Site Details

Site Reference: 1
Site Name: Outrams Wharf
Street: Alfreton Road
Settlement: Little Eaton
Site Size (ha): 2

Status

Current status: In use
Companies on site: Siemens, Nationwide, Salt, Underwood Vinecombe

Relevant Studies / Information

NCRELS Ref:
NCRELS Conclusion:

Planning and environmental constraints

Affected by Planning Policy
Affected by Flood Risk: Located in EA Flood Zones 2 & 3
Affected by Residential Properties

Market Desirables

Size: Good
Accessibility: Very Good
Environmental Quality: Very Good

Commercial Factors

Marketed for sale: Plot 4 <10,000sqm B1 Plot 5 <12,000sqm B1
Positive Neighbouring Uses: Industrial Estate borders the site to the North
Infrastructure Constraints:
Overall Site Quality
Very Good

Conclusion

The Outrams Wharf office complex and it is ideally located just off the A38 and to the south of Little Eaton and to the north of Derby City. Its heightened accessibility and enhanced environmental quality, makes the site ideal for office use and for the national/multi national companies which occupy them. Due to the site being located in Little Eaton, which is a small settlement, rural in character, limited services are available notably shops and services, although some are available. Nevertheless, the primary means of accessing the site is by private car.

The site visit (16/06/11) demonstrated that the office buildings are built to a high specification and a good contemporary standard/quality. In terms of expansion, there are opportunities on the office complex as 2 vacant plots of land (<10,000sqm & <12,000sqm) are available for development, but clearly these require investment especially as the new buildings would have to be in keeping with the existing quality of offices. Furthermore, the site borders an Industrial Estate to the North, which helps to show how commercial operations in this location can be supported but also provides an opportunity for the site and the estate to be integrated but this would require some direct access being forged and this could affect bordering TPO trees. The site also borders undeveloped 'Green Belt' land, with ready made accessible to this land available and there is a potential for this land to be promoted through the 'Site Allocation DPD' process as this could potentially be used to allow the complex to expand, making use of the enhanced strategic accessibility located so close to the A38 and Derby.

Due to the positive occupancy level, opportunities for expansion and the high quality nature of businesses located on Outrams Wharf office complex, the site has been assessed as 'Very Good Quality' in this Employment Land Study.
Erewash Employment Land Study 2011

Site Details

Site Reference: 2
Site Name: Old Hall Mills Business Park
Street: Alfreton Road
Settlement: Little Eaton
Site Size (ha): 1

Status

Current status: In use

Relevant Studies / Information

NCRELS Ref:
NCRELS Conclusion:

Planning and environmental constraints

Affected by Planning Policy
Affected by Flood Risk: Located in EA Flood Zones 2 & 3
Affected by Residential Properties: Surrounded by residential development

Market Desirables

Size: Good
Accessibility: Good
Environmental Quality: Average

Commercial Factors

Marketed for sale: One industrial unit for sale. One ind. unit to let
Positive Neighbouring Uses:
Infrastructure Constraints:
Overall Site Quality

Good

Conclusion

Old Hall Mills Business Park is located within the centre of Little Eaton and is easily accessible off Alfreton Road. As such, the site is in close proximity to the A38 ‘Little Chef’ Roundabout and Derby City. As such, associated services (inc. the Meteor Retail Park) are nearby but due to the site being located in Little Eaton, which is a small settlement, rural in character, limited services are available within walking distance notably shops and services.

An industrial estate (EMP89) and office complex (EMP1) are located just to the south of the site, which helps to show how commercial operations in this area can be supported. The site’s heightened accessibility helps explain the positive occupancy which was evidenced on the site visit (8/07/11) with a large number of businesses located at the business park. There was though one industrial unit being marketed to let and another unit was being advertised for sale. This conversely provides expansion opportunities which would be constrained otherwise with the site subject to flood risk and having to accommodate trees with TPO status, whilst residential properties also border the site. The site visit also revealed that although the buildings are fit for purpose, they are only of modest quality and some are aesthetically unpleasing despite an attractive external wooded environment.

In conclusion, despite these concerns and pressure from residential growth, the business park helps fulfill an important role alongside the aforementioned neighbouring employment sites, in supporting the local/rural economy in terms of providing a valuable source of commercial and job opportunities. The enhanced strategic position, heightened accessibility and positive occupancy level and means the site has been assessed as being ‘Good Quality’ in this Employment Land Study'.
Site Details

Site Reference: 3
Site Name: Workshops/The Old Pit Yard
Street: Station Road
Settlement: West Hallam
Site Size (ha): 1

Status

Current status: In use
Companies on site: CJ Motor Services, D&S Fencing/Block Paving, G Norman and Sons (Road Haulage) and P&H Sea Kayaks

Relevant Studies / Information

NCRELS Ref: n/a
NCRELS Conclusion: n/a

Planning and environmental constraints

Affected by Planning Policy: Policy E2
Affected by Flood Risk
Affected by Residential Properties

Market Desirables

Size: Poor
Accessibility: Poor
Environmental Quality: Poor

Commercial Factors

Marketed for sale:
Positive Neighbouring Uses:
Infrastructure Constraints:
Overall Site Quality
Poor

Conclusion

This site is located within the Green Belt to the south of West Hallam on Station Road which is a B Road and is not ideal for some of the businesses that operate off this site including a road haulage business (that operates from the western part of the site). The route from this site on to the strategic road network is not ideal for HGV traffic as the roads are narrow and some of the junctions offer poor visibility and are quite tight, access to and from the site is also tricky as the road starts to bend to the south of the site.

The site is small and generally does not offer a good quality of business accommodation apart from the building occupied by P&H Sea Kayaks which is separated from the rest of the site by a tree lined buffer zone.

Overall the site has been assessed as poor due to the generally poor standard of accommodation offered and the poor location within the Green Belt on a B road which is not an ideal location for some of the businesses that operate on this site. However, this site will offer cheap accommodation and there appears to be no vacant units on the site. Site Visit photographs 23/09/2011.

Note: Small part of the site to the west of Station Road is within Stanley Ward rest of the site is within West Hallam and Dale Abbey Ward.
Site Details

Site Reference: 4
Site Name: West Hallam Storage Depot/Midlands Business Park
Street: Cat and Fiddle Lane
Settlement: West Hallam
Site Size (ha): 45

Status

Current status: In use
Companies on site: TDG operates distribution contracts for clients including Boots, Brakes, Rolls-Royce and Costa Coffee. TDG also store caravans on the site and there are other small businesses on the site.

Relevant Studies / Information

NCRELS Ref: E5*
NCRELS Conclusion: Average

Planning and environmental constraints

Affected by Planning Policy: Policy E2
Affected by Flood Risk
Affected by Residential Properties

Market Desirables

Size: Good
Accessibility: Average
Environmental Quality: Good

Commercial Factors

Marketed for sale: Innes England & Jones Lang LaSalle (312-624sq m)
Positive Neighbouring Uses:
Infrastructure Constraints: Major B8 use accessed off a B road
Overall Site Quality
Average

Conclusion

This site is located within the Green Belt to the south east of West Hallam. The site has a single access and egress point controlled by security point onto Cat and Fiddle Lane which is a B road that links with the A6069. The site was developed as a military depot in the 1940's and became a storage depot in the 1960's.

