

Strategic Employment Land Availability Assessment 2024

31 March 2024

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Contents

Introduction.....3

Methodology.....3

APPENDIX A: JOINT METHODOLOGY REPORT FOR STRATEGIC
EMPLOYMENT LAND AVAILABILITY ASSESSMENTS (SELAAs)

APPENDIX B: SELAA SITE ASSESSMENTS

Introduction

The National Planning Policy Framework (NPPF) requires local authorities to undertake an assessment of land availability to identify a future supply of land which is suitable, available and achievable for housing and economic development uses. The assessment of land availability includes a Strategic Employment Land Availability Assessment (SELAA).

The SELAA report is a review of potential employment sites in Gedling; it sets out the broad approach to undertaking the SELAA and provides details of the results from the review. Its purpose is to help the Council and its partners understand where and when employment is likely to be built in the future. The threshold for sites considered by the SELAA is a site that can accommodate 0.5 hectares/1,000sqm or more employment floorspace.

The report establishes realistic assumptions about the availability, suitability and likely economic viability of land to meet the identified need for employment as set out in the local plan.

- 'Deliverable' sites are those that are expected to provide employment in the first five years of the plan period.
- 'Developable' sites are ones which are expected to be available for employment in the longer term, from years 6 to 15 of the plan period but currently has ownership, viability or other constraints that makes delivery unlikely to occur in years 1 to 5.

The primary role of the SELAA is therefore, to:

- Identify sites with potential for employment;
- Assess their employment potential; and
- Assess when they are likely to be developed.

Methodology Gedling Borough Council uses the Joint Methodology Report (**Appendix A**) to undertake its Strategic Employment Land Availability Assessments (SELAAAs). The Joint Methodology Report has been prepared in conjunction with Broxtowe Borough Council, Erewash Borough Council, Nottingham City Council and Rushcliffe Borough Council.

In broad terms the stages of the methodology are set out below.

Site Identification – this stage involves confirming the sites to be included in the SELAA review which fall within the Council's administrative boundary. Sites include those already in the planning system (e.g. allocated sites and sites with planning permission) as well as those identified through a Call For Sites.

Site Assessment – Site plans are produced for each site and a desk top assessment is undertaken to establish suitability, availability and achievability. Site

visits are also carried out as necessary. Assessing suitability requires consideration of whether the site offers a suitable location for development and would contribute to the creation of sustainable communities. This involves a study of the site location, relevant planning policies and associated restrictions, physical problems or limitations such as access difficulties, contamination or flooding, potential impacts on the landscape and conservation and the environmental conditions which would be experienced by neighbouring and prospective residents. Sites which have planning permission or are allocated in the adopted Local Plan Part 2 are considered to be suitable. Sites where planning permission has recently lapsed are also considered suitable. For other sites, including those submitted by landowners or developers, an assessment is undertaken.

Assessing availability requires consideration of whether there are any ownership or other legal issues that may affect the availability of the site to be developed and, if so, when these might be overcome. Where sites have planning permission, are allocated for development or have been submitted for consideration in the SELAA, there are assumed to be no legal obstacles to development, unless available evidence indicates otherwise.

In assessing when and how quickly sites are likely to be built out, primacy is given to the information provided by developers and landowners. It is considered that they will have the most detailed site and market knowledge and be aware of their own intentions regarding the site. Where information is not provided by the developer or landowner, the Council makes informed assumptions based on the status of the site in planning terms, size of the site, its location and the type of employment.

For mixed use sites, assumptions about the rate of delivery of dwellings on sites are also made on an individual basis based upon available information for each site. As stated above, information from the developer (if available) is used in the first instance. Where information is not available, then a judgment is made based on factors such as the status of planning permission, full permission, discharge of conditions etc.

Once assessments of suitability, availability and achievability have been made, an overall conclusion is reached as to whether the site is 'deliverable' or 'developable' and, if so, when it is likely to be built.

Final Report – After this, the site assessments are finalised and compiled into a final report.

The inclusion of any site in the SELAA does not guarantee that either planning permission will be granted or that the site will be allocated for employment development. Similarly, the non-inclusion of a site in the assessment does not in any way preclude future development, providing it meets the planning policy framework that exists at the time a site comes forward.

Please note that the information contained in the site assessments provided as **Appendix B** is at 31st March 2024.

Appendix A: Joint Methodology Report for Strategic Employment Land Availability Assessments (SELAAAs)

Joint Methodology Report for Strategic Employment Land Availability Assessments (SELAAAs)

April 2023

Broxtowe Borough Council
Erewash Borough Council
Gedling Borough Council
Nottingham City Council
Rushcliffe Borough Council

Contents

Introduction	9
National policy.....	11
National Planning Policy Framework 2021	11
National Planning Practice Guidance	11
Stage 1: Site/broad location identification.....	14
Stage 2: Site/broad location assessment.....	15
Part 1 – Establishing whether a site can be added to the employment land supply	15
Suitability.....	15
Availability	16
Achievability	17
Overcoming constraints	18
Part 2 – Estimating the development potential	18
Gross developable area	18
Net development area (floor space)	19
Responding to constraints.....	20
Lead-in times and build-out rates	20
Stage 4: Assessment review	21
Stage 5: Final evidence base	22
Publishing the SELAA.....	22
Appendix 1: Site details and constraints for site-specific assessments	24

Introduction

1. This is the methodology report for undertaking a Strategic Employment Land Availability Assessment (SELAA) and calculating the future employment land supply for the following Greater Nottingham Councils:-
 - Broxtowe Borough Council,
 - Erewash Borough Council,
 - Gedling Borough Council,
 - Nottingham City Council, and
 - Rushcliffe Borough Council.
2. The SELAA is a process that has to be undertaken by Councils to identify sites that have potential for economic development. It helps the Councils to understand where and when economic development could be built in the future. It should be noted that the SELAA is an important source of evidence to inform plan making but it does not in itself determine whether a site should be allocated for economic development.
3. The Councils have agreed to publish a joint methodology report setting out how they are intending to prepare their SELAAs.
4. Where a specific element of the methodology has been justified by evidence, this is included in the appropriate appendix for that Council. Currently there are no evidence based appendices because the Councils consider that the deliverability of employment sites (i.e. the future take up of employment land) is largely dependent on the market. Where there is evidence, this will be reviewed periodically and how and when the updated information in the Council-specific appendices is published will be for each Council to decide. Where there has been a change affecting the joint methodology report, this will be updated accordingly. Each Council will use the latest version of the joint methodology report and make the report plus their relevant appendix, if any, available on their own web site.
5. Whilst the joint methodology has been agreed by the Councils, each Council will continue to carry out their own SELAA assessments and update their own future employment land supply and how and when this information is published will be for each Council to decide.
6. For clarification purposes, the national planning practice guidance refers to the undertaking of housing and employment land availability assessments. This methodology report sets out the approach on the assessment for future economic development and not future housing development. The methodology accords with the National Planning Policy Framework and the national planning practice guidance and is consistent with the methodology for the Strategic Housing Land Availability Assessment (SHLAA) where this is considered appropriate. The SELAA methodology is set out in this separate document for ease of reference

given that there are by necessity clear differences in the methodology. It is for each Council to consider whether to undertake separate SHLAA and SELAA or a joint SHELAA incorporating both housing and employment land supply.

National policy

7. This section looks at the national policy and guidance on how to undertake the SELAA and calculating the future employment land supply.

