Greater Nottingham Strategic Plan




Publication Draft: Employment Background Paper September 2024

Greater Nottingham Planning Partnership

Broxtowe Borough Council

Gedling Borough Council

Nottingham City Council

Rushcliffe Borough Council

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Introduction

1.1 The Councils (Broxtowe Borough Council, Gedling Borough Council, Nottingham City Council and Rushcliffe Borough Council) are currently consulting on the Greater Nottingham Strategic Plan Publication Draft as part of the preparation of the emerging Greater Nottingham Strategic Plan. This Employment Background Paper provides detail on the employment and economic evidence supporting the Publication Draft in particular whether there is sufficient employment land to meet forecast needs and of the right quality in the right locations and more specifically any need for strategic employment sites or employment land as part of mixed-use strategic allocations. It also considers the need for large scale logistic/distribution facilities and reports on the recommendations from the consultants Iceni – Nottinghamshire Core and Outer HMA Logistics Study 2022.

1.2 The Councils commissioned Lichfields to undertake an employment land study called the Nottingham Core and Outer HMA Employment Land Needs Study 2021 (ELS). This study covers both the Nottingham Core Housing Market Area and the Nottingham Outer Housing Market Area both of which are identified in the study as being coherent Functional Economic Market Areas (FEMAs), the geographical area across which local economies and markets actually operate. The Nottingham Core Housing Market Area (HMA) comprises the following Councils: Broxtowe Borough Council, Erewash Borough Council, Gedling Borough Council, Nottingham City Council and Rushcliffe Borough Council. The Nottingham Outer HMA comprises Ashfield District Council, Mansfield District Council and Newark & Sherwood District Council.

1.3 The ELS provides evidence on the quantity of employment land to be planned for over the period 2018 - 2038. ELS has also assessed the quality of key employment sites in the study area. This approach looking at both demand and supply enables the Councils to consider whether there are any gaps in the provision of employment sites. The ELS is available here:
https://www.gnplan.org.uk/evidence-base/

1.4 This Employment Background Paper is structured around whether the HMA is a functional economic market area, the quantitative need for employment space, the distribution of employment space, the balance between labour demand and supply and qualitative needs. Within this overall structure, the key findings of the ELS report are summarised and where relevant the paper sets out the Councils' response to the numerous recommendations set out in the ELS report. In particular, taking into account the ELS findings it sets out:

- The Councils' consideration of whether the HMA is a functional economic market area;
- The Councils' preferred growth scenario;

- The Councils' approach to adjusting the employment space growth forecasts for future employment losses;
- The Councils' approach to the distribution of employment space between the Partner Councils;
- The Councils' response to the implications of the new class E; and
- The Councils' approach to strategic distribution needs.

1.5 References to the Councils in this Employment Background Paper includes Broxtowe Borough, Gedling Borough, Nottingham City and Rushcliffe Borough unless specified otherwise. References to 'employment space/uses' and 'employment-based sectors' refer to the following uses which is consistent with the ELS:

- Office: including offices in E(g)(i)– former B1(a) - Use Class and research & development in E(g)(ii) – former B1(b) - Use Class.
- Industrial: including light industrial in E(g)(iii)– former B1(c) - Use Class and industrial and manufacturing space in B2 Use Class.
- Distribution: including storage and distribution, warehousing and wholesale uses typically in B8 Use Class.

Impact of Covid-19

2.1 The ELS assesses the impact of Covid -19 by referencing the most recent macro-economic forecasts released by Experian at the end of September 2020. These projections reflect the 'Delayed-V-shape' scenario, which is Experian's base case. This base case 'delayed V-shaped' recovery scenario implies an overall Gross Domestic Product (GDP) reduction of 11.7% for 2020, following the sharp decline recorded in April as lockdown measures and social distancing stifled consumer spending followed by a delayed recovery of 3.2% GDP growth per annum 2021-2027. Local area forecasts released by Experian in September 2020 provide an up-to-date view on the impact of Covid-19 for the study area. Though viewed as a very significant, albeit hopefully temporary, shock, the forecasts imply a significant impact on all sectors of the economy and all parts of the study area.

2.2 Given the need to recover from the impact of the Covid-19 pandemic and the recent sluggish economic performance nationally, the Councils have opted to plan for employment levels towards the upper end of the ELS forecasts (see section on the Quantity of Employment Land).

2.3 The ELS has also considered whether the current shift in working patterns will transform into a longer-term change of more people working from home with knock on effects in terms of demand for workspace. The consultants consider that it is too early to tell. The 2015 Homes and Communities Employment Density Guidance note is used by the study to translate jobs into floorspace. This guide provides employment densities associated with different types of property use, and it has been found to be a robust guide to employment land densities underpinning numerous Employment Land Reviews across the country. As a part of this, an element of home working and 'hot-desking' is already factored into the employment densities.

Policy Context

3.1 The Policy context is clearly set out in ELS chapter 2, which summarises the key requirements of the National Planning Policy Framework (NPPF) and key guidance in the national Planning Practice Guidance (PPG).

3.2 ELS Chapter 2 also refers to the other relevant strategies and studies notably the D2N2 Local Enterprise Partnership's Strategic Economic Plan (SEP) Vision 2030 which is a comprehensive economic strategy for the region, forming the basis for future investment decisions by the LEP and its partners (D2N2 is the Local Enterprise Partnership for Derbyshire and Nottinghamshire). Reference is also made to the Draft D2N2 Local Industrial Strategy [LIS] which was submitted to the government in March 2020 and covers the same time period as the Vision 2030. It sets out a limited number of focused, evidence-backed priorities, which will help drive the region towards the vision and targets set out in the SEP. This chapter also outlines important local studies and strategies taken into account in the ELS. D2N2's most recent strategy, the Recovery and Growth Strategy, launched in response to the unprecedented combination of impacts from Covid-19, Brexit and Climate Change. This strategy emphasises the need to take advantages of long-term opportunities including the redevelopment of the Ratcliffe on Soar Power Station, creative and bioscience industries in Nottingham City and the East Midlands Freeport. The D2N2 LEP function is to be integrated into the East Midlands Combined County Authority (EMCCA), who will take on their responsibilities for strategic economic planning and delivery of government programmes and who will prepare a new economic strategy replacing the LIS and SEP. At the time of writing LEP staff have transferred to the new EMCCA, however, the LEP Board will remain in place until the end of 2024. The Devolution Deal agreed with Government emphasises the priorities of sustainable economic growth, investment in skills and training, public transport and low carbon agenda.

Functional Economic Areas

Is the Nottingham Core Housing Market Area a Functional Economic Area?

4.1 It is considered that the Nottingham Core Housing Market Area (HMA) is a Functional Economic Market Area (FEMA) – paragraph 4.41 of the ELS states that:
"On balance, it is considered that the Core HMA forms a self-contained FEMA. Despite the FEMA tests indicating a slightly less conclusive result once applied to three Outer HMA districts, an argument can be made that the Outer HMA is also a self-contained FEMA. With regards to Hucknall, as with the previous 2015 ELFS, this study considers that whilst it is within the administrative boundaries of Ashfield/Outer HMA, Hucknall is highly connected to the Core HMA and could be viewed as being located within that FEMA".