The site (which is called the Midlands Business Park) is currently operated by TDG a major logistics company which operates distribution contracts for clients including Boots, Brakes, Rolls-Royce and Costa Coffee. This 45 hectare site provides 120,773 sq m of accommodation in the form of 113 industrial, warehouse and distribution units ranging from 278 – 13657 sq m along with open storage compounds. The following restriction for HGV's is in place 2100 – 0400 - Mon – Sat – no access 1200- 1400 – Sun - access; although in 2004 an application was refused to allow HGV movements 24 hours a day, 7 days a week on certain units within the site. There are currently a range of buildings (mainly Romney units) available on the site available to let 312-624 sq m.

The site was assessed as average by NCRELS and that appraisal of the site has not changed as the site is poorly located within the Green Belt and the Cat and Fiddle Lane is not an ideal route for HGV traffic and some of the accommodation is becoming outdated. However the site offers relatively cheap accommodation and warehousing and is a major source of employment in the Borough. Site Visit 23/09/2011.
Erewash Employment Land Study 2011

Site Details

Site Reference: 5
Site Name: Little Eaton Southern Triangle
Street: Alfreton Road
Settlement: Little Eaton
Site Size (ha): 7.4

Status

Current status: In use
Companies on site: 1) Severn Trent / Bi-Water (Water Treatment Works) 2) Derby Garden Centre

Relevant Studies / Information

NCRELS Ref: 
NCRELS Conclusion: 

Planning and environmental constraints

Affected by Planning Policy: GB1
Affected by Flood Risk: Located within EA Flood Zones 2 & 3a
Affected by Residential Properties: Properties located to the North

Market Desirables

Size: Good
Accessibility: Very Good
Environmental Quality: Good

Commercial Factors

Marketed for sale:
Positive Neighbouring Uses: 3 sides of site devoid of housing amenity issues
Infrastructure Constraints:
Overall Site Quality

Good

Conclusion

This large site is located to the south of Little Eaton and to the north of Derby City, being ideally positioned just off the A38 (‘Little Chef’) Roundabout. Furthermore, the site benefits from direct access onto the wide Alfreton Road, although this road can occasionally ‘back up’ from the aforementioned A38 roundabout at peak times. Due to the site being located in Little Eaton, only limited range of services are available (inc. a regular bus service), but this issue is negated with Derby City and the ‘Meteor’ retail park in close proximity.

The site is currently split between the 2 main operations which are taking place on the site; a Water Treatments works and Garden Centre. Both of these operations have premises which are in a good condition and well suited to the occupant’s need. The site visit (8/07/2011) also revealed that the Garden Centre has a large car park (tarmac), and over spill car park (hard standing), and some of this land could be utilised as part of any redevelopment/expansion.

However, development proposals are constrained by Green Belt Policy as the site is only located adjacent to Little Eaton’s settlement boundary and therefore is washed over by Green Belt. Furthermore, the majority of the site is located within Flood Zones 2 & 3a. Despite the obvious Green Belt constraint, a Office Complex and Industrial Estate are located just to the North West of the site, which helps to show how long term commercial operations can be supported in this location.

Due to the site’s large size and enhanced strategic accessibility being located so close to the A38 and Derby, the site has been assessed as Good Quality’ in this Employment Land Study.
Erewash Employment Land Study 2011

Site Details

Site Reference: 6
Site Name: Draycott Mills Industrial Estate
Street: Market Street
Settlement: Draycott
Site Size (ha): 0.7

Status

Current status: In use
Companies on site:
1) BMR Presswork Ltd 2) Purple Squirell Storage 3) Bright Light Photography 4) A Little Fancy (gifts and toys) 5) DJ Bennett Joinery 6) Incite Interiors/upholstery 7) The Courtyard (small retail shops)

Relevant Studies / Information

NCRELS Ref:
NCRELS Conclusion:

Planning and environmental constraints

Affected by Planning Policy: Conservation. E2. Village Housing Development
Affected by Flood Risk
Affected by Residential Properties: Residential properties surround the Mills

Market Desirables

Size: Average
Accessibility: Average
Environmental Quality: Average

Commercial Factors

Marketed for sale:
Positive Neighbouring Uses:
Infrastructure Constraints:
Draycott Mills Industrial Estate is located within the centre of Draycott and represents brick built structures, formerly used for cotton/lace manufacture, which have remained in commercial operation. Indeed, the site possesses particular cultural and heritage value, being located within the Draycott Conservation Area but also having a number of Grade II Listed Buildings located across the site, which are listed owing to their former use for cotton/lace manufacture. This also generates a particular constraint as certain operations and building amendments are limited, which may inhibit modernisation and expansion. Access arrangements are also not ideal as there are narrow approaches to the main servicing area/car park.

Despite the aforementioned cultural and heritage value, the site visit (8/07/2011) revealed how the environmental quality of these building vary with regard to being in differing states of condition. As such, a particular threat to long term commercial operations occurring on the site are change of use planning applications. For example, the buildings which front Market Street have been successfully converted to residential units, whilst 'The Courtyard' which is adjacent to these converted premises and located within the site, provides a very attractive cluster of retail outlets.

Nevertheless, a good level of occupancy was evidenced and the need of a number of small sized business, seemed to being met. The site enjoys a central location within Draycott, which is an attractive settlement generally which possesses a reasonable amount of facilities and services (namely a regular bus service).

The healthy occupancy and enhanced cultural value is offset by conservation constraints and the threat of further residential conversion, and explains why this site has been assessed as 'Average Quality'.
## Site Details

<table>
<thead>
<tr>
<th>Site Reference:</th>
<th>7</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Name:</td>
<td>Factory opposite Victoria Mill</td>
</tr>
<tr>
<td>Street:</td>
<td>Victoria Road</td>
</tr>
<tr>
<td>Settlement:</td>
<td>Draycott</td>
</tr>
<tr>
<td>Site Size (ha):</td>
<td>0.5</td>
</tr>
</tbody>
</table>

## Status

- Current status: In use
- Companies on site: EPM Technology Group. Technical Centre

## Relevant Studies / Information

- NCRELS Ref: E16
- NCRELS Conclusion: Poor

## Planning and environmental constraints

- Affected by Planning Policy: Village Housing Development. E2
- Affected by Flood Risk
- Affected by Residential Properties: Predominantly residential setting

## Market Desirables

<table>
<thead>
<tr>
<th>Desirable</th>
<th>Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>Size</td>
<td>Average</td>
</tr>
<tr>
<td>Accessibility</td>
<td>Average</td>
</tr>
<tr>
<td>Environmental Quality</td>
<td>Average</td>
</tr>
</tbody>
</table>

## Commercial Factors

- Marketed for sale:
- Positive Neighbouring Uses: Employment operation located to the East
- Infrastructure Constraints:
**Erewash Employment Land Study 2011**

**Overall Site Quality**

Average

**Conclusion**

This site is centrally located in Draycott and the settlement is considered to have a good range of facilities including a frequent bus service running from Derby to Long Eaton / Nottingham, which all points to a relatively sustainable location.

