

**Employment Land Monitoring**

**Report**

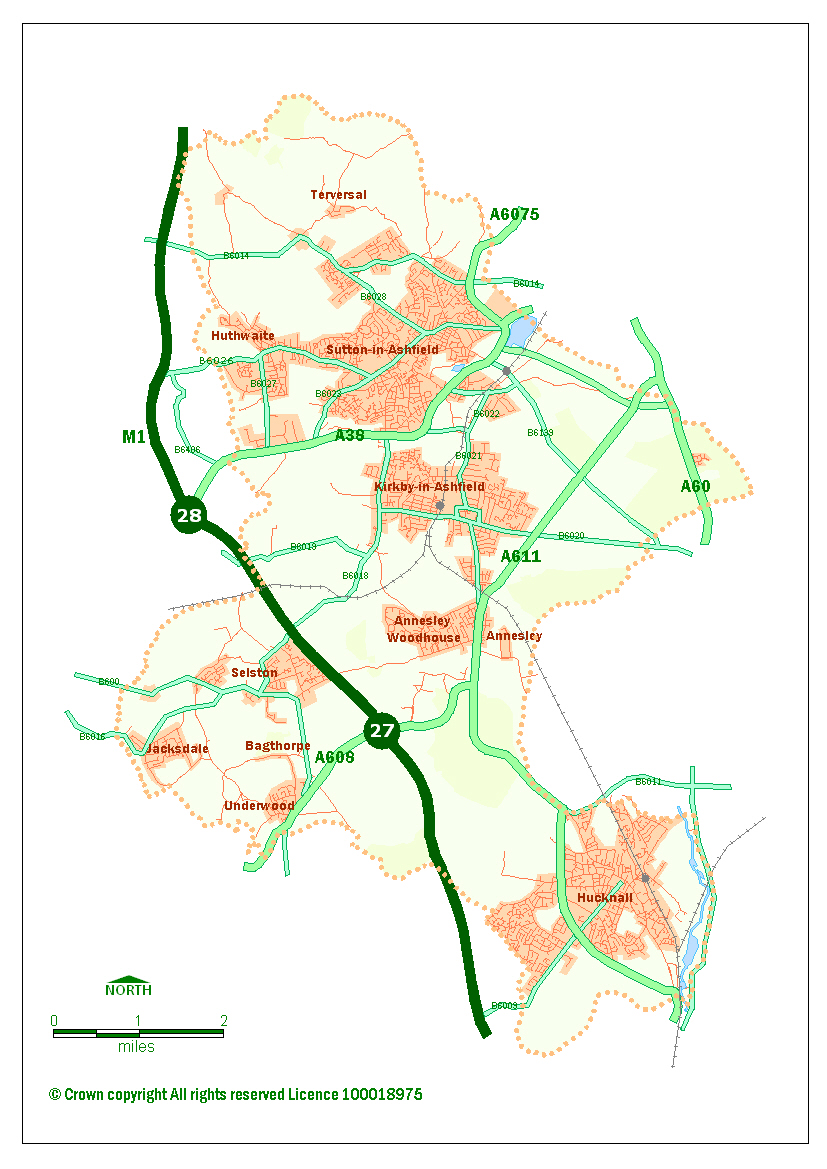
****

**April 2023**

**Contents**

|  |  |
| --- | --- |
| Section |  |
|  |  |
| 1.0 | Introduction. |
| 2.0 | Floorspace. |
| 3.0 | Ashfield Local Plan Review 2002 (Saved Policies) - Employment Land Take-up/Availability. |
| 4.0 | Employment Land Requirements reflecting the evidence base for the emerging Local Plan. |
| 5.0 | Employment Land Losses. |
| 6.0 | Further Information. |

|  |  |
| --- | --- |
| ALPR | Ashfield Local Plan Review, 2002 , Saved Policies. |
| GIA | Gross Internal Area. |
| NPPF | National Planning Policy Framework. |



**1.0** **Introduction**

* 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 2022 to 31st March 2023.

**The Monitoring Report**

* 1. The Employment Land Monitoring Report provides:
* An overview of the policies effecting employment land allocation and take-up in the District of Ashfield together with an overview of other documents related to employment in Ashfield;
* Information on all known employment land take up from 1 April 2022 to 31 March 2023;
* Information on all known employment land losses from 1 April 2022 to 31 March 2023;
* Information on sites where there is still available land on employment allocated.
* Updates the employment land position in relation to the emerging Local Plan.
  1. The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'. The Employment Land Monitoring Report is focused on ‘employment land’ which includes the following uses office, light industrial, general industrial and storage/warehouse. Traditionally, this has been known as ‘B space land,’ as it related to development within Classes B1, B2 and B8. Before 1st September 2020, this covered the following:
* Offices - B1(a).
* Industrial - B1(b), B1(c), B2.
* Storage and Distribution - B8.

The Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020 came into effect on 1st September 2020. Use Classes A, B1 and D no longer exist. A new Use Class E (commercial, business and service) has been created. This includes the former classes A1 (shops), A2 (financial and professional services), A3 (restaurants and cafes) and B1 (business). Former Use Class A4 (drinking establishment) and A5 (hot food takeaway), have become sui generis uses. Classes B2 and B8 remain.

The former Use Class B1 is now Use Class E(g). For the purposes of employment monitoring, the Council will continue to monitor Use Class E(g), B2 and B8). Class E(g) reflects a use which can be undertaken in a residential area without detriment to its amenity comprising:

* E(g)(i) - Offices to carry out any operational or administrative functions,
* E(g)(ii) - Research and development of products or processes
* E(g)(iii) - Any industrial process, being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

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. 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.
  2. 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 planning applications, plans submitted with 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.
  3. Floorspace has been subdivided into offices, industrial, warehousing and industrial/warehousing. However, the nature and construction of industrial buildings and warehouses means that at a basic level the use is interchangeable. Consequently, the division of floor space into different uses reflects the information available to the Council when the Monitoring Report is compiled.
  4. In terms of employment land take-up, land is regarded as being developed for employment purposes when significant construction work on the proposed building has been undertaken. Consequently, it will include floor space which has been completed or is substantially completed.
  5. Extensions to existing buildings and the redevelopment of existing employment sites have been monitored since 1st April 2006. Where there has been an application permitted which includes intensification of an existing employment site, i.e. an extension or additional floor to existing employment building, only net additional floorspace is recorded as the site area already exists.
  6. 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 meters. 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**

**Development Plan**

* 1. The Ashfield Local Plan Review 2002, Saved Policies (ALPR) sets out the policy basis of the Local Plan for employment purposes in Section 2. The save policies are:
* Policy EM1: Employment Land Allocations
* Policy EM4: Protection of Employment Land Allocations.
* Policy EM5: Protection of Existing Employment Sites and Buildings.

The National Planning Policy Framework (NPPF) is a material consideration and the policies in the development plan have to be considered in relation to their degree of consistency with the provisions of the NPPF. (NPPF paragraph 213).

* 1. There are two neighbourhood plans in Ashfield:
* The JUS’t neighbourhood Plan, covering most of the Parish of Selston.
* Teversal, Stanton Hill and Skegby Neighbourhood Plan, covering an area form part of the northern area of Sutton in Ashfield and the rural area beyond to the District boundary.

The policies set out in these Neighbourhood Plans will be relevant in the neighbourhood plan area. Neither Plan allocates employment or housing sites.