Quantity of Employment Land

5.1 This section goes through a number of key findings from ELS in order to answer the question - How much employment space should be provided for the HMA as a whole and for each Council? There are a series of steps:

- Which growth scenario should the Councils choose?
- What adjustments should be made to the resultant employment space needs derived from the preferred scenario to estimate the “Planned Requirements”? This includes adjustment for “losses” of employment land owing to a change of use to non- employment uses and to provide a “margin” for choice
- Rebasing the Planned Requirements to match with the housing provision base year of March 31st, 2023, and the extension of the Plan period to 2041.

What is the Councils’ Preferred Growth Scenario?

5.2 In order to fulfil the requirements of national planning policy and the national planning guidance, ELS uses a variety of scenarios to assess a range of employment space needs for both industrial/warehousing space and office floorspace for the Nottingham Core HMA.

- Baseline employment forecasts (labour demand), using Experian’s Local Market Quarterly Forecasts for September 2020 (compared to the pre-Covid-19 March 2020 projection);
- Trending-forward past jobs growth experienced in the districts over the long term, from 1997-2018;
- Regeneration-led econometric model, which factors in the priority sectors targeted in the D2N2’s “Spark in the UK’s Growth Engine Strategic Economic Plan - 2019-2030”. This refers to 11 priority sectors important to the D2N2 economy for different reasons and which require different interventions in order to effectively contribute to productivity growth;
- Estimated growth in the local labour supply and the jobs and employment space that this could be expected to support. This is based upon the Government’s standard methodology for calculating housing need; and
- Consideration of past trends in completions of employment space based on monitoring data collected by the Councils, and how these trends might change in the future.

5.3 It should be noted that the above scenarios include both forecasts that take into account policy interventions such as the D2N2 Strategic Economic Plan within the regeneration scenario whilst others based on past trends alone provide projections of job growth. The following table sets out the total jobs forecast or projected under each scenario for the Nottingham Core HMA, to provide an indication of total employment demand for office, industrial, warehousing and other jobs such as in the retail and health sectors. This approach allows for the examination of the overall job growth to allow comparison between job demand and potential labour supply as well as the growth and floorspace requirements that can be derived from these estimates for particular sectors. The balance between the labour demand and labour supply across the Plan Area is examined in a separate section below.

Table 1: Job forecasts for the various scenarios

Scenario	**Total jobs forecast or projected**
Labour demand base March 2020	58, 700
Labour demand post Covid-19 September 2020	49,600
Labour demand regeneration scenario	58,608
Past trends 1997 - 2018	42,130
Labour supply 2014 household projections	40,500
Labour supply Standard Method with affordability uplift	59,100

Source ELS: Tables 8.3, 8.5, 8.7, 8.10, 8.12 and 8.13

Summary of scenarios and numbers of additional jobs

5.4 The labour demand scenario forecasts provide a range of jobs between 49,600 and 58,700 for the Nottingham Core HMA. The labour supply scenarios forecast 40,500 to 59,100 for the Nottingham Core HMA. Projections based on actual changes in employment across the Nottingham Core HMA recorded for the period 1997 – 2018 indicate 42,130 additional jobs created. The scenarios use different methods and provide a range of job projections. However, the scenarios align reasonably well and indicate a growth in employment of around 50,000 on average.

5.5 The Councils consider the forecasts provide a robust guide of the likely scale of employment growth to plan for, and which take into account the Councils' policy approaches towards sustainable employment and housing growth. In this context, the regeneration scenario which takes account of the D2N2 LEP's SEP policy interventions aligns closely with the labour force derived from the housing need based on the standard method (plus the affordability uplift) used by the Councils to assess housing need. Both of these scenarios indicate a demand or need of around 59,000 jobs by 2038.

5.6 The various scenarios are translated into floorspace requirements based on assumptions about which sectors would require floorspace provision namely the office and industrial/warehousing sectors formerly known as the B class sector. These two sectors account for approximately a third of total job growth. Other jobs in the non-B class sector make up the remainder but do not tend to require office and industrial/warehousing space as they occur in sectors such as retail, health or leisure.

Margin for choice or "flexibility factor"

5.7 ELS recommends a margin of additional employment space (frictional margin) to provide a degree of flexibility and choice to ensure the smooth operation of the employment space market. This allowance is equal to the equivalent of two years of take up for each Council which is a standard assumption commonly used for employment land studies. The Councils accept the recommendation.

Why the regeneration scenario?

5.8 The Councils are of the view that the regeneration scenario is the most appropriate level of growth to plan future employment space requirements for the following reasons:

- The new East Midlands Combined County Authority (EMCCA) includes representatives from all the Councils and has taken on the responsibilities of the D2N2 Local Enterprise Partnership and its aspirations for sustainable economic growth. Prior to the existence of the EMCCA the Councils were active partners of the D2N2 Local Enterprise Partnership and engaged in the preparation of its Strategic Economic Plan (SEP) and Local Industrial Strategy (LIS). In this context, the emerging GNSP and its employment provisions based on the regeneration scenario has been taken into account as part of the Devolution deal and the identification of priorities by the new EMCCA.
- The regeneration scenario derived in the ELS builds in assumptions that take account of the policy interventions identified by D2N2 and its partners set out in the SEP/LIS;
- In comparison with the labour supply scenario, the regeneration scenario assesses the actual demand for employment or jobs and hence can directly translate into likely employment floorspace demand as opposed to focussing solely on the supply side i.e. the supply of potential labour which is indicative of the number of jobs required to sustain the labour force;
- The regeneration scenario is more forward looking than the other scenarios and not solely based on past trends in employment growth or past trends of employment space take-up;

What should the Planned Requirements be?

5.9 In order to provide a figure to actually plan for, adjustments are made to factor in losses (so called as it takes into account employment space "lost" as a result of a change of use to other uses). This results in an estimate of gross requirements i.e. takes into account future losses of employment space resulting in a change of use so that older obsolete floorspace is replaced to avoid an aging stock. As stated above, the Councils consider the regeneration scenario is the appropriate growth option to which a number of adjustments are made to arrive at the minimum level of “planned requirements” set out in the Publication Draft.

Adjusting for employment space Losses

5.10 Paragraph 8.81 of the ELS states that the Councils will need to take a view on the extent to which additional space should be planned for over and above the net requirements, in order to allow for replacement of ongoing losses of employment space during the Strategic Plan period.

5.11 Paragraph 8.82 of the ELS states:
“Determining an appropriate scale of re-provision is a judgement for the councils to make to align with their particular economic growth and strategic policy considerations. Nevertheless, there are a number of data sources that can be scrutinised to provide some guidance as to what an appropriate level of re-provision might be. These include identifying how much employment land is in the pipeline to be lost to alternative uses (from reviewing extant planning applications and Strategic Housing Land Availability Assessments - SHLAA); reviewing past trends and assessing whether this is likely to continue for the foreseeable future; and a ‘rule of thumb’ approach looking at the size of the local property market and the extent to which there needs to be an element of replacement of a certain proportion of the current commercial/industrial stock to ensure that portfolio does not become increasingly obsolete”.

