

Gedling Borough Council

Employment Background Paper

Insert picture

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1.0 Introduction

- 1.1 The adopted Aligned Core Strategy includes the spatial objective of economic prosperity for all to ensure economic growth is as equitable as possible. Government policy is committed to securing economic growth to create jobs and prosperity and the planning system should actively support business. Providing for the floorspace and premises needs of all businesses and promoting local employment opportunities in both urban and rural areas is an important part of the Government's planning policy as set out in the National Planning Policy Framework.
- 1.2 The Borough Council sets local planning policy for employment development through the Local Plan. The Aligned Core Strategy (Part 1 Local Plan) sets out a broad strategy while the Local Planning Document (Part 2 Local Plan) provides detailed guidance for the determination of planning applications and the allocation of non-strategic employment development sites.
- 1.3 The purpose of this paper is to provide background for the Gedling Borough Local Planning Document and to set out evidence in support of the employment policies. This paper needs to be read alongside the Strategic Distribution of Employment Requirements Background Paper (SDBP) October 2015 which draws on the findings of the Employment Land Forecasting Study (ELFS) August 2015 produced by Nathaniel Lichfield and Partners. The SDBP also makes comparisons with earlier employment forecasts set out in the Nottingham City Region Employment Land Study (NCRELS) and contains employment land and floorspace requirements for Gedling Borough.
- 1.4 The previous NCRELS work underpinning the Aligned Core Strategy provided both quantitative forecasts of employment space and also included an assessment of the quality of employment sites in Gedling Borough. The ELFS work provides an updated quantitative forecast of employment space but does not focus on the quality of employment sites.
- 1.5 Both the earlier NCRELS work and the ELFS include employment forecasts that show a continuing shift from a manufacturing based economy to a more balanced and diverse one orientated towards service type occupations. However, the manufacturing and warehousing sector remains an important sector of employment.
- 1.6 Appendix 1 provides a profile of the Borough¹ in terms of labour demand, employment, business and the local economy. Key points include:
- Gedling Borough has a higher proportion of people working in manufacturing than the Great Britain average but this is less than the East Midlands average;
 - The proportion of people working in services is similar to the East Midlands average but less than Great Britain;

¹ Source: NOMIS Labour Market Information ONS

- Notably Gedling Borough is over represented in the public administration, retail/wholesaling and construction sectors;
- Gedling Borough is under represented in the financial and ICT sectors when compared to the East Midlands and Great Britain averages;
- Gedling Borough is dependent to a significant degree on employment outside the Borough notably in Nottingham City;
- The workforce is relatively highly skilled compared to the regional and national averages and commands higher wages at place of work;
- There are significantly more part-time workers in Gedling Borough when compared to the average for the East Midlands and Great Britain;
- Gedling Borough has a higher percentage of small and micro sized businesses than the regional and national average;
- In terms of business survival rates the Borough is the second highest in the County;
- A strong small workspace and office provision is provided by the private sector in the Arnold/Daybrook area; and
- Gedling Borough also has a significant role in providing less expensive more affordable business premises and is well placed for relocating firms from Nottingham City.

2.0 Policy Context

- 2.1 The NPPF states that local planning authorities should use their evidence base to assess:
- The needs for land and floorspace for economic development including both quantitative and qualitative needs for all foreseeable types of economic activity over the plan period; and
 - The existing and future supply of land available for economic development and its suitability to meet the identified needs.
- 2.2 The NPPF also seeks to prevent the blanket protection of sites allocated for employment use where there is no reasonable prospect of a site being used for its allocated employment use. Applications for alternative uses of land or buildings should be treated on merit having regard to market signals and the relevant need for different land uses to support sustainable communities.
- 2.3 Paragraph 51 states that local planning authorities should normally approve planning applications for change to residential use and associated development from commercial buildings².

² In 2013 the Government introduced permitted development rights to allow offices be converted into homes without planning permission. This measure is temporary for three years (with change of use to be commenced by 30th May 2016) and will be subject to review.

- 2.4 The ACS makes provision for a substantial amount of new growth up to 2028 in Gedling Borough both in terms of new homes (7,250 new homes) and also in new jobs. ACS Policy 4 seeks to strengthen and diversify the local economy with new floorspace provided across all employment sectors. This will be through:
- Providing a range of sites that are attractive to the market;
 - Placing emphasis on office development and support for the knowledge based economy;
 - Joint working to ensure a sufficient range and choice of sites is maintained;
 - Managing the existing employment sites and allocations to protect the best sites including those that provide an important source of jobs; and
 - Considering the release of sites that are no longer viable.
- 2.5 The ACS requires Gedling Borough to provide a minimum of 10 ha of industrial and warehousing land and 23,000 sq. m of office floorspace. The distribution of industrial and warehousing land across the Core HMA has been revisited and a revised distribution is set out in the SDBP (see paragraph 3.9 below).
- 2.6 A Local Enterprise partnership (LEP) has been created for Derby, Derbyshire, Nottingham and Nottinghamshire (D2N2). The D2N2 has published its Strategic Economic Plan (SEP) with the objective of creating 55,000 private sector jobs by 2023. Not all of these jobs would be additional to the local economy as some job growth would happen without intervention but ELFS estimates the additional jobs in the Nottingham Core Housing Market area to be around 12,500. The SEP includes a number of themes:
- Business support and access to finance;
 - Innovation;
 - Employment and skills;
 - Infrastructure for economic growth; and
 - Housing and regeneration.
- 2.7 The SEP includes specific projects including Nottingham skills hub which will be of benefit to the whole of Greater Nottingham. D2N2 is also contributing to the funding of the Gedling Access Road which will open up the former Gedling Colliery for development and will also help increase the attractiveness of the site for employment uses.
- 2.8 The D2N2 identifies a number of priority sectors which are strongly represented and have potential for growth including:
- Transport equipment;
 - Life sciences;
 - Food and drink;

- Construction;
- Visitor economy;
- Low carbon economy; and
- Creative industries.

2.9 Gedling Borough has a strong representation in construction sector jobs a sector that is both a D2N2 priority and is expected to grow. Construction generates significant multiplier effects in the local economy for example; every £1 invested in housing is estimated to generate an additional £3 of spending in the local economy through wages and expenditure on suppliers. Whilst job growth is anticipated in this sector there is also a need to upskill the workforce and to train new entrants to improve both productivity and to ensure local people are able to access jobs.

3.0 The Quantity of Employment Land and site allocations in the Local Planning Document

- 3.1 Nathaniel Lichfield and Partners were commissioned to produce ELFS to provide up to date evidence of future employment floorspace needs between 2011 and 2033 across the Nottingham Housing Market Area (HMA). This work was designed to allow comparison with earlier NCRELS work done by Roger Tym³ underpinning the Aligned Core Strategies (ACS) for all HMA Councils. ELFS was published in autumn 2015 and details of this study and comparisons with the earlier Roger Tym work is the subject of the SDBP.
- 3.2 The ELFS study uses a standard methodology which looks at the projected growth in economic sectors and calculates the net employment change. From these job forecasts land use requirements up to 2033 for offices (sq. m) and for industrial and warehousing space (in ha) are derived. Figures are also provided to 2028 to tie in with the plan period for the Local Planning Document. The ELFS provided 3 scenarios:
- Scenario 1 – Experian baseline
 - Scenario 2 – job growth, Policy on which reflects the D2N2 SEP and job targets to 2023
 - Scenario 3 – labour supply estimates how many jobs would be needed to broadly match the growth in the resident workforce
- 3.3 As the Scenario 2 (Policy-on) is based on the D2N2 SEP, Gedling Borough and the other Councils in the Core HMA consider this to be the most appropriate scenario to plan for. The resultant job forecasts for Gedling Borough to 2033 are set out in appendix 9 of ELFS.
- 3.4 Significant job growth is anticipated over the period in Gedling Borough albeit less than other Greater Nottingham Councils. Not surprisingly, Nottingham City is expected to have the greatest share of the job growth due to the importance of Nottingham City as a regional centre. However, these jobs are also potentially available to residents in adjoining authorities including Gedling Borough. The LEP is also targeting support on development projects based in Nottingham City, Broxtowe and Rushcliffe Boroughs and these additional jobs are factored into the forecasts. For example, the Nottingham Enterprise Zone is expected to support nearly 7,000 jobs of which over 3,000 are expected to be additional. This site and other key strategic sites will draw labour from a wide area across Greater Nottingham. In particular the Nottingham Enterprise Zone will benefit from improved accessibility through the planned transport improvements to the South Side Growth Corridor running from Daleside Road close to Colwick in the east to Beeston in the west connecting with the Racecourse Park and Ride site and the City Centre.

³ Roger Tym: The Nottingham City Region Employment Land Study (NCRELS) 2007 and various updates.

- 3.5 Within Gedling Borough, growing sectors include: professional services, construction, distribution (wholesale and storage), accommodation and food services, health and social work. The majority of job growth is in the office, business, industrial and warehousing sectors for which specific allocations of land are made referred to as B class jobs. Sectors forecast to decline in Gedling Borough include public administration which is a significant employer in the Borough and also administrative services and retail.
- 3.6 The ELFS study translates job forecasts into employment space using workers per unit floorspace/land (worker density ratios) as a proxy. The employment land and floorspace requirements are adjusted to take into account the vacancy rates for sites and premises (see paragraph 5.116 of the ELFS report)
- 3.7 In setting out a requirement to be planned for, ELFS recommends that the Councils should plan to replace some of the employment land lost to other uses. It is not necessary to replace all land likely to be lost as some losses undoubtedly arise from the restructuring of the local economy but new floorspace will be required even for declining sectors. In Gedling Borough this replacement factor is equivalent to past losses which have been around 0.28 ha of industrial and warehousing land and 57 sq. m of office space per annum between 2004 and 2013/14. Over the plan period 2011 – 2028 this would equate to around 4.76 ha of industrial and warehousing land and less than 1,000 sq. m of office space.
- 3.8 An allowance is also added to the employment space requirement to provide flexibility in the future supply to ensure that supply is not too tightly matched with demand and to allow for “churn” in the market especially as some sites may take longer to come forward. The flexibility factor is estimated to be around 2 years equivalent take up of employment land.
- 3.9 ELFS calculates the requirement for each Council’s administrative area as a building block and therefore takes no account of local policy or the capacity of individual Councils to accommodate need. For Gedling Borough this requirement would amount to about 11 ha of industrial and warehousing land and 6,000 sq. m of office. However, ELFS acknowledges that the distribution of need must be addressed at the Core HMA level. In comparison with the ACS provisions, ELFS estimates a similar level of office provision across the HMA but a significant increase in industrial and warehousing space. This requires some adjustment to the distribution of employment space across the Core HMA and this is explained in the SDBP publication which sets out the distribution of employment space for each Council. The requirements for Gedling Borough set out in the SDBP are reproduced below and compared with ELFS and the ACS:

Table1 : Employment land need, ELFS, SDBP and ACS.

ELFS Policy on		SDBP provision		ACS provisions		ACS comparison	
<i>I+W ha</i>	<i>Office (rounded) sq. m</i>	<i>I+W ha</i>	<i>Office Sq. m</i>	<i>I+W ha</i>	<i>Office Sq. m</i>	<i>I+W ha</i>	<i>Office Sq. m</i>
11	5,800	19	10,000	10	23,000	+ 9	- 13,000

- 3.10 The SDBP concludes that Gedling Borough will need to provide for about 19 hectares of industrial and warehousing land⁴ (compared to 10 ha in the ACS) to meet its own needs and some needs arising from Nottingham City which cannot meet all of its own need. As Nottingham City is constrained in terms of land supply its industrial and warehousing land requirements will need to be made up by contributions from surrounding Districts. Gedling Borough must also find approximately 10,000 sq. m of office space (in comparison to the 23,000 sq. m set out in the ACS) which at standard densities and plot ratios would require about 2.5 ha of land resulting in a quantitative requirement of about 21.5 ha.

Alternative sites

- 3.11 In order to meet the employment land requirement of 21.5 ha it is necessary to review any currently identified employment sites and to consider any realistic alternative employment sites that might be suitable for allocation in the Local Planning Document.
- 3.12 The starting point for this work was the identification of potential sites known as 'Reasonable Alternatives'. These were sites which in the view of planning officers warranted consideration in order to ensure that sufficient regard was had to alternative options. This was done to ensure that the Local Plan process is robust and accords with the requirement that consideration is given to Reasonable Alternatives through the Sustainability Appraisal.
- 3.13 The 2014 SHLAA assessment was reviewed for potential sites. Although no employment sites were specifically promoted purely for future employment uses, two large sites in the SHLAA were promoted for housing and employment as part of the examination of the Core Strategy. In addition, certain sites put forward for housing through the SHLAA process are considered by officers to have potential suitability for employment.
- 3.14 The following sources have been also been examined:
- Undeveloped employment allocations identified in the Adopted Gedling Borough Replacement Local Plan (Saved Policies 2014);
 - Previous submissions put forward by consultees to the ACS;
 - The advice set out in the Growth Strategy For Gedling Borough by Rose Regeneration Ltd.⁵; and

⁴ The ELFS forecasts of employment land which are the basis of the recommendations in the SDBP set out a net employment land figure. The net employment land figure include the site areas developed for business uses and directly associated uses including access roads, car parking areas, servicing, and incidental open space and landscaping. It does not cover strategic landscaping or any part of the strategic road network. The sites area set out in the above Table are for gross land areas. However, in these particular cases the net development areas is expected to be very similar to the gross net area.

⁵ Gedling Growth Strategy May 2014, Rose Regeneration available at: <http://www.gedling.gov.uk/planningbuildingcontrol/planningpolicy/emerginglocalplan/supportingstudies/publications/>

- Officer knowledge of sites and the local area.

3.15 The following sites have been shortlisted for further consideration as potential reasonable alternative employment sites:

- Gedling Colliery/Chase Farm, Carlton
- Hillcrest Park, Calverton
- Leapool Island, New Farm Site B
- Leapool Island, New Farm Site E
- Mansfield Road, Flatts Hill/Long Acre Lodge, Calverton
- Metallifactory site, Redhill, Arnold
- Park Road, Calverton

3.16 The final pool of 'Reasonable Alternatives' has been developed using the following criteria:

Location	Sites should be within, adjacent to or close to the existing built up area of Nottingham or a Key Settlement for Growth Sites adjoining villages or in isolated locations are not included.
Size	To be included, sites need to be capable of accommodating at least 1 ha : ⁶
Planning Status	Sites which do not yet have planning permission are included. This includes sites which were allocated by the Replacement Local Plan but do not yet have planning permission. Sites with planning permission including for non-employment related uses will be included if development has not yet commenced.
Deliverability	Sites should be: <ul style="list-style-type: none"> • <u>Deliverable or Developable</u> – there are no significant constraints to development and the site is likely to be developed within the next 15 years; • <u>Suitable If Policy Changes</u> – the site is only constrained by a planning policy which could be amended to allow development; or • <u>Non-deliverable or Developable</u> – the site has significant constraints and there is no evidence as yet that these can be overcome. Sites which have been assessed as Non-deliverable or Developable in the SHLAA are not included.