**Emerging Local Plan**

* 1. A consultation under Regulations 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012, as amended, was undertaken from 4th October to 16th November 2021. Work on the evidence base in being completed with a view to consulting on a Regulation 19 Local Plan under the Town and Country Planning (Local Planning)(England) regulation 2012, as amended later in the year.

**National Planning Policy Guidance (NPPF)**

* 1. The 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.
  2. The NPPF was published in 2012 and has been subsequently amended in 2018, 2019 and in July 2021. The NPPF sets out the Government’s planning policies and how these are to be applied.

*“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 81).

* 1. Further policy for local plans and decisions is set out in paragraphs 82 and 83 including making provision for storage and distribution operations at a variety of scales and in suitably accessible locations. This is within the context of protecting the built heritage, biodiversity, the Green Belt and the countryside, reflecting the value these aspects bring to peoples’ quality of life.
  2. 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. 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).
  2. D2N2 Recovery and Growth Strategy (RGS) builds on and supersedes their Local Industrial Strategy. It is identified as D2N2’s key strategic document up to 2030 and drives all D2N2 activities. The strategy is designed to drive improvement across three guiding principles, which are supported by a proposition and underpinned by more specific priorities and objectives, see Figure 1.



**Figure 1: Recovery and Growth Strategy D2N2**

Source: D2N2

* 1. The Strategy is available on D2N2 website at:

<file:///S:/lplans/POLICY/EMPLOYMENT/D2N2%202019%20onwards/D2N2Recovery-Strategy-2020_V4_190121-compressed.pdf>

**Labour Demand/Businesses Profile**

* 1. In relation to Ashfield’s labour profile and business numbers, the following statistics show a snap shot for Ashfield from NOMIS:

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | **Ashfield (Jobs)** | **Ashfield (Density)** | **East Midlands (Density)** | **Great Britain (Density)** |
| **2016** | 58,000 | 0.75 | 0.81 | 0.85 |
| **2017** | 58,000 | 0.74 | 0.80 | 0.86 |
| **2018** | 59,000 | 0.75 | 0.80 | 0.86 |
| **2019** | 60,000 | 0.76 | 0.81 | 0.87 |
| **2020** | 54,000 | 0.68 | 0.79 | 0.84 |
| **2021** | 57,000 | 0.73 | 0.80 | 0.85 |

**Table 1: Job Density**

Source: ONS jobs density (28th June 2023)

Notes:

* The density figures represent the ratio of total jobs to population aged 16-64.
* Total jobs include employees, self-employed, government-supported trainees and HM Forces.

The job density shows a significant fall from 2019 when there were 60,000 jobs and a density of 0.76.

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Employee jobs** | **Ashfield 2020 (Employee Jobs)** | **Ashfield 2020 (%)** | **East Midlands 2020 (%)** | **Ashfield 2021 (Employee Jobs)** | **Ashfield 2021 (%)** | **East Midlands 2021 (%)** |
| **Total Employee Jobs** | 51,000 | - | - | 56,000 | - | - |
| Full-Time | 35,000 | 68.6 | 67.1 | 36,000 | 64.3 | 66.8 |
| Part-Time | 16,000 | 31.4 | 32.9 | 20,000 | 35.7 | 33.2 |
| **Employee Jobs By Industry** |  |  |  |  |  |  |
| B : Mining And Quarrying | 30 | 0.1 | 0.2 | 30 | 0.1 | 0.2 |
| C : Manufacturing | 8,000 | 15.7 | 12.4 | 8,000 | 14.3 | 12.0 |
| D : Electricity, Gas, Steam And Air Conditioning Supply | 600 | 1.2 | 0.6 | 1,000 | 1.8 | 0.8 |
| E : Water Supply; Sewerage, Waste Management And Remediation Activities | 75 | 0.1 | 0.6 | 175 | 0.3 | 0.7 |
| F : Construction | 5,000 | 9.8 | 4.5 | 5,000 | 8.9 | 4.7 |
| G : Wholesale And Retail Trade; Repair Of Motor Vehicles And Motorcycles | 8,000 | 15.7 | 16.5 | 8,000 | 14.3 | 16.3 |
| H : Transportation And Storage | 3,500 | 6.9 | 7.1 | 5,000 | 8.9 | 6.5 |
| I : Accommodation And Food Service Activities | 2,250 | 4.4 | 6.4 | 2,500 | 4.5 | 6.5 |
| J : Information And Communication | 1,250 | 2.5 | 3.1 | 1,000 | 1.8 | 3.0 |
| K : Financial And Insurance Activities | 225 | 0.4 | 1.7 | 250 | 0.4 | 1.9 |
| L : Real Estate Activities | 350 | 0.7 | 1.8 | 350 | 0.6 | 1.4 |
| M : Professional, Scientific And Technical Activities | 2,250 | 4.4 | 7.2 | 1,500 | 2.7 | 7.1 |
| N : Administrative And Support Service Activities | 1,750 | 3.4 | 7.1 | 2,000 | 3.6 | 8.1 |
| O : Public Administration And Defence; Compulsory Social Security | 1,000 | 2.0 | 3.9 | 1,000 | 1.8 | 4.0 |
| P : Education | 3,500 | 6.9 | 9.2 | 3,500 | 6.2 | 8.9 |
| Q : Human Health And Social Work Activities | 11,000 | 21.6 | 13.4 | 15,000 | 26.8 | 13.8 |
| R : Arts, Entertainment And Recreation | 700 | 1.4 | 2.1 | 800 | 1.4 | 2.3 |
| S : Other Service Activities | 400 | 0.8 | 1.6 | 500 | 0.9 | 1.8 |

**Table 2: Employee jobs**

Source: ONS Business Register and Employment Survey : open access (28th June 2023)

Notes:

* - Data unavailable
* % is a proportion of total employee jobs excluding farm-based agriculture
* Employee jobs excludes self-employed, government-supported trainees and HM Forces
* Data excludes farm-based agriculture

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Earnings by place of residence** | **Ashfield 2021 £** | **East Midlands 2021  £** | **Great Britain 2021 £** | **Ashfield 2022 £** | **East Midlands 2022  £** | **Great Britain 2022 £** |
| **Gross Weekly Pay** |  |  |  |  |  |  |
| Full-Time Workers | 535.2 | 573.4 | 613.1 | 564.2 | 603.7 | 642.2 |
| Male Full-Time Workers | 576.7 | 613.4 | 655.5 | 602.5 | 648.9 | 687.5 |
| Female Full-Time Workers | 457.9 | 508.0 | 558.1 | 478.8 | 536.6 | 584.5 |
| **Hourly Pay - Excluding Overtime** |  |  |  |  |  |  |
| Full-Time Workers | 13.28 | 14.37 | 15.65 | 14.27 | 15.06 | 16.37 |
| Male Full-Time Workers | 14.12 | 14.85 | 16.26 | 15.09 | 15.77 | 16.97 |
| Female Full-Time Workers | 12.05 | 13.35 | 14.86 | 12.71 | 14.09 | 15.49 |

**Table 3: Earnings by place of residence**

Source: ONS annual survey of hours and earnings - resident analysis (28th June 2023)