5.12 ELS Recommendations for each Council are as follows (see ELS paragraph 8.85)

Broxtowe

- It is recommended that the mid-point of the past trend losses (1,276 square metres per annum of offices and 4,263 square metres per annum industrial/warehousing) and the adjusted 1% replacement of stock (560 square metres office, 3,232 square metres industrial/warehousing), is projected forward over the plan period. This equates to the replacement of 918 square metres of offices and 3,747 square metres of industrial / warehousing floorspace per annum;

Gedling

- It is recommended that the current SHLAA estimation of losses is replaced over the plan period (c. 2,100 square metres per annum or 42,000 square metres in total over 20 years). This is also reasonably close to the mid-point between the recorded losses (879 square metres per annum) and the 1% churn figure (4,096 square metres per annum). Taking the current split of existing stock, this equates to the replacement of around 193 square metres per annum of office floorspace and 1,907 square metres per annum of industrial/warehousing floorspace.

Nottingham City

- It is considered that a continuation of past losses could result in an over-provision of land, whilst the SHLAA/officer recommendation alone may be insufficient given the size of the local economy and the age of the existing stock. As such it is recommended that the mid-point of the past losses and officer estimated losses be taken forward in this instance (15,376 square metres per annum, which is similar to the previous replacement level in the 2015 ELR): office: 7,183 square metres per annum, or 143,658 square metres over 20 years; industrial / warehousing: 8,193 square metres per annum (2.05 hectares), or 163,860 square metres over 20 years (40.97 hectares).

Rushcliffe

- It is recommended that in the absence of data on specific future losses from the Council, the mid-point of the past losses and adjusted 1% churn be taken forward in this instance: office: 614 square metres per annum, or 12,272 square metres over 20 years; industrial / warehousing: 2,451 square metres per annum (0.61 hectares), or 49,022 square metres over 20 years (12.26 hectares).

Councils' approach to adjustments for employment space losses

5.13 The ELS report makes a number of recommendations, which have taken into account the particular circumstances for each Council as reproduced above and apart from Nottingham City, these are accepted.

5.14 For Nottingham City the recommendation takes account of officer estimated future losses that includes employment space, which is anticipated to change use to residential, and other uses including commercial use. Nottingham City Council considers that this estimate of future losses would result in too a high level of replacement as changes of use to commercial uses provides employment and reflects the changing trend towards a more service orientated local economy. Consequently, it is considered that planned requirements should include an element of floorspace for changes of use to residential only as this use would not provide employment. On this basis, future losses of industrial and warehousing land to residential are estimated at 7,700 sq. m on 1.925ha of land per annum (154,000 sq. m or 38.5 ha over 20 years) and for office 3,000 sq. m. per annum (60,000 sq. m over 20 years).

5.15 As stated above, the Regeneration Scenario is the Councils' preferred range to plan for future employment space. Tables 2 and 3 take the upper end of the regeneration scenario needs for industrial/warehousing requirements and office requirements separately and show the adjustments for flexibility and losses to provide the gross or planned requirements. Turning to replacement for losses, with the exception of Nottingham City, replacement for "losses" are based on the ELS recommendations. For Nottingham City, the calculation is set out in the paragraph above.

Table 2: Regeneration Scenario - Gross requirements Ha industrial/warehousing

	Broxtowe	**Gedling**	**Nottingham**	**Rushcliffe**	**Plan Area**
Net	18.52	12.97	15.72	6.74	53.95
+Flexibility Factor	1.3	0.43	0.56	0.92	3.21
Sub total	**19.82**	**13.4**	**16.28**	**7.66**	**57.16**
+Loss replacement	18.74	9.54	38.5	12.25	79.03
Total	**38.56**	**22.94**	**54.78**	**19.91**	**136.19**

Source: ELS Tables 8.29 – 8.34. Loss replacement for Nottingham supplied by Nottingham City.

Table 3: Regeneration Scenario - Gross floorspace requirements: Offices

	Broxtowe	**Gedling**	**Nottingham**	**Rushcliffe**	**Plan Area**
Net	17,720	8,630	129,040	36,910	192,300
+ Flexibility factor	1,361	2,097	5,505	1,132	10,095
Sub total	**19,081**	**10,727**	**134,545**	**38,042**	**202,395**
+ Loss replacement	18,364	3,856	60,000	12,272	94,492
Total	**37,455**	**14,583**	**194,545**	**50,314**	**296,887**

Source: ELS Tables 8.29 – 8.34. Loss replacement for Nottingham supplied by Nottingham City.

Implications of New Class E and any need for adjustment

5.16 From 1st September 2020, the Government's changes to the Use Classes Order (UCO) came into effect, with Use Classes A, B1 and D being revoked, and a new Use Class 'E' (Commercial, Business and Service) being introduced as well as Use Class F1 (Learning and Non-Residential Institutions) and F2 (Local Community). This essentially means that shops, financial and professional services (not medical), cafés or restaurants, offices, research and development of products or processes and for any industrial purposes (which can be carried out in any residential area without causing detriment to the amenity of the area) fall under the new E Use Class. This will allow E Use Class premises to change use without needing to apply for planning permission.

5.17 The ELS study was required to consider the implications of the new E Classes on Employment Land. Paragraph 10.36 of the ELS states that the Government has stated that the main driver of these changes has been the need to enable the repurposing of buildings in town centres and on high streets in order to revitalise town and city centres. Paragraph 10.37 states that it is expected that the new regulations will lead to an increase in premises changing use. While this could help to bring vacant units back into use, it also poses a risk that instead of creating diversity, less profitable or valuable uses may be priced out of town centres. Paragraph 10.38 states that there is also a risk of impacting prime frontages in the Nottingham Core/Outer HMAs' town centres. Should a large retail unit be repurposed for office use, then there is likely to be a break in the prime frontage, potentially having a negative impact on the attractiveness and coherence of town centres. There is also a risk of retailers being drawn out of the town centres to occupy vacant premises on business parks or industrial areas, thus competing with the town centre.

5.18 Paragraph 10.39 states that from a landlord's perspective, the new E Use Class represents an opportunity to secure the most valuable use for their assets. Premises falling into the E Use Class will benefit from being marketed across a number of sectors, widening the pool of potential tenants, which may give rise to some uplift in land values. Paragraph 10.40 states that landlords will likely be assessing whether the current uses of their assets maximise the possible rents that can be achieved through the increased flexibility. This may in turn drive up rents, potentially outpricing smaller businesses.

5.19 Finally, Paragraph 10.41 states that in practical terms, these changes to the new Use Classes Order are likely to mean that it is harder for Councils to prevent future losses of employment land, particularly office and light industry. Whilst this extra flexibility may well be beneficial to the development industry and help them to respond more rapidly and effectively to the current economic uncertainty, it also means that the eight Councils in the Nottingham Core/Outer HMAs cannot take for granted that their former B1a/b and B1c sites can be protected into the longer term with a simple policy designation. For this reason, it may be necessary for the Councils to factor in an additional level of flexibility to their land supply on top of the current need identified to offset any additional unforeseen losses that may occur as a result of an increasingly de-regulated planning system. Equally, they will wish to consider how key employment sites may be protected.