The 2007 Nottingham City Region Employment Land Study (NCRELS) assessed the site as being ‘poor quality’ and encouraged the examination of other uses which explains why this site has been included in the SHLAA (with 'Beyond 15 years’ delivery potential). It must be noted that this site incorporated a bordering employment operation located to the East (Site Ref. 8)

Indeed, despite of this commercial operation, the site is surrounded by a predominately residential area and NCRELS highlighted how this environment, creates ever increasing housing pressures for the land. Furthermore, the Study highlighted the slight hindrance to commercial operations with the road access being s close to the main junction in Draycott.

NCRELS however also asserted the building remains fit for purpose being with the ‘well maintained factory premises’ enabling a healthy job count. The current positive occupancy as evidenced on the site visit (8/07/2011). The existing office and incorporated industrial unit are being currently used for engineering and manufacture of high end carbon fibre components. This occupancy is assisted by the good car parking and service area provision and the brick built building, which is practical if not particularly aesthetic pleasing (i.e.1960's design).

Despite the 2007 NCRELS quality assessment and acknowledging the current housing pressures, the healthy occupation and site's advantages (e.g. fit for purpose premises), means this site has been assessed as 'Average Quality' in this Employment Land Study.
Erewash Employment Land Study 2011

Site Details

Site Reference: 8
Site Name: Works opposite Victoria Mill
Street: Town End Road
Settlement: Draycott
Site Size (ha): 0.7

Status

Current status: In use
Companies on site: Parry Storage

Relevant Studies / Information

NCRELS Ref: E16
NCRELS Conclusion: Poor

Planning and environmental constraints

Affected by Flood Risk: Predominantly residential setting
Affected by Residential Properties: Predominantly residential setting

Market Desirables

Size: Average
Accessibility: Average
Environmental Quality: Good

Commercial Factors

Marketed for sale:
Positive Neighbouring Uses: Employment operation located to the West
Infrastructure Constraints:
Overall Site Quality

Average

Conclusion

This site is located in the centre of Draycott and is immediately adjacent to the Grade II Listed Victoria Mills which have been recently converted to residential use. The 2007 Nottingham City Region Employment Land Study (NCRELS) assessed the site as being 'poor quality' and encouraged the examination of other uses which explains why this site has been included in the SHLAA (with 'Beyond 15 years' delivery potential). It must be noted that this site incorporated a bordering employment operation located to the West (Site Ref. 7).

Indeed, despite of this commercial operation, the site is surrounded by a predominately residential area and NCRELS highlighted how this environment, creates ever increasing housing pressures for the land. The aforementioned adjacent Listed Building and the need to protects it's setting, means there are limitations on the nature of operation which could be developed on the site. Nevertheless, the presence of Victoria Mills provides the site with enhanced environmental quality and provides a form of economic draw. The existing industrial unit, which is being currently used for storage and distribution, demonstrates current positive occupancy as evidenced on the site visit (8/07/ 2011). This occupancy is assisted by the good car parking and service area provision and the brick built building which is clearly fit for purpose. The Draycott settlement itself, in which the site is centrally located, is considered to have a good range of facilities including a frequent bus service running from Derby to Long Eaton / Nottingham, which all points to a relatively sustainable location.

Despite the 2007 NCRELS quality assessment and acknowledging the current housing pressures, the healthy occupation and site's advantages (e.g. fit for purpose premises and enhanced environmental quality, means this site has been assessed as 'Average Quality' in this Employment Land Study.
### Site Details

<table>
<thead>
<tr>
<th>Site Reference:</th>
<th>9</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Name:</td>
<td>Works/Depot adj. Bridgefield Industrial Estate</td>
</tr>
<tr>
<td>Street:</td>
<td>Draycott Road</td>
</tr>
<tr>
<td>Settlement:</td>
<td>Breaston</td>
</tr>
<tr>
<td>Site Size (ha):</td>
<td>0.8</td>
</tr>
</tbody>
</table>

### Status

- Current status: In use
- Companies on site: Trent Timer, Fords International Derby Ltd

### Relevant Studies / Information

- NCRELS Ref: 
- NCRELS Conclusion: 

### Planning and environmental constraints

- Affected by Planning Policy: E2. Village Housing D'ment
- Affected by Flood Risk: Located Opposite

### Market Desirables

- Size: Average
- Accessibility: Average
- Environmental Quality: Poor

### Commercial Factors

- Marketed for sale: Factory/Office Yard To Let (Short/Long term lease)
- Positive Neighbouring Uses: Bridgefield Industrial Estate adj. to the East
- Infrastructure Constraints: 

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Erewash Employment Land Study 2011

Overall Site Quality
Average

Conclusion

This site is located to the South West of Breaston and is in close proximity to the settlement of Draycott. Both settlements are considered to have a good range of facilities including a frequent bus service running from Derby to Long Eaton / Nottingham, which all points to a relatively sustainable location. Furthermore, although residential properties are located opposite, the site is bounded by Bridgefield Industrial Estate, which helps to demonstrate that commercial operations can be supported in this location.

The site visit (8/07/2011) however revealed that the premises are of a poor environmental quality with functional brick build building with asbestos roofing. Nevertheless a positive occupancy is currently in evidenced with a timber manufacture and haulage operations currently occurring on the site. A ‘Factory and Office Yard’ was being marketed ‘To Let’ on a short or long term lease.

In terms of expansion, due to the presence of Bridgefield Industrial Estate, Draycott Road and the railway, opportunities are limited to site re-configuration and the aforementioned marketed letting opportunity.

Despite the poor environmental quality, due to the presence of the bordering Industrial Estate and the current occupancy, the site has been assessed as ‘Average Quality’ in this Employment Land Study.
Site Details

Site Reference: 10
Site Name: Bridgefield Industrial Estate
Street: Draycott Road
Settlement: Breaston
Site Size (ha): 1.4

Status

Current status: In use
Companies on site:

Relevant Studies / Information

NCARELS Ref:
NCARELS Conclusion:

Planning and environmental constraints

Affected by Planning Policy: E2. Village Housing D'ment
Affected by Flood Risk
Affected by Residential Properties

Market Desirables

Size: Good
Accessibility: Average
Environmental Quality: Good

Commercial Factors

Marketed for sale: Premises To Let
Positive Neighbouring Uses: Industrial premises to the West
Infrastructure Constraints:
**Erewash Employment Land Study 2011**

**Overall Site Quality**

Good

**Conclusion**

This site is located to the south of Breaston with the settlement considered to have a good range of facilities including a frequent bus service running from Derby to Long Eaton / Nottingham, which all points to a relatively sustainable location. Furthermore, although residential properties are located to the North and East, the site borders industrial premises to the West, which demonstrates that commercial operations can be supported in this location.