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

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Earnings by place of work** | **Ashfield 2021 £** | **East Midlands 2021 £** | **Great Britain 2021 £** | **Ashfield 2022 £** | **East Midlands 2022 £** | **Great Britain 2022 £** |
| **Gross Weekly Pay** |  |  |  |  |  |  |
| Full-Time Workers | 532.5 | 559.8 | 612.8 | 592.2 | 594.1 | 642.0 |
| Male Full-Time Workers | 561.4 | 600.7 | 654.3 | 649.0 | 633.6 | 686.7 |
| Female Full-Time Workers | 456.2 | 492.8 | 558.1 | 467.6 | 527.3 | 584.5 |
| **Hourly Pay - Excluding Overtime** |  |  |  |  |  |  |
| Full-Time Workers | 13.77 | 13.95 | 15.64 | 14.00 | 14.75 | 16.37 |
| Male Full-Time Workers | 15.24 | 14.49 | 16.25 | 15.52 | 15.36 | 16.96 |
| Female Full-Time Workers | 11.68 | 12.87 | 14.86 | 12.58 | 13.57 | 15.48 |

**Table 4: Earnings by place of work**

Source: ONS annual survey of hours and earnings - workplace analysis (28th June 2023)

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

**Labour Supply**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | **Ashfield (Numbers)** | **Ashfield (%)** | **East Midlands (%)** | **Great Britain (%)** |
| **Employment and unemployment** |  |  |  |  |
| All People |  |  |  |  |
| Economically Active† | 64,000 | 77.0 | 77.4 | 78.5 |
| In Employment† | 63,500 | 76.4 | 75.2 | 75.6 |
| Employees† | 58,500 | 70.6 | 66.4 | 66.0 |
| Self Employed† | 5,100 | # | 8.6 | 9.3 |
| Unemployed (Model-Based)§ | 2,000 | 3.2 | 2.9 | 3.6 |
| **Economic inactivity** |  |  |  |  |
| Total | 18,800 | 23.0 | 22.6 | 21.5 |
| Long-Term Sick | 8,700 | 46.6 | 26.2 | 25.8 |
| Does Not Want A Job | 17,400 | 92.6 | 84.0 | 81.9 |

**Table 5: Employment and unemployment (Jan 2022-Dec 2022)**

#   Sample size too small for reliable estimate [(see definitions)](https://www.nomisweb.co.uk/reports/lmp/la/1946157162/report.aspx#supply)

!   Estimate is not available since sample size is disclosive [(see definitions)](https://www.nomisweb.co.uk/reports/lmp/la/1946157162/report.aspx#supply)

†   -   numbers are for those aged 16 and over, % are for those aged 16-64

§   -   numbers and % are for those aged 16 and over. % is a proportion of economically active

**Business Count**

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **UK Business Counts** | **Ashfield 2021 (Numbers)** | **Ashfield 2021 (%)** | **East Midlands 2021 (Numbers)** | **East Midlands 2021 (%)** | **Ashfield 2022 (Numbers)** | **Ashfield 2022 (%)** | **East Midlands 2022 (Numbers)** | **East Midlands 2022 (%)** |
| **Enterprises** |  |  |  |  |  |  |  |  |
| Micro (0 To 9) | 2,690 | 86.8 | 168,875 | 89.4 | 2,695 | 86.9 | 168,845 | 89.3 |
| Small (10 To 49) | 315 | 10.2 | 16,395 | 8.7 | 315 | 10.2 | 16,535 | 8.7 |
| Medium (50 To 249) | 75 | 2.4 | 2,945 | 1.6 | 75 | 2.4 | 2,920 | 1.5 |
| Large (250+) | 15 | 0.5 | 710 | 0.4 | 15 | 0.5 | 735 | 0.4 |
| Total | 3,100 | - | 188,925 | - | 3,100 | - | 189,035 | - |
| **Local Units** |  |  |  |  |  |  |  |  |
| Micro (0 To 9) | 3,005 | 79.1 | 184,760 | 84.4 | 3,020 | 79.6 | 184,955 | 84.5 |
| Small (10 To 49) | 600 | 15.8 | 27,575 | 12.6 | 580 | 15.3 | 27,465 | 12.5 |
| Medium (50 To 249) | 175 | 4.6 | 5,765 | 2.6 | 170 | 4.5 | 5,780 | 2.6 |
| Large (250+) | 20 | 0.5 | 795 | 0.4 | 20 | 0.5 | 810 | 0.4 |
| Total | 3,800 | - | 218,895 | - | 3,795 | - | 219,010 |  |

**Table 6: Business Count**

Source: Inter Departmental Business Register (ONS) (28th June 2023)

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.

**Qualifications**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Qualifications** | **Ashfield (Level)** | **Ashfield (%)** | **East Midlands (%)** | **Great Britain (%)** |
| **Jan 2021-Dec 2021** |  |  |  |  |
| NVQ4 And Above | 23,300 | 29.9 | 35.7 | 43.6 |
| NVQ3 And Above | 39,200 | 50.2 | 55.9 | 61.5 |
| NVQ2 And Above | 55,100 | 70.6 | 74.7 | 78.1 |
| NVQ1 And Above | 67,500 | 86.5 | 86.5 | 87.5 |
| Other Qualifications | # | # | 6.0 | 5.9 |
| No Qualifications | # | # | 7.5 | 6.6 |
| **Jan 2020-Dec 2020** |  |  |  |  |
| NVQ4 And Above | 18,900 | 24.3 | 37.2 | 43.1 |
| NVQ3 And Above | 39,000 | 50.2 | 58.2 | 61.3 |
| NVQ2 And Above | 59,800 | 76.9 | 76.6 | 78.1 |
| NVQ1 And Above | 69,300 | 89.1 | 87.5 | 87.7 |
| Other Qualifications | # | # | 6.3 | 5.9 |
| No Qualifications | 6,500 | 8.4 | 6.2 | 6.4 |
| **Jan 2019-Dec 2019** |  |  |  |  |
| NVQ4 And Above | 17,400 | 21.2 | 34.1 | 40.3 |
| NVQ3 And Above | 38,900 | 47.5 | 56.4 | 58.5 |
| NVQ2 And Above | 59,200 | 72.4 | 74.4 | 75.6 |
| NVQ1 And Above | 69,600 | 85.0 | 85.5 | 85.6 |
| Other Qualifications | 4,300 | 5.3 | 7.0 | 6.7 |
| No Qualifications | 8,000 | 9.8 | 7.4 | 7.7 |
| **Jan 2018-Dec 2018** |  |  |  |  |
| NVQ4 And Above | 13,400 | 17.0 | 33.2 | 39.3 |
| NVQ3 And Above | 34,100 | 43.2 | 54.0 | 57.8 |
| NVQ2 And Above | 49,400 | 62.6 | 72.0 | 74.9 |
| NVQ1 And Above | 60,500 | 76.8 | 84.1 | 85.4 |
| Other Qualifications | 8,700 | 11.0 | 7.8 | 6.8 |
| No Qualifications | 9,600 | 12.2 | 8.1 | 7.8 |
| **Jan 2017-Dec 2017** |  |  |  |  |
| NVQ4 And Above | 14,300 | 18.1 | 32.0 | 38.5 |
| NVQ3 And Above | 31,100 | 39.2 | 52.1 | 57.1 |
| NVQ2 And Above | 47,200 | 59.4 | 70.9 | 74.7 |
| NVQ1 And Above | 62,800 | 79.1 | 83.6 | 85.4 |
| Other Qualifications | 8,300 | 10.5 | 8.2 | 6.9 |
| No Qualifications | 8,200 | 10.4 | 8.2 | 7.7 |

**Table 7: Qualifications**

Source: ONS annual population survey (28th June 2023)

Notes:

* # Sample size too small for reliable estimate (see definitions)
* Numbers and % are for those of aged 16-64
* % is a proportion of resident population of area aged 16-64

NVQ 1 Equivalent - e.g. fewer than 5 GCSEs at grades A-C, foundation GNVQ, NVQ 1, intermediate 1 national qualification (Scotland) or equivalent.