5.20 The Councils do not consider that any additional space for flexibility in connection with new class E is necessary at this stage in the absence of evidence on the effect of the new E Use Class in terms of additional "losses" of employment land but will monitor change with a view to take action if necessary. The protection of key employment sites is, however, part of the strategic plan. Councils should consider the need to impose planning conditions when granting permission for office uses in order to prevent these office uses changing to other uses which would be unacceptable.

Planned Requirements

5.21 After taking into account the flexibility factor and the Councils' preferred approach to losses as set out above but making no adjustment in connection with the introduction of Class E, the Councils consider the following minimum employment land needs should be met across the HMA as set out in tables 4 (industrial/warehousing) and 5 (offices) below. The planned requirements based on the upper range of the regeneration scenario have taken into account completions between 2018 and 2023. In addition, as ELS forecasts up to 2038 the annual growth in space has been extrapolated to 2041 on a pro rata basis equivalent to an additional three years to match the end of the plan period.

Table 4: Industrial/warehousing requirement 2018 – 2041 in hectares

	Broxtowe	Gedling	Nottingham	Rushcliffe	Plan Area
Need 2018 - 2038	38.56	22.94	54.78	19.91	136.19
Pro rata 2038 - 2041	5.78	3.44	8.22	2.99	20.43
Need 2018 - 2041	44.34	26.38	63.00	22.90	156.62
Completions 2018 - 2023	28.22	9.66	0.00	5.77	43.65
Residual need	16.12	16.72	63.00	17.13	112.97
Need rounded	**16.00**	**17.00**	**63.00**	**17.00**	**113.00**

Notes: Need 2018 – 2038 taken from Table 2. Completions data provided for 01.04.2018 to 31.03.2023

Table 5: office requirement 2018 – 2041 sq. m

	Broxtowe	Gedling	Nottingham	Rushcliffe	Plan Area
Need 2018 - 2038	37,445	14,583	194,545	50,314	296,887
Pro rata 2038 - 2041	5,617	2,187	29,182	7,547	44,533

	Broxtowe	Gedling	Nottingham	Rushcliffe	Plan Area
Need 2018 - 2041	43,062	16,770	223,727	57,861	341,420
Completions 2018 - 2023	270	0.00	52474	10,130	62,874
Residual Need	42,792	16,770	171,253	47,731	278,546
Need rounded	**43,000**	**17,000**	**171,500**	**47,500**	**279,000**

Notes: Need 2018 – 2038 taken from Table 3. Completions data is at 31.03.2023

Conclusions on the quantity of planned requirements

5.22 The Councils consider the regeneration scenario adjusted for the reasons set out in the section above is the most appropriate level of growth to plan future requirements. The Councils consider that the following provision of employment space should be planned for across the HMA for the period 2023 - 2041:

- **Around 113 ha** of industrial and warehousing land; and
- **Around 279,000** sq. m of office space.

Distribution of employment land across the HMA

6.1 Table 6A shows the general supply of industrial and warehousing land **(see Appendix 1)** adjusted to disaggregate it from the likely strategic warehousing supply as set out in **Appendix 2**. This exercise also addresses the findings of the Iceni Study (paragraph 5.6 Iceni Study) which notes that some of the warehousing supply identified in their report is already captured in the general supply of employment land as set out in the 2021 Nottingham Core HMA and Nottingham Outer HMA Employment Land Needs Study. More details are provided in **Appendix 2.**

Table 6A: Supply of employment land adjusted to discount the likely supply of strategic warehousing sites.

Industrial / warehousing	**Broxtowe**	**Gedling**	**Nottingham**	**Rushcliffe**	**Plan Area**
Employment land supply (rounded)	67	18	25	187	294
Adjustment to reflect strategic warehousing in **Appendix 2**	Minus 61	0	Minus 3.5	Minus 59	123.5
Supply (rounded)	6	18	21.5	128	173.5

Notes: From **Appendix 2** – Includes Bennerley proposed allocation for strategic warehousing (61 ha deducted from Broxtowe's total estimated supply). 59 ha deducted from Rushcliffe's employment land supply including: Land South of Clifton (11.5 ha). RAF Newton (4.1 ha), North of Bingham (7.1 ha) and Ratcliffe on Soar Power Station (36.4 ha). In Nottingham 3.5 ha was deducted to reflect planning permission for a warehouse at Blenheim Lane, Firth Way.

6.2 The tables below show the planned requirements (from Tables 4 and 5 above) and allows comparison with the estimated employment land supply for each Council and across the HMA as at March 31st, 2023, adjusted to discount strategic distribution. This is shown separately for industrial/warehousing and for office in Tables 6B and 7 below.

Table 6 B General Industrial and warehousing planned requirements and supply 2023 - 2041

Industrial / warehousing	**Broxtowe**	**Gedling**	**Nottingham**	**Rushcliffe**	**Plan Area**
Need Hectares	16.00	17.00	63.00	17.00	113.00
Supply rounded	6.00	18	21.50	128	173.5
Surplus/minus	-10	1	-41.5	111	60.5
Provision	**6.00**	**18**	**21.50**	**128**	**173.5**

Table 7: Office planned requirements and supply 2023 – 2041 sq. m.

Office	**Broxtowe**	**Gedling**	**Nottingham**	**Rushcliffe**	**Plan Area**
Need square metres	43,000	17,000	171,500	47,500	279,000
Supply	21,300	8,000	194,460	67,669	292,429
Supply rounded	21,000	8,000	194,000	68,000	292,000
Surplus/minus	-22,000	-9,000	22,500	20,500	12,000
Provision rounded to nearest 1000 sq. m	**21,000**	**8,000**	**194,000**	**68,000**	**291,000**

6.3 In terms of industrial/warehousing supply there is a surplus of potential employment land across the Plan Area of approximately 60 ha. The allocations include a substantial amount of land identified at Ratcliffe on Soar Power Station. This is a large site of approximately 265 ha gross (approximately 128.1 ha net). This coal-fired power station, which opened in 1968, has a long history of power generation being part of the Trent Valley Power Stations network or "Megavolt Valley" and a major employer in the area. As one of the last remaining coal-fired power stations it is due to close in 2024 with the loss of a significant number of jobs. Current uses on-site in addition to the power station include the Uniper Technology Centre, which carries out research on power generation. Planning permission has also recently been granted for an energy from waste incinerator called the East Midlands Energy Re-Generation (EMERGE) Centre –which is designed to burn almost 500,000 tonnes of waste a year, reduce landfill and generate enough energy to power 90,000 homes and to create around fifty jobs.

6.4 Rushcliffe Borough have adopted a Local Development Order (LDO) for the site to streamline the planning process and to specify the types of uses in clearly defined areas which would be permitted. An LDO has a similar status of a site gaining Outline Planning Permission. The LDO provides examples of potential business that could locate on-site, for example: industrial, manufacturing, low carbon and green energy generation, energy storage, advanced manufacturing, logistics, research and training facilities and the areas of the site where these uses could potentially be located Although the site is not presently categorised as falling within traditional B class uses it is a significant employment site in its own right with a number of employment activities on-site continuing. In this context, it is not considered that the site represents entirely new employment land supply, as a large element would in effect be a redevelopment opportunity.

