprise and Local Unit level. An Enterprise is the smallest combination of legal units (generally based on VAT and/or PAYE records) which has a certain degree of autonomy within an Enterprise Group. An individual site (for example a factory or shop) in an enterprise is called a local unit.

2.0 Floorspace

- 2.1 Information in the Tables below is derived from Government Statistics on Non-domestic rating: stock of properties including business floorspace, 2020⁴, which provides statistics on the floorspace and rateable value of a range of classes of properties liable for business rates. The statistics provide information on the number and value of the stock of rateable properties (known as “hereditaments”), as well as the floorspace and RV per m2, broken down by sector, geographic location, special category, property type and rateable value band.
- 2.2 The Valuation Office Agency (VOA) measurement conventions follow the Royal Institution of Chartered Surveyors (RICS) Code of Measurement Practice. The floorspace measurement convention used for different properties is given below. Some properties in certain areas do not comply with this code and follow established local practice.
- Offices: Net internal area (NIA): Includes most space useful to the business of an occupant, and excludes common areas, stairwells, and foyers. The lift shafts, walls and columns of a property are also excluded.
 - Factories and warehouses: Gross internal area (GIA): Includes all internal area, but excludes external walls.
- 2.3 Tables 1 and 2 set out the following:
- Office sector: floorspace per metre squared by administrative area. (Taken from Tables FS3.0)
 - Industrial sector: floorspace per metre squared by administrative area. (Taken from Tables FS4.0)

The floorspace in a particular location or sector can change for a number of reasons, including but not restricted to: demolished properties; new entities; reconstitution and alterations.

⁴ <https://www.gov.uk/government/statistics/non-domestic-rating-stock-of-properties-2020>

*Floorspace
(thousand m²)*

Area	2010- 11	2011- 12	2012- 13	2013- 14	2014- 15	2015- 16	2016- 17	2017- 18	2018- 19	2019- 20
Nottinghamshire	5,362	5,392	5,369	5,378	5,366	5,401	5,165	5,217	5,232	5,276
Ashfield	1,174	1,193	1,179	1,183	1,200	1,219	1,208	1,213	1,215	1,234
Bassetlaw	1,160	1,183	1,184	1,188	1,193	1,219	1,245	1,262	1,262	1,262
Broxtowe	766	764	771	767	727	728	415	405	404	404
Gedling	465	461	461	456	453	439	452	462	462	465
Mansfield	555	551	554	561	563	565	562	568	565	585
Newark and Sherwood	819	819	805	807	811	809	832	852	871	867
Rushcliffe	423	421	416	417	418	421	451	456	455	460
Nottingham UA	2,047	2,035	2,027	2,012	1,997	1,977	1,973	1,969	1,860	1,842

Table 1: Industrial Sector Floorspace

Source: Business Floorspace Table FS4.0: Industrial sector - total floorspace by administrative area, data to 31 March 2020

*Floorspace
(thousand m²)*

Area	2010- 11	2011- 12	2012- 13	2013- 14	2014- 15	2015- 16	2016- 17	2017- 18	2018- 19	2019- 20
Nottinghamshire	579	583	585	584	595	590	584	594	600	603
Ashfield	93	95	94	93	98	97	105	106	105	107
Bassetlaw	64	66	67	67	71	69	69	72	73	72
Broxtowe	90	86	86	86	88	88	74	70	70	70
Gedling	43	43	43	43	43	43	42	46	48	47
Mansfield	93	94	93	92	88	87	85	84	88	94
Newark and Sherwood	88	89	91	91	90	90	91	97	98	94
Rushcliffe	108	110	111	112	116	115	116	118	120	120
Nottingham UA	809	813	813	815	795	780	766	761	746	725

Table 2: Office Sector Floorspace

Source: Business Floorspace Table FS3.0: Office sector - total floorspace by administrative area, data to 31 March 2020

- 2.4 The District has traditionally had an emphasis towards industrial floor space. Typically, other than small-scale space in town centres, office floorspace is located at Sherwood Park, Annesley, off Junction 27 of the M1 Motorway.
- 2.5 The development of additional floorspace in the District can arise from the following sources:
- Development on employment land allocations in the Ashfield Local Plan Review, November 2002;
 - Redevelopment on existing employment sites;
 - Changes of use of existing buildings to B space uses; and
 - Extensions to units on existing employment sites.
- 2.6 For the period 1st April 2019 to 31st March 2020, development has come forward as follows:
- Employment Allocation EM1Re. Summit Park (South West Oakham allocation). A substantial part of the allocation has been developed for a distribution warehouse for Amazon. It comprises a floor area of 162,791 sq m.
 - Fulwood Road North, Huthwaite an industrial unit has been constructed on land which is partly within the allocation EM1Sf and partly on the existing industrial estate. For monitoring purposes, it has been assumed that the whole of the floorspace of 859 square metres is within the allocation.
 - Extensions to industrial units have been undertaken at Cordy Lane, Underwood and at Wigwam Lane, Hucknall.

Table 3 sets out the floorspace developed during the period 1st April 2019 to 31st March 2020 with Table 4 setting out the floorspace completed on an annual basis from 1st April 2006 to 31st March 2020.

		Hucknall Wards m ²	The rest of the District m ²	District Total m ²
Floor space developed for employment by type on sites allocated under the Ashfield Local Plan Review Nov 2002.	Offices	-	-	-
	Industrial		859	859
	Warehouse	-	162,781	162,781
	Ind/ Warehouse	-	-	-
Floor space developed for employment by type on existing employment sites.	Offices	-	-	-
	Industrial	-	-	-
	Warehouse	-	-	-
	Ind/ Warehouse	-	-	-
Floor space developed for employment from other uses	Offices	-	-	-
	Industrial	-	-	-
	Warehouse	-	-	-
	Ind/ Warehouse	-	-	-
Floor space extensions on existing employment sites	Offices	-	-	-
	Industrial	100	203	303
	Warehouse	-	-	-
	Ind/ Warehouse	-	-	-
Total	Offices	-	-	-
	Industrial	100	1,062	1,162
	Warehouse	-	162,781	162,781
	Ind/ Warehouse	-	-	-
Total floor space developed 1 st April 2019 to 31 st March 2020		100	163,843	163,943
Floor space built on Green Field Sites.		-	163,640	99.82 %
Floor space built on Brown Field Sites		-	303	0.18%

Table 3: Floor space Developed during the period 1st April 2019 to 31st March 2020.

Source: Ashfield District Council.