National Planning Policy Framework 2021

8. Paragraph 81 of the National Planning Policy Framework¹ states that “*planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development*”.
9. The Councils consider that the SELAA is a key part of the evidence base indicating where potential sites for economic development (including unimplemented allocations and sites with planning permission) exist. The SELAA provides an up-to-date database of potential sites which can assist in meeting the needs of business and identifying deliverable and developable sites. The glossary in the National Planning Policy Framework defines deliverable and developable sites which relate to housing development. While the Framework does not advise that the SELAA should apply the “deliverable” and “developable” tests specifically to employment sites, the Councils consider it is appropriate to use a similar approach used for the SHLAA.

National Planning Practice Guidance

10. The national planning practice guidance includes guidance on housing and economic land availability assessment². Paragraph 001 states that “*an assessment of land availability identifies a future supply of land which is suitable, available and achievable for housing and economic development uses over the plan period. The assessment is an important source of evidence to inform plan-making and decision-taking.*”
11. The national planning practice guidance states that guidance on housing and economic land availability assessment should be read in conjunction with separate guidance on the application of town centre planning policy³ as well as guidance on making the most effective use of land⁴. This methodology report takes account of all relevant guidance.
12. The national planning practice guidance is clear that the SELAA assessment does not determine whether a site should be allocated for employment

¹ [National Planning Policy Framework](#)

² [Housing and Economic Land Availability Assessment](#)

³ [National Guidance: Ensuring the vitality of town centres](#)

⁴ [National Guidance: Effective use of land](#)

development. It is the role of the assessment to provide information on the range of sites which are available to meet the Council's requirements but it is for the Local Plan process to determine which of those sites are the most suitable to meet those requirements.

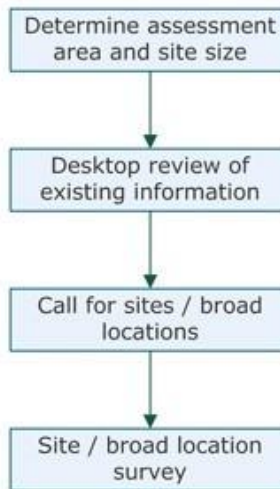
13. The national planning practice guidance provides a methodology flowchart as shown in **Diagram 1** below. Diagram 1 has been edited for the purposes of this report to remove reference to deliverability (5 year supply) and developability for housing which does not apply to employment sites. The methodology flowchart comprises a five-stage process:-

- Stage 1: Site/broad location identification;
- Stage 2: Site/broad location assessment;
- Stage 3: Windfall assessment;
- Stage 4: Assessment review; and
- Stage 5: Final evidence base.

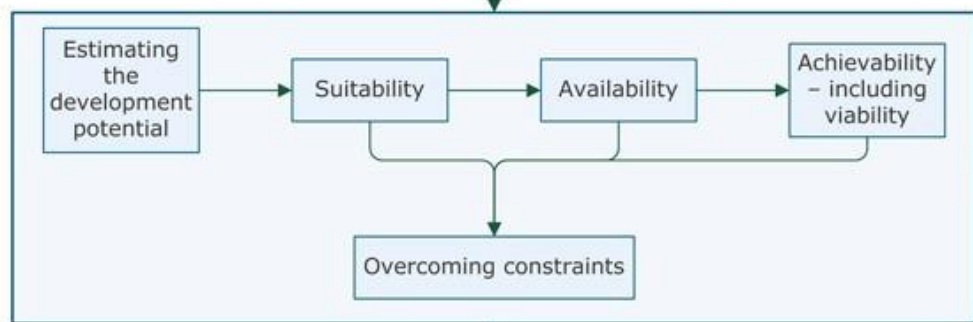
14. With the exception of stage 3: windfall assessment which is not considered relevant for employment sites, this methodology report considers each stage in turn.

Diagram 1: Methodology flowchart from national planning practice guidance (edited)

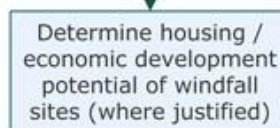
Stage 1 - Site / broad location identification



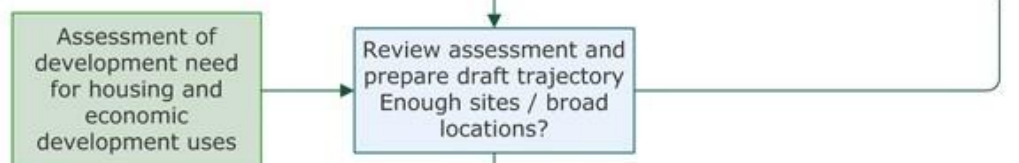
Stage 2 - Site / broad location assessment



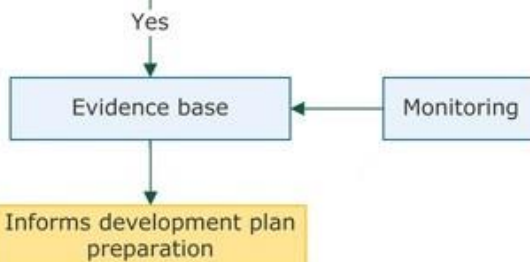
Stage 3 - Windfall assessment



Stage 4 - Assessment review



Stage 5 - Final evidence base



Stage 1: Site/broad location identification

15. The first stage of the assessment is to identify all sites and broad locations (regardless of the amount of development needed) in order to provide a complete audit of available land.
16. Paragraph 011 of the national planning practice guidance provides a list of types of sites that may be relevant in the assessment process:-
 - Existing economic development allocations and site development briefs not yet with planning permission;
 - Planning permissions for economic development [within use class E(g i), E(g ii), and E(g iii) and B2 industrial and B8 warehousing and distribution] that are unimplemented or under construction;
 - Planning applications that have been refused or withdrawn;
 - Land in the local authority's ownership;
 - Surplus and likely to become surplus public sector land;
 - Sites with permission in principle and identified brownfield land;
 - Vacant and derelict land and buildings;
 - Business requirements and aspirations; and
 - Potential urban extensions and new free-standing settlements.
17. It is the responsibility of each Council to identify the sites and broad locations in their own area. The national planning practice guidance does not include information provided by employment studies and surveys which the Councils consider is a potential source of site information which should be included as part of the SELAA. Each Council may undertake a call for sites where landowners/developers promote their sites for potential economic opportunities and how and when this process is undertaken will be for each Council to decide.
18. Paragraph 009 of the national planning practice guidance states it may be appropriate to consider economic development on sites of 0.25 hectares (or 500 square metres of floor space) and above. The Councils will work to a starting threshold of 0.25 ha (or 500 square metres of floor space) but may go lower or higher depending upon the local circumstances.

Stage 2: Site/broad location assessment

19. The second stage of the assessment comprises the site/broad location assessment which includes five steps:-

- Estimating the development potential;
- Suitability;
- Availability;
- Achievability – including viability; and
- Overcoming constraints.

20. The Review of Greater Nottingham SHLAAs (July 2019) grouped these steps as set out below. The same approach can be taken for employment sites:-

- Part 1 – Establishing whether a site can be added to the employment land supply
This encompasses the suitability, availability and achievability components. The review suggests that the overcoming constraints component should also fall within this section.
- Part 2 – Estimating the development potential
Having established whether a site is deliverable or developable, the site capacity and development timescales need to be established which is dependent on the gross developable area, net development area (floor space), responding to constraints, lead-in times and build-out rates.

Part 1 – Establishing whether a site can be added to the employment land supply

Suitability

21. Paragraph 018 of the national planning practice guidance states sites in existing Local Plans or with planning permission can be considered suitable for development, although it may be necessary to assess whether circumstances have changed which would alter their suitability.

22. The criteria in **Table 1** below will be used to determine site suitability. In addition, sites will be considered on a case-by-case basis to take account of specific circumstances. For example, where a landowner/developer clearly demonstrates that policy constraints can be overcome.