⁶ The Local Planning Document allocates sites of 1 ha or larger as sites below this threshold are considered too small to allocate. The threshold reflects that sites of 1 ha or more are defined as major in the General Development Procedure Order.

- 3.17 These sites are assessed as to whether they are reasonable alternatives in Appendix 2. In summary, the Leapool Island sites, New Farm Site B and Site E are not considered reasonable alternatives as they do not adjoin the urban area and there are also significant highways issues along the A60.
- 3.18 The Metallifacure site is a former employment site. Planning permission for housing on this site was granted in 2007 but has lapsed. It is not considered deliverable for employment uses due to previous problems associated with employment uses on the site and their impact on nearby residential amenity.
- 3.19 Gedling Colliery and Hillcrest Park are existing allocations in the Gedling Borough Replacement Local Plan and are considered to remain both suitable and deliverable for employment uses. Flatts Hill/Longacre Lodge and Park Road Calverton are also considered suitable and deliverable as employment sites and are assessed as reasonable alternatives for employment purposes. The reasonable alternatives are:
- Gedling Colliery/Chase Farm;
 - Hillcrest Park;
 - Flatts Hill/Long Acre Lodge;
 - Park Road.

Site selection

- 3.20 Making decisions about whether sites can and should be allocated requires that information from a range of sources is used in order to come to a balanced decision. Information was sourced from the range of evidence used to inform the Local Planning Document and Aligned Core Strategy. Some of this evidence was used to inform the Sustainability Appraisal for the Local Planning Document which is also a source of information for the Site Selection Document.
- 3.21 To present the information it was decided to use a series of Site Schedules. These Schedules would include relevant information for each site in a clear and consistent manner. Maps and photographs are also included in these Schedules.
- 3.22 The table in appendix 3 sets out the information used in the Schedule, its source and the reason it has been used. The individual site schedules are set out in appendix 4.

Conclusions on employment site selection

- 3.23 The Gedling Colliery/Chase Farm site is identified as a strategic location in the ACS for a mix of housing and employment and is a site identified in ACS Policy 7 as a regeneration priority. The principle of employment in this strategic location is therefore established in the Local Plan Part 1. A significant constraint is the presence of a Local Wildlife Site on the existing employment allocation. LPD Policy 18 (Protecting and Enhancing Biodiversity) seeks to avoid damage to

such sites and where this is not possible to mitigate such impacts with any residual impacts being compensated for.

- 3.24 The site is located adjacent to the main urban area of Carlton close to existing population centres and in a sustainable location within the Nottingham economic market area. In quantitative terms, the site is needed to meet strategic employment land requirements. The site is also required to ensure there is a range and choice of sites especially large sites distributed across the Borough as the two other large sites are at Teal Close and Top Wighay Farm. Once the Gedling Access Road is constructed the site will be highly accessible and is considered to be suitable and developable. The potential loss of part of the Local Wildlife Site can be compensated for through translocation of the wildlife interest to the adjoining Gedling Country Park. It is considered that the environmental constraint imposed by the Local Wildlife Site can be overcome and that the economic benefits outweigh these environmental impacts subject to appropriate compensatory measures being put in place.
- 3.25 The other remaining reasonable alternatives are located in Calverton and could support housing growth in the area. In terms of quantitative need the remaining requirement could be met by any one of these sites.
- 3.26 Park Road – the logical location would be adjoining the existing Calverton Colliery site but this area is considered sensitive in landscape terms and this part of the site should remain open as a landscape buffer. The southern portion of Park Road is not considered suitable given existing housing along Park Road and this area is considered more suitable for housing.
- 3.27 Flatts Lane – whilst this is considered a reasonable alternative this site would also be close to existing housing where employment would be incompatible.
- 3.28 Hillcrest Park is an existing allocation and well related to the existing industrial estate and also to business premises off Park Road. This site is considered suitable and deliverable for employment. Housing on this site would not be compatible with adjoining industrial uses.
- 3.29 These new allocations would be in addition to the strategic allocations contained in the ACS at Top Wighay Farm and Teal Close and together meet the requirements set out in the SDBP. Together all these sites comprise about 21.5 ha of employment land (see appendix 6 for the identified employment land supply) and are considered to be suitable, available and achievable.
- 3.30 The Local Planning Document therefore allocates the following sites for employment:
- Gedling Colliery
 - Hillcrest Park

4.0 Employment Stock and Quality of sites

- 4.1 Gedling Borough's stock of employment space comprises about 535,000⁷ sq. m of space comprising around 477,000 sq. m of factory and warehousing space which represents some 11% of the Core HMA stock and approximately 58,000 sq. m offices which is around 5% of the Core HMA total.⁸ Nottingham City has the largest share of office floorspace in the HMA (71%) with Gedling and Erewash having the lowest shares with about 5 % each. In terms of industrial space Gedling Borough provides the second lowest share of the Core HMA Councils with 11 % with Rushcliffe providing the lowest at 10%.
- 4.2 The Borough has a number of major employment sites including Colwick Industrial Estate (98 ha) and Victoria Park (26 ha) and numerous smaller but significant employment areas. A list of main employment sites is set out in the Gedling Growth Strategy Employment Site assessment⁹.

The NCRELS assessment

- 4.3 The Nottingham City Region Employment Land Study 2007 (NCRELS) provides a detailed site assessment of the quality of employment land for each District in Greater Nottingham (a summary is set out in Appendix 5). Results for Gedling Borough showed 75% of the total employment land to be of average quality with 23% assessed as good quality. About 2% of sites were considered as poor or of very low quality and NCRELS recommended that consideration be given to releasing these poor quality sites for other uses (these sites included Catton Road, Brookfield Road/Rolleston Drive, Mansfield Road and Sherbrook Road). For the reasons set out below in paragraph 5.4, the Borough Council has retained Catton Road and the Brookfield portion of the Brookfield Road/Rolleston Drive site whilst accepting the remainder could be released for other purposes along with the Mansfield Road site.
- 4.4 NCRELS assesses the bulk of existing sites within Gedling Borough as of an average quality although recent surveys indicate these sites have relatively few voids. The allocations at Top Wighay Farm, Hucknall and at Teal Close are considered to be relatively good quality and would significantly increase the percentage of sites being regarded as of good quality.
- 4.5 ELFS notes that, in general, locations further away from the M1 motorway are less attractive in marketability terms and this is part of the rationale in allocating Top Wighay Farm in the north west of the Borough as it has good access to the M1. Whilst, Gedling Borough is generally further away from the M1 than other

⁷ Source ELFS Figure 3.1

⁸ Source VOA data 2008

⁹ Gedling Growth Strategy: Employment Sites Assessments, 2014, Rose Regeneration.

Core HMA Councils to the west, ELFS notes it does have a number of significant logistical and distribution companies on Victoria Park and Colwick Industrial Estate suggesting that accessibility is not a particular impediment to firms.

Range and location of sites

- 4.6 The portfolio is largely made up of large sites which make up 90% of employment land by site area (table 2 below). About 10% of existing employment land is located on smaller sites although these smaller sites are spread across the Borough (see table 3 below). As noted earlier, there are a number of smaller sites in the Arnold/Daybrook area including some which cater for small office floorspace. In contrast there is just one small site close to Carlton which is largely full. Small sites are also present in the rural settlements of Calverton and Newstead and a small site (Hillcrest Park) is allocated at Calverton in the Local Planning Document. Larger sites tend to be located within the Colwick/Netherfield area which is a long established employment area.

Table 2: Large sites greater than 5 ha by size and location

Site	Size	Location	Comment
Brookfield Road	5	Arnold	Includes the Arnold Business Park. Some units being advertised.
Salop Street	5	Arnold	
Former Calverton Colliery	9	Calverton	Calverton Colliery is currently in the Green Belt.
Colwick Industrial Estate	98	Colwick	
Victoria Business Park	26	Colwick	
Total	134		
% of employment land on large sites	90		

- 4.7 Large sites are allocated in the ACS and Local Planning Document and will provide a good choice of sites in locations adjoining the main urban area and also the Sub-Regional Centre of Hucknall. These sites include: Top Wighay Farm, Hucknall (8.5ha); Teal Close (7ha), Netherfield; and at Gedling Colliery (5ha), Carlton. Top Wighay Farm is considered to be well located with frontage to the A611 and good access to the M1 Junction 28. Teal Close has planning permission for business uses and provides further land for employment in what is a major business location. Gedling Colliery is part of a major mixed use regeneration area and will be accessed by the new Gedling Access Road and will provide job opportunities that can support new housing in the Carlton area.

Table 3: Small sites less than 5 ha by size and location

Site	Size	Location	Comment
Catton Road	1	Arnold	
Bewcastle Road	0.4	Bestwood Park	Forms part of a much larger site located within Nottingham City. The larger site includes the Woodville Business Centre.
Hillcrest Park	3	Calverton	
Station Road	0.2	Carlton	
Portland Street	4	Daybrook	
Sherbrook Road	1.5	Daybrook	Includes the Sherbrook Enterprise and Daybrook Business Centre providing a range of space including small office provision.
North of Hazelford Way	2	Newstead	
South of Hazelford Way	3	Newstead	
Total	15		
Percentage of employment land on existing small sites	10		

- 4.8 In terms of second hand space according to ELFS (paragraph 3.12) there is a significant level of vacant industrial floorspace currently being marketed indicating that there is currently an oversupply although ELFS considers this is due to a number of large vacant units on the Victoria Business Park Site (Pintail Close) and at Colwick. Since ELFS was written planning permission has been granted for an indoor leisure use at Pintail Close which has been implemented.
- 4.9 There is a reasonable spread of existing sites and allocations geographically with large concentrations of existing and new employment land close to established business areas and in support of new housing. However, there are a relatively low proportion of smaller sites although the Green Belt effectively constrains potential supply. Demand for small workspace has been met by the private sector in the Arnold area and some of this space is being currently marketed as available. In order to support indigenous business growth and local employment it would be desirable through a general enabling policy to support similar small scale workspace provision elsewhere particularly in Carlton (see LPD Policy 44 below).

Calverton Colliery

- 4.10 Calverton Colliery is located within Green Belt and as a former colliery site represents a significant brownfield redevelopment opportunity in need of regeneration close to Calverton. The site was allocated for redevelopment in the Gedling Borough Replacement Local Plan subject to criteria limiting the amount of replacement floorspace and footprint of the development to prevent harm to

the openness of the Green Belt.

- 4.11 Since the Gedling Borough Replacement Local Plan was adopted the former Calverton Colliery site has been partly redeveloped with a large single company occupying the majority of the site albeit largely for storage purposes. A household waste facility also occupies part of the site and recently some small scale starter units have been built.
- 4.12 The ACS provides for a significant level of housing growth at Calverton and the Local Planning Document is allocating land adjoining the northern edge of the settlement to meet the objectively assessed housing need necessitating the drawing back of Green Belt boundaries. The work undertaken by Rose Regeneration¹⁰ emphasises the opportunity for Calverton to develop more as a live/work settlement. The Key Settlement has a significant employment base with established employment sites to the north of the settlement at Flatts Lane and Park Road which are well occupied including by an international company. The Calverton Colliery site is currently in use by a vehicle repair firm and recently some small scale business units constructed. There is scope for further employment related activity to be located on this site and there is a strong case for designating it as a protected employment site.
- 4.13 National Planning Policy requires that Green Belt boundaries can only be reviewed in exceptional circumstances which the Borough considers do apply to the Calverton Colliery site justifying its removal from Green Belt in order to designate it as a protected employment site. The very special circumstances are as follows:
- The opportunity to provide homes and jobs in close proximity in this broad location through the review of Green belt boundaries to meet objectively assessed housing needs;
 - The Calverton Colliery has been assessed as part of the Green Belt Review and has only limited value in terms of Green Belt purposes;
 - The need for new defensible boundaries means that the line of the Oxtan Road and the field boundaries along the south western edge of the former Calverton Colliery towards Hollinwood Lane should form the inner defensible boundary of the Green Belt in this location;
 - There has been a change in circumstances in that the Calverton Colliery site has developed incrementally over time and now has a significant level of urban encroachment.

¹⁰ Gedling Growth Strategy, 2014, Rose Regeneration Ltd.

5.0 Local Planning Document Policy

5.1 The Local Planning Document will provide policies for the determination of applications for employment related development or for proposals for the change of use or redevelopment of existing employment sites. It includes the following policies:

- Policy LPD43: Retention of Employment and Employment Uses;
- Policy LPD44: Employment Development on Unallocated sites;
- Policy LPD45: Expansion of Existing Employment Uses Not in the Green Belt;
- Policy LPD46: Agricultural and Rural Diversification; and
- Policy LPD47: Local Labour Agreements.

Policy LPD43: Retention of Employment and Employment Uses

5.2 Whilst the NPPF requires local planning authorities to avoid the blanket protection of sites it is important that where sites remain viable and provide significant local employment they should be protected for employment. In this context, it is worth stressing that the Borough is heavily constrained by Green Belt which limits the supply of greenfield employment sites. ACS Policy 4 (Employment provision and Economic Development) requires the Borough to manage existing employment sites and allocations so as to protect the best sites including those that provide an important source of jobs; and to consider the release of sites that are no longer viable.

5.3 NCRELS assessed about 2% of the Borough's sites as poor or of very low quality and recommended that the Borough consider releasing these poor quality sites for other uses. The sites recommended for release include:

- Sherbrook Road, Daybrook;
- Catton Road, Arnold;
- Brookfield Road/Rolleston Drive; and
- Mansfield Road, Daybrook

5.4 These were assessed by the Borough in 2007 and 2008, giving particular consideration to the number of vacant units and whether they had increased or decreased in number. This work led to the decision¹¹ to retain Sherbrook Road and Catton Road as protected employment sites as they were well used. It was also agreed to retain the Brookfield Road portion of the Brookfield Road/Rolleston Drive site but to remove the protection from the Rolleston Drive part which comprised a vacant County Council depot. This decision would need to be implemented through the review of the Local Plan and the Rolleston Drive site has been allocated for housing in the Local Planning Document.

¹¹ As set out in the report to Planning committee 2nd October 2008 where the Committee resolved to accept the recommendation to retain the three sites mentioned above and remove protection from the other sites.