Year	Annual Total Floor space m ²		Hucknall Wards m ²	The rest of the District m ²	District Total m ²
2006/2007	19,110	Offices	-	-	-
		Industrial	1,725	1,744	3,469
		Warehouse	-	8,199	8,199
		Ind/ Warehouse	7,442	-	7,442
2007/2008	32,226	Offices	-	272	272
		Industrial	584	11,277	11,861
		Warehouse	-	11,185	11,185
		Ind/ Warehouse	8,908	-	8,908
2008/2009	43,184	Offices	541	7,495	8,036
		Industrial	208	6,679	6,887
		Warehouse	-	28,261	28,261
		Ind/ Warehouse	-	-	-
2009/2010	3,321	Offices	858	-	858
		Industrial	-	337	337
		Warehouse	398	-	398
		Ind/ Warehouse	-	1,728	1,728
2010/2011	2,816	Offices	-	184	184
		Industrial	-	904	904
		Warehouse	-	-	-
		Ind/ Warehouse	-	-	-
2011/2012	1,838	Offices	-	544	544
		Industrial	-	1,067	1,067
		Warehouse	-	66	66
		Ind/ Warehouse	-	161	161
2012/2013	5,780	Offices	-	-	-
		Industrial	-	5,780	5,780
		Warehouse	-	-	-
		Ind/ Warehouse	-	-	-
2013/2014	6,454	Offices	318	413	731
		Industrial	-	253	253
		Warehouse	-	5,470	5,470
		Ind/ Warehouse	-	-	-
2014/2015	2,987	Offices	-	-	-
		Industrial	336	1,786	2,987
		Warehouse	-	-	-
		Ind/ Warehouse	-	-	-
2015/2016	17,100	Offices	-	3,000	3,000
		Industrial	-	2,002	2,002
		Warehouse	-	2,872	2,872
		Ind/ Warehouse	-	9,226	9,226
2016/2017	8,174	Offices	-	730	730
		Industrial	916	5,819	6,735
		Warehouse	-	709	709

		Ind/ Warehouse	-	-	-
2017/2018	8,350	Offices	-		
		Industrial	7,180		7,180
		Warehouse	-	1,170	1,170
		Ind/ Warehouse	-	-	-
2018/2019	64,084	Offices	-	-	-
		Industrial		350	350
		Warehouse	-	6,730	6,730
		Ind/ Warehouse	-	57,004	57,004
2019/2020	163,943	Offices	-	-	-
		Industrial	100	1,062	1,162
		Warehouse		162,781	162,781
		Ind/ Warehouse	-	-	-

Table 4: Floor space completed during the period 1st April 2006 to 31st March 2020.

Source: Ashfield District Council

- 2.7 Table 5 identifies the floorspace that has come forward since 2011, reflects the base date of the Employment Land Forecasting Study. During 2019/2020 substantial floorspace has come forward on Summit Park employment allocation as a 162,781 sq m distribution warehouse has been constructed for Amazon. A smaller industrial building has been brought forward off Fulwood Road North, Huthwaite, comprising 859 sq m.

	Extension to existing buildings on employment sites		New buildings on existing employment sites		Change of use of buildings from other uses		Floorspace on employment allocations	
	B1	B2/B8	B1	B2/B8	B1	B2/B8	B1	B2/B8
	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m
2011/12	0	66	0	393	544	161	0	674
2012/13	0	0	0	0	0	0	0	5,780
2013/14	0	175	0	5,079	731	469	0	0
2014/15	0	2,122	0	865	0	0	0	0
2015/16	0	434	0	2,002	3,000	0	0	11,664
2016/17	0	0	730	3,987	0	0	0	3,457
2017/18	0	0	0	1,170	0	0	0	7,180
2018/19	0	350	0	33,824	0	0	0	29,910
2019/20	0	303	0	0	0	0	0	163,640
Total	0	3,450	730	47,320	4,275	630	0	222,305

Table 5: Floorspace brought forward since 2011 to 1st April 2020.

Source: Ashfield District Council

3.0 Ashfield Local Plan Review 2002 (Saved Policies) - Employment Land Take-Up / Availability

- 3.1 Land is available in Ashfield through sites allocated for employment purposes in the Ashfield Local Plan Review 2002 or through planning permissions for new development sites. The land remaining available for employment purposes, based on the allocations in the Ashfield Local Plan Review 2002 is identified in Table 9 and Table 10.
- 3.2 The following land has been developed on employment allocations during the year:
- Summit Park (South West Oakham allocation). A substantial part of the allocation has been developed for a distribution warehouse for Amazon. It comprise a floor area of 162,791 sq m.
 - Fulwood Road North, Huthwaite an industrial unit has been constructed on land with is partly within the allocation EM1Sf and partly on the existing industrial estate. For monitoring purposes it has been assumed that the whole of the floorspace of 859 square metres is within the allocation.
- 3.3 The following sites on allocations are assumed not be available for development and Tables 9 and 10 has been amended accordingly:
- At Brierley Industrial Park (EM1 Sn) 0.73 ha is being utilised by a business for the storages of motorhomes.
 - Land comprising 0.8 ha off Watnall Road, allocation EM1Hb is being used for open storage of materials.
- 3.4 In relation to other units on allocated site:
- Castlewood Business Park, Plot 1 (developer's particulars) (Pinxton Lane has planning permission for 19,235 sq m. (V/ 2018/0652).
 - South West of Oakham Business Park has permission for development of 9,550 sq m of floorspace. (V/ 2019/0416).
 - Park Lane Business Park (Bentinck Colliery) has planning permission for an industrial unit comprising 2,612 sq m of floorspace. (V/2019/0677).
 - Work has started on a unit on Harrier Park, Hucknall to construct a unit of 18,194 sq m floorspace (V/2019/0433).
- 3.5 Tables 6, 7 and 8 together with Tables 9 and 10 of this report summarise the position, at 1st April 2020, with regard to employment land on sites allocated under the Ashfield Local Plan Review 2002.

	Land (ha)
Land developed 1st April 2019 to 31st March 2020	
Hucknall Wards	0.0
The Rest of the District	19.45
TOTAL LAND DEVELOPED	19.45

Table Six: Land developed on Employment Allocations identified in the Ashfield Local Plan Review November 2002 but including Harrier Park (planning permission) for the period 1st April 2019 to 31st March 2020.

Source: Ashfield District Council.

Area (ha)							
Year	01/15	15/16	16/17	17/18	18/19	19/20	Total
Hucknall	16.9	0.00	0.60	3.35	0.00	0.00	20.85
The Rest of the District	66.20	3.02	2.03	0.58	6.95	19.45	98.23
Total	83.10	3.02	2.63	3.93	6.95	19.45	119.08

Table Seven: Land Developed on Employment Allocations but including Harrier Park (planning permission) 2001-2020.

Source: Ashfield District Council.

Notes:

- The land is considered to have been developed once constructions works have substantially commenced.
- Figures may not sum due to rounding.

	Land area ha	%
Total employment land developed 2001 to 2020 on Greenfield Sites.	85.84	72.09
Total employment land developed 2001 to 2020 on Brownfield Sites.	33.24	27.91
TOTAL	119.08	100.00

Table Eight: Greenfield/Brownfield Development on Employment Allocations identified in the Ashfield Local Plan Review, November 2002 but including land at Harrier Park, Hucknall (planning permission).

Source: Ashfield District Council.

- 3.6 Tables 9 and 10 of this Report identifies annual employment land take-up for individual allocations under the Ashfield Local Plan Review, 2002. The site areas in some cases have been amended by subsequent permissions. The base date for the figures in the Adopted Local Plan Review (November 2002) was 31st December 2000. For each site listed, the area of employment land developed for the last five years is identified. After deducting land developed from the original site area, the remaining land available is summarised as being either:

- a) the balance of the remaining policy allocation from the Adopted Ashfield Local Plan Review after any development has taken place,
- b) land with planning permission.

The land available is likely to be overestimated, in some cases significantly, as in general (with specified exceptions) the allocations in the Ashfield Local Plan Review reflected the gross developable area, which includes roads and landscaped areas.