Table 1: Suitability criteria

'Suitable'	'Could be suitable'	'Not suitable'
<ul style="list-style-type: none"> • Sites with outline or detailed planning permission • Sites that are currently under construction • Existing employment allocations • Sites where there is a resolution to grant permission subject to s106 agreement • Sites that previously had planning permission for economic development which has now lapsed or has new planning application pending a decision • Sites where pre-application advice suggests the site is suitable • Previously developed land (brownfield sites) within the urban area, settlements inset from the Green Belt and settlements beyond the outer Green Belt boundary 	<p>Sites that do not fall in the "Suitable" category but with information that indicates that they could be suitable or suitable subject to a policy change:-</p> <ul style="list-style-type: none"> • Non-allocated sites with no planning history and new planning application pending a decision • Greenfield sites (e.g. open space) within the urban area and settlements • Previous developed land (brownfield sites) in the Green Belt that is not isolated • Land within the Green Belt and adjacent to the urban area and settlements (not limited infilling) • Sites designated as safeguarded land • Land that has policy constraints which can be overcome within 15 years 	<ul style="list-style-type: none"> • Isolated land in the Green Belt • Land that has policy constraints which cannot be overcome within 15 years • Sites where pre-application advice suggests that the site is not suitable

Availability

23. Paragraph 019 of the national planning practice guidance states a site can be considered available for development when there is confidence that there are no legal or ownership impediments to development. The existence of planning permission can be a good indication of the availability of sites.
24. The criteria in **Table 2** below will be used to determine site availability. In addition, sites will be considered on a case-by-case basis to take account of specific circumstances. For example, where a landowner/developer of a site that has lapsed permission clearly demonstrates that the site will be developed imminently.

Table 2: Availability criteria

'Available now'	'Available'	'Not available'
<ul style="list-style-type: none"> • Sites with outline or detailed planning permission • Sites that are currently under construction • Existing employment allocations • Sites where there is a resolution to grant permission subject to s106 agreement 	<p>Sites that do not fall in the "Available now" category (unless there is evidence that the site will be progressed imminently in which case they will be classed as "Available now"):-</p> <ul style="list-style-type: none"> • Sites that previously had planning permission for economic development which has now lapsed or where construction activity has ceased • Sites with positive pre-application advice • Other sites promoted through SELAA and Council's call for sites 	<ul style="list-style-type: none"> • Other employment sites identified by the Council (not promoted by landowner) with no planning history and no planning application submitted and no further information provided • Sites with permission refused and no information provided

Achievability

25. Paragraph 020 of the national planning practice guidance states that a site can be considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time.

26. The criteria in **Table 3** below will be used to determine the site achievability. In addition, there may be specific circumstances which apply to sites which will also be considered on a case-by-case basis. For example where a landowner/developer of a site where there is a resolution to grant permission subject to s106 agreement or a site allocated in the Local Plan has evidence of progression demonstrating that the site will commence imminently.

Table 3: Achievability criteria

'Achievable now'	'Achievable'	'Not achievable'
<ul style="list-style-type: none"> • Small sites (new floor space up to 1,000 square metres or within an area up to 1 ha) with outline 	<p>Sites that do not fall in the "Achievable now" category (unless there is evidence that the site will be progressed imminently in which case they will be classed as "Achievable now"):-</p>	<ul style="list-style-type: none"> • Other employment sites identified by the Council (not promoted by landowner) with no planning

'Achievable now'	'Achievable'	'Not achievable'
<ul style="list-style-type: none"> planning permission Major sites (new floor space of 1,000 square metres or more or within an area of 1 ha or more) with outline planning permission with evidence that economic development will begin on site imminently Sites with detailed planning permission Sites that are currently under construction 	<ul style="list-style-type: none"> Major sites (new floor space of 1,000 square metres or more or within an area of 1 ha or more) with outline planning permission where there is no evidence that economic development will begin on site imminently. Existing employment allocations (that do not have planning permission) Sites where there is a resolution to grant permission subject to s106 agreement Sites that previously had planning permission for economic development which has now lapsed or where construction activity has ceased Sites with positive pre-application advice Other sites promoted through SHLAA and Council's call for sites 	<ul style="list-style-type: none"> history and no planning application submitted and no further information provided Sites with permission refused and no information provided Sites with no planning history and new planning application pending a decision

Overcoming constraints

27. Paragraph 021 of the national planning practice guidance states where constraints have been identified the assessment should consider what action could be taken to overcome them. The assessment for each site therefore includes a list of constraints and explains how constraints could be overcome. It will take account of any constraints within, adjacent to and close to the site. The site-specific assessments will include case-by-case officer judgement where appropriate.

Part 2 – Estimating the development potential

Gross developable area

28. A consistent approach will be taken by Broxtowe, Erewash, Gedling and Rushcliffe Borough Councils to establishing gross developable area for each site. Nottingham City is taking a different approach. The gross developable area takes account of any infrastructure required and buffer for landscaping for major sites. The gross developable area will be used where information has not been provided by the landowner/developer to conclude whether the information is realistic. The gross developable area can vary significantly dependent on the

nature of the site. Plots on existing business parks/industrial estates will be 100% developable as the infrastructure is already in place. On large greenfield sites, it may fall to 75% or even less dependent on the need for buffer landscaping, Sustainable Drainage Systems and estate roads. However, take up of employment land is recorded on a plot by plot basis which equates to a net developable area. To be consistent, availability should be measured on the same basis. The method for adjusting gross site area to net developable area is based on the methodology set out in Appendix 3 of the Nottingham Core HMA and Nottingham Outer HMA Employment Land Needs Study (May 2021) which is reproduced in **Table 4** below.

Table 4: Gross to net ratios and adjustments for employment land

Type	Ratio	Other aspects
Serviced plot on industrial estate fronting road.	100%	
Area of land that could easily subdivide into serviced plots with road frontage.	100%	
Large area of land on industrial estate too big for single scheme, having regard to other buildings on estate.	95%	Provision for spur road.
Major undeveloped part of industrial estate or extension to industrial estate.	90%	Provision for roads and landscaping to one or more sides.
Small local allocation, requiring infrastructure.	90%	Provision for spur road, but landscaping likely to be minimal.
Level site allocated for industrial estate.	85%	Provision for spur road and landscaping.
Site allocated for industrial estate where terracing or bunding required.	80%	Provision for spur road and landscaping.
Land allocated for business park with high landscape quality.	75%	Provision for spur road extensive landscaping, balancing ponds etc.
Land allocated for employment use where a single end user could be in the market.	100%	All land to be taken by single user, surplus areas to be kept for its expansion.

Net development area (floor space)

29. A consistent approach will be taken by Broxtowe, Erewash, Gedling and Rushcliffe Borough Councils to establishing net capacity for floor space (or floor space yield) for each site. Nottingham City is taking a different approach. The net capacity for floor space will be used where information has not been provided by the landowner/developer to conclude whether the information is realistic. The Nottingham Core HMA and Nottingham Outer HMA Employment Land Needs Study (May 2021)⁵ applies a 40% plot ratio. This means that a 1 ha site would deliver approximately 4,000 square metres of business floor space. In some locations such as city centre or on high quality business park with a propensity for multi storey blocks, a plot ratio of 80% is used. It is stressed that an alternative

⁵ [Nottingham Core HMA and Nottingham Outer HMA Employment Land Needs Study](#)

approach may be taken based on more specific information provided by the party submitting the site.

Responding to constraints

30. The Councils will apply judgements on a case-by-case basis about how the development potential of a site and the developable area should be managed down further to account for constraints within, adjacent to or close to a site.