The site itself represents a well planned, contemporary industrial complex with an enhanced environmental quality, which is well suited to meet the needs of small and medium sized businesses. The site visit (8/07/2011) revealed a very positive level of occupancy with the units clearly being fit for purpose and representing an attractive location for these commercial operations. The site benefits from positive access onto Draycott Road and good car parking/servicing areas.

In terms of expansion, opportunities on the site are limited but there is undeveloped land located to the South East but this is currently protected by Green Belt policy.

Nevertheless, due to the location, the occupancy and particularly the contemporary and high quality nature of the industrial units, this site has been assessed as ‘Good Quality’ in this Employment Land Study.
Erewash Employment Land Study 2011

**Site Details**

<table>
<thead>
<tr>
<th>Site Reference:</th>
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<tbody>
<tr>
<td>Site Name:</td>
<td>Works</td>
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<tr>
<td>Street:</td>
<td>Longmoor Lane</td>
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<tr>
<td>Settlement:</td>
<td>Breaston</td>
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<td>Site Size (ha):</td>
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**Status**

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<tbody>
<tr>
<td>Companies on site:</td>
<td>1) Long Eaton Rewinds 2) Breaston Garage 3) Litho Supplies</td>
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**Relevant Studies / Information**

NCRELS Ref: 
NCRELS Conclusion:

**Planning and environmental constraints**

<table>
<thead>
<tr>
<th>Affected by Planning Policy</th>
<th>Derby/Sandicare Canal safeguarded route</th>
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</thead>
<tbody>
<tr>
<td>Affected by Flood Risk</td>
<td>Site surrounded by residential development</td>
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<tr>
<td>Affected by Residential Properties</td>
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</table>

**Market Desirables**

<table>
<thead>
<tr>
<th>Size</th>
<th>Poor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessibility</td>
<td>Good</td>
</tr>
<tr>
<td>Environmental Quality</td>
<td>Average</td>
</tr>
</tbody>
</table>

**Commercial Factors**

| Marketed for sale: |
| Positive Neighbouring Uses: |
| Infrastructure Constraints: |
Overall Site Quality
Average

Conclusion

This Brownfield site which is currently used for employment purposes is located on Longmoor Lane, to the north of Breaston. Although located in a settlement which is rural in character, the site possesses very good accessibility. This is because Junction 25 and therefore the M1 Motorway and A52 trunk road is in within close proximity (<5mins drive). As stated the settlement in which the site resides is rural in nature and this means that service accessibility is limited though a regular bus service links Derby to Long Eaton and some shops are available in south of Breaston

The site visit (8/7/2011) revealed that the premises are seemingly fit for propose with a good level of occupancy evident. However, the site itself is situated within a predominantly residential area meaning certain commercial operations are restricted. Indeed, access for commercial vehicles and HGV’s is difficult given the width and residential nature of the local access roads and the limited width and arrangement of junctions onto the wider highway network. The site also has limited space to the front of the building where parked cars makes comfortable servicing of the premises difficult. For example, during the site visit a forked lift truck was seen utilising the roads to service the premises. To the north of the site a rear car park is also available which eases the pressure regarding parking and servicing. However, this car park is located in Green Belt and on the former Derby/Sandiacre Canal ‘safeguarded’ route so it is unlikely that this area of land could be used for any other purpose such as to support the site’s expansion or re-configuration.

Despite these constraints, the sites’ positive accessibility and occupancy explains why the site has been assessed as ‘Average Quality’ in this Employment Land Study.
Erewash Employment Land Study 2011

**Site Details**

Site Reference: 12  
Site Name: Breaston Depot  
Street: Draycott Road  
Settlement: Breaston  
Site Size (ha): 0.2

**Status**

Current status: In use  
Companies on site: Vacant

**Relevant Studies / Information**

NCRELS Ref:  
NCRELS Conclusion:

**Planning and environmental constraints**

Affected by Planning Policy: E2. Village Housing D'ment  
Affected by Flood Risk: Site surrounded by housing  
Affected by Residential Properties:

**Market Desirables**

Size: Poor  
Accessibility: Good  
Environmental Quality: Average

**Commercial Factors**

Marketed for sale:  
Positive Neighbouring Uses:  
Infrastructure Constraints:
**Overall Site Quality**
Poor

**Conclusion**

This site is located within Breaston and it is considered that the site is therefore in close proximity to have a good range of facilities including a frequent bus service running from Derby to Long Eaton / Nottingham, which all points to a relatively sustainable location.

However, the site is surrounded by residential housing, which constrains commercial operations which could occur on site. The site itself is small in size, and the site visit (8/07/2011) revealed that not only are the premises and serving yard in a poor state of repair but the site is currently vacant, and long term commercial prospects look optimistic. Indeed Derbyshire County Council, who owns the site, have already promoted the site for potential housing development in the SHLAA. The subsequent assessment suggested that the site has the potential to form part of a future housing supply.

In terms of expansion, opportunities on the site are limited with the former Western Mere School site (Brownfield land located in the Green Belt) which borders the site, is only currently considered to have future development potential for residential.

Due to its small size, current vacancy and position within a residential setting, long term commercial prospects look unrealistic and for these reasons, the site has been assessed as 'Poor Quality' in this Employment Land Study.
Site Details

Site Reference: 13
Site Name: Chemring Defence
Street: Wilne Lane
Settlement: Church Wilne
Site Size (ha): 9.2

Status

Current status: In use
Companies on site: Chemring Defence

Relevant Studies / Information

NCRELS Ref:
NCRELS Conclusion:

Planning and environmental constraints

Affected by Planning Policy: Washed Over by Greenbelt
Affected by Flood Risk
Affected by Residential Properties

Market Desirables

Size: Average
Accessibility: Poor
Environmental Quality: Average

Commercial Factors

Marketed for sale:
Positive Neighbouring Uses:
Infrastructure Constraints: Narrow approach roads. 1 vehicle width at times
Overall Site Quality

Average

Conclusion

This very large site (9.2 ha) is located to the very South of Erewash and is completely isolated being situated in a remote location with the Borough's countryside/Green Belt. One sole occupant, Chemring Defence, utilise the site for the manufacture of pyrotechnic and demolition products. Due to this activity, this site's remote location is therefore well suited to this type of operation as it limits the health and safety risks and amenity issues which nearby residents could be subjected to. As such, this provided the site with a realistically secure occupant. The premises include several large brick built factory units and all appear to be fit for purpose, as evidenced on the site visit (8/07/2011). It must be stated that not only is the site situated in a poorly accessible location, in terms of connection to the strategic road network, but the approach roads are also particularly narrow, being wide enough for just 1 vehicle with occasional passing points. In regards to future development, as previously stated, the site is washed over Green Belt policy which provides another constraint.