6.5 There is potential for large-scale employment provision at this site for both energy generation (zero carbon technology and energy hub for the East Midlands) and for modern industrial and manufacturing uses. The site benefits from access to high-capacity utilities infrastructure. The LDO published by the Council indicates that up to 180,000 sq. m is being considered for B8 distribution/logistics (see also section on strategic logistics/distribution below). It is an early aspiration that redevelopment of the site is likely to take place in three main phases with phase 1 including underutilised areas to the north of the A453 and in and around the ash fields to the south. Phase 2 would follow the closure of the power station in 2024 when the land associated with the coal stockpile would be released. Finally Phase 3, from 2025 onwards following the closure of the main power buildings, cooling towers and other structures would be decommissioned and demolished, and any necessary ground remediation undertaken. In this context, it is likely that completion of the site would take place within the Plan period.

6.6 The employment land allocation for Rushcliffe Borough therefore includes a significant allocation at Ratcliffe on Soar Power Station with a developable area of around 128.1 ha which excludes existing energy related activities on-site. This quantity of employment land of approximately 128 ha is phased for delivery within the Plan period. This quantity is justified on the basis that there is a need to replace existing employment on this site and it would also assist in meeting shortfalls elsewhere in the Plan Area notably Nottingham and Broxtowe Councils over the Plan period.

6.7 In this context, it is not considered that the employment land allocation at Ratcliffe on Soar Power Station would have implications for the planned level of housing provision in the Plan Area. This is on the basis that there is a need to replace land currently in use for energy generation and provide alternative employment opportunities through the redevelopment opportunity.

6.8 Turning to the office sector, the supply across the HMA /FEMA slightly exceeds estimated need, with the focus being the large available supply within Nottingham City.

Conclusion on the general supply of employment space in comparison with the regeneration target

6.9 In quantitative terms, there is sufficient industrial/warehousing and office supply to meet the planned requirements for employment space across the HMA /FEMA.

Comparing labour demand and labour supply

7.1 As stated in paragraph 5.4 ELS utilised a number of different scenarios to estimate employment growth for the HMA as a whole. The scenarios use different methods and provide a range of job projections. However, the scenarios align reasonably well and indicate a growth in employment of around 50,000 on average. This section examines in more detail the balance between housing growth and employment growth for the Plan Area. Table 8 below presents the findings of the ELS labour supply assessment without Erewash so as to present the ELS findings for the Plan Area.

Table 8: Labour supply derived from using the 2023 Standard Method - ELS

Authority	**ELS 2021 Labour supply 2018 – 2038 lower** (table 8.12)	**ELS 2021 Labour supply 2018 – 2038 upper** (table 8.13)
Broxtowe	2468	3284
Gedling	4293	5103
Nottingham	28648	42169
Rushcliffe	3475	6245
Plan Area	**38884**	**56801**
Labour supply growth per annum	1944	2840

Source:

ELS Table 8.12 Projected population and labour force change associated with 2014 - based Sub National Population Projections 2018 – 2038 and ELS Table 8.13 Projected population and labour force change based on 2023 Standard Method including affordability uplift

7.2 The ELS provides a labour supply range based on a lower and upper range of between 39,000 (no affordability uplift) and 57,000 (with affordability uplift) with the average between the two being 48,000. The upper range labour supply forecast indicates the theoretical number of total jobs both full and part time that could be supported by a given population as opposed to the actual demand for labour. The Councils have opted for the Regeneration Led Scenario which builds in the interventions of the D2N2 Strategic Economic Plan and provides a Plan Area target of 52,500 jobs expressed in terms of full-time equivalents (FTEs). As noted in ELS this labour demand Regeneration led Scenario is probably at the upper end of what could be achieved in aspirational terms.

7.3 The NPPF 2023 standard method is used as the starting point for the Publication Draft Plan's housing targets and details are set out in the Housing background Paper. The Publication Draft housing target is 54,860 for the period 2023 - 2041 an annual target of 3,037 and essentially very similar to that used in the ELS to calculate labour supply being based on an annual requirement of 2,981 homes per annum. A difference of just 56 or under 2%. Given the nature of employment forecasting such a small difference is not viewed as significant given the likely margins of error in such forecasts.

7.4 It is considered that there is a broad balance between the likely labour supply even towards its higher end 57,000 and the aspirational Regeneration Led Scenario with 52,500 jobs set as the Publication Draft Plan target.

7.5 However, in order to provide flexibility, the employment land and floorspace provisions are regarded as minimums and in any case, they are modestly over-providing against need identified in ELS for both general industrial/warehousing and office space. In the latter case, the move towards more home and hybrid styles of working may result in the level of office space provision being more generous than anticipated although it is too early to say what longer terms trends towards more home working might have on the office market, but this will need to be monitored accordingly in future.

7.6 In addition, the Plan provides for nearly 100 ha of strategic warehousing or 305,000 sq. m. which is additional to the needs identified by ELS and would provide significant additional new jobs of around 3,000 using typical floorspace ratios for strategic warehousing as a proxy for measuring employment. On balance it is considered that the proposed housing growth is compatible with jobs growth anticipated through the Greater Nottingham Employment Land Study (2021).

Conclusions on labour demand and supply balance

7.7 Forecasting employment space is a difficult exercise and like all forecasting has limitations, being highly dependent upon the variables inputted into the model, the assumptions used in the model and how these variables actually behave in practice. In general, such forecasts become less reliable over time especially when forecasting forward over the plan period. The ELS sets out the limitations of its forecasting method at paragraph 8.17. To a degree, all the scenarios rely on past trends, and it is not always the case that the future will be similar to the past. This is especially true when hitherto unforeseen “events” such as the global pandemic or Brexit occur with their potential for disrupting existing trends in terms of job growth and trade and the inevitable uncertainties they pose for the forecaster.

7.8 However, the various scenarios are a good guide to what may happen in the future and the method employed is consistent with national planning policy and guidance in relation to assessing future employment space. The ELS jobs forecasts indicate an average of around 50,000 and the Plan includes a monitoring target of 52,500 jobs.

7.9 The employment space derived from the upper end of the ELS forecasts is therefore the minimum amount to be planned for in the emerging Greater Nottingham Strategic Plan. Given the limitations of the modelling identified above, that the scenarios are based on ranges rather than targets, and the fact that local plans are kept under review and regularly updated or replaced, this level of job growth is considered to be compatible with the planned levels of housing delivery.

Qualitative analysis

8.1 ELS has assessed 77 key employment sites and concluded that 52 sites covering 328 ha are of a good or very good standard with a further 14 sites covering 48 ha being considered as average or better. The summary assessment is set out in Table 7.1 of the ELS reproduced below.