Lead-in times and build-out rates

31. Given the nature of employment sites it is not possible to provide evidence on typical lead in times and build-out rates akin to the approach for sites with planning permission for residential development in the SHLAA. It is therefore assumed that sites with planning permission for economic development would be implemented within three years from the decision date of the permission granted.

Stage 4: Assessment review

32. Paragraph 024 of the national planning practice guidance states that once the sites and broad locations have been assessed, the development potential of all sites can be collected to produce an indicative trajectory. This should set out how much economic development can be provided and at what point in the future delivery is expected. An overall assessment should be made as to whether sites will come forward as anticipated.
33. It is considered that delivery is heavily dependent on the market attractiveness of employment sites which would need to be factored into the SELAA assessment. The criteria for assessing market attractiveness of employment sites is set out in Appendix 5 of the Nottingham Core HMA and Outer HMA Employment Land Needs Study (2021) and the relevant criteria will be included in the SELAA assessment.
34. The Councils consider that delivery can be achieved imminently where sites with planning permission are “deliverable” and those anticipated to deliver later in the plan period where sites are “developable”.
35. Implementation rates have been considered but given the nature of economic development it is not considered there is sufficient information to support definite evidence on the take up rate.

Stage 5: Final evidence base

Publishing the SELAA

36. Paragraph 026 of the national planning practice guidance states that the following outputs should be produced following a SELAA assessment:-

- A list of all sites or broad locations considered, cross-referenced to their locations on maps; and
- An assessment of each site or broad location, including:-
 - where these have been discounted, evidence justifying reasons given;
 - where these are considered suitable, available and achievable, the potential type and quantity of development, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when;
 - an indicative trajectory of anticipated development based on the evidence available.

37. After the sites have been assessed in the SELAA they will be grouped into the following six categories:-

- **Deliverable** – this category consists of sites that are suitable for development, available now and achievable now. The category includes small sites with outline permission, sites with detailed planning permission, sites that are currently under construction and major sites with outline planning permission with evidence that the site will be progressed imminently.
- **Developable** – this category consists of sites that are suitable (or could be suitable) for development and can be delivered later in the plan period subject to the availability and achievability of the site. This includes sites allocated in the Local Plan that do not have planning permission, major sites with outline planning permission where there is no evidence that development will begin on site imminently, sites where there is a resolution to grant permission subject to s106 agreement and sites that had lapsed permission, unless information indicates that any of these sites can be progressed imminently.
- **Could be suitable** – this category consists of sites that could be suitable for employment but are currently affected by policies in the Local Plans and/or other Plans.
- **Not deliverable or developable** – this category consists of sites that are not suitable for development, not available or not achievable.

- **Site complete** – this category consists of sites which were previously in the SELAA but are now fully built for employment.
- **Excluded from SELAA** – this category consists of sites where information available to the Council exists which indicates that landowners/developers no longer wish to promote their sites for economic development or where there has been no information received from landowners/developers, to confirm that they want their sites to remain in the SELAA in accordance with each Council's General Data Protection Regulation (GDPR) policy.

38. **Table 6** below summarises the categories as follows:-

Table 6: SELAA conclusion categories

Site is deliverable if it is:-	Site is developable if it is:-	Site could be suitable if it is:-	Site is not deliverable or developable if it is:-
Suitable AND Available now AND Achievable now	Suitable AND Available now or Available AND Achievable now or Achievable	Could be suitable AND Available AND Achievable now or Achievable	Not suitable OR Not available OR Not achievable

39. Keeping the SELAA assessment up to date is a continuous process. Each Council will publish their SELAA for their administrative area on their own web site and how and when they are published will be for each Council to decide. SELAA information will include site-specific assessments for all sites assessed except for those that are fully built for employment or are excluded from the SELAA.

40. The site-specific assessments will include site details as listed in **Appendix 1**. The presentation of the site-specific assessments will vary due to the different software used by each Council. The Geographic Information System (GIS) data informing the site-specific assessments is listed in **Appendix 1** for transparency and, where possible, links to specific data sources are provided.

Appendix 1: Site details and constraints for site-specific assessments

Each Council will publish a site-specific assessment for each site in their SELAA including the following 'core' information. The relevant criteria for assessing market attractiveness of employment sites from Appendix 5 of the Nottingham Core HMA and Outer HMA Employment Land Needs Study (2021) are included. In addition, some Councils may choose to record additional information. The format of how information in each site-specific assessment is published will be for each Council to decide.

Some Councils may not record constraints information for sites with planning permission as the principle of development for employment use has already been established through the planning application process. Where a site with planning permission has lapsed and is subsequently granted planning permission, it is for each Council to decide whether the reason that the permission lapsed (if known) should be recorded.

The site-specific assessment will contain the following 'core' information:-

- **SELAA ref:** this records the site reference assigned to the site on each Council's SELAA.
- **Site name:** this records the name of the site as promoted or taken from the planning application/permission.
- **Business park/industrial estate name:** this records the name of existing business park or industrial estate that the site is located on.
- **Street name:** this records the name of the road which the site is located on. If a site covers a larger area, then the name of the nearest road or potential access to the site will be used instead.
- **Locality/area:** this records the name of the area which the site is located within. It may be a name of village, postal address area or an urban area.
- **Ward:** this records the ward which the site is located within.
- **Parish:** this records the parish, if any, which the site is located within.
- **Site area (ha):** this gives the total area of the site in hectares.
- **Gross developable area (ha):** this gives the area that can be developed on site which takes account of any infrastructure and other aspects (see paragraph 28).

- **Net development area (floor space):** this gives the floor space area that can be developed on site (see paragraph 29).
- **Brownfield or greenfield status:** this records whether the site is on previously developed land (brownfield site) or not. See full definition in the National Planning Policy Framework.
- **Planning status:** this records the planning application status, for example whether the site has planning application pending a decision, a resolution to grant permission subject to s106 agreement, planning permission granted or lapsed permission.
- **Planning application ref:** this records the Council's planning application reference assigned to the latest application or permission.
- **Planning application type:** this records the type of latest application or permission (i.e. outline or full) recorded in the "Planning application ref" field.
- **Type of development:** this records the type of development (i.e. new build or change of use) granted permission or as provided by the site promoter.
- **Type of site:** this records whether the site is a small site (new floor space up to 1,000 square metres or within an area of up to 1 hectare) or major site (new floor space of 1,000 square metres or more or within an area of 1 hectare or more).
- **Construction status:** this records the site status, for example whether construction work on site has not started, the site is under construction or the site is complete.
- **Existing use:** this describes the existing or previous use of the site.
- **Site source:** this records the reason for adding the site to the SELAA, for example the site has been promoted or added because it has planning permission for economic development.
- **Market attractiveness – Strategic road access:** this records whether the site has access to strategic road network using the following criteria set out in the Appendix 5 of the Nottingham Core HMA and Outer HMA Employment Land Needs Study (2021):-
 - Very good: adjoins junction of M1, A1, A50.
 - Good: within 1 km of junction of M1, A1, A50.
 - Average: adjoins other A roads (A6, A38, A46, A52, A60, A453, A606, A6097, A6191, A610, A614, A617, A6514, A611, A608, A6211).
 - Poor: within 1km of an A road.
 - Very poor: over 1km from an A road and/or through constrained/local roads, and/or through town centre or residential areas etc.