NVQ 2 Equivalent - e.g. 5 or more GCSEs at grades A-C, intermediate GNVQ, NVQ 2, intermediate 2 national qualification (Scotland) or equivalent.

NVQ 3 Equivalent - e.g. 2 or more A levels, advanced GNVQ, NVQ 3, 2 or more higher or advanced higher national qualifications (Scotland) or equivalent

NVQ 4 Equivalent And Above - e.g. HND, Degree and Higher Degree level qualifications or equivalent.

**2.0 Floorspace**

* 1. Information in the Tables below is derived from Government Statistics on Non-domestic rating: stock of properties including business floorspace, 2022[[1]](#footnote-1), 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. 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.
  1. Tables 8 and 9 set out the following:
* Office sector: floorspace per metre squared by administrative area. (Taken from Tables FS3.1)
* Industrial sector: floorspace per metre squared by administrative area. (Taken from Tables FS4.1)

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. No updates were available from the previous year when the Monitoring Report was undertaken.

|  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| *Floorspace (thousand m2* |  |  |  |  |  |  |  |  |  |  |  |
| **Area** | **2011-12** | **2012-13** | **2013-14** | **2014-15** | **2015-16** | **2016-17** | **2017-18** | **2018-19** | **2019-20** | **2020-21** | **2021-2022** |
| Nottinghamshire | 5,024 | 5,006 | 5,025 | 5,012 | 5,052 | 5,029 | 5,080 | 5,092 | 5,142 | 5,165 | 5,511 |
| **Ashfield** | 1,177 | 1,164 | 1,177 | 1,193 | 1,210 | 1,202 | 1,205 | 1,206 | 1,226 | 1,211 | 1,403 |
| Bassetlaw | 1,151 | 1,151 | 1,155 | 1,162 | 1,188 | 1,195 | 1,214 | 1,210 | 1,209 | 1,230 | 1,291 |
| Broxtowe | 465 | 472 | 467 | 427 | 428 | 416 | 406 | 406 | 406 | 422 | 496 |
| Gedling | 441 | 442 | 437 | 434 | 422 | 422 | 431 | 431 | 434 | 434 | 436 |
| Mansfield | 545 | 549 | 556 | 559 | 561 | 556 | 561 | 558 | 578 | 580 | 581 |
| Newark and Sherwood | 805 | 787 | 790 | 794 | 791 | 789 | 810 | 828 | 827 | 832 | 842 |
| Rushcliffe | 440 | 443 | 443 | 444 | 452 | 450 | 455 | 454 | 462 | 456 | 462 |
|  |  |  |  |  |  |  |  |  |  |  |  |
| Nottingham UA | 2,024 | 2,016 | 2,002 | 1,987 | 1,967 | 1,963 | 1,956 | 1,848 | 1,828 | 1,823 | 1,805 |

**Table 8: Industrial Sector Floorspace**

Source: Business Floorspace Table FS4.1: Industrial sector - total floorspace by administrative area, data to 31 March 2022

|  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| *Floorspace (thousand m2)* |  |  |  |  |  |  |  |  |  |  |  |
| **Area** | **2011-12** | **2012-13** | **2013-14** | **2014-15** | **2015-16** | **2016-17** | **2017-18** | **2018-19** | **2019-20** | **2020-21** | **2021-22** |
| Nottinghamshire | 588 | 589 | 587 | 599 | 593 | 584 | 594 | 600 | 603 | 605 | 605 |
| **Ashfield** | 95 | 94 | 93 | 98 | 97 | 105 | 106 | 105 | 107 | 108 | 111 |
| Bassetlaw | 67 | 67 | 67 | 72 | 69 | 69 | 72 | 73 | 72 | 68 | 66 |
| Broxtowe | 86 | 85 | 86 | 88 | 87 | 74 | 70 | 70 | 70 | 70 | 72 |
| Gedling | 43 | 44 | 44 | 44 | 44 | 42 | 46 | 48 | 47 | 49 | 49 |
| Mansfield | 94 | 93 | 92 | 88 | 87 | 85 | 84 | 88 | 94 | 96 | 96 |
| Newark and Sherwood | 91 | 92 | 92 | 92 | 91 | 91 | 97 | 98 | 94 | 92 | 91 |
| Rushcliffe | 113 | 114 | 114 | 118 | 117 | 116 | 118 | 120 | 120 | 121 | 121 |
|  |  |  |  |  |  |  |  |  |  |  |  |
| Nottingham UA | 813 | 813 | 815 | 795 | 780 | 766 | 761 | 746 | 725 | 726 | 710 |

**Table 9: Office Sector Floorspace**

Source: Business Floorspace Table FS3.1: Office sector - total floorspace by administrative area, data to 31 March 2022

* 1. 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. The development of additional floorspace in the District can arises from the following sources:
* Development on employment land allocations in the ALPR;
* Redevelopment on existing employment sites;
* Changes of use of existing buildings to B space uses; and
* Extensions to units on existing employments sites.
  1. For the period 1st April 2022 to 31st March 2023, development has come forward as follows:
* Castlewood Business Park, Plot 1 (Unit 5) comprising a site area of 5 ha, providing 18,027 sq m warehouse, 1,008 sq m offices Total GIA 19,235 sq m.
* Castlewood Business Park, Plot 8 comprising a site area 2.94 ha providing B2 and B8 11,752 sq m offices 715 sq m. Total GIA 12,467.
* A plot at Butlers Hill identified in the planning application as 10 Baker Brook Close has been granted permission for storage of plan and machinery and no building forms part of the application.
* Wheatley Business Park,1 Lowmoor Road, Kirkby-in-Ashfield new units on existing employment site B2 use comprising GIA of 795 sq m.
* Baker Brook Industrial Estate, Wigwam Lane, Hucknall new units on existing employment site B1, B2 & B8 permission comprising GIA of 1,863 sq m.
* Chiltern Mills 11-13 Station Road, Sutton in Ashfield change of use from A1 Retail to B8 Storage and Distribution comprising GIA 619 sq m.

Table 10 sets out the floorspace developed during the period 1st April 2022 to 31st March 2023 with Table 11 setting out the floorspace completed on an annual basis from 1st April 2006 to 31st March 2023.

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  |  | Hucknall Wards **m2** | The rest of the Districtm2 | District Total **m2** |
| Floor space developed for employment by type on sites allocated under the ALPR. | Offices | - | - | - |
| Industrial | - | - | - |
| Warehouse | - | 19,235 | 19,235 |
| Ind/ Warehouse | - | 12,467 | 12,467 |
| Floor space developed for employment by type on existing employment sites. | Offices | - | - | - |
| Industrial | 1863 | 795 | 2,658 |
| Warehouse | - | - | - |
| Ind/ Warehouse | - | - | - |
| Floor space developed for employment from other uses | Offices | - | - | - |
| Industrial | - | - | - |
| Warehouse |  | 619 | 619 |
| Ind/ Warehouse | - | - | - |
| Floor space extensions on existing employment sites | Offices | - | - | - |
| Industrial | - | - | - |
| Warehouse | - | - | - |
| Ind/ Warehouse | - | - | - |
|  |  |  |  |  |
| Total | Offices | - | -- | - |
| Industrial | 1863 | 795 | 2,658 |
| Warehouse | - | 19,854 | 19,854 |
| Ind/ Warehouse | - | 12,467 | 12,467 |

**Table 10: Floor space Developed during the period 1st April 2022 to 31st March 2023.**

Source: Ashfield District Council.