- 3.7 Appendix One lists the size and status of each allocated employment site under the Ashfield Local Plan Review 2002.

TABLE 9
ASHFIELD – IDENTIFIED EMPLOYMENT LAND (B1, B2 AND B8)
AND TAKE UP – APRIL 2020 HUCKNALL

Plan No.	Site No.	Site Name	Green/ Brown	Adopted Local Plan No.	Site Area in Adopted Local Plan (Ha)	Developed Area							Land at April 2020 (With exceptions, availability is based on gross developable area)			
						Dec 00 - Mar 15	Apr 15 - Mar 16	Apr 16 - Mar 17	Apr 17 - Mar 18	Apr 18 - Mar 19	Apr 19 - Mar 20	TOTAL (Ha)	Losses	Potentially could be utilised for other purposes	Anticipated Availability policy or P/P	Notes
A	H1	A611/ Annesley Road	G	EM1Hj Note 6	2.3	0.2						0.2		1.4	0.0	Site has permission for residential development.
B	H2	Wigwam Lane North and Central	B	EM1Hg	1.0							0.0		1.0	0.0	Access issues.
-	H4	Baker Brook Industrial Estate	B	EM1Hf	3.5	3.5						3.5			0.0	Fully Developed.
C	H5	Former Hucknall No.1 Colliery	B	EM1Hc	3.0	1.1						1.1			1.9	Available.
-	H6	Former Linby Colliery	B	EM1Hi	0.9	0.9						0.9			0.0	Fully Developed.
D	H7	Amber Business Park	B	EM1Hh Notes 1,3	1.1							0.0	1.1		0.0	Fully Developed.
C	H9	Watnall Road Sports Ground	G	EM1Hd	0.6							0.0			0.6	Subject to an application for a Lidl.
C	H11	Watnall Road/Adj. To Nabbs Lane	B	EM1Hb Note 8	0.8							0.0			0.0	Area utilised for open storage materials.

E	H12	Land at Bestwood Road	B	EM1Na	0.5							0.0		0.5	0.0	Has had permission for residential development.
C	H13	Former Dowty site Watnall Road	B	EM1Hk Note 4	1.4	0.6						0.6		1.1	0.0	Site has permission for residential development.
F	H14	Blenheim Lane Industrial Estate	G	EM1Ra Note 2	13.6	5.8			2.85			8.65			4.95	Available.
G	H15	Rolls Royce, Watnall Road	G	EM1Ha Note 5	13.0	4.8						4.8			27.1	Allocation significantly amended by planning permission for mixed use development.
B	H16	Butlers Hill	G	EM1He	3.2			0.6	0.5			1.1			2.1	Available.
		Adjustments Note 9			17.7											
				TOTALS	62.6*	16.9	0.0	0.6	3.35	0.0	0.0	20.85	1.1	4.0	36.65	
												Figures may not sum due to rounding				

Notes	
1	Site area reduced in Adopted Local Plan Review. Mixed Use Site employment/retail.
2	Site area shown is net following deduction of proposed structural landscaping.
3	Mixed use site, developed for non food retail purposes 2007/2008 comprising 1.1 ha.
4	The allocation extended to 2.4 ha rather than 1.4 Ha specified in the Ashfield Local Plan Review 2002. Part of the allocation is in active employment use, 0.67 ha.
5	2012 -Identified in discussion with Rolls Royce that a new factory was built in 2005 and occupied in 2006 which was not recorded in the monitoring sheet. Site approx. 4.8 ha.
6	Site area revised. Identified that part of the site allocation is included within the boundary of National Academy, 0.7 ha.
7	Rolls Royce has planning permission for 27.1 ha gross area. Balance after allowing for residue of existing allocation of 8.2 ha is 18.9 ha.

8	Watnall Road/Adj. To Nabbs Lane 0.8 ha being utilises for open storage of materials, no available for development at this time.
9 & *	<p>Total Allocated Sites 44.9 ha less</p> <ul style="list-style-type: none"> • 0.7 ha A611/Annesley Road • 0.8 ha Watnall Rd/Adj to Nabbs Lane <p>plus</p> <ul style="list-style-type: none"> • 0.3 Adj Dowty Site (1.0 ha additional less part of the site in active use 0.67ha). • 18.9 ha reflecting Note 7 <p>Total 62.6 ha</p>

TABLE 10
ASHFIELD – IDENTIFIED EMPLOYMENT LAND (B1, B2 AND B8)
AND TAKE UP – APRIL 2020 Ashfield District (Excluding Hucknall)

Plan No.	Site No.	Site Name	Green/ Brown	Adopted Local Plan No.	Site Area in Adopted Local Plan (Ha)	Developed Area							Land at April 2020 (With exceptions based on gross developable area)			
						Dec 00 - Mar 15	Apr 15 - Mar 16	Apr 16 - Mar 17	Apr 17 - Mar 18	Apr 18 - Mar 19	Apr 19- Mar 20	TOTAL (Ha)	Losses	Potentially could be utilised/ for other purposes	Anticipated Availability policy or P/P	Notes
Sutton in Ashfield																
-	S1	County Industrial Estate	B	EM1Si	3.0	3.0						3.0			0.0	Fully Developed.
I	S2	Fulwood Industrial Estate	G	EM1Sc EM1Sd EM1Se EM1Sf	7.0	3.7					0.15	3.85			3.15	Partly available- One area being utilised as a lorry park.
J	S3	Hamilton Road/ Coxmoor Road	G	EM1Sm	1.2							0.0	1.2		0.0	Not developable.
K	S5	Brierley Industrial Park	B	EM1Sn Note 11	4.4	3.3	0.37					3.67			0.0	Fully developed.
L	S6	West of Fulwood	B	EM1Sb Note 9	21.2	7.6						7.6			4.54	Available.
J	S8	Land off Coxmoor Road/A38	G	EM11Sk Notes 1, 7, & 8	3.3	0.26						0.26	3.04		0.00	Other than a small plot the site has been developed for residential.
J	S12	Midland Road/ Station Road	G	EM1Sj	0.6									0.6	0.0	Not economic to develop for employment purposes.
-	S15	North of Hamilton Road	G	EM1SI Note 5	3.7	3.7						3.7			0.0	Fully Developed.

M	S16	Pinxton Lane	G	EM1Sa Notes 2 & 10	28.0	4.14	2.11		0.58	6.95		13.78		5.17	9.61	Castlewood Business Park - Available. The remaining part of the allocation outside Castlewood Bus Park has issues relating to constrains including services, HS safeguarding and access.
N	S17	South West Oakham Business Park	G	EM1Re Note 2	23.5						19.3	19.3			4.20	Summit Park - Available.
		Kirkby-in-Ashfield														
-	K1	Lowmoor Road Industrial Estate	B	EM1Kb	2.6	2.6						2.6			0.0	Fully Developed.
O	K2	Portland Industrial Estate	B	EM1Kc	4.8	0.5		2.03				2.53			2.27	Available.
-	K4	Wolsey Dr North/ Lowmoor Rd	B	EM1Kd	0.8	0.8						0.8			0.0	Fully Developed.
P	K5	Kings Mill Road East/Oddicroft Lane	G	EM1Ke	6.3	4.6						4.6			1.7	Available.
-	K6	Oddicroft Lane West	G	EM1Kf	2.6	2.6						2.6			0.0	Fully Developed.
-	K8	Oddicroft Lane East	G	EM1Kg	3.1	3.1						3.1			0.0	Fully Developed.
-	K9	Sherwood Business Park	G	EM1Rb Notes 3 & 4	19.9	19.9						19.9			0.0	Fully Developed.
Q	K11	Annesley Colliery	B	EM1Rc Note 6	9.0								9.0		0.00	Developed for residential.
R	K12	Bentinck Colliery	B	EM1 Rd Note 3	10.0	6.4	0.54					6.94			3.06	Available.
		Adjustments Note 12			(9.23)											
				TOTALS	145.77*	66.20	3.02	2.03	0.58	6.95	19.45	98.23	13.24	5.77	28.53	
																Figures may not sum due to rounding