Table 9: Table 7.1 Core HMA Site Scoring Summary (reproduced from ELS)

Site Score	Number of Sites	Size (ha) net
Very Good	12	27.74
Good/Very Good	1	0.15
Good	37	300.1
Average/Good	2	0
Average	14	48.2
Poor/Average	9	24.57
Poor	2	0
Total	**77**	**400.59**

Do we have the right type of sites of a sufficient scale in the right locations?

8.2 The question of whether there is sufficient employment space in quantitative terms has been addressed above. It is now appropriate to turn to whether there are sites of the right quality in the right places. The Strategic Plan is concerned with the allocation of strategic sites. Non-strategic sites may be allocated through subsequent Local Plans. Strategic sites allocations (including sites with planning permission but not built) are defined as:

- Sites of 5 ha or more and/or 20,000 sq. m of office floorspace.

8.3 ELS assessed 77 key employment sites within the HMA including both strategic and non-strategic sites although less significant local smaller sites were not assessed. In general, based on the ELS findings the majority of key employment sites are of average or good quality. The ELS at paragraph 7.21 states:

"Overall, the assessments of existing sites indicate that across the 77 Core HMA sites assessed, there is a strong supply of employment sites that vary in their scale and provision of facilities to satisfy their occupiers' needs: from City Centre sites, to traditional industrial estates, modern office accommodation and rural sites for niche (generally indigenous) uses. The majority of the sites assessed accommodated a mix of office, light industry, B2 and B8 uses."

8.4 The Councils agree with this finding. A list of employment sites making up the identified employment space supply within the Plan area is set out in **Appendix 1** of this Employment Background Paper. In general, the quantity and quality of employment sites is considered sufficient to meet overall needs.

8.5 The Publication Draft identifies the following strategic sites which include major employment provision:

- Toton;
- Former Coal Disposal site at Bennerley (allocated for strategic warehousing and logistics);
- Ratcliffe on Soar Power Station allocated in part for strategic warehousing and logistics); and
- Employment provision within existing strategic sites including:
    - Boots (Broxtowe Borough / Nottingham City)
    - Top Wighay Farm (Gedling Borough)
    - Broad Marsh (Nottingham City)
    - Stanton Tip, Hempshill Vale (Nottingham City)
    - Melton Road, Edwalton (Rushcliffe Borough)
    - North of Bingham (Rushcliffe Borough)
    - Former RAF Newton (Rushcliffe Borough)
    - Former Cotgrave Colliery (Rushcliffe Borough)
    - South of Clifton (Rushcliffe Borough)
    - East of Gamston/North of Tollerton (Rushcliffe Borough)

8.6 The site at Toton has potential to generate significant growth providing jobs across all skill levels for both local people and new residents. The Ratcliffe on Soar site represents a major regeneration and redevelopment opportunity located within the Freeport for a range of employment uses including advanced manufacturing, logistics, and research and training facilities. Other sites with significant employment space available include existing strategic sites at Top Wighay Farm north of Nottingham.

Conclusions on qualitative sites considerations

8.7 The Councils consider that the existing and future supply of existing strategic sites provides an appropriate range, size, type and location to meet general needs for industrial, warehousing and office business space needs.

Strategic Distribution/Logistics sites

9.1 The ELS Study recommends at paragraph 9.32 that:

"Given the scale and urgency of this issue, the District Councils (potentially working with adjoining districts along the M1 Corridor) may wish to consider commissioning a further strategic study to quantify the scale of strategic B8 logistics need across the Core/Outer HMA and beyond that builds on the indicative suggestions set out above. This future study should seek to quantify the scale of strategic B8 requirements and potentially identify sites where this need should be allocated. Our view would be that the main focus of this future study should be along the M1 Corridor and A-roads near to the Motorway junctions."

9.2 The Councils, along with Ashfield District, Mansfield District and Newark & Sherwood District Councils, commissioned Iceni to undertake a logistics study – Nottinghamshire Core and Outer HMA Logistics Study – to assess the specific needs for strategic distribution or logistics facilities across the Nottingham Core and Outer HMA focussing on the area around EMA, strategic routes to the EMA and along the M1 corridor. The study is available here:

https://www.gnplan.org.uk/evidence-base/

9.3 The consultants reported in August 2022 and recommend that the requirement across the core and outer Nottingham HMA for planning policy purposes should be 1,486,000 sq. m or 425 hectares of logistics space. Taking into account unimplemented permissions and allocations the residual need is 1,171,000 sq. m or 335 hectares. The study notes the position allowing for potential pipeline in the form of draft local plan allocations (Ashfield and Erewash) as well as the proposals at the Freeport in Rushcliffe Borough which would reduce the need to 601,000 sq. m or 172 hectares subject to the allocations being confirmed. The consultants conclude that the residual need would fall to the order of one or more realistically two large strategic logistics parks subject to the final status of the emerging allocations and the Freeport. It is important to stress that the study does not consider planning policy constraints such as Green Belt as it is essentially a technical assessment of need, and these policy constraints will be factored into potential site selection by the Councils.

9.4 The supply has been reassessed for the Publication Draft Plan and is estimated at approximately 900,000 sq. m on about 253 ha (see **Appendix 2**). It is anticipated that redevelopment opportunities, infilling and windfall sites will also contribute potentially providing for between 10% and 20% of residual demand. The former Horizon Factory is a good example where redevelopment of the former Imperial Tobacco cigarette factory has provided 46,500 sq. m of new warehousing space with two units over 9,000 sq. m. The recent planning permission on land off the A17 at Coddington near Newark is a windfall site with permission for a single unit of 37,000 sq. m.

9.5 The consultants recommend that the following areas of opportunity be considered:

- Area adjacent to M1 Junction 28 and 27 (Sutton in Ashfield, Alfreton, Kirkby in Ashfield and towards Hucknall);
- Area adjacent to M1 Junction 26 (Langley Mill, Eastwood and Kimberley);
- Area adjacent to M1 Junction 25;
- Area adjacent to A453; and
- Area surrounding Newark (along A1 and A46).

9.6 A further recommendation is that potential logistics sites should be selected in the following sequential order:

- The extension of existing industrial / distribution sites. Site extensions should only be permitted where there is adequate road capacity serving the site and at adjacent motorway/dual carriageway junctions or capacity can be enhanced as part of any extension;
- Identifying suitable new strategic distribution sites on previously developed land which meet the site selection criteria; and
- Identifying suitable new strategic distribution sites on greenfield land which meet the site selection criteria.

9.7 During 2023, the Greater Nottingham Councils undertook a site selection exercise in order to identify their preferred sites for allocation for strategic distribution facilities. The Councils consulted on their Preferred Approach to strategic distribution sites in November 2023. Having considered responses to this consultation, the Councils have updated the site selection process as part of the preparation of the Publication Draft Greater Nottingham Strategic Plan. The updated site selection process has confirmed the Preferred Approach and identifies land at the former Bennerley Coal Disposal site and land at Ratcliffe on Soar Power Station for allocation as strategic distribution sites. The site selection process is set out in the Site Selection Background Paper.