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| Year | Annual Total Floor space m2 |  | | Hucknall Wards **m2** | The rest of the Districtm2 | District Total **m2** |
| 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 | |
|  | 163,943 | | Offices | - | - |  | |
| 2019/2020 | Industrial | 100 | 1,062 | 1,162 | |
|  | Warehouse |  | 162,781 | 162,781 | |
|  | Ind/ Warehouse | - | - | - | |
|  | 31,803 | | Offices | - | 240 | 240 | |
| 2020/2021 | Industrial | - | 10,049 | 10,049 | |
|  | Warehouse | 20,706 | 808 | 21,514 | |
|  | Ind/ Warehouse | - | - | - | |
|  |  | | Offices | - | - | - | |
| 2021/2022 |  | | Industrial | 2,785 | 4,371 | 7,156 | |
|  |  | | Warehouse |  | 3,723 | 3,723 | |
|  |  | | Ind/ Warehouse | 15,452 | - | 15,452 | |
| 2022/2023 |  | | Offices | - | -- | - | |
|  |  | | Industrial | 1863 | 795 | 2,658 | |
|  |  | | Warehouse | - | 19,854 | 19,854 | |
|  |  | | Ind/ Warehouse | - | 12,467 | 12,467 | |

**Table 11: Floor space completed during the period 1st April 2006 to 31st March 2023.**

Source: Ashfield District Council

* 1. Table 12 identifies the floorspace that has come forward since 2011, reflects the base date of the Employment Land Forecasting Study.

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  | **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** | |
|  | E gi | B2/B8 | E gi | B2/B8 | E gi | B2/B8 | E gi | 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 |
| 2020/21 | 240 | 1,007 | 0 | 300 | 0 | 0 | 0 | 30,256 |
| 2021/22 | 0 | 445 | 0 | 3,765 | 0 | 690 | 0 | 21,431 |
| 2022/23 | 0 | 0 | 0 | 2,658 | 0 | 619 | 0 | 31,702 |
|  |  |  |  |  |  |  |  |  |
| Total | 240 | 4,902 | 730 | 54,043 | 4,275 | 1,939 | 0 | 305,694 |

**Table 12: Floorspace brought forward since 2011 to 1st April 2023.**

Source: Ashfield District Council

**3.0 Ashfield Local Plan Review 2002 (Saved Policies) - Employment Land Take-**

**Up / Availability**

1. Land is available in Ashfield through sites allocated for employment purposes in the ALPR 2002 or through planning permissions for new development sites. The land remaining available for employment purposes, based on the allocations in the ALPR 2002 is identified in Table 16 and Table 17. The figures, with exceptions identified in Policy EM1, reflect the gross development area rather than net development area. Consequently, this may overestimate the land that is available.
2. The following land has been developed on employment allocations during the year:

* Castlewood Grange Business Park, Plot 1, for a B8 use, comprising an area of 5.0 ha
* Castlewood Grange Business Park, Plot 8, for a B2/B8 use, comprising an area of 2.94 ha
* Butlers Hill, Hucknall (0.72 ha) has implemented planning permission for open storage.

1. In relation to other significantly sized units on allocated sites:

* Castlewood Grange Business Park, Plot 10 consent granted for E (g) (iii), B2 and B8 comprising 7,124 sq m on a plot of 2.375 ha. (V/2021/0621). The unit is under construction.
* West of Fulwood has permission on Plot 4, Export Drive, Huthwaite has planning consent for the construction of a warehouse including ancillary offices, totalling 17,706.5 sq m.

1. The employment land allocation of Midland Road/ Station Road (Maun Valley) Sutton in Ashfield (ALPR Policy EM1Sj) has been developed for residential purposes. This has not been included in employment land losses as it was a greenfield site and was never used for employment.
2. Tables 13, 14 and 15 together with Tables 16 and 17 of this report summarise the position, on 31st March 2023, with regard to employment land on sites allocated under the ALPR.

|  |  |
| --- | --- |
| **Land developed 1st April 2022 to 31st March 2023** | **Land (ha)** |
|  |  |
| Hucknall Wards | 0.72 |
| The Rest of the District | 7.94 |
|  |  |
| TOTAL LAND DEVELOPED | 8.66 |

Table 13: Land developed on Employment Allocations identified in the

ALPR but including Harrier Park (planning permission) for the period 1st April 2022 to 31st March 2023.

Source: Ashfield District Council.

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **Year** | **01/18** | **18/19** | **19/20** | **20/21** | **21/22** | **22/23** | **Total** |
|  |  |  |  |  |  |  |  |
| Hucknall | 20.85 | 0.00 | 0.00 | 4.83 | 3.30 | 0.72 | 29.70 |
| The Rest of the District | 71.83 | 6.95 | 19.45 | 1.86 | 2.01 | 7.94 | 110.04 |
|  |  |  |  |  |  |  |  |
| Total | 92.68 | 6.95 | 19.45 | 6.69 | 5.31 |  | 139.74 |

Table 14: Land Developed on Employment Allocations but including Harrier Park (planning permission) 2001-2023.

Source: Ashfield District Council.

Notes:

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

|  |  |  |
| --- | --- | --- |
|  | **Land area**  **ha** | **%** |
| Total employment land developed 2001 to 2023 on Greenfield Sites. | 101.00 | 72.28 |
|  |  |  |
| Total employment land developed 2001 to 2023 on Brownfield Sites. | 38.74 | 27.72 |
|  |  |  |
| TOTAL | 139.74 | 100.00 |
|  |  |  |

Table 15: Greenfield/Brownfield Development on Employment Allocations identified in the ALPR but including land at Harrier Park, Hucknall (planning permission).

Source: Ashfield District Council.

1. Tables 16 and 17 of this Report identifies annual employment land take-up for individual allocations under the ALPR 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:
2. the balance of the remaining policy allocation from the ALPR after any development has taken place,
3. 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 ALPR reflected the gross developable area, which includes roads and landscaped areas.