Notes	
1	Site area increased in Adopted Local Plan Review.
2	Site area shown is net following deduction of proposed structural landscaping
3	Site area shown has increased from Adopted Local Plan following increase in site area subject to Planning Permission.
4	Area includes 1.9 Ha developed for a hotel.
5	Area incorrectly identified as developed in 2004/2005.
6	Annesley Colliery has outline planning permission for a mixed used development. Employment land revised to 3.15 ha. A further permission provided for the whole allocation of 9.0 ha to be developed for housing.
7	Site identified as suitable for roadside uses. 0.44 ha developed as a public house/restaurant.
8	Site substantially developed for housing and a nursing home.
9	West of Fulwood - The gross site area includes a significant are of open space which is a Local Wildlife Site. The available site area has been adjusted to identify the anticipated developable area.
10	Pinxton Lane (Castlewood Business Park) adjusted the available site area to reflect the plots available on the site.
11	Brierley Industrial Park 0.73 ha being utilised for storage and assumed not to be available.
12 & *	<p>Total allocated site area of 155 ha</p> <p>Less</p> <ul style="list-style-type: none"> • 3.89 to reflect note 9 (13.6 ha brought forward from Employment Monitoring Report 2019 available less approximate developable area 4.54 ha less area adjacent McArthurglenn car aprk 5.17 ha) • 4.61 ha to reflect Note 10 (14.22 ha brought forward from Employment Monitoring Report 2019 less approximate plot areas available 9.61 ha). • 0.73 Brierley Industrial Park <p>Less 9.23 ha</p> <p>Total 145.77 ha</p>

Table 11: Ashfield – Employment Land (B1, B2 AND B8)

EMPLOYMENT LAND DEVELOPMENT

		Full Dev	00/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	Total
<u>SUTTON IN ASHFIELD</u>																						
County Industrial Estate	EM1Si	2002	0.10	2.90	0.00	0.00	0.00															3.00
Fulwood/Common Farm	EM1 Se	2003	0.00	2.70	0.00	0.00	0.00															2.70
Fulwood North	EM1 Sf		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.15		0.15
Fulwood /Rokery	EM1sd	2003	0.00	1.00	0.00	0.00	0.00															1.00
Fulwood/Fulwood Rise	EM1 Sc		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00
Hamilton/Coxmoor Rd	EM1Sm		0.00	0.00	0.00	0.00	0.00	0.00	0.00													0.00
Brierley Industrial Park	EM1Sn		0.00	0.90	0.00	0.60	0.90	0.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.37	0.00	0.00	0.00	0.00	3.67
West of Fulwood	EM1Sb		0.81	1.11	0.85	0.00	3.98	0.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.60
Land off Coxmoor Road/A38	EM11Sk		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.26
Midland Road/ Station Road	EM1Sj		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
North of Hamilton Road	EM1Si	2006	0.00	0.00	1.18	0.00	2.52															3.70
Pinxton Lane	EM1Sa		0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00	0.00	1.64	0.00	0.00	2.11	0.00	0.58	6.95	0.00	13.78
South West Oakham Business Park	EM1Re		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19.30	19.30
<u>KIRKBY IN ASHFIELD</u>																						
Lowmoor Road Industrial Estate	EM1Kb	2005	0.00	0.00	0.00	2.60																2.60
Portland Industrial Estate	EM1Kc		0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.03	0.00	0.00	0.00	2.53
Wolsey Dr North/ Lowmoor Rd	EM1Kd	2000	0.80																			0.80
Kings Mill Road East/Oddicroft Ln	EM1Ke		0.00	0.00	0.00	0.00	0.00	0.00	4.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.60
Oddicroft Lane West	EM1Kf	2006	0.00	0.00	0.00	0.00	2.60	0.00														2.60
Oddicroft Ln East	EM1Kg	2005	1.04	0.00	0.96	1.10	0.00	0.00														3.10
Sherwood Business Park	EM1Rb	2006	8.40	0.00	2.40	2.83	6.27	0.00														19.90
Annesley Colliery	EM1Rc		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00				0.00
Bentinck Colliery	EM1 Rd		0.00	0.00	2.66	2.00	1.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.54	0.00	0.00	0.00	0.00	6.94
Total			11.15	9.11	8.05	9.13	18.01	1.75	7.10	0.00	0.00	0.00	0.26	1.64	0.00	0.00	3.02	2.03	0.58	6.95	19.45	98.23
<u>HUCKNALL</u>																						
A611/Annesley Road	EM1Hj		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.20
Wigwam Lane North and Central	EM1Hg		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Baker Brook Industrial Estate	EM1Hf	2004	2.52	0.20	0.28	0.50																3.50
Former Hucknall No.1 Colliery	EM1Hc		0.88	0.00	0.00	0.00	0.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.10
Former Linby Colliery	EM1Hi	2003	0.90	0.00																		0.90
Amber Business Park	EM1Hh	2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00													0.00
Watnall Road Sports Ground	EM1Hd		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Watnall Road/Adj. To Nabbs Lane	EM1Hb		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Land at Bestwood Road	EM1Na		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Former Dowty site Watnall Road	EM1Hk		0.00	0.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.60
Blenheim Lane Industrial Estate	EM1Ra		0.00	0.00	0.00	0.00	2.00	3.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.85	0.00	0.00	8.65
Rolls Royce, Watnall Road	EM1Ha		0.00	0.00	0.00	0.00	4.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.80
Butlers Hill	EM1He		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.60	0.50	0.00	0.00	1.10
Total			4.30	0.80	0.28	0.50	7.02	3.80	0.00	0.00	0.00	0.20	0.00	0.00	0.00	0.00	0.00	0.60	3.35	0.00	0.00	20.85
Ashfield District Total			15.45	9.91	8.33	9.63	25.03	5.55	7.10	0.00	0.00	0.20	0.26	1.64	0.00	0.00	3.02	2.63	3.93	6.95	19.45	119.08

4.0 Employment Land Requirements reflecting the evidence base for the emerging Local Plan

- 4.1 Ashfield District Council and Mansfield District Council work closely together on regeneration across the sub-region. At a strategic level, the first iteration of the Ashfield and Mansfield Joint Economic Masterplan (JEM) was produced in 2011, following a commitment by both councils, to produce a combined economic strategy. This reflects the fact that the two districts together are effectively an integrated economic community, with many people living in one district and working in the other. This is also supported by Centre for Cities⁵, who have recognised Mansfield principle urban area (comprising the districts of Mansfield and Ashfield) as one of the 64 UK “cities”.
- 4.2 Ashfield and Mansfield A Plan for Growth sets out the following themes, which focus on the key areas of People, Business and Place:
- Developing the workforce to support business growth;
 - Encouraging enterprise and business growth;
 - Improving infrastructure and stimulating investment