- 5.5 The employment sites which the Borough decided to retain in 2008 namely: Catton Road, Brookfield Road and Sherbrook Road were resurveyed in 2015. The results from this most recent survey indicate that the levels of occupancy on retained employment sites remains high. At Catton Road occupancy has increased with no vacant units recorded (see appendix 6 for survey results). Levels of occupancy at Brookfield Road are also holding up well with 85% of premises occupied in 2015 compared to 92% in 2008. At Sherbrook Road a former packaging works was converted to provide three small business workshops namely: Sherbrook Enterprise, Sherbrook Business Centre and Daybrook Business Centre, the latter being originally developed by the Council but now in private ownership. Whilst it was difficult to obtain directly comparable data over the period 2008 to 2015, data for Sherbrook Business Centre was obtained and this indicates that occupancy is similar to that of 2008. Daybrook Business Centre was surveyed in 2014 and is reported as being well occupied and actively marketed¹².
- 5.6 These sites are therefore well used and given their locations provide significant levels of local employment in the Daybrook and Killisick Wards which have higher levels of economic disadvantage than the Borough ward average. These sites should therefore be retained in employment use.
- 5.7 ACS Policy 4 specifically refers to protecting the best sites including those that are important in terms of local employment. In identifying those allocations and existing employment sites that should be covered by the employment protection designation in the Local Planning Document relevant considerations include:
- the quality of the site; and
 - its significance in providing local employment.
- 5.8 Where proposals seek to change the use of employment sites or redevelop them for other uses LPD43 will require developers to demonstrate:
- that there is no demand for the site or premises for its specified employment use;
 - the site is not viable for re-occupation (including through renewal or refurbishment); and
 - the proposed use would not cause a significant adverse impact on the amenity of nearby residents and occupiers does not have a detrimental effect on highway safety and would not cause harm to the significance of a heritage asset.

Employment uses

- 5.9 Policy LPD43 also seeks to control the type of employment uses that would be acceptable on employment sites. The NPPF defines economic development as that within the B Class uses, public and community uses and main town centre uses (but excluding housing development). In this context, ELFS forecasts

¹² Rose Regeneration: Employment sites assessment 2014

some job growth for example in health, education and accommodation (hotels and catering) which do not fall within the B Class. Some of these other economic development uses can be accommodated on employment sites where they support other businesses or are compatible with the main purposes of the site.

- 5.10 LPD43 therefore provides flexibility for accommodating employment uses that may be permitted on employment sites and the supporting text sets out examples of the types of economic development that would be acceptable.

Policy LPD44 Employment Development on Unallocated Sites

- 5.11 The provision of small workspace in the Arnold area has been noted above, some of which has involved the conversions of redundant buildings. The conversion and sub division of older buildings into smaller modern workspace can bring great regeneration benefits to an area both in terms of providing jobs and in bringing older redundant buildings back into use. Given the Borough's relatively highly skilled workforce and current levels of out commuting there is potential to grow more indigenous businesses through encouraging more home working or through small scale developments or conversions of existing buildings within the urban areas and settlements. In this context it is worth stressing that the employment land and floorspace requirements set out in the SDBP are not rigid guidelines or precise targets. LPD40 (Live Work Units) encourages home working and LPD44 allows for employment development on unallocated sites outside of the Green Belt subject to certain criteria.

Policy LPD 45: Expansion of Existing Employment Uses Not in the Green Belt

- 5.12 One way that the Borough Council can assist in supporting local business to grow is by allowing for the general principle of onsite expansion. This can assist in businesses planning for expansion as firms can hold or acquire adjoining land for potential expansion and also help firms retain local employees. Policy LPD45 permits on site expansion as a general principle subject to environmental safeguards.

Policy LPD46 Agricultural and Rural Diversification

- 5.13 The NPPF states that planning policies should support economic growth in rural areas including through conversion of existing buildings and well-designed new development. The NPPF requires local plans to support the sustainable growth and expansion of all types of business and enterprise in rural areas and to promote the diversification of agricultural and land based rural businesses. The rural area of the Borough is located within Green Belt but contains a number of Key Settlements and villages that are inset within the Green Belt where there are opportunities for suitable infilling for small scale employment development.
- 5.14 Importance is attached to diversifying land based rural businesses which may be necessary for their future viability and as a means of sustaining local rural employment. The Council will require to be satisfied that schemes for diversifying a land based rural business are part of a diversification exercise that

supports the main enterprise and this should include an assessment demonstrating the financial and functional linkages. Such uses may for example, include tourist and visitor facilities or ancillary farm shops. The Borough will also need to consider such proposals against Green Belt policy.

- 5.15 The Borough Council would not support businesses that are independent of the land based rural business for example, office services or retail uses that are most appropriately located within settlements. The Local Planning Document therefore includes a policy addressing proposals for rural land based diversification.

Policy LPD47: Local Labour Agreements

- 5.16 A priority for the Borough Council is to reduce disadvantage by ensuring local residents are supported into work and benefit from development. In this context the Borough Council is committed to securing local labour agreements through section 106 agreements with developers in order to support local people into work. The Borough Council has already entered into Section 106 agreements with certain developers to secure local labour agreements for example, at the Bestwood Business Park redevelopment, Teal Close sustainable urban extension and at the “Tank Site” on Colwick Industrial Estate.
- 5.17 Given the strong representation in construction sector employment and the level of growth planned for there are likely to be increased opportunities for local people to be employed in construction. An important issue for the construction sector across the D2N2 area is to ensure that businesses are able to access both public sector and private procurement opportunities, and are able to find the training they need to upskill their workforce.
- 5.18 A recognised methodology is available from the Construction Industry Training Board (CITB) for calculating the employment and skills opportunities for the construction of the development. The developer will be expected to produce an Employment and Skills Plan (ESP) and also a Method Statement setting out how the developer will implement the ESP.
- 5.19 However, to provide more certainty for developers and to reasonably maximise the potential contribution from local labour agreements the Local Planning Document includes a policy which seeks to ensure that developments over a certain threshold support local people into work or to develop an individual’s skill base to be secured through a planning obligation.

Appendix 1: Local Economy

Gedling Borough has a population of about 114,000 (ONS mid-year population estimate). About 75% of people of working age are economically active which is slightly below both the East Midlands average and the national average due to a significant number of inactive retired people. Unemployment rates are below that of the East Midlands and lower than nationally.

Table A: Gedling Borough Economic profile

Labour Demand	Gedling jobs	Gedling (%)	East Midlands	Great Britain
Primary (A+B) agriculture/mining	200	0.5	0.3	0.3
Energy and water (D+E)	500	1.7	1.6	1.1
Manufacturing (C)	3,400	11.7	13.4	8.5
Construction (F)	1,600	5.5	3.8	4.4
Services (G-S)	23,300	80.6	81.0	85.7
Wholesale and retail (G)	5,900	20.2	16.8	15.9
Transport (H)	1,100	3.9	5.2	4.5
Accom + Food (I)	1,900	6.7	6.3	7.0
ICT (J)	600	2.2	2.7	4.0
Financial/bus (K-N)	3,100	10.7	18.3	21.8
Pub. Admin and health (o-q)	9,500	32.9	27.6	28.0
Other services	1,100	3.9	4.1	4.6
Total	28,900			
Full time	17,600	60.8	68.3	67.7
Part time	11,300	39.2	31.7	32.3
Jobs density	32,000	0.45	0.75	0.78
Economically active	55,900	74.5	78.3	77.5
In employment	52,200	69.4	73.6	72.4
Unemployed	3,200	5.7	5.9	6.5
Economically inactive	18,200	25.5	21.7	22.5
Qualifications				
NVQ4	25,200	36.1	30.1	35.2
NVQ3	41,400	59.4	52.4	55.8
NVQ2	52,100	74.7	69.7	72.5
NVQ1	60,400	86.6	83.1	84.4
Earnings				
By residence		£486.4	£483.4	£520.8
By workplace		£547.9	£477.2	£520.2

Source: NOMIS based on ONS Business Register and employment survey

The workforce is relatively highly skilled compared to the regional and national averages and commands higher wages at place of work. In contrast the employment base in Gedling Borough has a higher proportion of part time jobs than the regional and national average and offers lower wages. Gedling Borough has strong economic links with Nottingham City and there are clear benefits to Gedling Borough residents from proximity to the large labour market of this Core City.

Whilst Gedling Borough has a low job density¹³ on the one hand it has a relatively high new housing to population ratio (only Rushcliffe has a higher ratio) in recognition of its role in supporting housing growth and along with Rushcliffe, in particular meets some of the housing requirements which cannot be met in Nottingham City (see table B below).

Table B: Jobs density

Broxtowe	Erewash	Gedling	Nottingham	Rushcliffe	East Midlands	Great Britain
0.57	0.61	0.47	1.04	0.64	0.76	0.80

Source: Rose Regeneration: Gedling Growth Strategy May 2014

Table C: New Housing to population ratio

Council	Broxtowe	Erewash	Gedling	Nottingham	Rushcliffe
Population	110,700	114,000	114,100	308,700	113,700
New homes 2011 to 2028	6152	6250	7,250	17,150	13150
Population/new homes	18	18	16	18	9

Gedling as a Business Location

There are around 3,000¹⁴ businesses within Gedling Borough. The proportion of large firms (250 + employees) is slightly higher than the regional average and there are a number of successful companies located in Gedling Borough including some ranked within the top 10 in the County. Whilst not a favoured location for warehousing and distribution firms there are some notable firms engaged in this activity within the Borough.

As noted in both the NCRELS and ELFS, Gedling Borough also has a significant role in providing less expensive more affordable business premises and is well placed for relocating firms from Nottingham City particularly to the Colwick/Netherfield area. The percentage of micro and small businesses is higher than the East Midlands average.

¹³ The density ratio represents the ratio of total jobs to population aged 16 – 64.

¹⁴ Source: ONS UK Business Demography.

A recent study¹⁵ noted a significant small office provision around Arnold including small managed work space for example, Sherbrook Business Centre and the Arnold Business Centre. The distribution of businesses in Gedling Borough by size is set out in Table D below.

Table D: Small businesses in Gedling Borough

	Gedling Borough numbers	Gedling Borough %	East Midlands numbers	East Midlands %
Enterprises				
Micro	2,920	88.9	133,055	87.7
Small	270	9.1	15,445	10.2
Medium	40	1.3	2,665	1.8
large	15	0.5	605	0.4
Total	2,965		151,770	

Source: ONS UK Business Counts.

Business survival rates

According to the ONS, Gedling Borough has 3,335¹⁶ businesses operating which is 40 more than 2012 although this was the joint lowest increase when compared to other Nottinghamshire Councils along with Rushcliffe and Mansfield. However, Gedling Borough has the second highest survival rate of businesses five years after start up with 46.8% still in business. This is higher than the County, East Midlands and United Kingdom averages and only Broxtowe has a higher business survival rate (47%).

Market attractiveness

The ELFS notes that whilst there has been a shift towards service based jobs industry remains important to the Nottingham Core HMA economy. As a consequence there is strong demand for industrial premises although demand tends to be lower in areas further away from the M1 such as Gedling Borough. ELFS findings is that away from M1 junctions the market is more subdued but does note the strong cluster of business in south west Gedling at Colwick which has good access to the National road network.

¹⁵ Rose Regeneration: Gedling Growth Strategy May 2014

¹⁶ Source ONS UK Business Demography. The total varies from Table D above. Whilst both the UK Business Count and UK Business Demography are based on the Inter Departmental Business Register of VAT traders and PAYE employers, the Business Count relates to a point of time (March each year) as opposed to the UK Business Demography that counts activity at any time in a year.

Appendix 2: Assessment of Reasonable Alternative Employment Sites

Ref	Site name	Site area	Location	Planning status	Conclusion reasonable alternative?
RLP E1 (c)	Hillcrest Park	1	Calverton	allocation	The site is assessed in the SHLAA as being within an employment area and not suitable for housing. The site is over 1 ha and located within the settlement of Calverton within an established business park. Access is via Hoyle Road. The site is considered a reasonable alternative site.
RLP E2	Gedling Colliery	6	Gedling	allocation	The site is assessed in the SHLAA as part of a wider development although not deliverable until completion of the GAR. The SHLAA notes that NCRELS considered this allocated employment site should be retained for employment. The site adjoins the urban area and is designated as a strategic location for residential and employment uses. The employment site which is brownfield is segregated from the residential component by the route of the GAR. The site will have direct access to the GAR which is expected to be completed by 2019 and will greatly increase accessibility to the employment site. The site is considered a reasonable alternative employment site.
6/455	Leapool Island, New Farm (Site B)	32	Located to west of Leapool Island and does not adjoin urban area	None	Submitted as a potential housing site in the SHLAA but not considered deliverable or developable for housing. Consequently it was not included as a reasonable alternative housing site. During the recent ACS examination it was promoted by the landowner for a business park but this was not supported by the Inspector. It is not considered to be in a sustainable location for a standalone employment site and would be accessed largely by private vehicles. There are significant highways issues. Development traffic would rely on using a very congested section of the A60 between Leapool Island and Oxclose Lane. Due to land constraints it would be problematic to introduce traffic mitigation or implement bus priority measures. The site has been assessed as part of the Sustainable Urban Extensions Study 2008 ¹⁷ . The site is beyond the primary ridgeline and would be visually intrusive. The site is disconnected from the existing urban area. The site is not considered a reasonable alternative.

¹⁷ <http://www.gedling.gov.uk/planningbuildingcontrol/planningpolicy/emerginglocalplan/supportingstudiespublications/>

Ref	Site name	Site area	Location	Planning status	Conclusion reasonable alternative?
6/462	Leapool Island, New Farm (Site E)	70	Located to east of Leapool Island and does not adjoin urban area	None	Submitted as a potential housing site in the SHLAA but not considered deliverable or developable for housing. Consequently it was not included as a reasonable alternative housing site. During the recent ACS examination it was promoted for a business park but was not supported by the Inspector. It is not considered to be in a sustainable location for a standalone employment site and would be accessed largely by private vehicles. There are significant highways issues. Development traffic would rely on using as very congested section of the A60 between Leapool Island and Oxclose Lane. Due to land constraints it would be problematic to introduce traffic mitigation or implement bus priority measures. The site has been assessed as part of the Sustainable Urban Extensions Study 2008. The site is beyond the primary ridgeline and would be visually intrusive. The site is disconnected from the existing urban area. The site cannot be considered a reasonable alternative.
6/47	Park Road	22	Site is located on the edge of Calverton .	none	The site is considered a reasonable alternative for housing and the southern part of the site is proposed for a housing allocation. The northern part of the site adjoins existing employment uses on the former Calverton Colliery site and employment located on this northern part would relate better to the existing employment site and be segregated from existing and potential housing development. In addition the site could have direct access and possibly frontage to the Oxton Road. This northern part of the site may be considered a reasonable alternative for employment. Floorspace is based on 5 ha allocation.