- **Market attractiveness – Local road access:** this records whether the site has access to local road network (including traffic congestion and quality of roads) using the following criteria based on site assessments in Appendix 4 and the criteria set out in the Appendix 5 of the Nottingham Core HMA and Outer HMA Employment Land Needs Study (2021):-
 - Very good local access: via free moving good roads avoiding residential areas/difficult junctions.
 - Good local access: reasonable proximity / drive time via local access road to a free moving good road (between 0.5 and 1 km) without significant constraints or passing through a predominantly residential area.
 - Average local access: reasonable local road access but passes through a predominantly residential area or through an adjoining industrial estate; parts of the site have relatively poor access; access road may be slightly hampered for example with a difficult junction for e.g. a complex staggered junction on local access road, or bridge(s) with height restrictions of maximum height 4.0 m.
 - Poor local access: constraints including the following depending upon degree of significance either singly or in combination.
 - Local road access mainly via residential roads including sensitive locations such as passing schools, care homes, retail frontages etc.
 - Access road leads in one direction only with the other end terminated.
 - Difficult junctions including difficult right turns, staggered junctions, steep hill starts etc.
 - Restricted height bridges e.g. maximum height 3.3 m and 4.0 m.
 - Very poor: difficult/narrow road access via residential roads, difficult junctions, congested roads.

- **Market attractiveness – Proximity to urban areas and ease of access to labour and services:** this records whether the site has good access to local services using the following criteria based on site assessments in Appendix 4 and the criteria set out in the Appendix 5 of the Nottingham Core HMA and Outer HMA Employment Land Needs Study (2021):-
 - Very good: near City or District centre (i.e. within 1km); good pedestrian access to residential areas and public transport connections (i.e. on a regular bus route to residential areas and in close proximity to a bus/rail stop).
 - Good: close to City or District centre (i.e. more than 1km and up to 5km); good pedestrian access to residential areas and public transport connections (i.e. on a regular bus route to residential areas and in close proximity to a bus/rail stop).
 - Average: limited facilities in the immediate vicinity such as a village location with a more limited bus route to residential areas.
 - Poor: no or little facilities in the vicinity; poor public transport accessibility for e.g. one bus route to a limited range of destinations.

- Very poor: remote site, no services or residential areas nearby (i.e. over 5km away) and very poor public transport accessibility.
- **Market attractiveness – Compatibility of adjoining uses:** this records whether there are any amenity impacts experienced by occupiers (current and future) and neighbouring areas using the following criteria based on site assessments in Appendix 4 and the criteria set out in the Appendix 5 of the Nottingham Core HMA and Outer HMA Employment Land Needs Study (2021):-
 - Good: within larger employment area/ no incompatible surrounding land use.
 - Average: Use Class E business uses adjoining residential/other sensitive uses.
 - Poor: B2/B8 adjoining residential/other sensitive uses.
- **Market attractiveness – Developmental and environmental constraints:** including size, topography, site access, roads, lighting, landscaping, mains utilities and communications infrastructure, flood risk, contamination, nature and heritage conservation etc. using the following criteria based on site assessments in Appendix 4 and the criteria set out in the Appendix 5 of the Nottingham Core HMA and Outer HMA Employment Land Needs Study (2021):-
 - Very good: generally level site, regular shape, over 3 ha in size; well served by good quality site infrastructure; no significant other constraints on development.
 - Good: generally level site, regular shape, over 3 ha in size; well served by good quality site infrastructure; no significant constraints such as heritage assets or Local Wildlife Sites on site or immediately adjoining, but may have one or two significant constraints such as a heritage asset or Local Wildlife Sites in close proximity but not adjoining site; not constrained by Green Belt.
 - Average: reasonably level site, regular shape; well served by good quality site infrastructure; may have some constraints on development such as a heritage assets or Local Wildlife Sites adjoining the site; may be in a flood risk area zone 3 provided it is in an area benefitting from flood defences; may be partly constrained by Green Belt i.e. adjoins Green Belt or partly within Green Belt.
 - Poor: sloping/uneven site, irregular/narrow shape; lack of site infrastructure; significant constraints, listed buildings on site; constrained by Green Belt, flood zone 3b etc.).
 - Very poor: sloping/uneven site; under 0.5 ha, irregular/narrow shape; lack of site infrastructure; other severe constraints (i.e. within HSE exclusion zone, flood risk area zone 3b etc).
- **Market attractiveness – Overall:** this records the consideration of overall market attractiveness (including appropriateness for industrial/commercial development, vacancy and market activity on site for the type of development proposed. Optional discussions with Local Agents on wider market conditions

in the local area e.g. levels of supply, changes in rents, length of time marketing sites, level of demand, types of demand etc.) using the following criteria based on site assessments in Appendix 4 and the criteria set out in the Appendix 5 of the Nottingham Core HMA and Outer HMA Employment Land Needs Study (2021):-

- Good: viewed as attractive by agents/occupiers; area of strong demand for intended use; low vacancy levels; high profile location (i.e. visually adjoining an A road/key junction/beside a successful existing business park or industrial estate) etc. Market signals could include low supply, increasing rents, marketing times reducing, high demand.
 - Average: area of some demand but with some vacancies, less than prime location. Market signals could include static rents, lengthy marketing times and moderate demand.
 - Poor: area of low demand; difficult to attract occupiers; high vacancy levels; low-profile location. Low demand market signals could include: high supply, decreasing rents, increasing marketing times, low demand.
- **Constraint – Green Belt:** this records whether the site falls within the Green Belt.
- **Constraint – Heritage assets:** this records the presence of any designated and non-designated heritage assets within, adjacent to or in close proximity to the site. Designated heritage assets include Conservation Areas, Listed Buildings, Scheduled Monuments, Historic Parks and Gardens and Archaeological Sites of Importance.
- **Constraint – Ecology:** this records designated nature conservation assets such as Sites of Special Scientific Interest, Local Nature Reserves, Local Wildlife Sites, Local Geological Sites, Tree Preservation Orders, Ancient Woodland as well as local designations such as protected open space and Local Green Spaces as identified in the Local Plan and Neighbourhood Plans. It may include other information such as Biodiversity Opportunity Areas and other open space networks.
- **Constraint – Agricultural Land:** this records the agricultural classification of the land, where relevant, using the most up to date information available.
- **Constraint – Flooding:** this records whether the site falls within an area at risk of flooding from rivers (Flood Zone 2 or 3). It may include other information such as whether the site falls within an area at risk of flooding from surface water, an area susceptible to groundwater flooding or the river network.
- **Constraint – Air quality:** this records whether the site falls within or near an Air Quality Management Area.
- **Constraint – Land contamination:** this records whether the site has any land contamination, where known.

- **Constraint – Highways and access:** this records any information supplied by the Highways Authority or any other known information regarding the physical accessibility of the site and capacity of the local access roads.
- **Constraint – Coal referral area:** this records whether the site falls within the 'Development High Risk Area', where known, which has the potential for instability or a degree of risk at the surface.
- **Constraint – Ownership issue:** this records any information regarding ownership issues, for example confirmation that the site owner is intending to deliver the site.
- **Overcoming constraints:** this explains how constraints could be overcome (see paragraphs 27 and 30).
- **Suitability:** this records the site suitability (see paragraphs 21-22 and Table 1).
- **Availability:** this records the site availability (see paragraphs 23-24 and Table 2).
- **Achievability:** this records the site achievability (see paragraphs 25-26 and Table 3).
- **SELAA conclusion category:** this provides the outcome of the SELAA assessment (see paragraphs 37-38 and Table 6).
- **Assessment conclusion:** this summarises the SELAA assessment. This should explain how the council has applied judgements on a case-by-case basis (if appropriate) to account for constraints on, adjacent to or close to a site (see paragraphs 27 and 30).
- **Employment delivery source:** this records where the delivery information comes from whether it is from the landowner/developer or council assumptions.
- **Floor space built:** this records how much floor space area have been completed on site.
- **Floor space remaining:** this records the remaining floor space area expected to be provided (and includes those under construction) for sites with planning permission and the net development area (floor space) for sites with no planning permission.