9.8 It is stressed that the Greater Nottingham Strategic Plan Area forms just part of the wider market for strategic distribution which may be regarded as relatively “footloose”. **Appendix 2** provides an updated position on supply across both the Nottingham Core and Outer HMAs for strategic distribution sites. The supply includes significant levels of provision especially in Ashfield District and Newark and Sherwood District and also the strategic site New Stanton in Erewash Borough. Taking into account the updated supply and the strategic allocation at Bennerley Coal Disposal Point the remaining demand would be in the range of 78 hectares to 94 hectares. In this context further sites may come forward in adjoining authorities including, for example, land adjoining East Midlands

Airport which is being promoted for strategic distribution on approximately 80 ha. The Councils consider that the Strategic Plan allocations for strategic distribution meet as much of the demand as possible within the Plan area given the Green Belt constraints and will increase its market share. Further sites are likely to come forward in adjoining local authorities and the situation will be kept under review and be subject to the Duty to Cooperate.

Overall Conclusion

10.1 The Councils have commissioned independent evidence prepared by the expert consultants Lichfields and published the Nottingham Core and Outer HMA Employment Land Study 2021 available on the gnplan.org.uk website. This Employment Background Paper takes forward the recommendations set out in the ELS 2021 and adds further background detail.

10.2 The ELS 2021 has taken into account the likely impact of the Covid-19 pandemic as far as practical in its econometric modelling work. The aspirations and policy interventions set out in the D2N2 LEP Strategic Economic Plan have been built into the econometric modelling regeneration scenario set out in the ELS which is the preferred growth scenario chosen by the Councils. This regeneration scenario with the adjustments sets out in this Employment Background Paper is considered the most appropriate growth scenario.

10.3 The Nottinghamshire Core and Outer HMA Logistics Study makes recommendations for future provision and is summarised in this Employment Background Paper. The Councils have undertaken a site selection exercise in order to identify suitable sites for allocation for strategic distribution facilities. The results of this exercise are set out in the Site Selection Background Paper. The Councils have taken into account the various operational criteria and planning policy constraints and have identified two sites at the former Bennerley Coal Disposal Site and Ratcliffe on Soar Power Station which broadly meet the relevant criteria. This provision, combined with the identified supply across the entire study area (including within neighbouring authorities), would provide for significant growth in the delivery of strategic distribution and logistics facilities in the Study Area and an increased market share of the wider strategic distribution market. The quantum of employment land within the Plan area anticipated to meet need for strategic distribution facilities has been discounted from the general supply of employment land and there is more than enough general industrial and warehousing land to meet estimated need.

Appendix 1: Supply of employment land and office floorspace making up the employment space supply for each Council

Broxtowe Borough Council

Employment land supply - manufacturing and warehousing

Site	Area	Location	ELS Quality assessment	Land remaining ha	Suitable uses
Toton*	2 ha	Toton	n/a	2.00	Mixed employment uses
Former Bennerley Coal Disposal Site	61	Bennerley, Eastwood	n/a	61	Strategic distribution
Various	7	Various	n/a	4.2	Industrial and warehousing
Total				**67 ha (rounded)**	

* identified as a strategic site in the GNSP

Employment supply office floorspace

Site	Area	Location	ELS Quality assessment	Floorspace remaining sq. m	Suitable uses
Toton*	1.25 ha	Toton	n/a	10,000 (on 1.25 ha of land)	Offices, including 'Innovation Campus' and 'high skilled jobs'. Assumed to be around 10,000 sq. m.**
Chetwynd Barracks	2.5 – 3.5 ha	Chilwell	n/a	8,000 – 14,000 sq. m Average 11,000 sq. m	Primarily office based uses.
Various planning permissions	500 sq m			300	
Total				**21,300 sq. m****	

* identified as a strategic site in the GNSP

** Capacity is estimated at 10,000 sq. m at 80% plot ratio on 1.25 ha of land

Gedling Borough Council

Employment land supply: manufacturing and warehousing sites

Site	Area	Location	ELS Quality assessment	Land remaining ha	Suitable uses
Top Wighay Farm*		Adjoins Hucknall	Good	5.20	Employment Outline planning permission 2020/0050
Gedling Colliery	5.00 (gross)		Very Good	4.12	Mixed Outline planning permission 2017/1571
Hillcrest Park	1		N/A	1.00	Employment Allocation in adopted Local Planning Document
Colwick Industrial Estate (land south of Road No 2 and east of Road No 5)		Within the main built up area of Nottingham	Average	2.18	Employment Site had planning permission for employment uses (2013/0500). Now has full planning permission for a waste management facility (7/2021/0648NCC)
Former Total Fuel Storage Site, Road No 3, Colwick Industrial Estate	2.52	Within the main built up area of Nottingham	Average	2.52	Employment Planning permission (2022/0798) for trade warehouse. Full planning permission granted 2024/0094 for the erection of industrial and warehouse units (use classes E(g) (iii), B2 and B8) granted on 25/07/2024. Comprises 12,492 sq m of business space on 2.52 ha
Former Total/Butlers Fuel Storage, Colwick Industrial Estate	2.03	Within the main built up area of Nottingham	Average	2.03	Industrial/manufacturing

Site	Area	Location	ELS Quality assessment	Land remaining ha	Suitable uses
Land adjacent Sainsbury, Colwick Industrial Estate	0.75 ha	Within the main built up area of Nottingham	Average	0.75 ha	
Total				**18 ha (rounded)**	

* identified as a strategic site in the GNSP

Employment supply office floorspace sq. m

Site	Floorspace	Location	ELS Quality assessment	Floorspace remaining sq. m	Suitable uses
Top Wighay Farm*		Adjoins Hucknall	Good	8,000	Office Outline planning permission 2020/0050 for up to 8,000 sq m of office.
Total				**8,000 sq. m**	

* identified as a strategic site in the GNSP.

Nottingham City Council

Employment land supply manufacturing and warehousing sites

Site	Area	Location	ELS Quality assessment	Land remaining	Suitable uses
Blenheim Lane (SR02)	6.94	Adjoins the main built up area of Nottingham	Good	6.50	Employment (3.5ha for strategic distribution)
Stanton Tip Hempshill Vale*	42.61	Adjoins the main built up area of Nottingham	Average/poor	5-10 Average = 7.50	Mixed
Boots*	84.50	Adjoins the main built up area of Nottingham	Very Good	5-15 Average = 10.00	Mixed
Hucknall Road / Southglade Road - Southglade Food Park	0.85	Adjoins the main built up area of Nottingham	N/A	0.85	Employment
Total				**25 ha (rounded)**	

* identified as a strategic site in the GNSP

Employment supply office floorspace

Site	Area	Location	ELS Quality assessment	Floorspace remaining sq. m	Suitable uses
Blenheim Lane (SR02)	6.94	Adjoins the main built up area of Nottingham	Good	794	Employment
Boots *	84.50	Adjoins the main built up area of Nottingham	Very Good	2,500 – 6,500 Average = 4,500	Mixed