In conclusion, although the site offers a specialised use which could serve a niche market, (i.e. operations suited to remote locations), new occupants could be very difficult to identity if Chemring Defence ever decided to vacate the premises. Ultimately, due to the constraints identified above, despite the site's large size, and the secure/anchored occupant, this site has been assessed as 'Average Quality' in this Employment Land Study.
Erewash Employment Land Study 2011

Site Details

Site Reference: 14
Site Name: Contractors Yard
Street: Brook Road
Settlement: Borrowash
Site Size (ha): 0.4

Status

Current status: In use
Companies on site: RJD Motors

Relevant Studies / Information

NCRELS Ref: E14
NCRELS Conclusion: Very Poor

Planning and environmental constraints

Affected by Planning Policy
Affected by Flood Risk: Southern part of the site in Flood Zones 2 & 3a
Affected by Residential Properties: Surrounded by residential properties

Market Desirables

Size: Poor
Accessibility: Average
Environmental Quality: Poor

Commercial Factors

Marketed for sale:
Positive Neighbouring Uses:
Infrastructure Constraints:
Overall Site Quality

Poor

Conclusion

This site is located within Borrowash to the South East of the settlement. As such the site is considered to have a good access to range of facilities and services including a defined shopping centre and frequent bus service running from Derby to Long Eaton / Nottingham. However, the site is completely surrounded by residential development, which includes a recent housing development, which places a threat to long term economic prospects.

Indeed, the 2007 Nottingham City Region Employment Land Study (NCRELS) which ultimately assessed the site as having ‘Very Poor’ Market appeal described an ‘isolated commercial site … surrounded by residential uses’. Furthermore, the premises, on the site were highlighted for being poor quality and ‘barely fit for purpose’ despite being in use. Both the occupancy and poor quality state of the buildings was re-affirmed on the site visit (8/07/2011) conducted for this assessment.

The contractor yard, which was inaccessible (locked gate) is supplemented on the road frontage by a motor vehicles repair operation which is occurring in a aesthetically unpleasing hanger constructed of concrete blocks and corrugated iron roofing. The above and most particularly, the aforementioned NCRELS assessment, which recommended that alternative uses should be considered for the site, points to a possible residential development site. Indeed the site was assessed as having such development potential in the Erewash Strategic Housing Land Assessment (SHLAA).

A final observation on the site is that EA Maps do indicate that the Southern parts of the site are located in Flood Zones 2 and 3a which places a constraint on development, though this risk would be reduced if it was to be a commercial redevelopment.

In conclusion, the poor quality nature of the premises and strategic threat from development (highlighted in the NCRELS and SHLAA assessments), means the site has to be assessed as ‘Poor Quality’ in this Employment Land Study.
Site Details

Site Reference: 15
Site Name: Sheets Stores Industrial Estate
Street: Bosworth Way
Settlement: Long Eaton
Site Size (ha): 2.6

Status

Current status: In use
Companies on site: 1) Sandicliffe Motor contracts 2) Hire Supply Company 3) Ulterior Design Upholstery 4) British Waterways 5) Gee Cee Joinery

Relevant Studies / Information

NCRELS Ref:
NCRELS Conclusion:

Planning and environmental constraints

Affected by Planning Policy
Affected by Flood Risk
Affected by Residential Properties: Housing located to the East

Market Desirables

Size: Good
Accessibility: Average
Environmental Quality: Good

Commercial Factors

Marketed for sale:
Positive Neighbouring Uses:
Infrastructure Constraints: Canal, Railway line and road border the site
Erewash Employment Land Study 2011

**Overall Site Quality**

Good

**Conclusion**

Sheet Stores Industrial Estate is located to the south of Fields Farm Road but is accessed via a residential street. The site is situated in a sustainable location within relatively close proximity of Long Eaton Town Centre (and its services), the Railway Station and the strategic highway network (notably the M1 and A52).

This site plays also host to a number of smaller sized units/businesses which are based in predominantly manufacturing/storage. The site visit (1/07/11) revealed that the standard of the units vary, with Unit 4 being of particularly good quality but others being of much poorer quality. Nevertheless, the buildings and premises across the whole of the site are appear to be fit for the commercial purposes explaining the healthy occupancy. Adjacent to the Sheet Stores Industrial Estate but within the confines of the site, a contemporary office block occupied by Sandiacre Motor Contracts is located. There is a large car park and service areas which are available for occupants and visitors.

However, of particular note, the site also has a canal basin and boat yard owing to its canal side location and the site’s heritage/former use. This provides the site with an unique asset and the nearby units could be redeveloped/refurbished to maximise their location.

As well as the canal, the site is bounded by a main/busy road, a railway line and residential development, which stymies any future expansion. The presence of the residential development though poses some concern regarding any heavier forms of operations. Furthermore, the site is currently accessed via a narrow road which cuts through the housing estate which wouldn't be ideal for HGV's etc.

Nevertheless, due to the site’s good size, strategic position, the site had been assessed as 'Good Quality' through this Employment Land Study.
Erewash Employment Land Study 2011

Site Details

Site Reference: 16
Site Name: Forbes Close Industrial Complex
Street: Forbes Close
Settlement: Long Eaton
Site Size (ha): 7.6

Status

Current status: In use
Companies on site: 1) DHL (Main) 2) Trais Perkins Building 3) Plumb Parts 4) Berkely Magna - DFS lorries 5) vacant 6) Complex of ind. Units

Relevant Studies / Information

NCRELS Ref:
NCRELS Conclusion:

Planning and environmental constraints

Affected by Planning Policy
Affected by Flood Risk
Affected by Residential Properties
SFRA (2010): No Risk
Residential development to the west

Market Desirables

Size
Accessibility
Environmental Quality
Average
Good
Average

Commercial Factors

Marketed for sale:
Positive Neighbouring Uses:
Infrastructure Constraints:
One unit (5,000sqm) marketed for sale
Acton
Erewash Employment Land Study 2011

**Overall Site Quality**

Very Good

**Conclusion**

This site is located to the south of Acton Road Industrial Estate situated in an area well suited to commercial operations. The site is situated in a sustainable location within relatively close proximity of Long Eaton Town Centre (and its services), the Railway Station and the strategic highway network. Indeed the site is located strategically close to Junction 25 allowing relatively quick and easy access to the M1 and A52. The enhanced accessibility helps explain why the site is dominated by the very large ‘DHL’ Storage and Distribution Centre, which occupies a substantial amount of floorspace.