Ref	Site name	Site area	Location	Planning status	Conclusion reasonable alternative?
6/37 and 6/35	Mansfield Road, Flatts Hill (6/35) . Long Acre Lodge (6/37).	10	Site is located on the edge of Calverton.	none	These sites are considered a reasonable alternative for housing. These sites are considered together as in combination development for employment may be an option with site access available. The combined site is located adjacent the settlement and close to an established industrial estate. Potential access to Flatts Lane. The site combined area and configuration would allow scope for segregation from existing residential properties on the opposite side of Flatts Lane. Sites 6/37 and 6/35 combined are considered a reasonable alternative for employment purposes. Floorspace is based on the assumption that 5 hectares would be allocated.
	Metallifecture	1.33	Located on the edge of the urban area at Redhill.	Planning permission for housing lapsed.	This site is considered suitable for housing and it has been identified as a reasonable alternative housing site but is below the threshold for site allocation. The site was previously in use as an employment site but was not identified in the Replacement Local Plan as a protected employment site. The reason why the site was not identified as a protected employment site was because of statutory noise complaints from nearby properties resulting in a statutory Noise Abatement Notice. Given the suitability and availability of the site for housing and conversely its unsuitability for employment reuse (potential nuisance to nearby properties) the site is not considered as a reasonable alternative for employment.

Appendix 3: Information required reasons and Source for Reasonable Alternatives Site schedules.

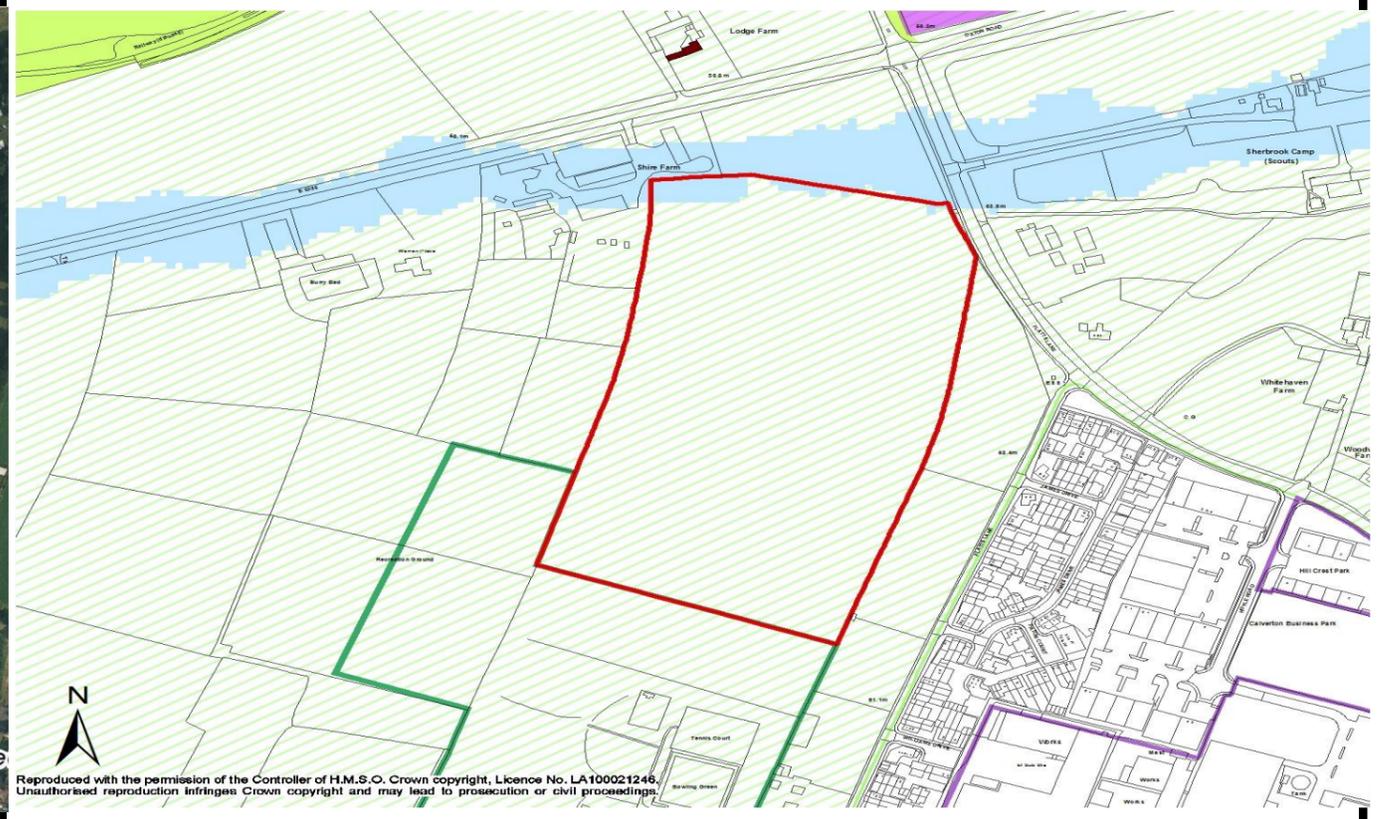
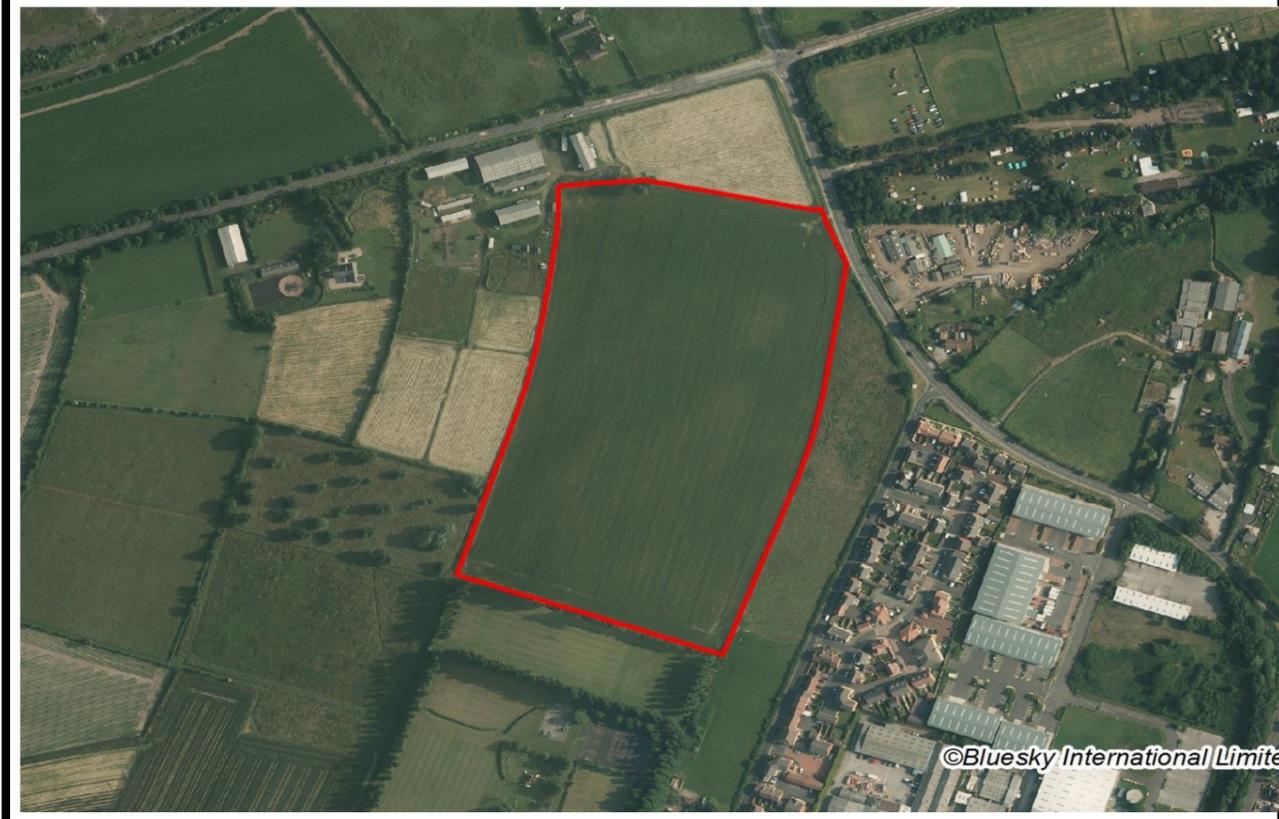
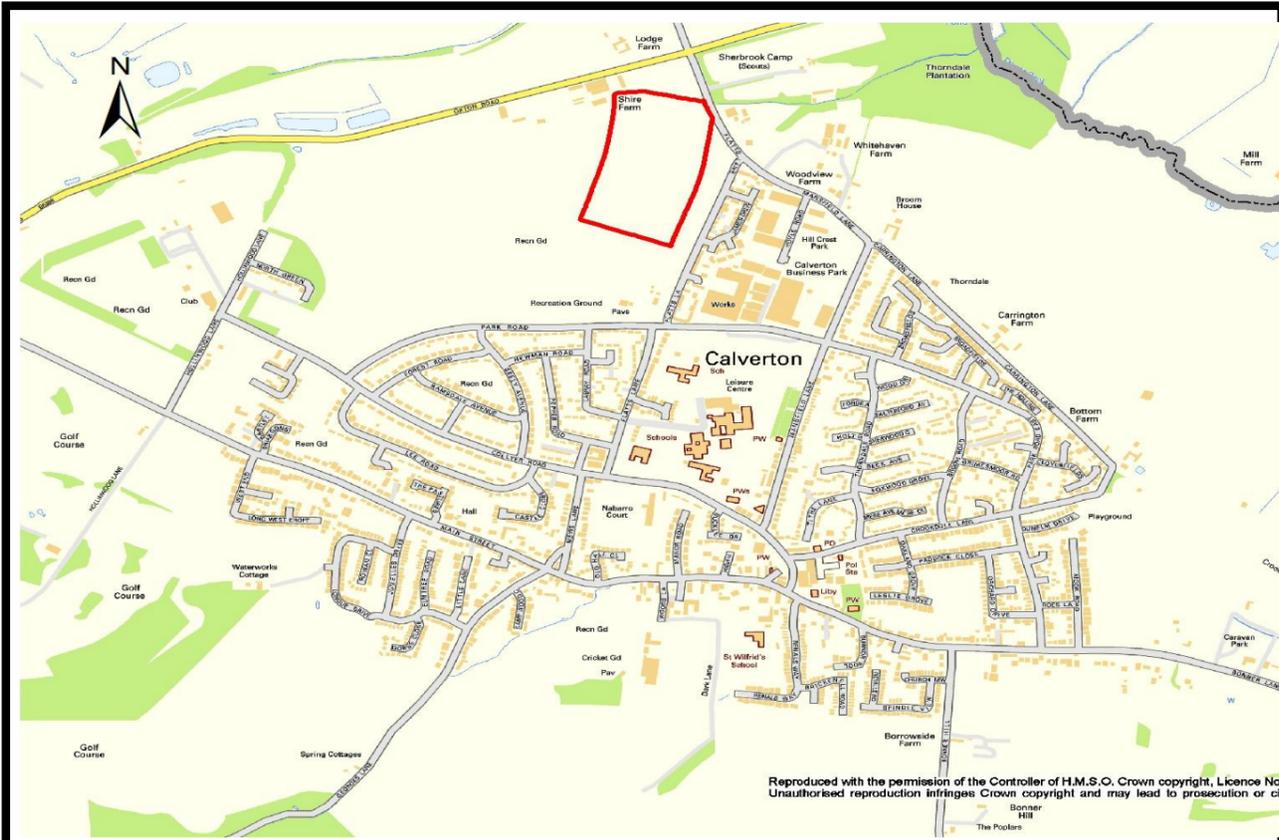
Information	Reason	Evidence Document
Site Name and Reference	Unique and consistent name and reference number to ensure that there is clarity about which site is being discussed.	SHLAA where relevant.
Brownfield or Greenfield	Paragraph 111 of the NPPF requires that the re-use of previously developed land is encouraged. In making decisions preference will be given to sites which contain a proportion of previously developed land.	SHLAA/RLP.
SHLAA Conclusion	The SHLAA identifies constraints to the development of the site and provides contextual information about the site such as whether it is already allocated for development or has extant planning permission.	SHLAA where relevant
Infrastructure	Impact on infrastructure is an important part of making decisions. Information will be presented on a range of types of infrastructure.	Infrastructure Delivery Plan
Sustainability Appraisal (SA)	The SA assesses sites against a range of different factors and scores them for their sustainability.	GBC Sustainability Appraisal (2015)
Green Belt	The protection of the Green Belt is an important factor and changes to Green Belt boundaries require 'exceptional circumstances'. In accordance with ACS Policy 3.2 preference will be given to sites which are not in the Green Belt.	Green Belt Assessment (2015)
Compliance with the ACS	Sites will be assessed for compliance with policies within the ACS. Key policies will include Policy 2 (The Spatial Strategy), Policy 4 (Employment Provision and Economic Development).	ACS

Information	Reason	Evidence Document
Highways	Ensuring that sites have suitable and safe access to the road network and will not affect its operation is an important part of determining whether sites can be allocated.	In house assessment with input from County Highways
Historic Environment	The protection and enhancement of Listed Buildings and Conservation Areas is a requirement of the law. Including this alongside the criteria in the SA highlights the importance given to the historic environment.	Impact of Possible Development Sites on Heritage Assets (2015) Planning application (Gedling Colliery) Officer knowledge
Consultation Responses	It is important that the views of local people are taken into account when preparing Local Plans. Responses made during previous consultations may indicate a preference for a certain site or broad area.	Responses to: <ul style="list-style-type: none"> • Issues & Options (Oct 2013) • Masterplan Workshops (Oct/Nov 2013) • Community Workshops (March/April 2015)

