



Broxtowe
Borough
COUNCIL

Broxtowe Borough Council

Response to Matter 2:

Employment

November 2018

BROXTOWE LOCAL PLAN PART 2 EXAMINATION MATTERS, ISSUES AND QUESTIONS

Matter 2 Employment

Issue: Whether the approach to employment provision is justified, effective and consistent with the National Planning Policy Framework (NPPF) and the Aligned Core Strategy (ACS).

1. Is it sufficiently clear from the Plan how the ACS requirement of 34, 000 sq m of office and research floor space and 15 hectares of land for industrial and warehouse uses is to be met? Which sites contribute to meeting this need?

- 1.1. Yes, it is sufficiently clear, taking account of the fact that it is now proposed to show 'Employment Commitments' on the Policies Maps.
- 1.2. As described on page 32 of the [Site Selection Document \(CD/26\)](#), 34,000 square metres of office space amounts to a land requirement of 8.5 ha based on single storey buildings and 40% plot coverage. (This is a cautious estimate, because in practice most office development will be at higher density than this.)
- 1.3. The total area needed to meet the ACS requirement is therefore treated as being $(8.5+15.0=)$ 23.5 ha.
- 1.4. The ACS does not require 'losses' of B-Class uses to be taken into account. The [2015 Employment Land Forecasting Study \(EM/01\)](#) , when read in conjunction with the [2015 Strategic Distribution of Employment Requirements Background Paper \(EM/03\)](#) (in particular Table 6, page 15) confirms the ACS employment figures for Broxtowe. This Study is based on net figures, taking account of predicted jobs gains and losses (see, for example, Table 5.4, page 91, and paragraphs 5.27 etc). This again indicates that there is no requirement to take 'losses' into account. Nevertheless, the Council considers it prudent to in effect allow for a 'buffer' of employment provision by compensating for 'losses'. As referred to at page 32 of the [Site Selection Document \(CD/26\)](#) and as noted in the Council's [Authority Monitoring Reports \(H0/03\)](#), recorded 'losses' in the ACS plan period to 2017/18 are 8.7 ha and a further 0.5 ha is anticipated in 2018/19. (These figures include sites, such as those within residential areas, which are no longer appropriate for employment uses. Allowing for their replacement is therefore again a 'cautious' approach.)
- 1.5. Therefore the total amount that the Part 2 Local Plan is planning for is $(23.5+8.7+0.5=)$ 32.7 ha. (This is a cautiously high figure due to the 'plot coverage' and 'losses' issues that are referred to above.)
- 1.6. Major committed sites with planning permission that will contribute to meeting this need are:
 - Mushroom Farm, Eastwood – 23.4 ha;
 - Beeston Business Park – 3.5 ha;
 - Aero Fabrications, Eastwood – 3.5 ha.

- 1.7. The total area of these sites is 30.4 ha. The first two of them are shown, for information, as 'Existing Commitments' on the Submission Version of the Policies Map. The third is a recent planning permission which can be added as an 'Existing Commitment' to the final version of the Policies Map. The Mushroom Farm development is currently under construction; the Aero Fabrications permission is expected to be implemented shortly; and the Beeston Business Park development is anticipated to be completed before the end of the plan period. This leaves a 'balance' of $(32.7-30.4=)$ 2.3 ha to be provided.
- 1.8. This 'balance' will be provided by a combination of sources, again as detailed at page 32 of the [Site Selection Document \(CD/26\)](#). These are:
- Boots, Beeston – 2.0 ha (cross-boundary development with Nottingham City, of which approximately 2.0 ha of mainly manufacturing employment space is expected to be in Broxtowe);
 - Toton strategic location for growth – 4.5 ha equivalent (18,000 square metres of mainly office employment space is anticipated);
 - Chetwynd, Chilwell – 3.75 ha equivalent (15,000 square metres of mainly office employment space is anticipated);
 - Conversions of underused town and district centre units, as encouraged by Policy 10 of the Plan – 1.25 ha equivalent (at least 5,000 square metres of mainly office employment space is anticipated).
- 1.9. The total of these sources is the equivalent of 11.5 ha, including at least 38,000 square metres of offices.
- 1.10. The figures above illustrate that the Plan comfortably exceeds even a 'cautious' interpretation of total amount of land required by the ACS.
- 1.11. In addition, these figures show that office provision of $(18,000+15,000+5,000=)$ 38,000 square metres would exceed the requirement of 34,000 square metres and that industrial and warehousing provision of $(23.4+3.5+3.5+2.0=)$ 32.4 ha would exceed the requirement of 15 ha.

2. Will the sites allocated adequately provide for the different types and size of employment premises needed to support both established and start-up businesses in the borough?

- 2.1. Yes, they will. The permissions at Mushroom Farm, Eastwood ([12/00721/ROC](#), [15/00469/REM](#) and [18/00090/REM](#)) involve large-scale B1c, B2 and B8 development of a kind that is likely to involve major new inward investment in the borough. The permission at Beeston Business Park ([18/00465/FUL](#)) is for B1c, B2 and B8 units which vary in size from 239 sq m to 1,910 sq m and which will support start-up businesses as well as expanding/relocating local businesses. The permission at Aero Fabrications ([18/00176/FUL](#)) is for an established local business specialising in high-end manufacturing, so enabling the continued growth of an important local element of the national aerospace industry. The allocations at Boots, Toton and Chetwynd, as referred to in the response to question 1, will support established and start-up office and manufacturing businesses of a variety of types and sizes.

- 2.2. Conversions of underused town and district centre units are likely to involve new start-up businesses. The proposals therefore cover a wide variety of types and sizes of employment development and cover north and south parts of the Borough.

3. ACS Policy 4 c) refers to the promotion of further office development in Beeston. Is this required to meet the employment floorspace requirements and if so how is it to be achieved?

- 3.1. As the figures referred to in the response to question 1 indicate, meeting the ACS employment floorspace requirements does not depend on further office development in Beeston. However, we anticipate that this kind of development will make a useful contribution to meeting the requirements. Policy 10, which supports office development at both ground floor and first floor levels in Beeston Town Centre, will help this to be achieved. An example of the sort of development that this policy will support is the recent permission for the change of use of units 2A, 3A and 4A in The Square to office use ([18/00409/FUL](#)). These are intended to be 'incubator' units and the policies in this Local Plan, particularly Policy 10 (2), will encourage more of this sort of development in the future.

4. Does the Plan make appropriate provision for the retention, expansion and development of a range of different types of employment sites and uses in the borough in accordance with national policy?

- 4.1. Yes, it does. Policy 9 encourages the retention, expansion and development of what are considered to be 'good quality' employment sites. The policy refers to a large schedule of sites, which will be reviewed annually and which covers a range of different types of employment sites and uses.

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