It is available at:

<https://invest.ashfield-mansfield.com/wp-content/uploads/2017/01/Ashfield-and-Mansfield-A-Plan-for-Growth.pdf>

- 4.3 The evidence base for the emerging Local Plan includes the Employment Land Forecasting Study⁶, (ELF Study) which was undertaken with neighbouring authorities in the Nottingham Outer Housing Market Area⁷ and the Nottingham Core Housing Market Area⁸. The Study undertakes:
- an analysis of the local economy;
 - Identifies functional economic market area (FEMA);
 - An analysis of future jobs and employment land requirements.
- 4.4 The ELF Study identifies that:
- The Nottingham Core HMA is a strong functional economic market area (FEMA);
 - Nottingham Outer HMA is slightly less clear cut but it can be made out that the Nottingham Outer HMA is self-contained;
 - Hucknall has strong links with the Nottingham Core HMA.
- 4.5 In line with the Practice Guidance, the Study considered the following scenarios for the period 2011 to 2033:

⁵ Centre for Cities is a think tank dedicated to improving the performance of city economies.
<https://www.centreforcities.org>

⁶ Employment Land Forecasting Study Nottingham Core HMA and Nottingham Outer HMA Final Report, August 2015. Nathaniel Lichfield & Partners. (ELF Study)

⁷ Comprises Ashfield DC, Council, Mansfield DC and Newark and Sherwood DC

⁸ Comprises Broxtowe BC, Erewash BC, Gedling BC, Nottingham City Council and Rushcliffe BC.

- Experian Baseline - Projections of jobs derived from economic forecasts prepared by Experian;
- Job Growth: D2N2, Policy On - Experian jobs but adjusts upwards to reflect jobs set out by the Local Enterprise Partnership;
- Labour Supply - Estimating future growth of the local labour supply based on the housing requirement taken from the Strategic Housing Market Assessment;
- Past Completions - Consideration of past trends in the development of land for offices, industrial and distribution (employment land).

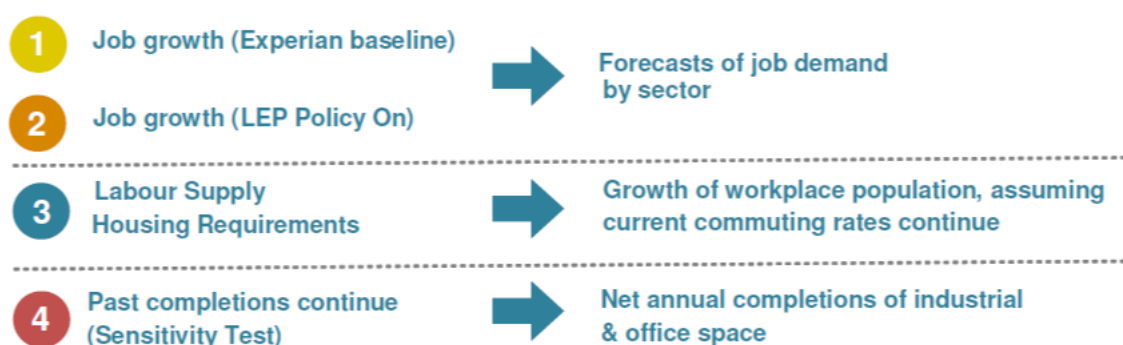


Figure 1: Growth scenarios/approaches

Source: Employment Land Forecasting Study Nottingham Core HMA and Nottingham Outer HMA Final Report, August 2015. Nathaniel Lichfield & Partners.

4.6 Forecasts of job growth were based on Experian's December 2014 quarterly release. These were utilised to consider growth in 38 industrial sectors to identify where jobs were likely to arise in the future and those sectors which would give rise to a requirement for employment land (broadly Use Classes B1, B2 and B8). These job forecasts were converted to future employment space requirements assuming typical ratios of jobs to floorspace for the different B uses⁹. Floorspace to land requirements were calculated by applying appropriate plot ratio assumptions to the floorspace estimates. It has been assumed that:

- An area of 1 ha is required to develop 4,000 sq m of industrial or warehousing / distribution space (equal to a plot ratio of 40%).
- For offices each authority made its own judgement on translating offices floorspace to land requirements. For Ashfield this assumed offices would be two storey and have a site coverage of 40%

4.7 Table 12 sets out the net land requirements arising from the scenarios.

⁹ Based on HCA/Offpat Employment Densities Guide, 2010

ASHFIELD		Floorspace (sqm)	Hectares	
		B1a/b	B1c/B2	B8
1) Experian Baseline	2011-2033 (net)	25,522	-11.44	24.27
	2011-2033 (gross)	40,873	36.80	
	+ Flexibility factor	44,363	47.81	
2) Policy On	2011-2033 (net)	25,574	-6.18	24.30
	2011-2033 (gross)	40,926	42.10	
	+ Flexibility factor	44,415	53.11	
3) Labour Supply	2011-2033 (net)	29,629	-9.35	28.96
	2011-2033 (gross)	44,981	43.59	
	+ Flexibility factor	48,470	54.60	
Past Completions	2011-2033 (net)	23,036	97.14	
	2011-2033 (gross)	38,388	121.12	
	+ Flexibility factor	41,877	132.13	

Table 12: Ashfield Net Land Scenarios

Source: Employment Land Forecasting Study Nottingham Core HMA and Nottingham Outer HMA Final Report, August 2015. Nathaniel Lichfield & Partners.

- 4.8 For Ashfield the 'Policy On' scenario identified that there is a requirement for 44,415 sq m of office space and 53.11 ha of land for B1c/B2 and B8. This figure was sub divided to provide a figure for Hucknall and the rest of the District.

	Policy On Job Growth	
	Ashfield	Hucknall
Offices (Sq m)	44,415	5,200
B1, B2, B8 requirements (ha)	53.11	21.47

Table 13: Ashfield Net Land Requirements

Source: Employment Land Forecasting Study Nottingham Core HMA and Nottingham Outer HMA Final Report, August 2015. Nathaniel Lichfield & Partners.

N.B.

- The Hucknall requirements are included within the total Ashfield requirements.
- Experian Baseline – reflects Experian anticipated job growth from 2011 to 2033
- Policy –On Adjust the Experian Baseline to take into account D2N2 Strategic Economic Plan jobs

The ELF Study is currently available on the Council's website under background documents to 'The Emerging Local Plan'. Working with the other authorities within the Nottingham Core HMA and Nottingham Outer HMA, it is the intension for the employment land evidence base to be updated. However, this work has been delayed by the Covid-19 pandemic.