Appendix 4: Reasonable Alternative Site schedules

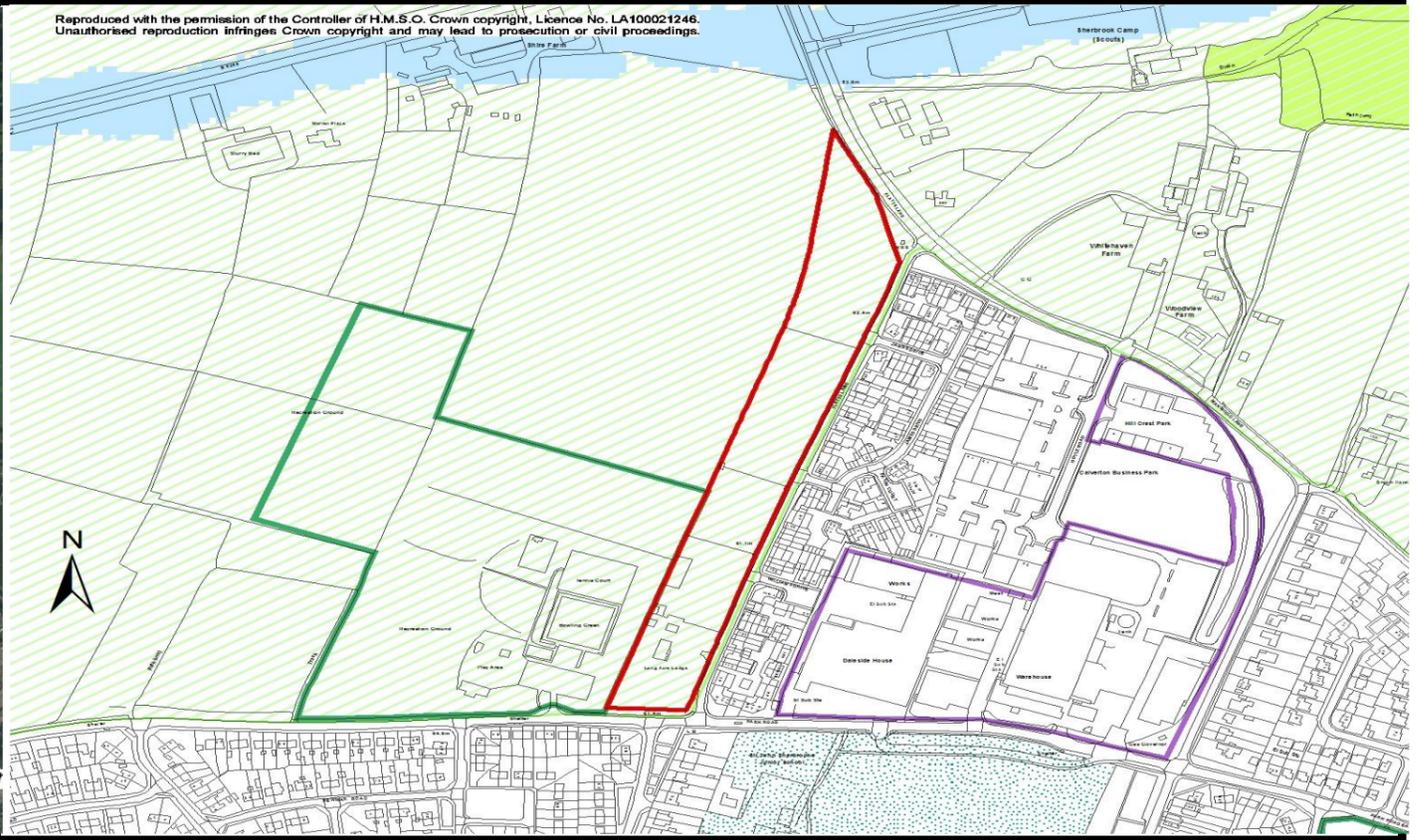
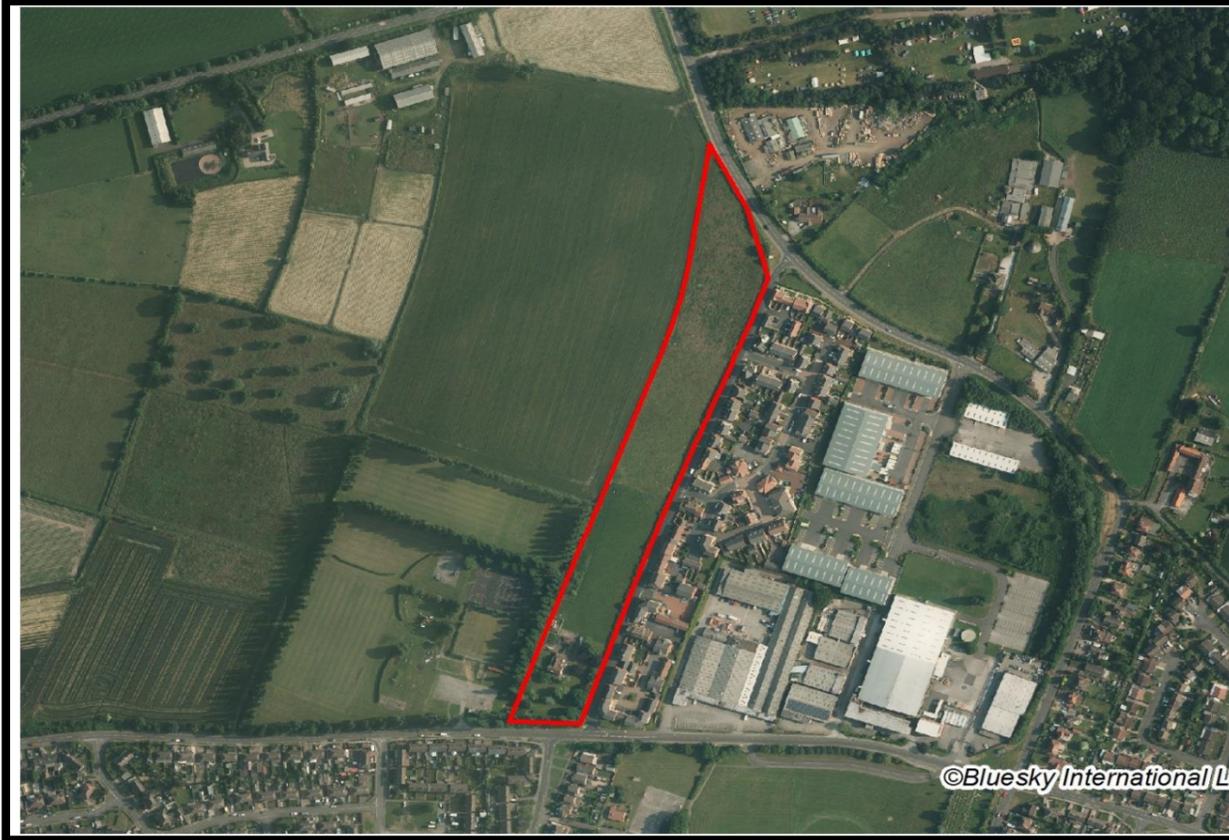
6/35	Mansfield Lane/Flatts Hill			
Size	7.45	Number of Dwellings	N/A	
Brownfield or Greenfield	greenfield			
SHLAA Conclusion	Promoted for housing through the SHLAA. Considered suitable for housing if policy changes.			
Infrastructure	Utilities	No abnormal requirements		
	Emergency Services	No requirements identified		
	Education	No requirements identified		
	Health	No requirements identified		
	Green Infrastructure	No requirements identified		
	Community Facilities	No requirements identified		
	Other	No requirements identified		
Sustainability Appraisal	Housing	0	Flooding	-
	Health	+	Waste	-
	Heritage and Design	-	Energy and Climate Change	0
	Crime	0	Transport	+
	Social	+	Employment	++
	Environment, Biodiversity and GI	-	Innovation	++
	Landscape	-	Economic Structure	++
	Natural Resources	-		

Green Belt	<u>8/20</u>	The Site is open with little built development but does have strong defensible boundaries and good connections with the existing settlement. There is no reduction in a gap to another settlement and heritage assets are some distance away.
Compliance with the ACS	The site is located adjacent to a Key Settlement for Growth and is therefore consistent with Policy 2.3c (vi) of the ACS. The site is located within the Green Belt; Policy 3.3 of the ACS requires consideration of non-Green Belt sites before Green Belt sites. The principle of development of this site does not conflict with other policies in the ACS.	
Highways	Access can be achieved onto Flatts Lane possibly through adjoining SHLAA site. A footway will be required on the western side of flats lane.	
Historic Environment	The development of the site would result in some small impact on wider setting of the Listed Building	
Consultation Response	The site has not been subject to consultation as a potential employment site during the Issues and options stage or the preferred options. However, in response to other types of development the north of Calverton was the second preference of respondents to the Issues & Options consultation, even those who opposed development. This area was also the second favourite area in the Masterplan Workshop with 15% of the houses placed in this area.	
Conclusion	<p>Would need to be considered in conjunction with adjoining SHLAA site (6/37)</p> <p>The northern part of the site is sensitive in landscape terms and would require a landscape buffer to provide an element of screening and openness. An employment site in this location would be close to existing dwellings on Flatts Lane and separated from the existing employment sites on the Calverton Colliery and off Hoyle Road. It is considered that employment on this site would be incompatible with existing housing.</p> <p>The site is not being considered for employment allocation.</p>	



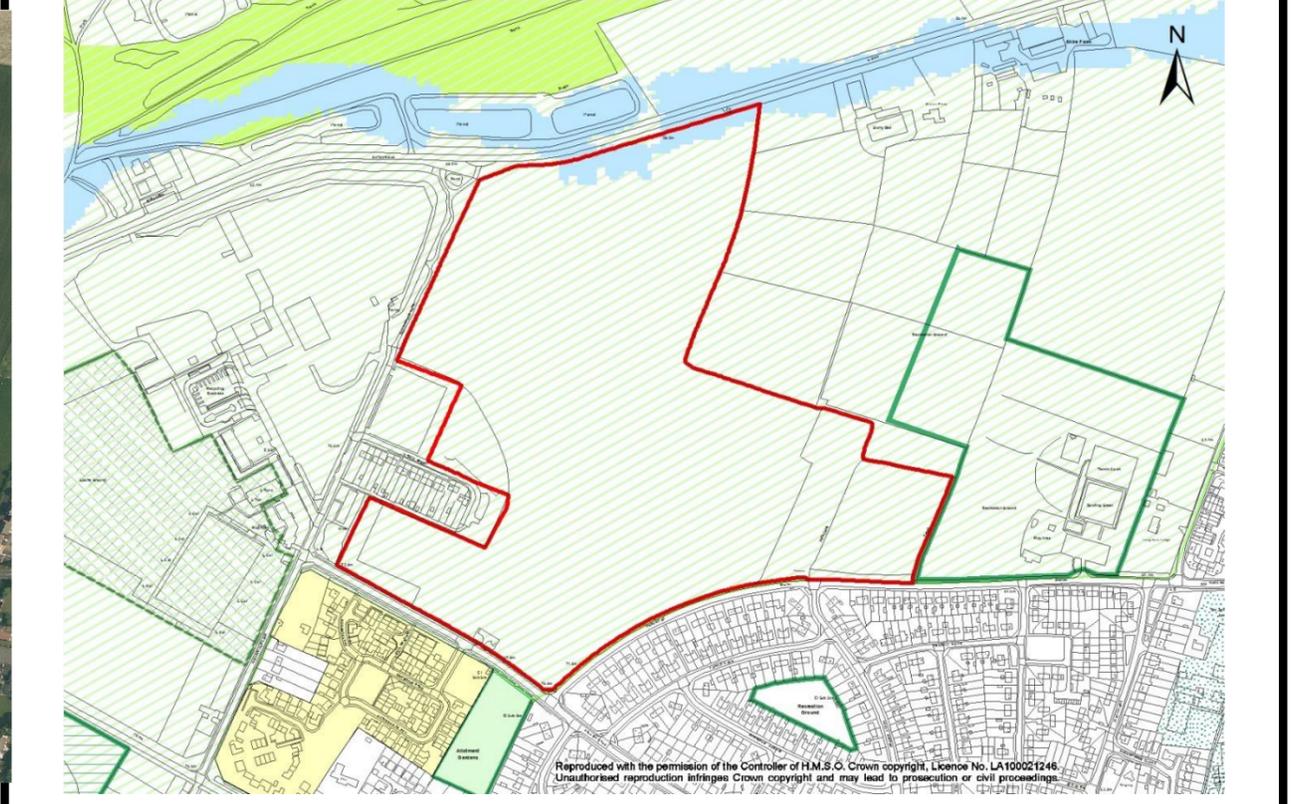
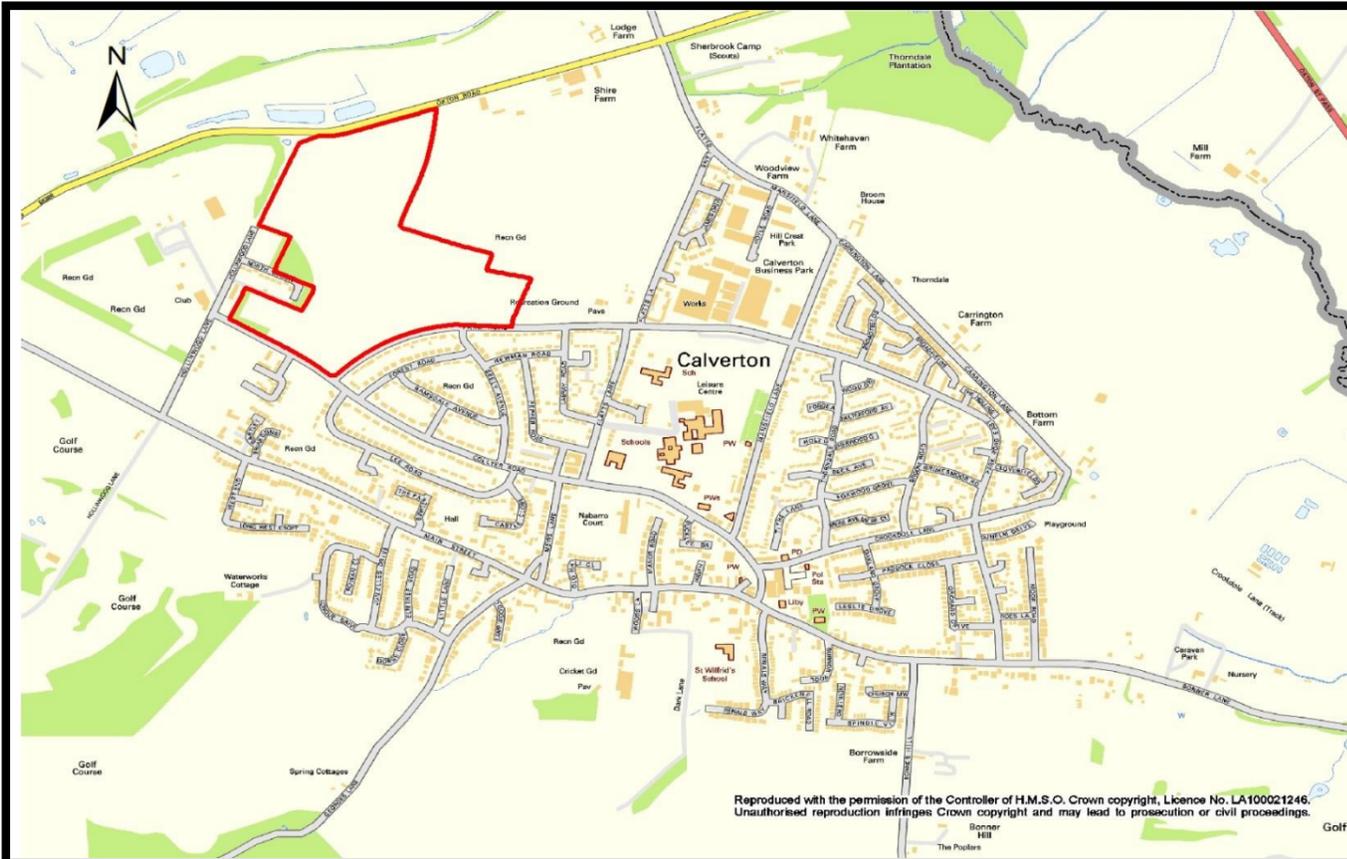
6/37	Long Acre Lodge			
Size	2.74	Number of Dwellings	N/A	
Brownfield or Greenfield	greenfield			
SHLAA Conclusion	<p>The site was assessed as a potential housing site. May be suitable subject to policy change</p> <p>The site is adjacent to a settlement identified as a 'Key Settlement for Growth in the ACS. Potential links to adjacent sites.</p>			
Infrastructure	Utilities	No requirements identified		
	Emergency Services	No requirements identified		
	Education	No requirements identified		
	Health	No requirements identified		
	Green Infrastructure	No requirements identified		
	Community Facilities	No requirements identified		
	Other	No requirements identified		
Sustainability Appraisal	Housing	0	Flooding	-
	Health	+	Waste	-
	Heritage and Design	0	Energy and Climate Change	0
	Crime	0	Transport	+
	Social	+	Employment	++
	Environment, Biodiversity and GI	-	Innovation	++
	Landscape	-	Economic Structure	++
	Natural Resources	-		