This plays also host to a number of smaller sized businesses which are based in predominantly manufacturing/storage and this includes a small complex of industrial units located to the North West of the site. A very good level of occupation was evident during the site visit (21/02/11) but one unit (located on the other side of Plumb Centre) offering 5,000sqm of floorspace was being advertised for sale

Although the site is bounded by residential development to the west, the presence of Acton Road Ind.Estate to the north and the railway to the south, meaning the site is well suited for commercial operations for the foreseeable future. The buildings and premises across the whole of the site are in a reasonably good condition and appear to be fit for the commercial purposes. The presence of the DHL facility, provides the site with a key and long term anchor and associated economic draw. Due to this, the site’s size and strategic position, the site had been assessed as 'Very Good Quality' through this Employment Land Study.
Erewash Employment Land Study 2011

**Site Details**

Site Reference: 17  
Site Name: Oakleys Mills  
Street: Oakleys Road  
Settlement: Long Eaton  
Site Size (ha): 0.9

**Status**

Current status: Vacant  
Companies on site: 1) ‘Technique 2000’ (bespoke upholsters) 2) Boxing, Gymnastic, Martial Arts Clubs

**Relevant Studies / Information**

NCRELS Ref: E10  
NCRELS Conclusion: Poor

**Planning and environmental constraints**

Affected by Planning Policy  
Affected by Flood Risk: SFRA (2010): 1 in 1000 yrs  
Affected by Residential Properties: Surrounded by residential properties

**Market Desirables**

Size: Poor  
Accessibility: Average  
Environmental Quality: Average

**Commercial Factors**

Marketed for sale:  
Positive Neighbouring Uses: Bounded by resi 3 sides/commercial 1 side  
Infrastructure Constraints:
**Overall Site Quality**

Poor

**Conclusion**

This large mill complex is located to the South East of Long Eaton on the very northern tip of the wider Acton Road Industrial Estate. However, the site is bounded by residential development on 3 sides and is located in a pleasant environment where long term commercial use appears unrealistic. The site is divided up into individual units across three main structures. The site visit (21/02/11) revealed that the buildings are in a very poor condition appearing to be unfit for purpose. Indeed, the aging condition of the building stock that make up Oakley’s Mill and the prohibitive nature of the adjoining residential uses has and will continue to sterilize the attraction to reoccupy and offer a weak market appeal. However, while the viability of the building stock is questionable, the demolition of the units will certainly increase the potential market interest for both commercial and residential uses.

The site appeared partly vacant and derelict on day of the site visit (21/02/11), but advertising of boxing and gymnastic clubs suggests the site is used occasionally for non-commercial activity. Furthermore, the Borough Council Economic Development Officer reported that a bespoke upholsters ‘Technique 2000’ also utilise part of the premises.

The site has been deemed capable of forming part of the 5-10 year housing delivery tranche of the 2010 SHLAA, largely owing to NCRELS (2007) which assessed the site as being ‘poor quality’ pointing towards the release of this site to alternative uses. Indeed, some of the criterion laid out in saved policy E2 appears to been satisfied through the more detailed commercial work and analysis undertaken in NCRELS. However, it was the Economic Development Officer’s understanding, that as of 14/03/2011 Oakley’s Mill has not been market tested.

Residential delivery is constrained to due the site's location within Flood Zone 3A and known levels of contamination whilst the site has had several refusals to planning applications in recent years. A continuation of new employment uses on the site to create a land use mix could be a key factor in terms of gaining planning permission. Some historic interest was also evident however, particularly in the large brick chimney which is visible from a large proportion of the town. Any redevelopment opportunity could therefore, be even constrained to conversion/ part conversion.

Ultimately the site has to be assessed on it own merits and the vacancy, location amongst residential properties and the NCRELS assessment, means that the site has been assessed as 'Poor Quality' in this Employment Land Study.
Erewash Employment Land Study 2011

Site Details

Site Reference: 18
Site Name: Acton Road Industrial Estate
Street: Acton Road
Settlement: Long Eaton
Site Size (ha): 16.2

Status

Current status: In use
Companies on site: Numerous

Relevant Studies / Information

NCRELS Ref:
NCRELS Conclusion:

Planning and environmental constraints

Affected by Planning Policy: 
Affected by Residential Properties: To the west

Market Desirables

Size: Very Good
Accessibility: Good
Environmental Quality: Average

Commercial Factors

Marketed for sale: 
Positive Neighbouring Uses: Yes & No
Infrastructure Constraints:
Overall Site Quality

Very Good

Conclusion

Acton Road Industrial Estate is a strategically important area of employment land positioned to the South East of Long Eaton. This very large site plays host to a number of varying sized businesses which are based in predominantly manufacturing/storage in nature whilst the site also incorporates Long Eaton Trading Estate element (a cluster of large industrial units) which is located to the West. It is worth stating that a very good level of occupation was evident during the site visit (21/02/11).

The site is situated in a sustainable location within walking distance of Long Eaton Town Centre with its large range of services and facilities and public transport links and is also within walking distance of Long Eaton Railway Station and various bus routes/stops. As such, the town centre means the site is accessible to the workforce and by sustainable modes of transport. Furthermore, the site is located strategically close to Junction 25 allowing relatively quick and easy access to the M1 and A52, although localised congestion can be evident. The Greater Nottingham SFRA updated mapping (2010) shows that the vast majority of this site is subject to 1 in 1000 annual chance of flooding but due to operations being commercial in nature, this isn't considered to be a problem.

The site is predominantly surrounded by industrial uses so there is little chance of alternative land uses being appropriate which could threatening any commercial operations. However the Long Eaton Trading Estate element, which is bounded by residential development on 2 sides, was put forward for perceived (but unrealistic) residential development potential through the ‘Call for Site’ process element of the SHLAA. The buildings and premises across the whole of the site are in a reasonably good condition and appear to be fit for the commercial purposes. In terms of expansion, there are limited opportunities within the confines of the site but the presence of the bordering/adjacent ‘Field Farm Meadows’ site which is currently being marketed following the demolishing/clearing of the former Nylatex site.

Due to the site’s size and strategic position/importance, the site had been assessed as 'Very Good Quality' through this Employment Land Study.
Erewash Employment Land Study 2011

Site Details

Site Reference: 19
Site Name: Fields Farm Industrial Estate
Street: Manor House Road
Settlement: Long Eaton
Site Size (ha): 8.3

Status

Current status: In use
Companies on site: LF Intimates (Main), Acclaim, TWT, Gill, Pochin, Honda, Rise & Recline, GB Flint, Plus Arts, Food Brokers, nylatex (cleared)

Relevant Studies / Information

NCRELS Ref: 
NCRELS Conclusion: 

Planning and environmental constraints

Affected by Planning Policy
Affected by Residential Properties

Market Desirables

Size: Good
Accessibility: Average
Environmental Quality: Average

Commercial Factors

Marketed for sale: Former nylatex/cleared site ‘Field Farm Meadows’
Positive Neighbouring Uses: Yes, Located in and around industrial estates
Infrastructure Constraints: n/a
Overall Site Quality
Very Good

Conclusion

This piece of strategically important employment land is situated in between Meadow Lane and Acton Road Industrial Estate which are to the East and West of the site respectively. This very large site, which has been called Fields Farm Industrial Estate plays host to a number of varying sized businesses which are predominantly manufacturing based in nature.

As stated, the site is surrounded by industrial uses so there is little chance of alternative land uses being appropriate which could threatening any commercial operations. The site is accessed through Fields Farm Road which provides an important link to the road network although it was noted on the site visit, how busy the road was. Being located relatively near to the town centre means the site is accessible to the workforce and by sustainable modes of transport. Furthermore, the site is located strategically close (c. 3 miles) to Junction 25 allowing relatively quick and easy access to the M1 and A52, although localised congestion can be evident. The Greater Nottingham SFRA updated mapping (2010) shows that the vast majority of this site is subject to 1 in 1000 annual chance of flooding but due to operations being commercial in nature, this isn't considered to be a problem.