- 4.9 The Council has undertaken the Strategic Employment Land Availability Assessment, December 2015 (SHLAA) which provides an assessment of Ashfields's employment land supply. The SELAA is available on the Council's website. However, this is currently being updates as a Strategic Housing & Employment Land Availability Assessment.
- 4.10 The analysis of supply has taken into account the 'developable area'. This reflects the amount of land that is available for development including on site landscaping and infrastructure to support the specific scheme within its boundary e.g. car parking and on-site access roads. However, it excludes principle estate roads, structural boundary landscaping, drainage features such as balancing ponds and any other land that cannot be used for development purposes. However, there is no specific evidence with provides a means to distinguish between the gross development area and the developable area. The developable area can vary significantly dependent on the nature of the site. Plots on existing business parks/industrial estates will be 100% developable. On large greenfield sites, it may fall to 50% to 60% dependent on the need for buffer landscaping, SuDS and estate roads. Decisions on the developable area reflect the information that is known about the site. This includes specific planning applications, developer's particulars in terms of the layout of the site and information from developers on the developable area. If information is not known regarding the developable area the following assumptions have been made:
- For sites of less than 5 ha an assumption of 85% developable;
 - For sites of 5ha or more 75% developable.

The supply of available site has been reviewed to reflect Commercial Property Consultants details or other lasts information.

- 4.11 Table 14 identifies the position based on the current evidence base for the emerging Local Plan. The based date for the demand side is 2011 and consequently the Policy-on requirement set out in ELFS is reduced by development that has taken place over the period from 2011 to 31st March 2020. The supply side reflects the approximately net development areas identified in the SELAA 2015, which have been adjusted to take account of the land that has been developed.

TABLE 14
Ashfield – Demand and Supply from the current evidence base for the emerging
Local Plan, 31st March 2020.

Ashfield - Demand and Supply from the Current Evidence Base for the emerging Local Plan 31st March 2020

Employment Land Requirements 2011-2033 based on ELFS

	Ashfield			Of which Hucknall		
	B1	B1c/B2/B8	Total	B1	B1c/B2/B8	Total
Demand - ELF Study Policy-On	5.5	53.11	58.61	0.65	21.47	22.12
Less land developed on allocations						
2011/12	0	0.26	0.26	0	0	0
2012/13	0	1.64	1.64	0	0	0
2013/14	0	0	0	0	0	0
2014/15	0	0	0	0	0	0
2015/16	0	3.02	3.02	0	0	0
2016/17	0	2.63	2.63	0	0.6	0.6
2017/18	0	3.93	3.93	0	3.35	3.35
2018/19	0	6.95	6.95	0	0	0
2019/20	0	19.45	19.45	0	0	0
Total developed 2011 to date	0	37.88	37.88	0	3.95	3.95
Total land requirement Policy-On 1st April 2020	5.5	15.23	20.73	1.3	17.52	18.17

Allocated Sites or sites on existing employment areas as at 1st April 2020

	ALPR 2002 Allocation	Approx. net developable area	
Rolls Royce	EM1 Ha & pp	20.33	20.33
Butlers Hill	EM1 He	1.78	1.78
Blenheim Lane	EM1 Ra	3.16	3.16
Aerial Way	EM1 Hc	0.83	0.83
West of Fulwood	EM1 Sb	4.54	
Summit Park	EM1 Re	2.34	
South West Oakham	EM1 Re	1.52	
Kings Mill Road	EM1 Ke	1.99	
Park Lane	EM1 Rd	1.84	
Portland Ind Park	EM1 Kc	1.76	
Castlewood Bus Park	EM1 Sa	9.61	
Fulwood Road North	EM1 Sf	1.23	
		<u>50.93</u>	<u>26.10</u>

Notes

ELFS - Employment Land Forecasting Study 2015.

B1 - Floor space is translated into area assuming offices on 2 floors & 40% site coverage.

pp - Planning permission.

High Speed 2b rail route is anticipated to have an impact on the supply at Pinxton Lane and Castlewood

5.0 Employment Land Losses

- 5.1 The Ashfield Local Plan Review, 2002, highlights the importance of maintaining a range of employment sites and buildings to facilitate the local economy. Policy EM5 provides that proposals that cause a loss of existing employment sites or buildings will only be permitted where retention of employment uses would cause unacceptable environmental problems; or the building or site is no longer capable of providing an acceptable standard of accommodation for employment purposes and it this can be demonstrated by lack of demand.
- 5.2 The Council only includes sites where there is a loss of approximately 0.1 ha (1,000 sq m). A number of smaller employment sites will have been utilised for other purposes.
- 5.3 Changes of use of an existing building of approximately 1,000 sq m or more are taken into account. However, frequently, this may be for utilising an industrial building for leisure purposes where there is the potential for the building to come back into a B space use.
- 5.4 Table 15 identifies the loss of employment land from 2001 to 1st April 2020. Tables 16 and 17 break this down into losses to residential development and for other purposes.
- 5.5 In terms of losses of employment land:
- Approximately, 0.37 ha land of Sheepwash Lane (Employment Allocations EM1Sk) developed as a nursing home.
 - Unit 2, Aerial Way has been changed from an industrial unit to use as a soft play areas 0.09 ha.
 - Land at the former Courtaulds Factory, Unwin Road, Sutton in Ashfield comprising 2.58 ha has been developed for residential.
 - The former Bamkins Factory, Edwards Street, Hucknall has been developed to provide 14 dwellings on a site area of 0.32 ha.

	2001/15	2015/16	2016/17	2017/18	2018/19	2019/20	Total
Hucknall	7.95	0.00	0.00	0.51	0.12	0.41	8.99
Kirkby in Ashfield	12.12	0.09	0.00	0.00	0.00	0.00	12.21
Sutton in Ashfield	13.77	1.76	0.00	0.00	2.11	2.95	20.59
Rural	2.88	0.00	0.00	0.00	0.00	0.00	2.88
Total Area loss for each year	36.72	1.85	0.00	0.51	2.23	3.36	44.67

Table 15: Employment Land Losses 1st April 2001 to 31st March 2020.

Source: Ashfield District Council.

	2001/15	2015/16	2016/17	2017/18	2018/19	2019/20	Total
Hucknall	6.78	0.00	0.00	0.51	0.12	0.32	7.73
Kirkby in Ashfield	9.37	0.09	0.00	0.00	0.00	0.00	9.46
Sutton in Ashfield	11.64	1.76	0.00	0.00	0.26	2.95	16.61
Rural	2.69	0.00	0.00	0.00	0.00	0.00	2.69
Total Area loss for each year	30.48	1.85	0.00	0.51	0.38	3.27	36.49

Table 16: Employment Land Losses to residential development 1st April 2001 to 31st March 2020.

Source: Ashfield District Council.

	2001/15	2015/16	2016/17	2017/18	2018/19	2019/20	Total
Hucknall	1.17	0.00	0.00	0.00	0.00	0.09	1.26
Kirkby in Ashfield	2.75	0.00	0.00	0.00	0.00	0.00	2.75
Sutton in Ashfield	2.13	0.00	0.00	0.00	1.85	0.00	3.98
Rural	0.19	0.00	0.00	0.00	0.00	0.00	0.19
Total Area loss for each year	6.24	0.00	0.00	0.00	1.85	0.09	8.18

Table 17: Employment Land Losses to other uses 1st April 2001 to 31st March 2020.

Source: Ashfield District Council.