Green Belt	Part of Site 2 <u>8/20</u>	The Site is open with little built development but does have strong defensible boundaries and good connections with the existing settlement. There is no reduction in a gap to another settlement and heritage assets are some distance away.
Compliance with the ACS	The site is located adjacent to a Key Settlement for Growth and is therefore consistent with Policy 2.3c (vi) of the ACS. The site is located within the Green Belt; Policy 3.3 of the ACS requires consideration of non-Green Belt sites before Green Belt sites. The principle of development of this site does not conflict with other policies in the ACS.	
Highways	Access can be achieved onto Flatts Lane. A footway will be required on the western side of flats lane	
Historic Environment	No effect as the site is located a significant distance from heritage assets.	
Consultation Response	The site has not been subject to consultation as a potential employment site during the Issues and options stage or the preferred options. However, in response to other types of development the north of Calverton was the second preference of respondents to the Issues & Options consultation, even those who opposed development. This area was also the second favourite area in the Masterplan Workshop with 15% of the houses placed in this area.	
Conclusion	<p>Would need to be considered in conjunction with adjoining SHLAA site (6/37) The northern part of the site is sensitive in landscape terms and would require a landscape buffer to provide an element of screening and openness. An employment site in this location would be close to existing dwellings on Flatts Lane and separated from the existing employment sites on the Calverton Colliery and off Hoyle Road. It is considered that employment on this site would be incompatible with housing.</p> <p>The site is not being considered for employment allocation in conjunction with the adjoining SHLAA site.</p>	



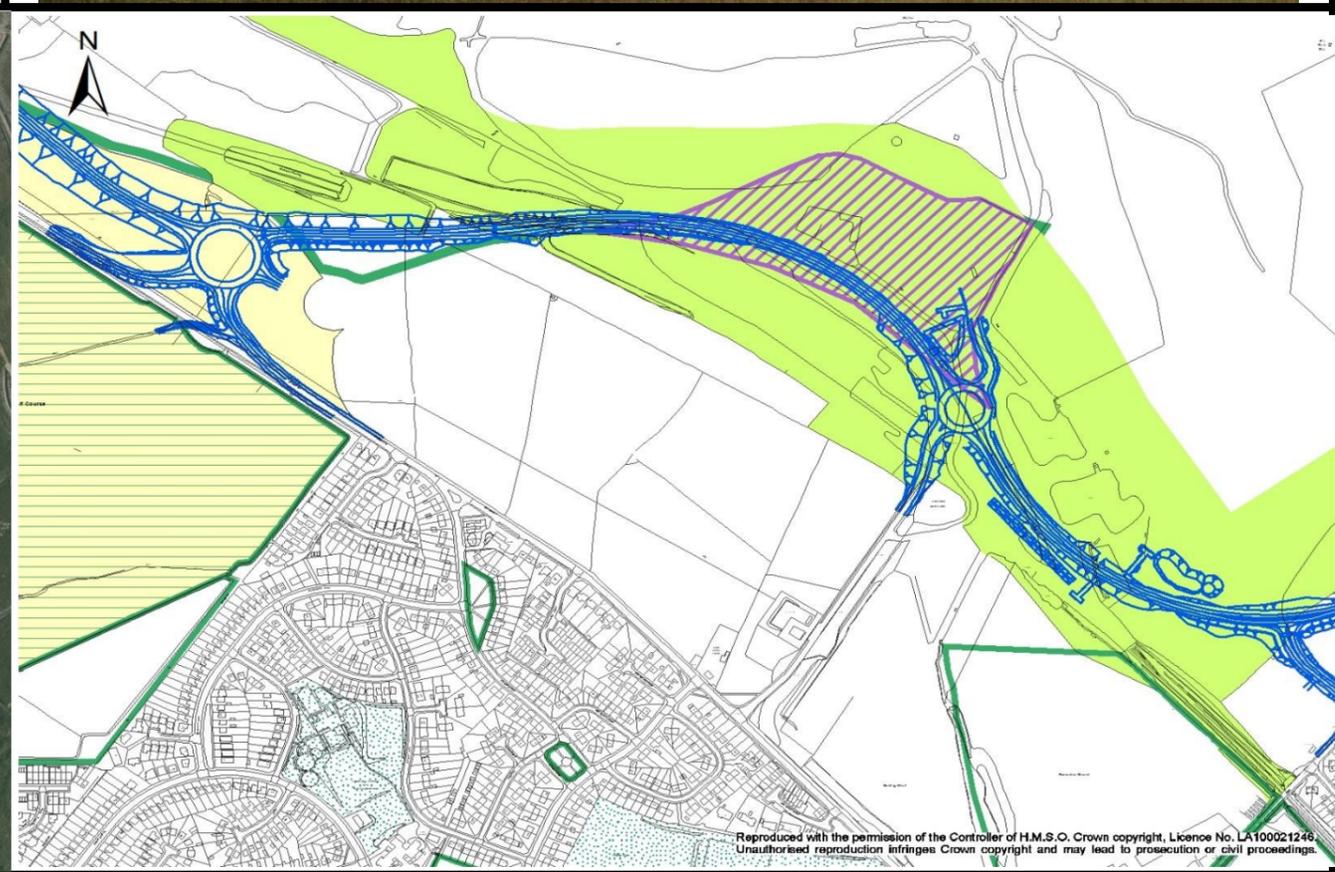
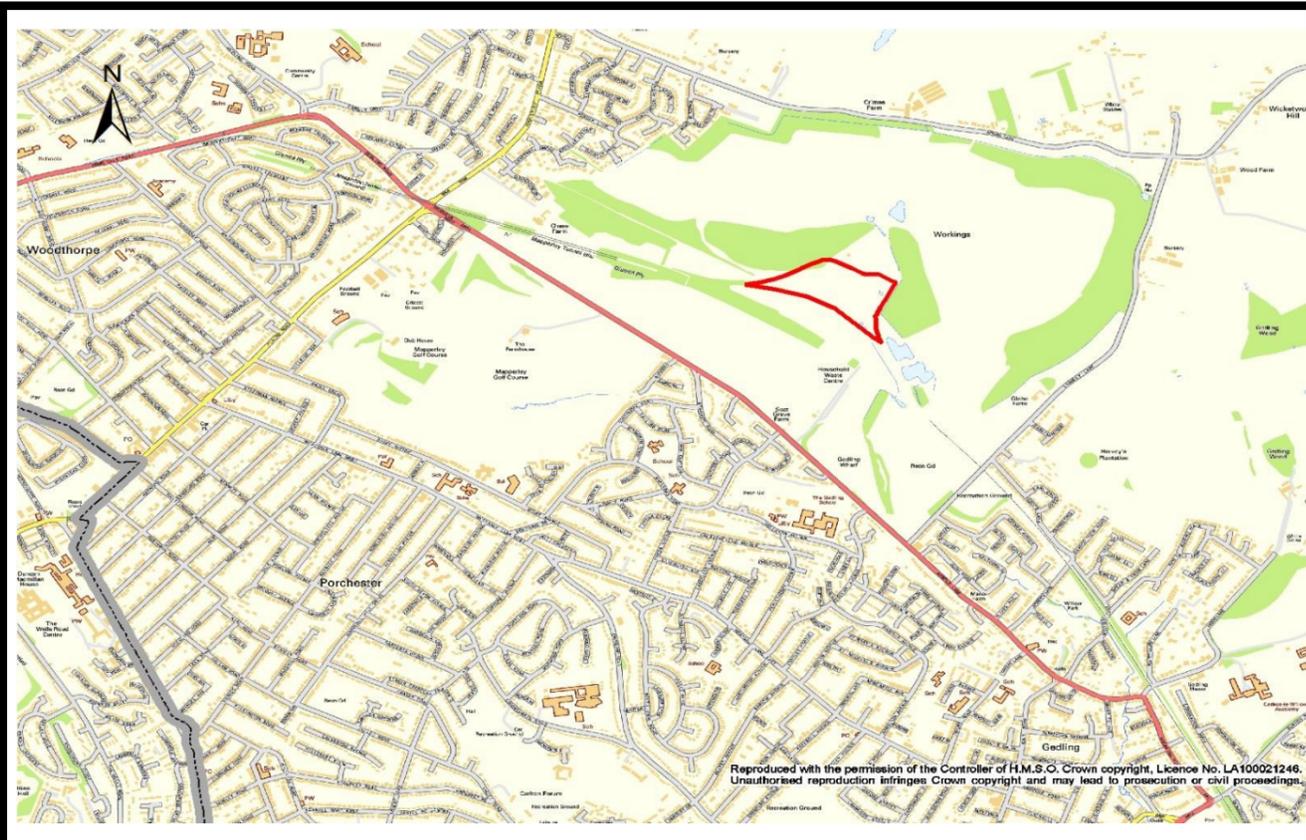
6/47	Park Road			
Size	31.64	Number of Dwellings	N/A	
Brownfield or Greenfield	greenfield			
SHLAA Conclusion	Promoted for housing and considered that it may be suitable for housing if policy changes. It was not promoted for employment use.			
Infrastructure	Utilities	No abnormal requirements		
	Emergency Services	No requirements identified		
	Education	No requirements identified		
	Health	No requirements identified		
	Green Infrastructure	No requirements identified		
	Community Facilities	No requirements identified		
	Other	No requirements identified		
Sustainability Appraisal	Housing	0	Flooding	-
	Health	+	Waste	-
	Heritage and Design	0	Energy and Climate Change	0
	Crime	0	Transport	-
	Social	+	Employment	++
	Environment, Biodiversity and GI	-	Innovation	++
	Landscape	--	Economic Structure	++
	Natural Resources	-		

Green Belt	<u>Part of site 2. 8/20</u>	The Site is open with little built development but does have strong defensible boundaries and good connections with the existing settlement. There is no reduction in a gap to another settlement and heritage assets are some distance away.
Compliance with the ACS	The site is located adjacent to a Key Settlement for Growth and is therefore consistent with Policy 2.3c (vi) of the ACS. The site is located within the Green Belt; Policy 3.3 of the ACS requires consideration of non-Green Belt sites before Green Belt sites. The principle of development of this site does not conflict with other policies in the ACS.	
Highways	Access from Hollinswood Lane/North Green may be possible although the cumulative impact with the existing traffic from the adjoining employment site and recycling centre would need to be considered. Access from Oxton Road is likely to be suitable. While narrower than required there is not considered to be a need for footways in this location and the width of access can be achieved.	
Historic Environment	<u>No Effect</u> - it is considered that the site has no impact upon the significance of heritage assets (including their setting).	
Consultation Response	The site has not been subject to consultation as a potential employment site during the Issues and options stage or the preferred options. However, in response to other types of development the north west of Calverton was the preference of respondents to the Issues & Options consultation, even those who opposed development. The area North of Park Road was the clear favourite in the Masterplan Workshop with 61% of the houses placed in this area. The Parish Council have indicated they too would prefer development here compared to other options.	
Conclusion	<p>The most likely location for employment would be adjacent the existing Calverton Colliery employment site in the northern part of the site. This northern part of the site has been assessed as very sensitive in landscape terms and should remain open as a landscape buffer. The southern part of the site is close to existing housing located along park Road and is considered more suitable for housing.</p> <p>The site is not being considered for employment allocation.</p>	