**TABLE 16**

**ASHFIELD – IDENTIFIED EMPLOYMENT LAND (E gi, B2 AND B8)**

**TAKE UP – APRIL 2023 HUCKNALL**

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Site Name | Green/ Brown | Adopted Local Plan No. | Site Area in Adopted Local Plan (Ha) | Developed Area | | | | | | | Land at April 2022  (With exceptions, availability is based on gross developable area) | | | |
|  |  |  |  | Dec 00 - Mar 18 | Apr 18 - Mar 19 | Apr 19 - Mar 20 | Apr 20- Mar 21 | Apr 21- Mar 22 | Apr 22- Mar 23 | TOTAL (Ha) | Losses | Potentially could be utilised for other purposes | Anticipated Availability policy or P/P | Notes |
| A611/ Annesley Road | G | EM1Hj  Note 6 | 2.3 | 0.2 |  |  |  |  |  | 0.2 |  | 1.4 | 0.0 | Sites being developed for residential purposes. |
| Wigwam Lane North and Central | B | EM1Hg | 1.0 |  |  |  |  |  |  | 0.0 |  | 1.0 | 0.0 | Access issues. |
| Baker Brook Industrial Estate | B | EM1Hf | 3.5 | 3.5 |  |  |  |  |  | 3.5 |  |  | 0.0 | Fully Developed. |
| Former Hucknall No.1 Colliery | B | EM1Hc | 3.0 | 1.1 |  |  |  |  |  | 1.1 |  |  | 1.9 | Available. |
| Former Linby Colliery | B | EM1Hi | 0.9 | 0.9 |  |  |  |  |  | 0.9 |  |  | 0.0 | Fully Developed. |
| Amber Business Park | B | EM1Hh Notes 1,3 | 1.1 |  |  |  |  |  |  | 0.0 | 1.1 |  | 0.0 | Fully Developed. |
| Watnall Road Sports Ground | G | EM1Hd | 0.6 |  |  |  |  |  |  | 0.0 |  |  | 0.6 | Subject to an application for a Lidl. |
| Watnall Road/Adj. To Nabbs Lane | B | EM1Hb  Note 8 | 0.8 |  |  |  |  |  |  | 0.0 |  |  | 0.0 | Area utilised for open storage materials. |
| Land at Bestwood Road | B | EM1Na Note 9 | 0.5 |  |  |  |  |  |  | 0.0 | 0.5 | 0.0 | 0.0 | Has been developed for assisted housing |
| Former Dowty site Watnall Road | B | EM1Hk  Note 4 | 1.4 | 0.6 |  |  |  |  |  | 0.6 | 1.1 |  | 0.0 | Remaining are has been developed for residential. |
| Blenheim Lane Industrial Estate | G | EM1Ra  Note 2 | 13.6 | 8.65 |  |  |  | 3.30 |  | 11.95 |  |  | 0.00 | Available. |
| Rolls Royce, Watnall Road | G | EM1Ha  Note 5 | 13.0 | 4.8 |  |  | 4.83 |  |  | 9.63 |  |  | 22.27 | Allocation significantly amended by planning permission for mixed use development. Availability figure is gross developable are including extensive landscaping. |
| Butlers Hill | G | EM1He | 3.2 | 1.1 |  |  |  |  | 0.72 | 1.82 |  |  | 1.38 | Available including landscaping. |
| Adjustments Note 11 |  |  | 16.05 |  |  |  |  |  |  |  |  |  |  |  |
|  |  | **TOTALS** | 60.45\* | 20.85 | 0.00 | 0.0 | 4.83 | 3.30 | 0.72 | 29.7 | 2.7 | 2.9 | 26.15 |  |
|  |  |  |  |  |  |  |  |  |  | **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 ALPR. 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 | Bestwood 0.5 ha has been identified as being developed for assisted homes. |
|  |  |
| 11 & \* | Total Allocated Sites 44.9 ha  less   * 0.7 ha A611/Annesley Road. * 0.8 ha Watnall Rd/Adj to Nabbs Lane. * 1.65 ha. Blenheim Lane Industrial Estate is full developed in 2021/2022. Area developed 3.30 ha. Gross area identified as being available brought forward 4.95 ha - Difference 1.65 ha. (Landscaping). * 0.5 ha Bestwood   plus   * 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   Total 60.45 ha |

**TABLE 17**

**ASHFIELD – IDENTIFIED EMPLOYMENT LAND (E gi, B2 AND B8)**

**TAKE UP – APRIL 2023 Ashfield District (Excluding Hucknall)**

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Site Name | Green/ Brown | Adopted Local Plan No. | Site Area in Adopted Local Plan (Ha) | Developed Area | | | | | | | Land at April 2022  (With exceptions based on gross developable area) | | | |
|  |  |  |  | Dec 00 - Mar 18 | Apr 18 - Mar 19 | Apr 19 - Mar 20 | Apr 20- Mar 21 | Apr 21- Mar 22 | Apr 22- Mar 23 | TOTAL (Ha) | Losses | Potentially could be utilised/ for other purposes | Anticipated Availability policy or P/P | Notes |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| **Sutton in Ashfield** |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| **County Industrial Estate** | **B** | **EM1Si** | **3.0** | 3.0 |  |  |  |  |  | 3.0 |  |  | 0.0 | Fully Developed. |
| **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. |
| **Hamilton Road/ Coxmoor Road** | **G** | **EM1Sm** | **1.2** |  |  |  |  |  |  | 0.0 | 1.2 |  | 0.0 | Not developable. |
| **Brierley Industrial Park** | **B** | **EM1Sn**  **Note 11** | **4.4** | 3.67 |  |  |  |  |  | 3.67 |  |  | 0.0 | Fully developed. |
| **West of Fulwood** | **B** | **EM1Sb**  **Note 9** | **21.2** | 7.6 |  |  |  |  |  | 7.6 |  |  | 4.54 | Available. |
| **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. |
| **Midland Road/ Station Road** | **G** | **EM1Sj** | **0.6** |  |  |  |  |  |  |  |  | 0.6 | 0.0 | Developed for residential (affordable housing). |
| **North of Hamilton Road** | **G** | **EM1Sl**  **Note 5** | **3.7** | 3.7 |  |  |  |  |  | 3.7 |  |  | 0.0 | Fully Developed. |
| **Pinxton Lane** | **G** | **EM1Sa**  **Notes 2 & 10** | **28.0** | 6.83 | 6.95 |  |  | 1.34 | 7.94 | 23.06 |  | 5.17 | 0.33 | Castlewood Business Park - Remain Plot 10 is identified by the planning application as 2.375 ha.  Available. The remaining part of the allocation outside Castlewood Bus Park has issues relating to constrains including services, HS safeguarding and access. |
| **South West Oakham Business Park** | **G** | **EM1Re**  **Note 2** | **23.5** |  |  | 19.3 | 1.86 |  |  | 21.16 |  |  | 0 | Summit Park – Remaining plot has been identified as not available by Amazon. |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| **Kirkby-in-Ashfield** |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| **Lowmoor Road Industrial Estate** | **B** | **EM1Kb** | **2.6** | 2.6 |  |  |  |  |  | 2.6 |  |  | 0.0 | Fully Developed. |
| **Portland Industrial Estate** | **B** | **EM1Kc** | **4.8** | 2.53 |  |  |  |  |  | 2.53 |  |  | 2.27 | Available. |
| **Wolsey Dr North/ Lowmoor Rd** | **B** | **EM1Kd** | **0.8** | 0.8 |  |  |  |  |  | 0.8 |  |  | 0.0 | Fully Developed. |
| **Kings Mill Road East/Oddicroft Lane** | **G** | **EM1Ke** | **6.3** | 4.6 |  |  |  |  |  | 4.6 |  |  | 1.7 | Available. |
| **Oddicroft Lane West** | **G** | **EM1Kf** | **2.6** | 2.6 |  |  |  |  |  | 2.6 |  |  | 0.0 | Fully Developed. |
| **Oddicroft Lane East** | **G** | **EM1Kg** | **3.1** | 3.1 |  |  |  |  |  | 3.1 |  |  | 0.0 | Fully Developed. |
| **Sherwood Business Park** | **G** | **EM1Rb**  **Notes 3 & 4** | **19.9** | 19.9 |  |  |  |  |  | 19.9 |  |  | 0.0 | Fully Developed. |
| **Annesley Colliery** | **B** | **EM1Rc**  **Note 6** | **9.0** |  |  |  |  |  |  |  | 9.0 |  | 0.00 | Developed for residential. |
| **Bentinck Colliery** | **B** | **EM1 Rd**  **Note 3** | **10.0** | 6.94 |  |  |  | 0.67 |  | 7.61 |  |  | 2.39 | Available. |
| **Adjustments Note 12** |  |  | **11.57** |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  | **TOTALS** | **143.43\*** | **71.83** | **6.95** | **19.45** | **1.86** | **2.01** | **7.94** | **110.04** | **13.24** | **5.77** | **14.38** |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  | **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 & \* | Total allocated site area of 155 ha  Less   * 3.89 ha 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 McArthurGlen car park 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 * 2.34 ha South West Oakham is full developed in 2020/2021. Area developed 1.86 ha. Gross area identified as being available brought forward 4.20 ha - Difference 2.34 ha. (Landscaping).   Less 11.57 ha  Total 143.43 ha |