Thane Road - Horizon Factory	7.35	Adjoins the main built up area of Nottingham	Good	See Appendix 4 of Local Plan Part 2	Employment
Canal Quarter - Island Site	9.21	-Within the main built up area of Nottingham	Good	43,900 – 63,400 Average = 54,150	
NG2 West - Enterprise Way (SR41)	2.18	-Within the main built up area of Nottingham	Very Good	13,000 – 15,000 Average = 14,000	Office
NG2 South - Queens Drive	1.62	-Within the main built up area of Nottingham	Very Good	10,000 – 12,000 Average = 11,000	Office
University Boulevard - Nottingham Science and Technology Park (SR43)	1.52	-Within the main built up area of Nottingham	Very Good	6,673	Office
Broad Marsh* (SR58)	6.19	Within the main built up area of Nottingham	N/A	20,000	Mixed
Royal Quarter - Burton Street, Guildhall, Police Station and Fire Station (SR53)	0.89	-Within the main built up area of Nottingham	Good	10,000 – 20,000 Average = 15,000	Mixed
Canal Quarter - Sheriffs Way, Sovereign House (SR62)	0.28	Within the main built up area of Nottingham	Good	21,841	Mixed

Canal Quarter - Arkwright Street East (SR65)	0.44	Within the main built up area of Nottingham	Good	5,000 – 10,000 Average = 7,500	Mixed
Waterside - London Road, Former Hartwells (SR67)	1.64	Within the main built up area of Nottingham	N/A	10,000 – 19,000 Average = 14,500	Mixed
Total				**194,458** 194,000 rounded**	

*Identified as a Strategic site in the GNSP
** The 194,458 Figure uses the average of the range where indicated and includes 24,500 sq. m on non-allocated sites and small-scale development on allocated sites

Rushcliffe Borough Council

Employment land supply: manufacturing and warehousing

Site	Area	Location	ELS Quality assessment	Land remaining	Suitable uses
Ratcliffe on Soar Power Station*	265 ha (gross) Whole site area 128.1 ha (Net)	Ratcliffe on Soar close to J24A and EMA	Good	125.5 for industrial and warehousing of which 36.4 ha for strategic distribution	North suitable for research & development uses (LDO parameters plan indicates 21,000 sq. m of office uses which would occupy 2.6 ha assuming 2 storey @ 40% plot ratio). South suitable for science park and advanced manufacturing uses, Freeport proposal Local Development Order Granted (36.4 ha for strategic distribution)
RAF Newton	4.1			4.1	Single unit warehouse of 13,984 sq. m on 4.1 ha assumed for strategic distribution.-
Land North of Bingham*	14.2	Bingham	Good	14.20	Mixed (7.1 ha assumed for strategic distribution)
East of Gamston*	9	Adjoins the main built up area of Nottingham	Good	9.00	Mixed

Site	Area	Location	ELS Quality assessment	Land remaining	Suitable uses
South of Clifton*	20	Adjoins the main built up area of Nottingham	Good	20	Mixed (11.5 ha assumed for strategic distribution on the basis of the planning permission tied to transport modelling)
Chapel Lane West		Bingham	N/A	0.50	Mixed
Former Bunny Brickworks		Bunny	N/A	3.00	Mixed
Hollygate Lane		Cotgrave	N/A	3.40	Mixed
Former Cotgrave Colliery		Cotgrave	N/A	2.00	Mixed
South East of Platt Lane		Keyworth	N/A	2.70	Mixed
Nottingham Road		Radcliffe on Trent	N/A	3.00	Mixed
Total				**187 ha**	

* identified as a strategic site

Employment supply office floorspace

Site	Area	Location	ELS Quality assessment	Floorspace remaining sq. m	Suitable uses
East of Gamston*	3	Adjoins the main built up area of Nottingham	Good	12,000**	Office
RAF Newton*	2	Freestanding	Average	8,000	Office
Land South of Clifton*	5	Adjoins the main built up area of Nottingham	Good	20,000	Office

Site	Area	Location	ELS Quality assessment	Floorspace remaining sq. m	Suitable uses
Ratcliffe on Soar Power Station*		Freestanding	Good	21,000	Office (on about 2.6 ha).
Chapel Lane East		Bingham	N/A	1175	Office
Barrington House Leake Road		Costock	N/A	655	
JIT Logistics		Langar	N/A	577	
MHR Britannia House		Ruddington	N/A	4292	
Total				**67,699 68,000 rounded**	

* identified as a strategic site in the GNSP

** Some office could be available beyond the plan period.

Appendix 2: Assumed Supply of Strategic Warehousing sites across the Core and Outer Nottingham HMA

Site name	Address	Floorspace sq. m	Hectares	Status
Ashfield				
Castlewood Business Park	Unit 9A Farmwell Lane, Sutton	19,235	4.9	complete
Castlewood Business Park	Unit 6, Farmwell Lane Sutton	12,467	2.94	complete
West of Fulwood	Land Adjacent Plot 4, Fulwood	17,707	5.68	Planning permission
Harrier Park	Harrier Park	27,600	6.69	allocation
Junction 27 M1	Junction 27 M1 North East	73,600	18.42	Draft allocation
Junction 27 M1	Junction 27 South East	90,000	22.5	Draft allocation
East of Low Moor Road	Low Moor Road, Kirkby	22,000	5.55	Draft allocation
Sub total		**262,609**	**66.68**	
Erewash				
Stanton North	New Stanton Park, Former Lows Lane, Stanton by Dale	110,000	31	Planning permission
Sub total		**110,000**	**31**	
Mansfield				
Penniment Farm	Unit 1, Penniment Farm	13,200	3.64	Planning permission
Sub total		**13,200**	**3.64**	
Newark & Sherwood				
Land at Brunel Drive	Brunel Drive, Newark	68,308	15.61	Planning permission
Land South of Newark	Land South of Newark	110,000	50	Planning permission
Land off the A17 Coddington	A17 Coddington	37,000	16.6	Planning permission
Sub total		**215,308**	**82.21**	
Nottingham				
Blenheim Drive	Land at Firth Way, Bulwell	17,000	3.5	Planning permission

Former Horizon Factory	Units 1 and 5 Power Park, Thane Road, Nottingham	22,954	6.59	completed
Sub total		**39,954**	**10.09**	
Rushcliffe				
South of Clifton	Fairham Business Park, planning permission tied to transport modelling up to 40,000 sq. M of strategic B8.	40,000	11.50	Completed/under construction
Land at Former RAF Newton	Wellington Avenue, Newton	13,984	4.1	Planning permission
North of Bingham	Bingham	31,000	7.1	allocation
Former Ratcliffe on Soar Power Station	Ratcliffe on Soar	180,000	36.4	Local Development Order
Sub total		**264,984**	**59.1**	
Grand Total		**906,055**	**252.72**	

Residual Demand

Iceni assessment	1,486,000 sq. m	425 ha
Estimated supply	906,055	253
Residual demand	579,945	172
Assume that 10% of remaining demand could be met from redevelopment	57,994	17
Assume that 20% of remaining demand could be met from redevelopment	115,989	34
Allocation		
Bennerley Former Coal Disposal Site	124,500	61
Remaining demand with 10% redevelopment	**397,450.50**	**94.41**
Remaining demand with 20% redevelopment	**339,456.00**	**77.83**