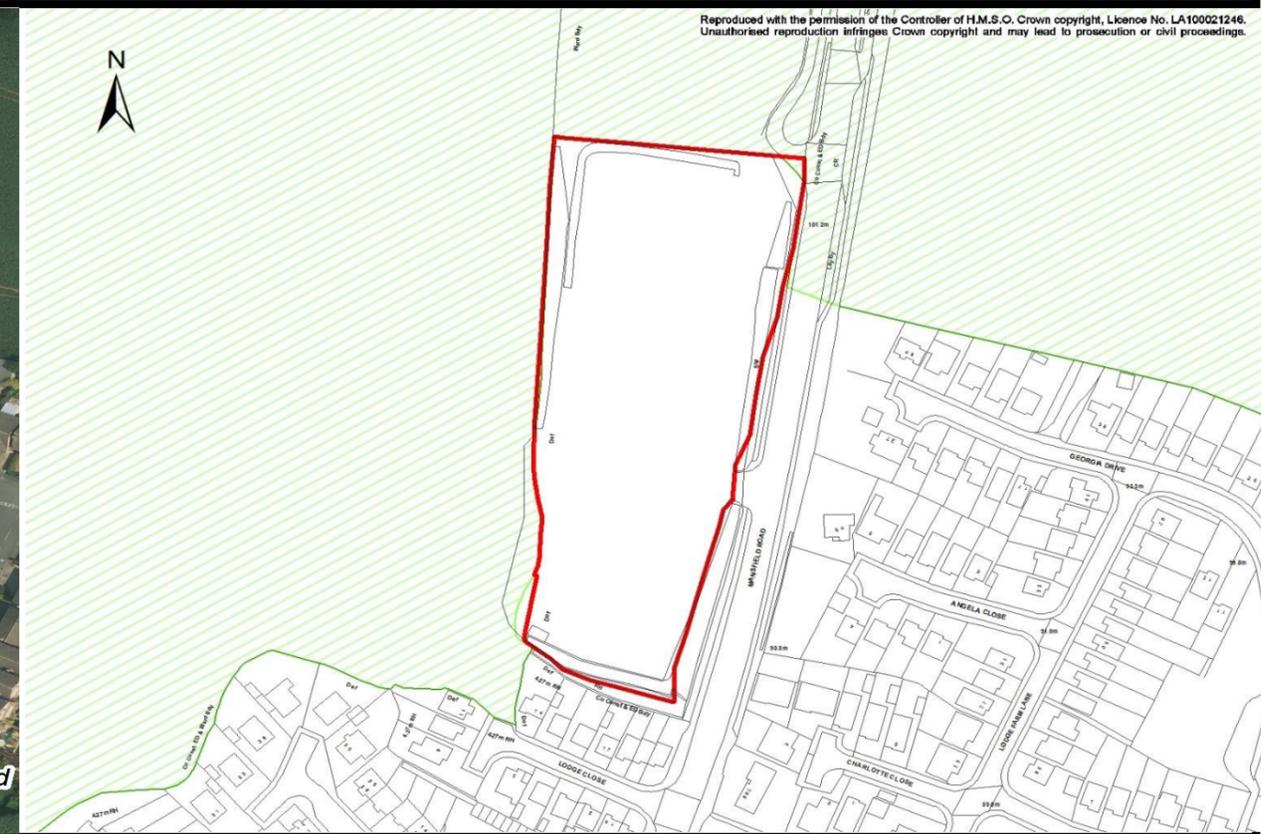
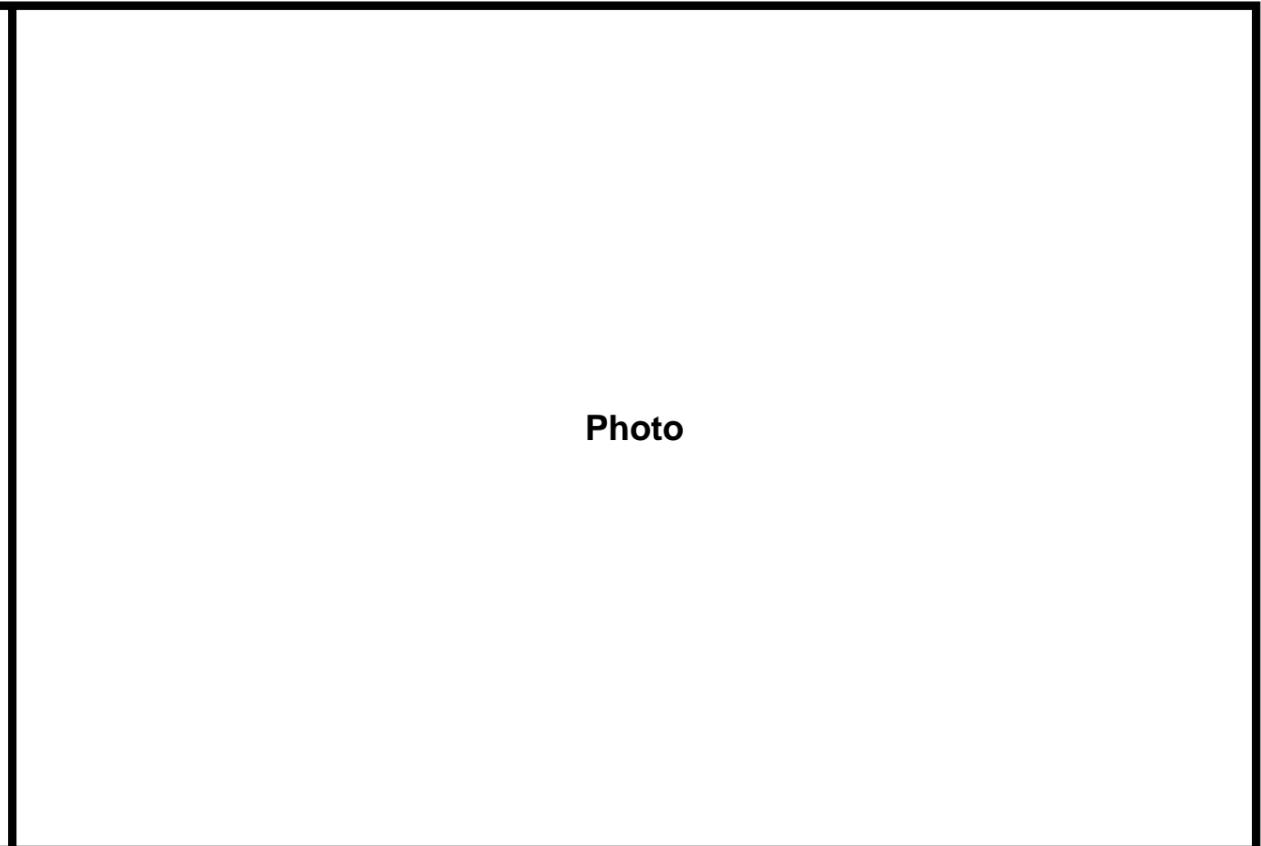
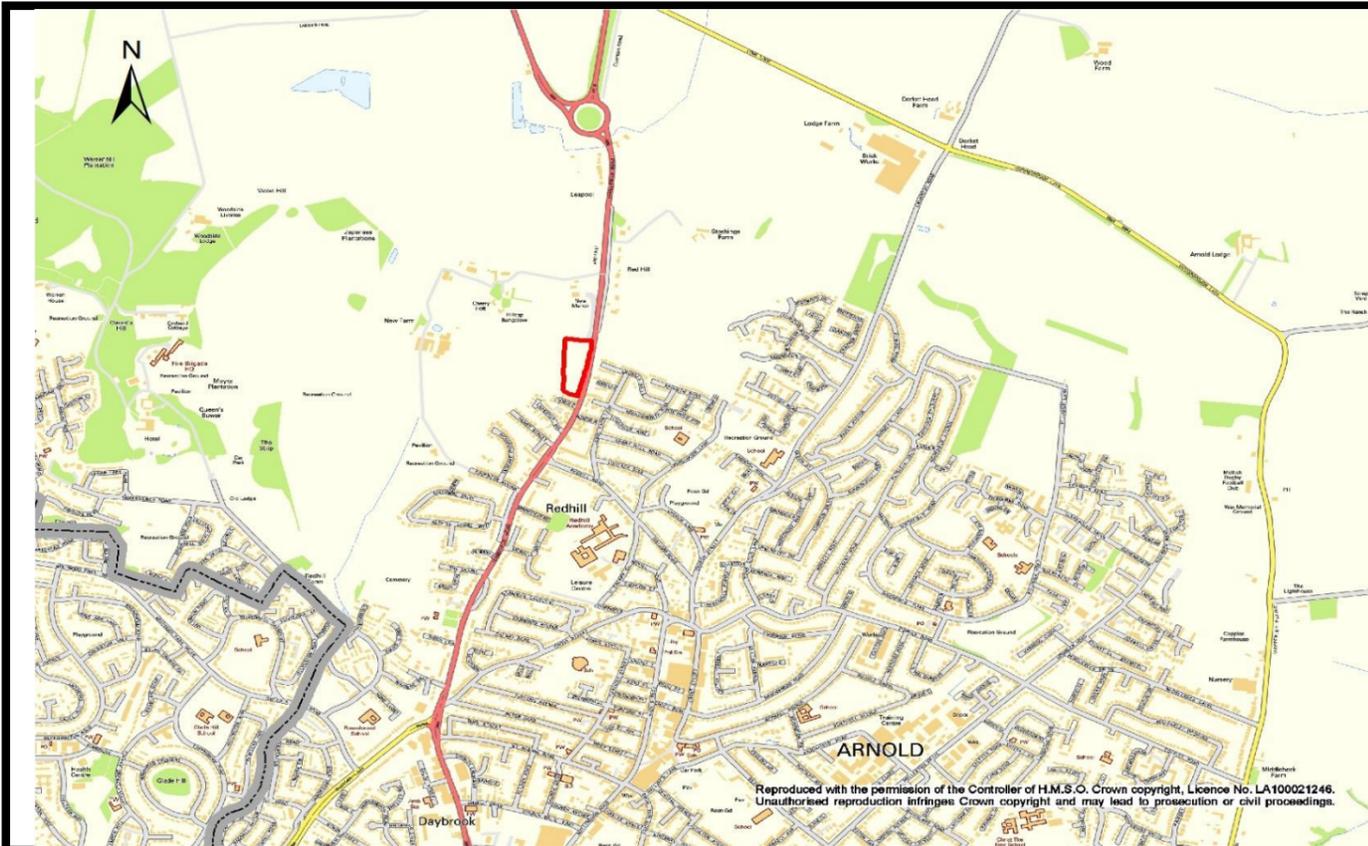
6/21	Arnold Lane, Gedling Colliery			
Size	5.48	Number of Dwellings	N/A	
Brownfield or Greenfield	brownfield			
SHLAA Conclusion	Submitted by owner/developer. Existing employment allocation which the Nottingham City Region Employment Land Study recommends is retained. Part of a larger development site which includes housing.			
Infrastructure	Utilities	No requirements identified		
	Emergency Services	No requirements identified		
	Education	No requirements identified		
	Health	No requirements identified		
	Green Infrastructure	Mitigation measures to reduce impact or compensate for loss of Local Wildlife site through translocation of habitat to adjoining Country Park.		
	Community Facilities	No requirements identified		
	Other	No requirements identified		
Sustainability Appraisal	Housing	0	Flooding	-
	Health	+	Waste	-
	Heritage and Design	-	Energy and Climate Change	0
	Crime	0	Transport	+
	Social	-	Employment	++
	Environment, Biodiversity and GI	--	Innovation	++
	Landscape	0	Economic Structure	++
	Natural Resources	-		

Green Belt	<u>0/20</u>	The site is not located within Green Belt.
Compliance with the ACS	The site is located adjacent to the main urban area of Nottingham and is therefore consistent with Policy 2.3a of the ACS. The site is within the Gedling Colliery/Chase Farm Strategic Location identified by Policy 2.3a (v) of the ACS and would form part of the development of that site. The principle of development of this site does not conflict with other policies in the ACS.	
Highways	Access will be direct onto the Gedling Access Road once this is completed.	
Historic Environment	<u>Major impact on Historic Asset</u> - The development of the site would result in the loss of the local interest building (non-designated), due to the construction of the Gedling Access Road in order to provide access to the site. Glebe Farm has potential for conversion for another use.	
Consultation Response	The site was allocated by the Replacement Local Plan and forms part of a Strategic Location for Growth identified by the ACS. Consultee concerns or comments about the site have been addressed through the original allocation of the site.	
Conclusion	The site is identified by the ACS as a strategic location. The site is to be allocated to establish boundaries and uses. The major negative to the Environment is caused by the impact on a Local Wildlife Site and Country Park. It is considered that the benefits of development on a brownfield site adjacent to the urban area outweigh the harm caused. Compensatory measures should be explored through a planning application. The site is being considered for allocation.	



6/479	Metallifacure			
Size	1.33	Number of Dwellings	N/A	
Brownfield or Greenfield	Brownfield			
SHLAA Conclusion	The SHLAA notes that planning permission was granted for housing on this site (now lapsed). It is considered suitable for housing.			
Infrastructure	Utilities	No requirements identified		
	Emergency Services	No requirements identified		
	Education	No requirements identified		
	Health	No requirements identified		
	Green Infrastructure	No requirements identified		
	Community Facilities	No requirements identified		
	Other	No requirements identified		
Sustainability Appraisal	Housing	+	Flooding	0
	Health	+	Waste	-
	Heritage and Design	0	Energy and Climate Change	0
	Crime	0	Transport	++
	Social	+	Employment	0
	Environment, Biodiversity and GI	-	Innovation	0
	Landscape	0	Economic Structure	0
	Natural Resources	+		

Green Belt	<u>0/20</u>	Site is not within the Green Belt and therefore accords with ACS Policy 3.2.
Compliance with the ACS	The site is located adjacent to the main urban area of Nottingham and is therefore consistent with Policy 2.3a of the ACS.	
Highways	Given previous employment use on the site access can be achieved from the A60.	
Historic Environment	No effect as the site is located a significant distance from heritage assets.	
Consultation Response	The site was included as a potential housing site in the Issues and Options Consultation Document. There was strong support for reusing brownfield land for housing.	
Conclusion	<p>The site was previously in use as an employment site but was not identified in the Replacement Local Plan as a protected employment site. The reason why the site was not identified as a protected employment site was because of statutory noise complaints from nearby properties resulting in a statutory Noise Abatement Notice. Given the suitability and availability of the site for housing and conversely its unsuitability for employment reuse (potential nuisance to nearby properties) the site is not considered as a reasonable alternative for employment.</p> <p>The site is not being considered for employment allocation.</p>	