A very good level of occupation was evident during the site visit (21/02/11). Indeed, the largest occupier of floorspace (LF Intimates - lingerie manufacture/wholesaling) was accompanied by c.11 other firms whose operations range from plumbing merchants, car/coach repairs to trophy and upholstery/seat manufacturers. The buildings and premises across the whole of the site are in a reasonably good condition and appear to be fit for the commercial purposes. Furthermore, a cluster of smaller industrial units (contained within the wider site) are relatively new providing the estate with modern premises/options. In terms of expansion, this site possesses an opportunity owing to the presence of a large site (Field Farm Meadows) which is currently being marketed following the demolishing/ clearing of the former Nylatex site. Being c. 3ha in size and possessing direct access and road frontage to Fields Farm Road, this cleared site presents a very good commercial development opportunity, which would allow for further modernisation of the estate. Furthermore, there is a small vacant parcel of land (0.7acres) bordering Field Farm Meadows to the East, which is also available and/or could be integrated into any aforementioned development scheme. For information, this land abuts the Erewash Reailway Ling and can also be accessed via Manor House Road.

Fields Farm Industrial Estate is well suited for continued commercial operations. This is evidenced by the good occupation levels whilst the development opportunity to increase floorspace is advantageous. Due to this, the site’s size and strategic position/importance, the site had been assessed as 'Very Good Quality' through this Employment Land Study.
Site Details

Site Reference: 20
Site Name: Breydon Industrial Estate
Street: Huss's Lane
Settlement: Long Eaton
Site Size (ha): 1

Status

Current status: In use
Companies on site:
1) Leather Master 2) Qube GB 3) Thorpe Leys 4) LE Cycling Centre
5) MD Computers 6) The Grate Cheese Co 7) Elm Training Services etc

Relevant Studies / Information

NCRELS Ref:
NCRELS Conclusion:

Planning and environmental constraints

Affected by Planning Policy
Affected by Flood Risk
Affected by Residential Properties

Market Desirables

Size: Average
Accessibility: Average
Environmental Quality: Poor

Commercial Factors

Marketed for sale:
Positive Neighbouring Uses:
Infrastructure Constraints:
Conclusion

The Breydon Industrial Estate is located to the south of Long Eaton Town Centre and is therefore in relatively close proximity to key services and facilities, notably bus services and retailing. Furthermore, the Estate is situated just to the north of a strategically important area of employment land and plays host to a number of businesses and commercial operations. The site is also located adjacent to the west of another piece of employment land. This helps to demonstrate that the uses are in conformity with the surrounding area despite the presence of residential properties located to the north and west.

The site is principally split in to two elongated buildings which are sub divided into small units which allow for multiple occupancy and a range of businesses to operate. Sufficient parking and servicing areas are available but the site visit revealed the poor environmental quality of some of the buildings.

Nevertheless, due to the relatively healthy occupation and the site’s close position to a strategically important area of employment land, the site has been assessed as being ‘Average Quality’ in this Employment Land.
Site Details

Site Reference:                                   21
Site Name: Meadow Lane Industrial Estate
Street: Meadow Lane
Settlement Long Eaton
Site Size (ha): 4.3

Status

Current status In use
Companies on site:  1) Hypnos, beds 2) Leisure Furnishing 3) Webro, Cables & Connectors 4) New tenant TBC  5) Andrew Paul Furniture

Relevant Studies / Information

NCRELS Ref: n/a
NCRELS Conclusion: n/a

Planning and environmental constraints

Affected by Planning Policy T4- Protected Railway Line
Affected by Flood Risk SFRA (2010): No Risk
Affected by Residential Properties

Market Desirables

Size Good
Accessibility Poor
Environmental Quality Average

Commercial Factors

Marketed for sale: Vacant Midland Chair Frames Unit (May 2009+)
Positive Neighbouring Uses: Site surrounded by commercial businesses/land
Infrastructure Constraints: HGV'
Overall Site Quality
Good

Conclusion

This large site which is accessed off Meadow Lane forms part of a wider, strategic industrial area that is located to the South East of Long Eaton. Indeed, the site is located relatively near to the town centre which means the site is accessible to the workforce and by sustainable modes of transport. Furthermore, the site benefits from gaining relatively quick and easy access to Junction 25 (and the M1, A52) but this access is made difficult owing to localised congestion.. The buildings and premises across the whole of the site are in a reasonably good condition and appear to be fit for commercial purposes. A good level of occupation was evident during the site visit (21/02/11) through a number of companies (listed above) but namely through Leisure Furnishings. The operations across the site are predominantly manufacturing and storage in nature with associated HGV's and Pick Up trucks also evident. However, despite this enhanced commercial activity, the Andrew Paul Furniture unit was vacant at the time of the site visit (and had been so for c.2 years) but information has been subsequently provided by Meadowbrooks that a bed manufacturer is set to occupy the premises, thereby ensuring full occupancy over the whole site. In terms of expansion, this site has significant advantages being ideally and uniquely situated adjacent to the Greenfield Allocated Meadow Lane Site (ELS Ref: Emp22) which permits the use of industrial and business development. Existing occupiers could use the land whilst alternatively any development scheme could enhance and/or integrate into this site. However, the allocated site is currently inhibited by Saved Policy T4 which protects part of the land for a potential railway line and as such, generates a significant constraint. The land and buildings offer an attractive proposition for commercial operations which is evidenced by the good occupation levels whilst the opportunity to expand the site through the allocated meadow Lane Site is advantageous despite the aforementioned constraint. Due to this, the site’s size and strategic position, the site had been assessed as 'Good Quality' through this Employment Land Study.
Erewash Employment Land Study 2011

Site Details

Site Reference: 22
Site Name: Allocated Meadow Lane Site
Street: Meadow Lane
Settlement: Long Eaton
Site Size (ha): 3.7

Status

Current status: Vacant
Companies on site: No companies

Relevant Studies / Information

NCRELS Ref: E1*
NCRELS Conclusion: Average (Market Potential)

Planning and environmental constraints

Affected by Planning Policy: E1-Emp All. T4- Protected Railway Line
Affected by Flood Risk: SFRA (2010): No Risk
Affected by Residential Properties

Market Desirables

Size: Good
Accessibility: Very Poor
Environmental Quality: Average

Commercial Factors

Marketed for sale:
Positive Neighbouring Uses:
Infrastructure Constraints: Potential need for bridge over future railway line
Overall Site Quality
Poor

Conclusion

This allocated site which is currently Greenfield in nature has the benefit of Saved Policy E1, which permits the use of industrial and business development on this land. The site benefits from all the advantages that the bordering and fully occupied Meadow Lane Industrial Estate enjoys such as being well suited for commercial operations owing to its strategic location i.e. situated amongst industrial uses and being near to Long Eaton/ Junction 25. The site could be developed in its own right but alternatively, the site could be integrated into the Meadow Lane Industrial Estate, providing an ideal opportunity for any operations to expand.