5.6 In terms of significant employment sites, planning permission has been granted for a change of use from employment on the following sites:

- Employment land off Mansfield Road, Sutton in Ashfield proposed for use as a Lidl was subject to a legal change in relation to the planning permission and the application is subject to reconsideration.
- The former Retical Building (demolished), Southwell Lane, Kirkby-in-Ashfield (v/2014/0530) for residential development. A reserve matters application has been submitted v/2018/0333, which is pending.
- Quantum Clothing Group Ltd North Street, Sutton in Ashfield (V/2015/0264). An employment site on which planning permission was granted for the demolition of the building and outline permission for a maximum of 90 dwellings. Permission was granted at appeal on 22/01/2016 so that the permission has now expired.
- Permission has been granted for land south of A611 at Hucknall on the employment allocation of Annesley Road for residential development (2015/0629) which is currently being offered on the market.
- Outline permission has been granted for land off Sidings Road (V/2014/0661 decision date 29/5/2015) for residential development. The outline permission has expired but a new application has been submitted v/2018/0550, which is pending.

6.0 Further Information

- 6.1 If you have any queries or require further information on this Report please contact Neil Oxby, Forward Planning on 01623 457381 or email n.oxby@ashfield.gov.uk
- 6.2 Ashfield District Council leases a variety of office and workspace ranging from approximately 134 sq ft to 4,200 sq ft. Information on the lease/licence terms and the availability of these units may be obtained from Matt Kirk, Estates Manager on 01623 457277 email m.kirk@ashfield.gov.uk or Nigel Gregory on 01623 457514, email n.gregory@ashfield.gov.uk

APPENDIX ONE

ASHFIELD EMPLOYMENT LAND AVAILABILITY: APRIL 2020

Appendix one lists allocated employment site and substantial sites with planning permission (Harrier Park).

Availability

The assessment of availability is only intended to give a general idea of the likely timescale within which these sites can be brought into use. The assessment is based on available knowledge in relation to the provision of services and constraints known to affect each site. The three time periods identified are:

- *Immediately available:* Development can take place immediately as the site is either fully serviced or is not affected by constraints, or where constraints have been removed and the development of initial roads and services is possible.
- *Within 5 years:* Affected by constraints but currently considered available and capable of development within 5 years.
- *More than 5 years, but not later than 10 years:* Affected by substantial constraints but considered available and capable of development within 10 years.

This information gives a general indication of any known constraints or particular servicing difficulties. It is not an exhaustive list of constraints and others may be present particularly where the site has not been subject to a planning application or detailed site analysis. Additional constraints that are not listed may include costs of servicing, including off-site service provision, land ownership constraints and physical constraints. In some instances, land identified in this document may be held for future expansion by an adjacent business, but this may not preclude its future availability.

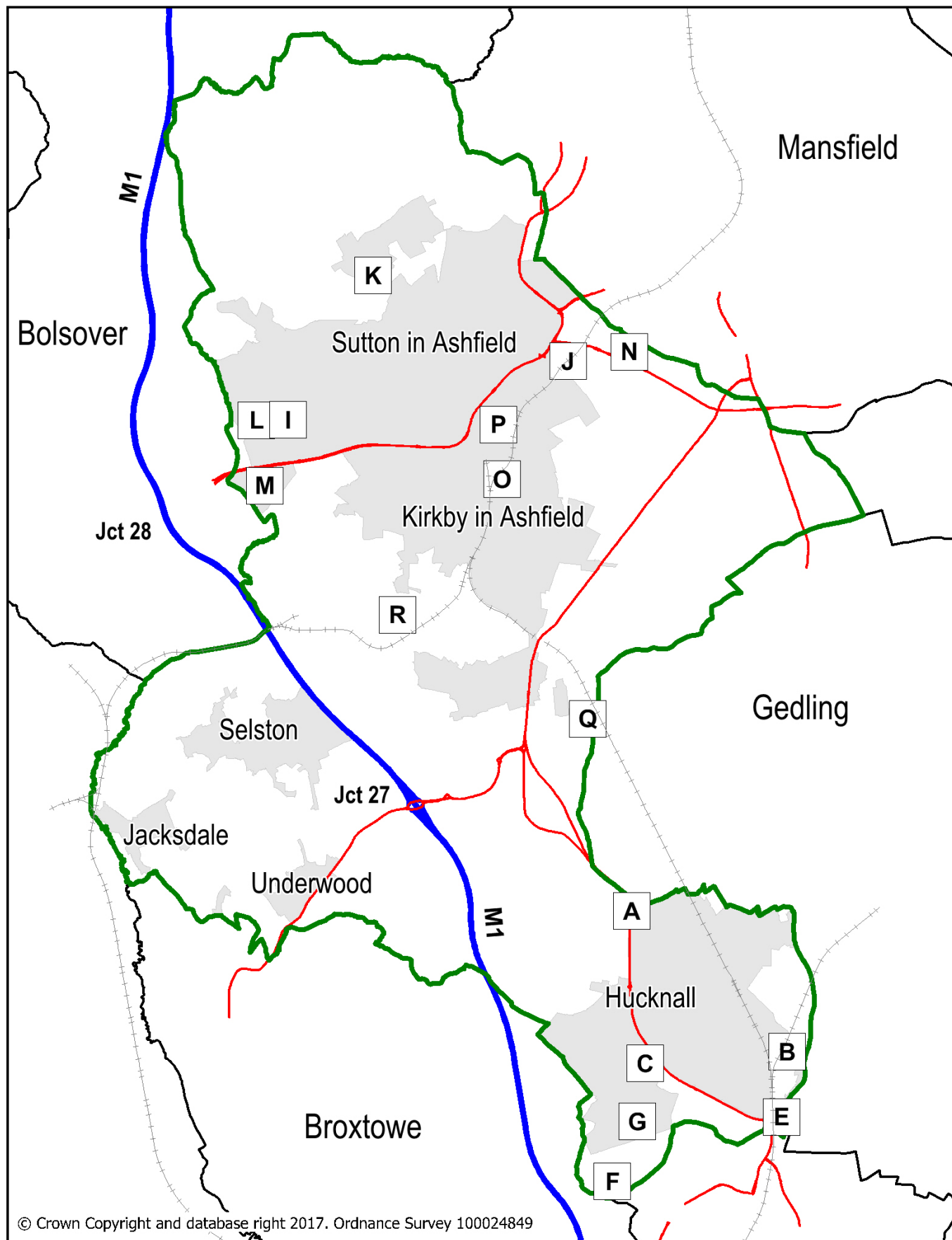
It sets out the last known owner or agent for the sites.