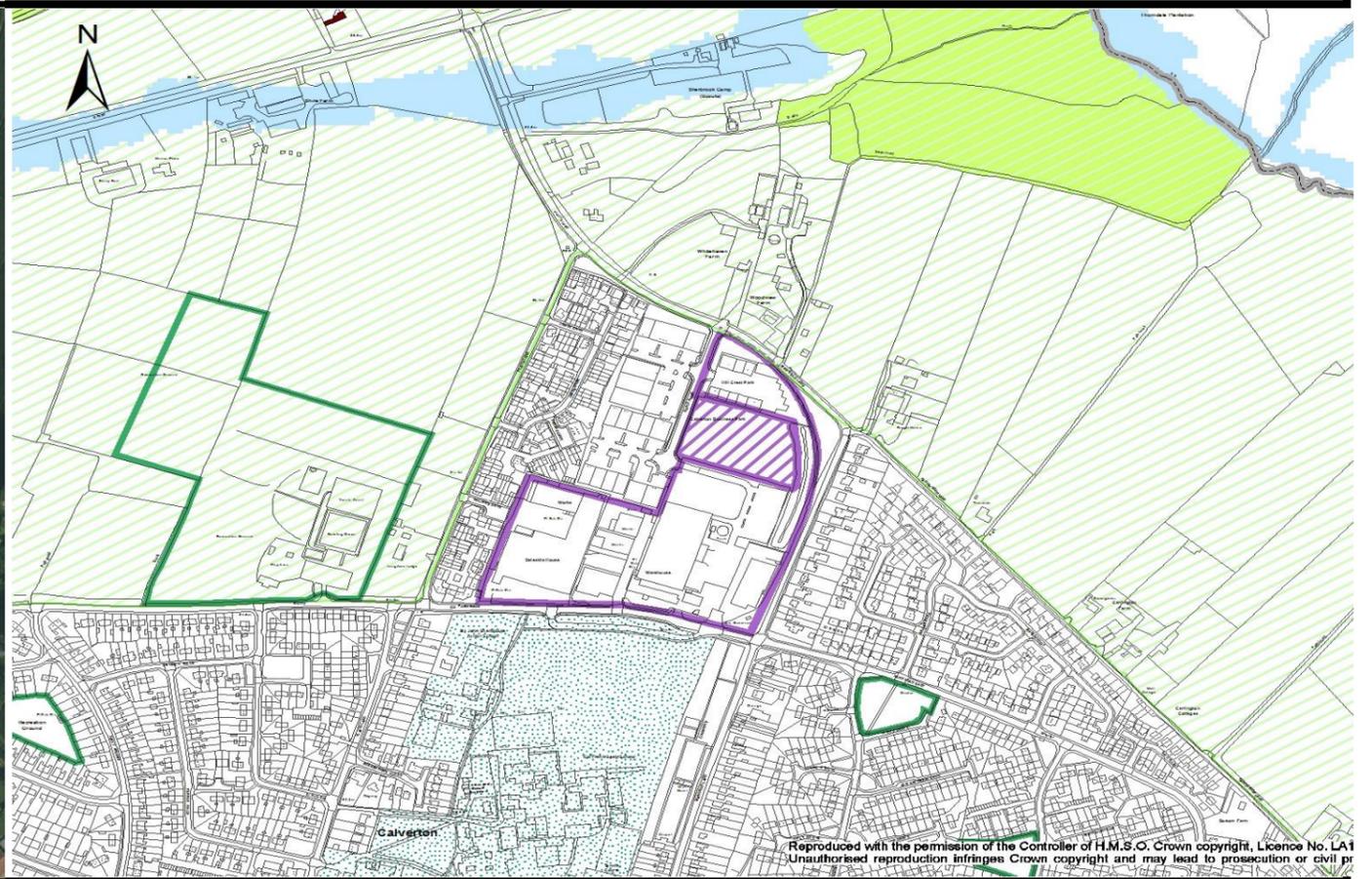


6/858	Hoyle Road, Calverton Business Park			
Size	1	Number of Dwellings	N/A	
Brownfield or Greenfield	Greenfield.			
SHLAA Conclusion	The site has not been promoted through the SHLAA. The site is allocated in the GBRLP for employment uses.			
Infrastructure	Utilities	No requirements identified		
	Emergency Services	No requirements identified		
	Education	No requirements identified		
	Health	No requirements identified		
	Green Infrastructure	No requirements identified		
	Community Facilities	No requirements identified		
	Other	No requirements identified		
Sustainability Appraisal	Housing	0	Flooding	0
	Health	+	Waste	-
	Heritage and Design	0	Energy and Climate Change	0
	Crime	0	Transport	+
	Social	+	Employment	++
	Environment, Biodiversity and GI	-	Innovation	++
	Landscape	0	Economic Structure	++
	Natural Resources	-		

Green Belt	<u>0/20</u>	Site is not within the Green Belt and therefore accords with ACS Policy 3.2.
Compliance with the ACS	The site is located within the Key settlement of Calverton and is therefore consistent with Policy 3C) vi of the ACS.	
Highways	Access through existing industrial estate onto Hoyle Road/Mansfield Lane.	
Historic Environment	<u>No Effect</u> - it is considered that the site has no impact upon the significance of heritage assets (including their setting).	
Consultation Response	The site has not been subject to consultation during the Issues and options stage or the preferred options. The site was allocated in the adopted GBRLP and has been subject to previous consultation.	
Conclusion	<p>The site was previously allocated for mixed use in the GBRLP. Housing has been developed on the Flatts Lane part of the site. The GBRLP allocated 3 ha for employment purpose and about 2 ha of this has been developed leaving about 1 ha. This site is located adjacent to a number of existing industrial estates and employment premises. It is considered to be both suitable and available. The site will provide employment opportunities in the Key Settlement which is also identified as a Key Settlement for growth.</p> <p>The site should be considered for allocation.</p>	



Photo



Appendix 5: Summary of NCRELS quality assessment of employment sites in Gedling Borough

Existing Site	Location	Size ha	NCRELS findings	Comments
Brookfield Road	Arnold	5	Average quality overall with some good quality units. NCRELS recommended this site should be considered for release.	A mix of buildings in term of age and style. Generally in good condition. The Arnold Business Centre provides a range of unit sizes.
Salop Street,	Arnold	5	Assessed as mixed use site of average quality. Recommend retain site.	
Catton Road,	Arnold	1	Assessed the buildings to be of average quality but the location poor. Recommended this site be considered for release.	Buildings are generally in a good condition.
Hillcrest Park	Calverton	3	Modern buildings of a good quality in an average location. Recommend retain the site.	Good condition.
Station Road,	Carlton	0.2	Average - site provides a useful supply of affordable accommodation within Carlton. Recommend retain the site.	Fit for purpose.
Bewcastle Road,	Bestwood Park	0.4	Reasonable good quality buildings in an average location. Recommend retain the site.	Forms part of a larger site which is located in Nottingham City. Good condition.
Colwick Industrial Estate	Colwick	98	Average quality but with some modern office space. Generally good location on fringe of city and provides affordable business premises. Recommend retain the site.	A good mix including modern office park and more traditional employment uses. Buildings are generally in good condition and estate looks well managed.
Victoria Business Park	Colwick	26	Generally modern with good quality premises and in a good location. Note there are distribution firms on site which is generally uncharacteristic of the eastern side of Nottingham. Recommend retain the site.	Good condition.

Site	Location	Size/total	NCRELS findings	comments
Portland Street,	Daybrook	4	Average quality in a good location. Recommend retain the site.	A mix of units including the former Home Brewery Building which is listed and provides office space.
Sherbrook Road,	Daybrook	1.5	Average quality but location poor. Provides small office space. Recommended should consider for release.	Provides a range of units of varying size. Average.
North of Hazelford Way	Newstead	2	Good quality. Recommend retain the site.	Good.
South of Hazelford Way	Newstead	3	Good quality. Recommend retain the site.	Good.
Average quality		115 (77%)		
Good quality		34 (23%)		
Total		148.7		
Allocated sites				
Top Wighay Farm	Hucknall	8.5	Good market appeal. The site has many qualities its accessibility and profile being the strongest.	Good location. Direct access to A611 and proximity to M1 Junction 28. Prominent frontage to the A611 and good ambience.
Teal Close	Netherfield	7	Good. The new road will unlock this opportunity. Good opportunity for small and medium light industrial units. Victoria Park nearby has been a relatively successful development.	The site has outline planning consent for a mixed use scheme to include about 7 ha of employment land and up to 18,000 sq. m of commercial floorspace.
Gedling Colliery site	Gedling	5	Poor development site unless the access can be improved.	Planning permission for the access road has been granted. Construction of the access road is anticipated to commence in 2016. The site which is part of a major mixed use site will have good access to the A612.

Appendix 6: Employment land supply in Gedling Borough

Site	Status	Size/land remaining	Available	Comment
Teal Close	ACS strategic allocation	7 ha	Available and achievable	Permission up to 18,000 sq. m of B1/2/8 on 7 ha.
Top Wighay Farm	ACS strategic allocation	8.5	Available and achievable	Potential for office development
Gedling Colliery	ACS strategic location and allocation in Local Planning Document.	5	Available and achievable once GAR complete expected 2019.	1 ha developed for coal mine methane extraction.
Hillcrest Park	Allocation in Local Planning Document	1	Available and achievable	1.9 ha completed. 1 ha remains.
Total		21.5		

Figures are for gross land areas

Appendix 7: Site assessment: Retained employment sites – Catton Road

Address	Occupied 2015	Use 2015	Use class	Occupied 2008	Occupied 2007
1	Yes	Garage	B2	Yes	Yes
2	Yes	Joiners workshop	B1	Yes	Yes
3	Yes	Art and design	A1	Yes	Yes
4	Yes	Electrician	B8	Vacant	Yes
5	Yes	Joiners	B1	Yes	Yes
6	Yes	Joiners	B1	Yes	Yes
7	Yes	builders	B1	yes	Yes
8	Yes	Textiles	B8	Yes	Yes
9	Yes	Design manufacturer	B1	Yes	Yes
10	Yes	Design manufacturer	B1	Yes	Yes
11	Yes	Printers	B2	Yes	Yes
12	Yes	Printing and labelling	B2	Yes	Vacant
13	Yes	Horticultural merchants	B8	Yes	Yes
14	Yes	Horticultural merchants	B8	Yes	Yes
15	Yes	laundrette	Sui generis	Vacant	Vacant
16	Yes	Electrical services	B8	Vacant	Vacant
17	Yes	Training facilities	D1	Yes	Yes
18	Yes	Joinery shop fitter	B1	Yes	Yes
19	Yes	Health shop	A1	Yes	Vacant
20	Yes	Vet	D1	yes	Yes
21	Yes	Windows/conservatories	B1	Yes	Yes
22	Yes	Work wear	A1	Yes	Yes
23	Yes	Design Manufacturer	B1	Yes	Vacant
24	Yes	Press advertising	B1	N/A	N/A
No. Units	24			23	23
No. business	24			20	18
Vacant	0			3	5
% occupied	100			87	78

Retained employment sites: Brookfield Road

Address	Occupied 2015	Comment	Use class	Occupier 2008	Occupied 2007
1	Yes	Green grocery wholesale (2007)	B8	Yes	Yes
2	Yes	Garage services/sales	B2	Yes	Yes
3	Yes	Carpet retailer	A1	Vacant	Vacant
4	Yes	Interior Designer (2007)	B1	Yes	Yes
5	Yes	Cake maker	A1	Yes	Yes
6	Vacant			Yes	Yes
7	Vacant			Yes	Yes
8	Yes	Garage services (2007)	B2	Yes	Yes
9	Yes	Joiner	B1	Yes	Yes
10	Vacant			Yes	Yes
11	Yes	Storage	B8	Yes	Yes
12	Yes	Storage	B8	Yes	Yes
13	Vacant			Yes	Yes
14	Yes	Joiners	B1	Yes	Yes
15	Yes	Paint spraying bodywork	B1	Yes	Yes
16	Yes	Woolitas Building 24 units	B1	Yes	Yes
17	Vacant			Yes	Yes
18	Yes	Manufacture of packaging	B1	Yes	Yes
19	Yes	Textiles (2007)	B2	Yes	Yes
20	Yes	Catering equipment manufacture (2007)	B1	Yes	Yes
21	Yes	Gym (first floor, 2007))	D2	Yes	Yes
22	Yes	Telecommunications technology	B1	Yes	Yes
23	Yes	Warehousing (2007)	B8	Yes	Yes
24	Yes	Joiners/furniture (2007)	B1	Yes	Yes
25	Vacant			Yes	Yes
26	Yes	Camper Van Conversions	B2	Yes	Yes

Address	Occupied 2015	Business type	Use class	Occupier 2008	Occupied 2007
27	Yes	Garage Services	B2	Yes	Yes
28	Yes	Joiners	B8	Yes	Yes
29	Yes	Kitchen Manufacture	B1	Yes	Yes
30	Yes	Sheet metal manufacture (2007)	B2	Yes	Yes
31	Yes	Garage services	B2	Yes	Yes
32	Yes	Car Valet	Sui generis	Yes	Yes
33	Vacant			Yes	Yes
34	Vacant			Yes	Yes
35	Vacant			Yes	Yes
36	Yes	Computer repairs	B1	Yes	Vacant
37	Demolished	Developed for housing		Vacant	Vacant
38	Demolished	Developed for housing		Yes	Yes
39	Yes	Scooter Restoration	B2	Vacant	Vacant
40	Yes	Scooter restoration	B2	Vacant	Vacant
41	Yes	Gas and power equipment	B1	Vacant	Yes
42	Vacant			Vacant	Yes
43	Yes	Heating Engineers	B1/8	Yes	Yes
44	Yes	Garage services (2007)	B2	Yes	Yes
45	Yes	Garage services (2007)	B2	Yes	Yes
46	Yes	Van Hire (2007)	Sui generis	Yes	Yes
47	Yes	Car accessory manufacture	B1	Yes	Yes
48	N/A disused.	County Council depot	B1/B8	Yes	Yes
Total units	68¹⁸			71	71
Business units	58			65	66
Number vacant	10			6	5
% occupied	85			92	93

¹⁸ The 68 units include 24 units in the Woolitas building (numbered 16 on the schedule). Since 2008, 2 business units have been demolished and the County Council depot is now surplus and being promoted for housing giving a total of 44 + 24 = 68 units

Retained employment site: Sherbrook Road (comprises 3 main elements Sherbrook Enterprise, Sherbrook Business Centre and Daybrook Business Centre)

Sherbrook Enterprise

Address	Occupier	Use class
	Engineering	B1
	Engineering	B1

Sherbrook Business Centre

Address	Occupier	Use class
	Interior Decoration	B1
	Sherwood Property Management	B1
	Clothes, jewellery wholesaler	B8
	Motorcycle Accessories	B1
	Electrical design and build	B1
	Vacant	B1
	School Clothes Retailer	A1
	Media Marketing	B1
	Financial services	B1
	Textiles	B1

Source: Rose Regeneration Gedling growth Strategy Employment Sites Assessment 2014 and GBC update 2015

The owner of Sherbrook Business Centre reported that of 87,000 sq. ft. 82,000 sq. ft. was occupied as at 12/11/15 with one unit 5,000 sq. ft. vacant resulting in the percentage of units let at 96% (or 94% in terms of floorspace). Percentage of units let in 2008 was 95%.

Daybrook Business Centre

Address	Occupier	Use class
	Property services	B1
	Food wholesale	B8
	Disco equipment	Sui generis
	Print Finishers	B1
	Kitchens	B1
	Lighting	B1
	Leather Goods	B8
	Signage	B1
	Training	D1
	Publications	B1
	Plumbers merchants	B8
	Joinery	B1
	Photography	B1
	Picture Framers	B1
	Panel Suppliers	B1
	Lifts	B1
	Windows	B1
	Second hand Car sales	Sui generis

Source: Rose Regeneration Gedling growth Strategy Employment Sites Assessment 2014 and GBC update 2015