**Table 18: Ashfield – Employment Land (Use Class E g, B2 & B8)**

Table setting out employment land  on allocations in the Ashfield Local Plan Review 2002.

**4.0 Employment Land Requirements reflecting the evidence base for the**

**emerging Local Plan**

* 1. Lichfield have undertaken an employment land study to update the evidence on economic prospects and employment land forecasts for the Nottingham Core Housing Market Area (HMA) and the Nottingham Outer HMA. The Study was completed in May 2021 and is available on the Council’s website at:

<https://www.ashfield.gov.uk/planning-building-control/local-plan/emerging-local-plan/local-plan-evidence-base/>

Nottingham Core HMA comprise Broxtowe Borough Council, Erewash Borough Council, Gedling Borough Council, Nottingham City Council and Rushcliffe Borough Council.

Nottingham Outer HMA comprises Ashfield District Council, Mansfield District Council and Newark & Sherwood District Council.

* 1. The objective of the Employment Land Needs Study 2021 (ELNS) is to provide the Councils with an up to date understanding of future requirements for employment land, at both the Functional Economic Market Area [FEMA] and constituent authority level, for the period to 2038 and provide recommendations about the quantity and quality of sites. The Study:
* Provides an up-to-date and robust evidence base to inform options for employment growth (beyond total numbers) to underpin the land proposals in the Local Plan Reviews being undertaken by the eight authorities.
* Sets out the economic context which frames the ELNS including the dynamics of the commercial and industrial market.
* Assesses the requirement for specific sector-led economic growth relevant to the study area.
* Identifies the future demand over the plan period 2018-2038, based on both past trends as well as economic and household projection forecasts within the context of the Functional Economy Market Areas (FEMA) and identifies where gaps exist in both quantitative and qualitative terms.
* Demonstrates linkages between the economic analysis and the emerging local housing need requirements and how it will be drawn together inform the overall policy conclusions.
* Engages with all relevant stakeholders including the D2N2, the Development Corporation, HS2, education providers, local business and business groups, the Chamber of Commerce developers, land promoters and local property agents.
  1. The ELNS confirms the finds of the Employment Land Study 2015 which 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.
  1. In line with the Practice Guidance, the Study considered the quantitative future economic growth needs in the Nottingham Core and Outer HMAs for the 20-year period 2018-2038. It considers the following scenarios:
* Econometric Job Forecasting
* Scenario 1) Post Covid-19 Experian Economic Forecasts (September 2020) Experian Baseline - Projections of jobs derived from economic forecasts prepared by Experian.
* Scenario 2) Pre-Covid Experian March 2020.
* Scenario 3) Regeneration taking into account the D2N2 Strategic Economic Plan 2019-2030.
* Future Labour Supply
* Scenario 4) Baseline Labour Supply (2014-based SNPP) and
* Scenario 5) Standard Methodology for Calculating LHN
* Past Take Up Rates. (Scenario 6)
  1. For Ashfield District’s the draft conclusions are that net employment land needs (incorporating a 2-year flexibility factor) range from 13,165 sqm of office floorspace and 4.68 ha of industrial / warehousing land under the Experian September 2020 Baseline scenario, up to 26,664 sqm of office and 76.87 ha of industrial land for the Past Take-Up scenario. The gross requirements after allowing for potential losses increase the range to between 23,898 sqm and 37,224 sqm for office floorspace, and to between 46.71 ha and 118.90 ha for industrial land to 2038. (See Table below).

Draft Scenarios for Ashfield in relation to future demand to 2038 taken from the Draft Nottingham Core HMA and Nottingham Outer HMA Employment Land Needs Study 2021.


**Table 19:**  **Gross Floorspace/Land Requirements for Ashfield District (including flexibility factor and losses) for 2018 to 2038**

Source: Draft Nottingham Core HMA and Nottingham Outer HMA Employment Land Needs Study 2021

* 1. The Study also consider the gross floorspace/land requirement for Hucknall in Table 8.36 of the Study. It applied a sensitivity test (Table 8.37 of the Study) based on a shorter time period of 2011/12 to 2019/20 as a basis for take up/losses, then both the gross and net completions rate declines, which has an impact on the overall amount of employment land required. This reduces the gross range of office floorspace from between 23,898 sqm and 37,224 sqm, to between 3,385 sqm and 23,389 sqm. The change in demand for industrial land is less pronounced but would still fall from 46.71 ha-118.90 ha to 35.03 ha-92.25 ha.
  2. Unlike a number of the other authorities, Ashfield has figures for both development and losses from 2002. The Council has raised issues with Lichfield regarding the implication arising from these figures both in terms of type of units and the rate of losses.
  3. The Study acknowledges that for Ashfield, the past take-up rates have been influenced by the significant logistics demand and lack of availability that agents/developers have raised along the M1 for logistics. This included the substantial Amazon Distribution depot at Summit Park in 2019/20.
  4. The Study recommended that additional work was commissioned in relation to the demand from the logistics sector, which has been commissioned by the Nottingham Coe HMA and Nottingham Outer HMA councils.
  5. The Council is undertaken a Strategic Housing And Employment Land Availability Assessment, (SHELAA) which provides an assessment of Ashfields’s housing and employment land supply.
  6. 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 principal 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 gross developable area reflect the information that is known about the specific site. This includes information supplied with the SHELAA form, planning applications, developer’s particulars in terms of the layout of the site and information from developers on the developable area. If detailed information is not known, the Council has adopted the same approach as has been taken in the ELNS to considering gross to net adjustments . This is reflected in the Table below. If necessary, the gross developable area will be further refined as additional information becomes available on the likely density of development.

|  |  |  |
| --- | --- | --- |
| **Type** | **Ratio** | **Other aspects** |
| Ratio Other aspects Serviced plot on an industrial estate with suitable road frontage. | 100% |  |
| Area of land that could be subdivided into service plots with suitable road frontage. | 100% |  |
| Land allocated for employment use where a single user could be in the market | 100% | All land to be taken by a single user, surplus areas to be kept for expansion. |
| Large area of land on industrial estate too big for single scheme, having regard to the other buildings on the estate. | 95% | Provision for a spur road. |
| Major undeveloped part of industrial estate or extension to industrial estate. | 90% | Provision for roads and landscaping to one or more sides. |
| Small local allocation, requiring infrastructure. | 90% | Provision for spur road but landscaping likely to be minimal. |
| Level site allocated for industrial estate. | 90% | Provision for spur road and landscaping. |
| Site allocated for industrial estate where terracing or bunding required. | 80% | Provision for spur road and landscaping. |
| Land allocated for business park with high landscape quality. | 75% | Provision for spur road and extensive landscaping, balancing ponds etc. |