The Geographic Information System (GIS) underpinning each site assessment will be consistent and the Councils will use the same GIS datasets set out in **Table 7** below. The GIS datasets will come from the following sources:-

- Council's GIS data;
- [Listing Datasets held by Historic England](#);
- [Defra Data Services Platform](#); and
- External sources.

Table 7: GIS datasets

Data	Source
<p>Adopted Local Plan Policies Map</p> <p>This includes Green Belt.</p>	<p>Broxtowe</p> <p>Erewash</p> <p>Gedling</p> <p>Nottingham City</p> <p>Rushcliffe</p>
<p>'Made' Neighbourhood Plans Policies Map</p>	<p>Broxtowe</p> <p>Erewash</p> <p>No made Neighbourhood Plans at present but any that come forward would be added to the mapping system here</p> <p>Gedling</p> <p>Nottingham City</p> <p>No made Neighbourhood Plans at present but any that come forward would be added to the mapping system here.</p> <p>Rushcliffe</p>
<p>Conservation Areas</p>	<p>Broxtowe</p> <p>Erewash</p> <p>Gedling</p> <p>Nottingham City</p> <p>Rushcliffe</p>
<p>Listed Buildings</p>	<p>All districts (Registration and log in required)</p> <p>Erewash</p>

Data	Source
Scheduled Monuments	All districts (Registration and log in required) Erewash
Historic Parks and Gardens	All districts (Registration and log in required) Erewash
Archaeological Sites of Importance	All authorities use digital information (not public) where possible and more detailed analysis is undertaken at the planning application or site allocation stage.
Non-Designated Heritage Assets	Broxtowe Information will be available on the Council's web site in due course. Erewash Information will be available on the Council's web site in due course. Gedling Information will be available on this web page in due course. Nottingham City Information will be available on the Council's web site in due course. Rushcliffe
Sites of Special Scientific Interest	All districts
Local Nature Reserves	All districts National dataset is available from Natural England Nottingham City Rushcliffe
Local Wildlife Sites	GIS dataset (updated twice a year) sent by Nottinghamshire Biological and Geological Records Centre. Latest information used where possible.
Local Geological Sites	GIS dataset (updated twice a year) sent by Nottinghamshire Biological and Geological Records Centre. Latest information used where possible.

Data	Source
Ancient Woodland (England)	All districts
Tree Preservation Orders	<p>Broxtowe Information will be available on the Council's web site in due course.</p> <p>Erewash</p> <p>Gedling Polygons & Points</p> <p>Nottingham City</p> <p>Rushcliffe March 2018 data available</p>
Biodiversity Opportunity Areas	<p>Broxtowe, Erewash, Gedling and Nottingham City Information will be available on the Councils' web sites in due course.</p> <p>Rushcliffe See: Appendix E</p>
Agricultural land classification	<p>Provisional Agricultural Land Classification will be used where there is no information available from the Post-1988 Agricultural Land Classification.</p> <p>Provisional Agricultural Land Classification</p> <p>Post-1988 Agricultural Land Classification</p>
Flood Maps for Planning (Rivers and Sea) – Flood Zones 2 and 3	<p>Flood Zone 2</p> <p>Flood Zone 3</p>
Risk of Flooding from Surface Water	National Dataset (Registration and log in required to access this specific data)
Areas Susceptible to Groundwater Flooding	National Dataset (Registration and log in required to access this specific data)
MasterMap Water Network	National Dataset (Registration and log in required to access this specific data)

Data	Source
Air Quality Management Area	Broxtowe <u>Erewash</u> Information will be available on the Council's web site in due course. Gedling Nottingham City Rushcliffe
Land Contamination	All authorities rely on information provided by Environmental Health teams, but information not publically available.
Coal Referral Area – High / Low Risk Development Zones	National Dataset

APPENDIX B – SELAA SITE ASSESSMENTS

E001 Hill Crest Park



Overall Conclusion: Developable

SELAA Reference: E001

Ward: Calverton

Address: Hoyle Road, Calverton

Net Developable Area (ha): 1

First Added Date: 01/05/2024

Last Updated Date: 01/05/2024

Ownership Status: Not owned by a public authority

Planning Status: Allocation

Permission Type: N/A

Permission Date: N/A

Planning Application: N/A

Development Description: N/A

Assessment

Greenfield/Brownfield: Greenfield

Availability: Available

Achievability: Achievable

Market Attractiveness Overall: Average/Good

Suitability: Suitable

Reasoned Justification:

Local Plan allocation.

Market

Employment Land Study Reference: N/A

Strategic A Road: Very Poor

Local Road Network: Average

Proximity to Urban Areas and Ease of Labour Services: Average

Compatibility: Average

Developmental and Environmental Constraints: Average

Constraints

Green Belt: No

Heritage Assets: No

Ecology: No

Agricultural Land: Yes

Flooding: Yes – groundwater

Air Quality: No

Land Contamination: No

Highways: No

Coal Referral: Yes

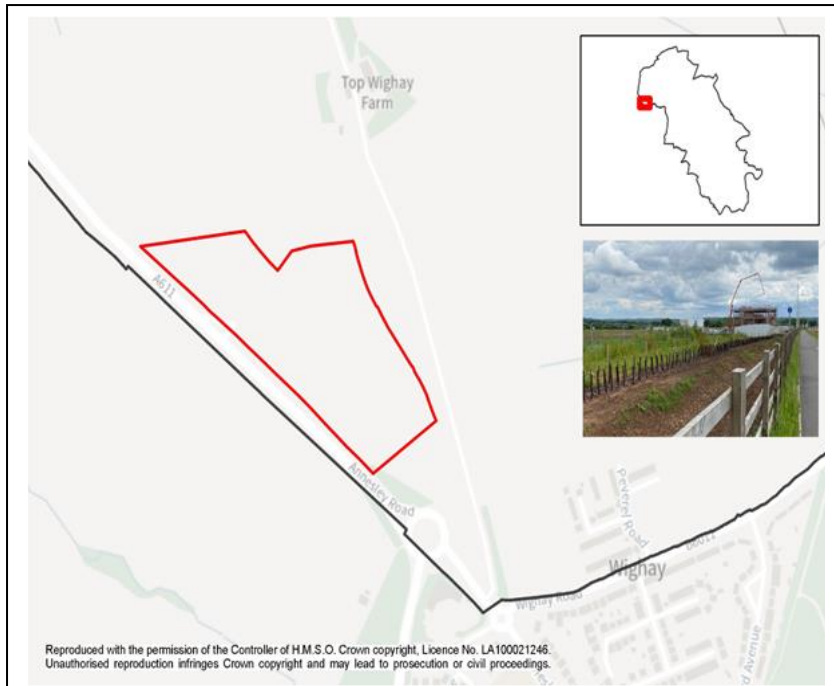
Ownership: No known ownership issues

Overcoming Constraint: Drainage can be addressed at planning application stage.

Use at Adoption: Vacant employment site

Site Source: Local plan allocation

E002 Top Wighay Farm



Assessment

Greenfield/Brownfield: Greenfield

Availability: Available Now

Achievability: Achievable Now

Market Attractiveness Overall: Good

Suitability: Suitable

Reasoned Justification:

Planning permission

Market

Employment Land Study Reference: GBC1

Strategic A Road: Average

Local Road Network: Very Good

Proximity to Urban Areas and Ease of Labour Services: Average / Good

Compatibility: Good

Developmental and Environmental Constraints: Very Good

Constraints

Green Belt: No

Heritage Assets: No

Ecology: No

Agricultural Land: Yes

Flooding: Yes. Parts of the site affected by surface water and groundwater flood risk

Air Quality: No

Land Contamination: No

Highways: No

Coal Referral: Yes

Ownership: No known issues

Overcoming Constraint: site has outline planning permission.