APPENDIX ONE
ASHFIELD EMPLOYMENT LAND AVAILABILITY: APRIL 2020

Plan No.	Site No.	Site Name/ Location/ Plan Code	Total Available (Ha)	Availability	Last Known Owner/Agent	Site Comments
HUCKNALL						
A	H1	A611/Annesley Road (EM1Hj) (Arrow Point Park)	1.4	Unlikely to be available as site has permission for residential development	Developer: Conder Developments Ltd. Tel 01332 299777. Email paul@conderdevelopments.com Agents: Salloway. Tel: 0115 9473377. Email mballard@salloway.com	Site has planning permission for residential development.
B	H2	Wigwam Lane Industrial Estate (EM1Hg)	1.0			Part of larger serviced industrial estate. However, anticipated to be access issues.
C	H5	Former Hucknall No.1 Colliery (EM1Hc)	1.9	Immediately	Bolsover Properties Ltd	Part of larger serviced industrial estate.
C	H9	A611/ Adj. Watnall Rd Sports Ground (EM1Hd)	0.6	Within 5 years	Welbeck Estates	Subject to a planning application Lidl
C	H11	South Watnall Road opposite Nabbs Lane (EM1Hb)	0.8		Private	Being utilised for open storage of materials
E	H12	Land at Bestwood Road (EM1Na)	0.5	Unlikely to be available as site has had past permission for residential development		Has had permission for residential development.
C	H13	Former Dowty Site, Watnall Road (EM1Hk)	1.1	Unlikely to be available as site has permission for residential development		Has permission for residential development

Plan No.	Site No.	Site Name/ Location/ Plan Code		Total Available (Ha)	Availability	Last Known Owner/Agent	Site Comments
HUCKNALL (cont.)							
F	H14	Blenheim Lane Industrial Estate (EM1 Ra)		4.95	Immediately	Wilson Bowden Developments Agents Fisher Hargreaves Proctor	Site developed in phases by Wilson Bowden. Units constructed and available.
G	H15	Rolls Royce, Watnall Road (EM1 Ha) Harrier Park		27.1	Immediately	The site is being marketed by <ul style="list-style-type: none"> FHP Property Consultants 0115 8411146 Knights Frank 0114 2729750 	Brownfield site suitable for B1,B2,B8 use. Developed by Muse Developments/ Rolls Royce . (Application V/2013/0123).
B	H16	Butlers Hill (EM1 He)		2.1	Immediately	Ashfield District Council	Part Brownfield site suitable for B1,B2,B8 use. Infrastructure works complete.
		KIRKBY					
0	K2/1	Welsh Croft Close/Portland Industrial Estate (EM1 Kc)		2.27	Immediately	Welbeck Estates	Brownfield site suitable for B1,B2,B8 use.
P	K5	Kings Mill Rd/Oddicroft Lane (EM1Ke)		1.7	Immediately	Agents Savills and Natrass Giles	Steel Frame erected for unit.
R	K12	Bentinck Colliery (EM1Rd)		3.06	Immediately	Walker Transport	Site suitable for B1,B2,B8 use. Reclamation and Infrastructure works complete.

Plan No.	Site No.	Site Name/ Location/ Plan Code		Total Available (Ha)	Availability	Last Known Owner/Agent	Site Comments
		SUTTON					
I	S2/f	Fulwood Rd North - Fulwood Industrial Estate (EM1Sc)		1.55	Immediately		Access issues
I	S2/b	Fulwood Rd North - Fulwood Industrial Estate (EM1Sf)		1.60	Immediately/ Within 5 years		Part of larger serviced industrial estate. Partly available- One area being utilised as a lorry park.
L	S6	West of Fulwood (EM1Sb)		4.54	Immediately	Magfern Estates on the market as Fulwood Park with Innes England (Nottm) or Salloway.	Site suitable for B1,B2,B8 use. Infrastructure works undertaken. Service Plots 0.77 ha to 5.7 ha or design and build up to 19,319 sq m.
J	S13	Midland Road/ Station Road (EM1Sj)		0.6	Immediately	Ashfield District Council	Site suitable for B1,B2,B8 use.
M	S16	Pinxton Lane (EM1Sa)		9.61	Immediately	Clowes Group www.clowesgroup.com Agent Fisher Hargreaves Proctor	Plots available.
N	S17	South West Oakham Business Park (EM1Re)		4.20	Immediately	Sladen Estates Ltd Agents: Lambert Smith Hampton, Sean Bremner.	Infrastructure works undertaken

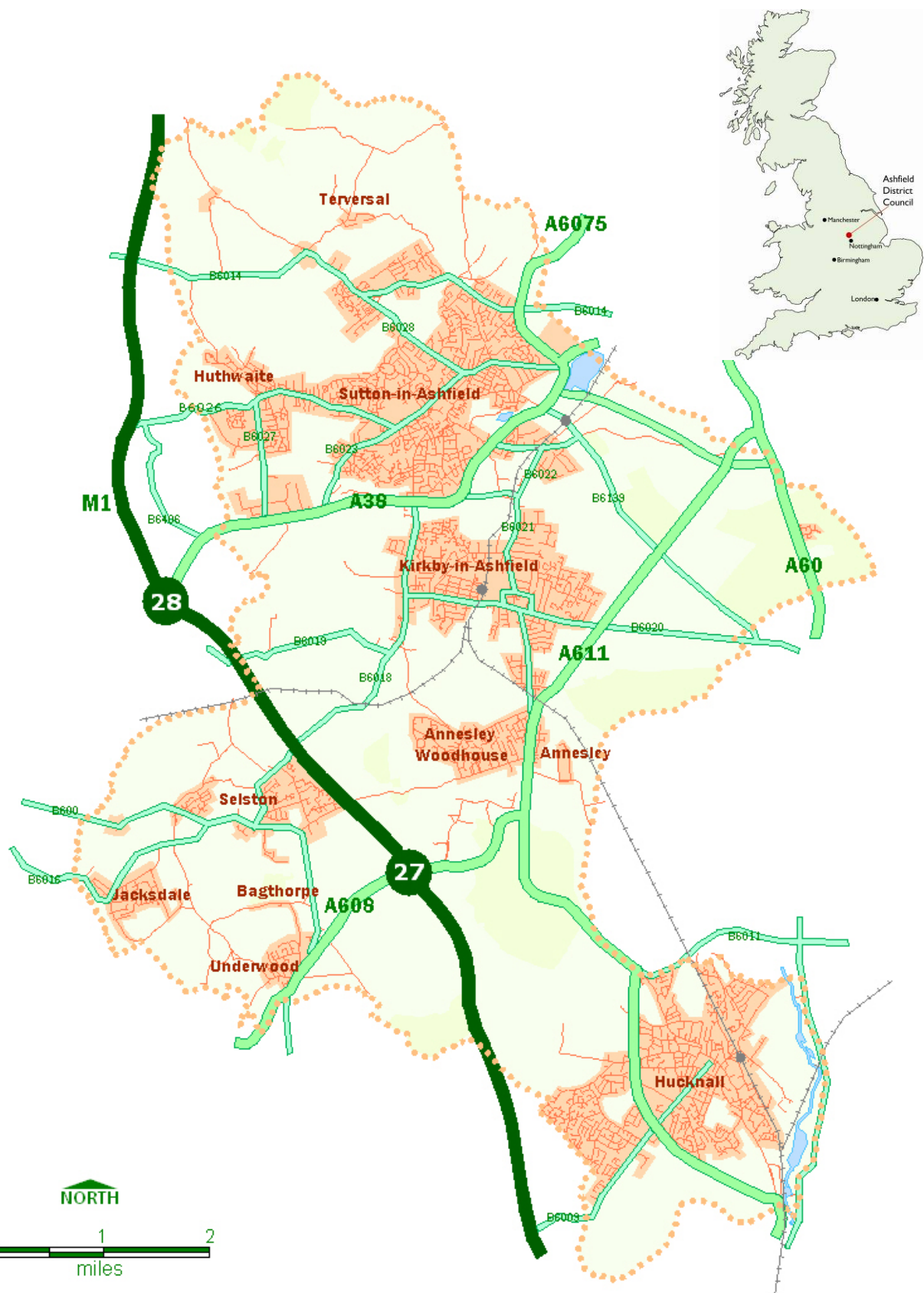


Employment Land Availability Study Site Location Plan

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