**Table 20: Gross to Net Adjustments for Employment Land.**

Source: Nottingham Core HMA and Nottingham Outer HMA Employment Land Needs Study 2021

* 1. Net development assumptions - A further adjustment from the gross developable area is necessary to consider what floor space can be developed in a site. This reflects that part of the gross developable area will be required to provide car parking, landscaping and service areas for HGV specific to the plot. Unless specific information is available, the general assumption in the SHELAA is that 40% of a gross development area can be developed to provide usable floorspace. For offices it is assumed that they would be two storey.
  2. The Council went out to consultation on a draft Local Plan in October/November 2021. This approach to employment issues was set out in Background Paper No 3 Economy and Employment Land, August 2021. The Draft Local Plan 2021 is and the supporting background papers are available on the Council’s website at:

<https://www.ashfield.gov.uk/planning-building-control/local-plan/emerging-local-plan/ashfield-draft-local-plan-consultation-regulation-18/>

* 1. In conjunction with the Nottingham Core Housing Market Area and Nottingham Outer Housing Market Area a Logistics Study, 2022 was undertaken by Iceni. ([see Local Plan evidence base](https://www.ashfield.gov.uk/planning-building-control/local-plan/emerging-local-plan/local-plan-evidence-base/)).Th Study confirmed the findings of the ELNS market feedback that there is a significant demand for logistics sites with limited supply. Additional work is being undertaken by Ashfield and the Nottingham Core HMA authorities to consider the implications of the findings of the Study.
  2. The demand and supply under the emerging Local Plan. This may be amended in the Local Plan Regulation Consultation the latest evidence, plan period and the consideration of consultation responses.

**TABLE 21**

**Ashfield – Demand and Supply from the current evidence base for the emerging**

**Local Plan, 31st March 2023.**

Identifies the employment land supply and demand position based on the Draft Local Plan Consultation 2021 updated to 2022/2023.

N.B. A planning application has been submitted for part of the existing Harrier Park to be utilised for residential with a further area of employment land being included in the permission. Planning application v/2020/0553.

**5.0 Employment Land Losses**

* 1. The ALPR, 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.
  2. The Council only includes sites where there is a loss of approximately 0.1 ha (1,000 sq m) or more. A number of smaller employment sites will have been utilised for other purposes.
  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 so is not consequently identified as a loss.
  4. Table 22 identifies the loss of employment land from 2001 to 1st April 2023. Tables 23 and 24 break this down into losses to residential development and for other purposes.
  5. It has been identified that the employment allocation at Bestwood (allocation EM1Na) has been developed for assisted homes some time ago and, therefore, as a brownfield site has been included within the employment land losses.

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
|  | **2001/18** | **2018/19** | **2019/20** | **2020/21** | **2021/22** | **2022/23** | **Total**  **Ha** |
| Hucknall |  |  |  |  |  |  |  |
| 8.46 | 0.12 | 0.41 | 1.06 | 0.00 | 0.50 | 10.55 |
|  |  |  |  |  |  |  |  |
| Kirkby in Ashfield | 12.21 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 12.21 |
|  |  |  |  |  |  |  |  |
| Sutton in Ashfield | 15.53 | 2.11 | 2.95 | 0.00 | 0.00 | 0.00 | 20.59 |
|  |  |  |  |  |  |  |  |
| Rural | 2.88 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2.88 |
|  |  |  |  |  |  |  |  |
| **Total Area loss for each year** | **39.08** | **2.23** | **3.36** | **1.06** | **0.00** | **0.50** | **46.23** |

**Table 22: Employment Land Losses 1st April 2001 to 31st March 2023.**

Source: Ashfield District Council.

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
|  | **2001/18** | **2018/19** | **2019/20** | **2020/21** | **2021/22** | **2022/23** | **Total** |
| Hucknall |  |  |  |  |  |  |  |
| 7.29 | 0.12 | 0.32 | 1.06 | 0.00 | 0.50 | 9.29 |
|  |  |  |  |  |  |  |  |
| Kirkby in Ashfield | 9.46 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 9.46 |
|  |  |  |  |  |  |  |  |
| Sutton in Ashfield | 13.40 | 0.26 | 2.95 | 0.00 | 0.00 | 0.00 | 16.61 |
|  |  |  |  |  |  |  |  |
| Rural | 2.69 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2.69 |
|  |  |  |  |  |  |  |  |
| **Total Area loss for each year** | **32.84** | **0.38** | **3.27** | **1.06** | **0.00** | **0.50** | **38.05** |

**Table 23: Employment Land Losses to residential development 1st April 2001 to 31st March 2023.**

Source: Ashfield District Council.

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
|  | **2001/18** | **2018/19** | **2019/20** | **2020/21** | **2021/22** | **2022/23** | **Total** |
| Hucknall |  |  |  |  |  |  |  |
| 1.17 | 0.00 | 0.09 | 0.00 | 0.00 | 0.00 | 1.26 |
|  |  |  |  |  |  |  |  |
| Kirkby in Ashfield | 2.75 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2.75 |
|  |  |  |  |  |  |  |  |
| Sutton in Ashfield | 2.13 | 1.85 | 0.00 | 0.00 | 0.00 | 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** | **1.85** | **0.09** | **0.00** | **0.00** | **0.00** | **8.18** |

**Table 24: Employment Land Losses to other uses 1st April 2001 to 31st March 2023.**

Source: Ashfield District Council.

* 1. In terms of significant employment sites, planning permission has been granted or has been applied for in relation to a change of use from employment on the following sites:
* Employment land off Mansfield Road, Sutton in Ashfield proposed for use as a Lidl retail unit was subject to a legal change in relation to the planning permission. The application has been subsequently refused.
* The former Reticel Building (demolished), Southwell Lane, Kirkby–in-Ashfield for residential development (v/2014/0530). A reserve matters application has been submitted, which is pending (v/2018/0333).
* The Pattern House, Crossley Avenue, Huthwaite, outline planning permission has been granted for the demolition of the existing industrial premises and construction of up to 23 dwellings. (V/2018/0212).
* An outline planning application with all matters reserved has been submitted on the Patco Site, Lowmoor Road, Kirkby-in-Ashfield for a mixed use development including housing, employment uses and retail. (V/2021/0234).
* Quantum Clothing ,North Street, Huthwaite. A planning application has been submitted for 71 dwellings. (V/2022/0109).
* Rolls Royce, Watnall Road, Hucknall. Outline planning consent granted for residential including part of the employment area. (V/2020/0553, Phase 5B

Residential Development).

1. **Further Information** 
   1. If you have any queries or require further information on this Report please email [localplan@ashfield.gov.uk](mailto:localplan@ashfield.gov.uk)
   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 Diana Wakefield, Estates Officer on 01623 457260 email: [diana.wakefield@ashfield.gov.uk](mailto:diana.wakefield@ashfield.gov.uk) or Matt Kirk, Service Manager - Commercial Development on 01623 457277 email [matthew.kirk@ashfield.gov.uk](mailto:matthew.kirk@ashfield.gov.uk)

.



1. https://www.gov.uk/government/statistics/non-domestic-rating-stock-of-properties-2022 [↑](#footnote-ref-1)