Use at Adoption: Agricultural

Site Source: Local Plan Allocation

Overall Conclusion: Deliverable

SELAA Reference: E002

Ward: Newstead Abbey

Address: Wighay Road, Hucknall

Net Developable Area (ha): 6.5

First Added Date: 01/05/2024

Last Updated Date: 01/05/2024

Ownership Status: Owned by a public authority

Planning Status: Allocation and Outline Planning Permission

Permission Type: Outline for strategic mixed-use site.

Full for NCC office building.

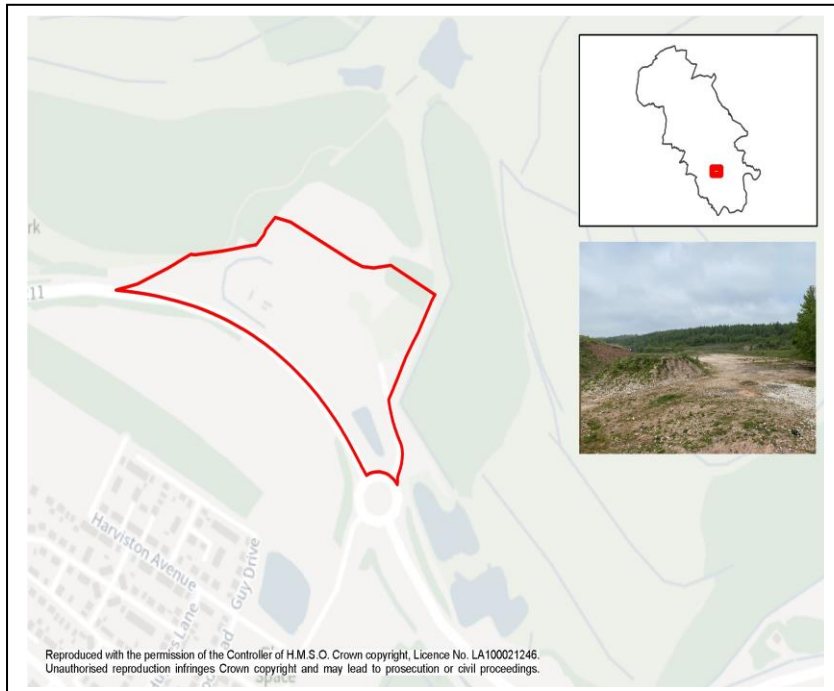
Permission Date: Outline
25/03/2022

Planning Application:
2020/0050/OUT &
7/2022/0050NCC

Development Description: Up to 49,500 sqm of offices E1(g)(i),(ii) (iii) and B8 (2020/0050/OUT)

Planning application for office building use for 3,412 sq. m class E (g)(i) within part of the employment allocation (7/2022/0050NCC)

E003 Gedling Colliery



<p>Overall Conclusion: Deliverable</p> <p>SELAA Reference: E003</p> <p>Ward: Gedling</p> <p>Address: Colliery Way, Carlton</p>	<p>Planning Status: Allocation and Outline Planning Permission</p> <p>Permission Type: Outline</p> <p>Permission Date: 21/07/2020</p> <p>Planning Application: 2017/1571</p>
<p>Net Developable Area (ha): 4.12</p> <p>First Added Date: 01/05/2024</p> <p>Last Updated Date: 01/05/2024</p> <p>Ownership Status: Not owned by a public authority</p>	<p>Development Description: Employment units, Pub/Restaurant and Drive Thru</p>

Assessment

Greenfield/Brownfield: Brownfield

Availability: Available Now

Achievability: Achievable Now

Market Attractiveness Overall: Good

Suitability: Suitable

Reasoned Justification:

Planning permission.

Market

Employment Land Study Reference: GBC2

Strategic A Road: Average

Local Road Network: Very Good

Proximity to Urban Areas and Ease of Labour Services: Very Good

Compatibility: Average

Developmental and Environmental Constraints: Average

Constraints

Green Belt: No

Heritage Assets: No

Ecology: Yes

Agricultural Land: No

Flooding: No

Air Quality: No

Land Contamination: Yes

Highways: No

Coal Referral: Yes

Ownership: None known.

Overcoming Constraint: Addressed through Planning Permission

Use at Adoption: Vacant Employment Site

Site Source: Local Plan Allocation

E005 Land South of Road No. 2 and East of Road No. 5



Overall Conclusion: Deliverable

SELAA Reference: E005

Ward: Colwick

Address: Road No. 2, Colwick Industrial Estate

Net Developable Area (ha): 2.18

First Added Date: 01/05/2024

Last Updated Date: 01/05/2024

Ownership Status: Not owned by a public authority

Planning Status: Full Planning Permission

Permission Type: Full

Permission Date: 16/06/2021

Planning Application: 7/2021/0648NCC

Development Description: Permission from Nottinghamshire County Council for a waste management facility

Assessment

Greenfield/Brownfield: Brownfield

Availability: Available Now

Achievability: Achievable Now

Market Attractiveness Overall: Average

Suitability: Suitable

Reasoned Justification:

Planning permission.

Market

Employment Land Study Reference: GBC3

Strategic A Road: Average

Local Road Network: Good

Proximity to Urban Areas and Ease of Labour Services: Very Good

Compatibility: Average

Developmental and Environmental Constraints: Average

Constraints

Green Belt: No

Heritage Assets: No

Ecology: No

Agricultural Land: No

Flooding: Yes, Flood Zone 3

Air Quality: No

Land Contamination: Yes

Highways: No

Coal Referral: Yes

Ownership: No known issues

Overcoming Constraint: Addressed through the Planning Permission.

Use at Adoption: Vacant Employment Site

Site Source: Planning Application

E006 Road No. 5 Midland Catering



Overall Conclusion: Deliverable

SELAA Reference: E006

Ward: Colwick

Address: Road No. 5, Colwick Industrial Estate

Net Developable Area (ha): 0.25

First Added Date: 01/05/2024

Last Updated Date: 01/05/2024

Ownership Status: Not owned by a public authority

Planning Status: Full Planning Permission

Permission Type: Full

Permission Date: 15/01/2021

Planning Application: 2020/0873

Development Description: 18 units in 3 blocks for office, research and development and industrial processes.

Assessment

Greenfield/Brownfield: Brownfield

Availability: Available Now

Achievability: Achievable Now

Market Attractiveness Overall: Average

Suitability: Suitable

Reasoned Justification:

Completed.

Market

Employment Land Study Reference: GBC3

Strategic A Road: Average

Local Road Network: Good

Proximity to Urban Areas and Ease of Labour Services: Very Good

Compatibility: Average

Developmental and Environmental Constraints: Average

Constraints

Green Belt: No

Heritage Assets: No

Ecology: No

Agricultural Land: No.

Flooding: Yes, Flood Zone 3

Air Quality: No

Land Contamination: Yes

Highways: No

Coal Referral: Yes

Ownership: No known issues.

Overcoming Constraint: Addressed through planning permission.

Use at Adoption: Vacant Employment Site

Site Source: Planning Application

E007 Former Total Site



Assessment

Greenfield/Brownfield: Brownfield

Availability: Available Now

Achievability: Achievable Now

Market Attractiveness Overall: Average

Suitability: Suitable

Reasoned Justification:

Planning permission

Market

Employment Land Study Reference: GBC3

Strategic A Road: Average

Local Road Network: Good

Proximity to Urban Areas and Ease of Labour Services: Very Good

Compatibility: Average

Developmental and Environmental Constraints: Average

Constraints

Green Belt: No

Heritage Assets: No

Ecology: No

Agricultural Land: No

Flooding: Yes, Flood Zone 3

Air Quality: No

Land Contamination: Yes

Highways: Yes. A612 Colwick Loop Road Improvement. Note the site within the red line of the consented planning application is not affected.

Coal Referral: Yes

Ownership: No known issues.

Overcoming Constraint: site has planning permission and constraints addressed.

Use at Adoption: Vacant Employment Site

Site Source: Planning Application

Overall Conclusion: Deliverable

SELAA Reference: E007

Ward: Colwick

Address: Road No. 3, Colwick Industrial Estate

Planning Status: Full Planning Permission

Permission Type: Full

Permission Date: 13/01/2023 (2022/0798) & 24/07/2024 (2024/0094).

Planning Application: 2022/0798 and 2024/0094

Development Description: Building for builders merchant, and industrial and logistics units (2022/0798).

Erection of industrial units and warehousing (Use Classes E9g)(iii) B2 and B8 (2024/0094).

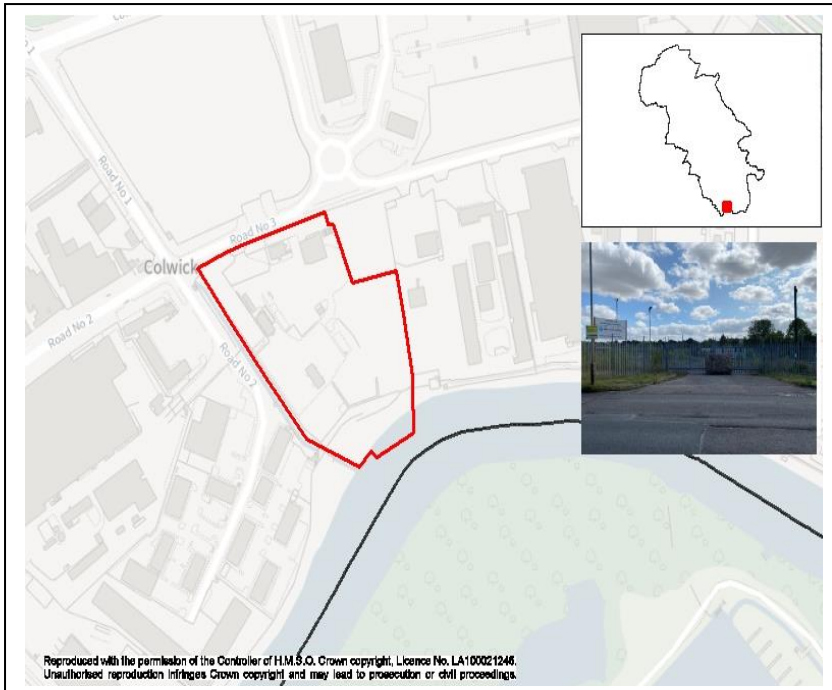
Net Developable Area (ha): 2.52

First Added Date: 01/05/2024

Last Updated Date: 01/05/2024

Ownership Status: Not owned by a public authority

E008 Former Total and Butler Fuels



Overall Conclusion: Developable

SELAA Reference: E008

Ward: Colwick

Address: Road No. 3, Colwick Industrial Estate

Net Developable Area (ha): 2.03

First Added Date: 01/05/2024

Last Updated Date: 01/05/2024

Ownership Status: Not owned by a public authority

Planning Status: Protected Employment Site

Permission Type: N/A

Permission Date: N/A

Planning Application: N/A

Development Description: N/A

Assessment

Greenfield/Brownfield: Brownfield

Availability: Available

Achievability: Achievable

Market Attractiveness Overall: Average

Suitability: Suitable

Reasoned Justification:

Local plan designation

Market

Employment Land Study Reference: GBC3

Strategic A Road: Average

Local Road Network: Good

Proximity to Urban Areas and Ease of Labour Services: Very Good

Compatibility: Average

Developmental and Environmental Constraints: Average

Constraints

Green Belt: No

Heritage Assets: No

Ecology: No

Agricultural Land: No

Flooding: Yes, Flood Zone 3

Air Quality: No

Land Contamination: Yes

Highways: No known constraints

Coal Referral: Yes

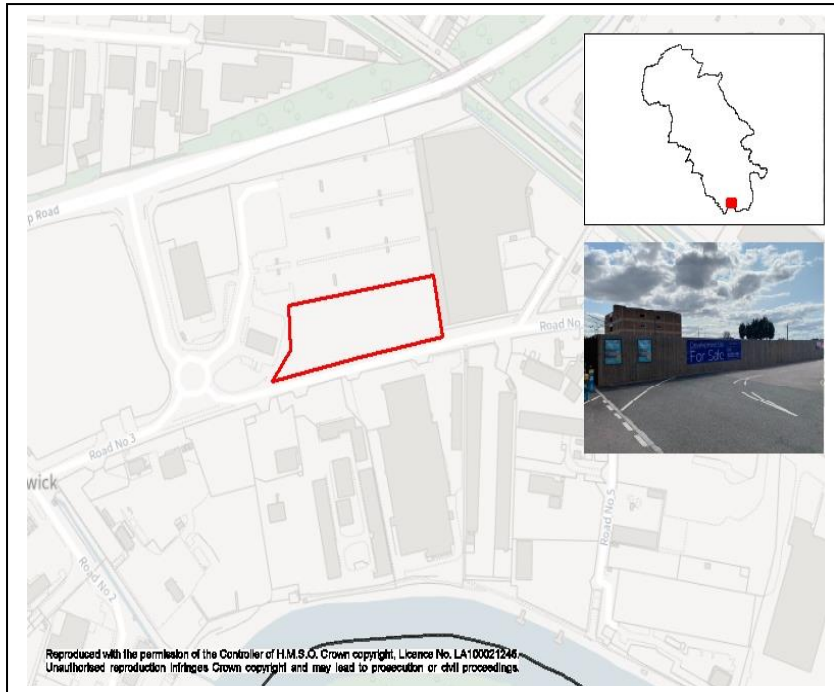
Ownership: No known issues.

Overcoming Constraint: Flood risk to be addressed as part of any planning application.

Use at Adoption: Vacant Employment Site

Site Source: Employment Land Study

E009 Land adjacent to Sainsburys



Overall Conclusion: Developable

SELAA Reference: E009

Ward: Colwick

Address: Road No. 3, Colwick Industrial Estate

Net Developable Area (ha): 0.75

First Added Date: 01/05/2024

Last Updated Date: 01/05/2024

Ownership Status: Not owned by a public authority

Planning Status: Protected Employment Site

Permission Type: N/A

Permission Date: N/A

Planning Application: N/A

Development Description: N/A

Assessment

Greenfield/Brownfield: Brownfield

Availability: Available

Achievability: Achievable

Market Attractiveness Overall: Average

Suitability: Suitable

Reasoned Justification:

Local plan designation

Market

Employment Land Study Reference: GBC/3

Strategic A Road: Average

Local Road Network: Good

Proximity to Urban Areas and Ease of Labour Services: Very Good

Compatibility: Average

Developmental and Environmental Constraints: Average

Constraints

Green Belt: No

Heritage Assets: No

Ecology: No

Agricultural Land: No

Flooding: Yes, Flood Zone 3

Air Quality: No

Land Contamination: Yes

Highways: No known constraints

Coal Referral: Yes

Ownership: No known issues

Overcoming Constraint: Flood risk to be addressed as part of any planning application.

Use at Adoption: Vacant Employment Site

Site Source: GBC survey