However, despite these major advantages, the site has not been developed even though it has been allocated since before 1994. The 2007 Employment Land Study, which assessed the site’s market potential as ‘Average’ quality, highlighted infrastructure problems for the reason for non development and its position between rail lines which causes concerns for potential occupiers. However, the main reason for the lack of development is due to the presence of Saved Policy T4 which affects and provided a majorly constraint to the site. This policy protects part of the site for a future railway line which could be needed to facilitate a train station in centre of Long Eaton. Information disclosed by Meadowbrooks, who control the adjacent Meadow Lane Industrial Estate and more crucially part of the site which would needed to facilitate access to the site, reveal the extent of the problem:

They state that the only way the allocated land could be developed whilst simultaneously protecting the potential railway line, is to build a bridge over the protected route leaving only 4 acres of developable employment land. However, it is revealed that such a bridge would cost between £1.5-2million, which clearly negates any development potential. A level crossing is not thought to be a option due to the curvature of the ‘would be’ route whilst a crossing was nevertheless thought to be similarly expensive. One option, which was put forward through the Employment Land Study consultation process could be for the land, on the meadow lane side of the proposed route to be developed whilst ensuring access to the remainder of the allocated site is ensured. This could at least secure some additional floor space in the short term, albeit only a small amount (<0.9 acres).

However, having to judge the allocation and site in its totality and on its own merits, due to the Policy T4 constraint and the continued lack of development, the site has to be realistically assessed as being ‘poor quality’. 
Erewash Employment Land Study 2011

Site Details
Site Reference: 23
Site Name: Works & Builders Yard
Street: Meadow Lane
Settlement: Long Eaton
Site Size (ha): 0.7

Status
Current status: In use
Companies on site: I Holland (supplier of punches and dies to producers of tablets)

Relevant Studies / Information
NCRELS Ref: n/a
NCRELS Conclusion: n/a

Planning and environmental constraints
Affected by Planning Policy
Affected by Flood Risk: SFRA (2010): No Risk
Affected by Residential Properties: Dwellings located opposite

Market Desirables
Size: Average
Accessibility: Poor
Environmental Quality: Average

Commercial Factors
Marketed for sale: No
Positive Neighbouring Uses: Yes, Site located as part of a wider emp. area
Infrastructure Constraints: Site hemmed in on 2 sides by railway lines
Overall Site Quality
Average

Conclusion

This site which takes access from Meadow Lane, is located to the South East of Long Eaton and forms part of a wider industrial area which links Meadow Lane to Acton Road Industrial Estate. Occupation through one company (I Holland) and the amount of jobs which the sites generates, appear to be good which can be evidenced as the buildings seem to be all in use whilst there was a good number of cars filling up the car park. The photos gained on the site visit (21/02/11) evidence how the buildings are in a reasonably good condition and appear to be fit for purpose. The site is located relatively near to the town centre which means the site is accessible to the workforce and sustainable modes of transport. However, the site benefits from gaining relatively quick and easy access to Junction 25 (and the M1, A52) but this access is made difficult owing to localised congestion. In terms of expansion, there are limitations to do so particularly due to the presence of the bordering railway lines whilst residential properties are also located opposite. However, there are opportunities to reconfigure the layout which could be achieved through demolishing some of the smaller buildings. Another slight constraint emanating form the existence of the railway lines which was evidenced on a site visit, was the frequency that the level crossing barriers were down preventing the flow of vehicles on Meadow Lane. Nevertheless and despite the few constraints identified above, the site and the buildings offer an attractive location for commercial operations which is evidenced by I Holland's occupation and explains why this site has ultimately been assessed as being 'Average Quality' through this Employment Land Study.
Erewash Employment Land Study 2011

Site Details

Site Reference: 24
Site Name: Industrial Estate
Street: Barton Road/Chatsworth Road
Settlement: Long Eaton
Site Size (ha): 4.6

Status

Current status: In use
Companies on site: 1) Barton Products (Main) 2) L.E Fencing 3) CB Civil Engineering 4) Meadow Lane Scrap 5) No of small automobile yards

Relevant Studies / Information

NCRELS Ref:
NCRELS Conclusion:

Planning and environmental constraints

Affected by Planning Policy
Affected by Flood Risk 1/3 of site= SFRA (2010): 1 in 1000 yrs
Affected by Residential Properties Row of houses to the south

Market Desirables

Size Good
Accessibility Average
Environmental Quality Very Poor

Commercial Factors

Marketed for sale: Located in strategic area of industrial land
Positive Neighbouring Uses: Site hemmed in by railway lines
Infrastructure Constraints: 27
Overall Site Quality

Good

Conclusion

This large site which is accessed off Barton Boad via Meadow Lane, forms the Eastern part of a wider, strategic industrial area that is located to the South East of Long Eaton. Being located relatively near to the town centre, the site is accessible to services, to the workforce and by sustainable modes of transport. The site also benefits from gaining reasonably quick access to Junction 25 (and the M1, A52) though this access is made difficult owing to localised congestion. Despite this positive commercial strategic location the site is nevertheless bounded by a singular row of residential properties on the southern edge/s. However these properties are themselves hemmed in employment development as well as the bordering railway lines and any residential growth in this area appears unsuitable and unrealistic.

The site visit (21/02/11) demonstrated a healthy level of occupation with the ‘Barton Products’ (Timber Frames) facility representing the largest factory on the site whilst there was a number of smaller businesses in operation. The commercial buildings and premises site are in a varying level of condition. Indeed, some of the operations lend themselves to a poor environmental quality such as the Scrap yard (located to the north west of the site) as well as the many automobile repair garages/yards. In terms of expansion, largely due to infrastructure constraints relating to the existence of the railway lines (which hem in the site), opportunities for development are limited to the possible re-configuration of the smaller units/yards.

The land and buildings nevertheless offer a reasonably attractive proposition for commercial operations especially those related to more dirty/ ‘bad neighbour’ forms of industrial activity. Due to this, the site’s size and strategic position, the site had been assessed as 'Good Quality' through this Employment Land Study.
Erewash Employment Land Study 2011

**Site Details**

Site Reference: 25  
Site Name: Works  
Street: Meadow Lane/Holyoak Drive  
Settlement: Long Eaton  
Site Size (ha): 2.5

**Status**

Current status: In use  
Companies on site: 1) Rangemaster, cookers and sinks 2) Michael A. Key, automobile engineering 3) Unit To Let 4) Signature, leisure wear 5) Hand Car Wash

**Relevant Studies / Information**

NCRELS Ref: NCRELS Conclusion:

**Planning and environmental constraints**

Affected by Planning Policy  
Affected by Flood Risk  
Affected by Residential Properties: Located to the North

**Market Desirables**

Size: Average  
Accessibility: Average  
Environmental Quality: Good

**Commercial Factors**

Marketed for sale:  
Positive Neighbouring Uses:  
Infrastructure Constraints:
Overall Site Quality
Good

Conclusion
This large site which is accessed off Meadow Lane forms part of a wider, strategic industrial area that is located to the South East of Long Eaton. Indeed, the site is positioned next to Meadow Lane Industrial Estate (to the south) and the Barton Road/Chatsworth Road Industrial Estate (to the east). Despite this positive commercial strategic location the site is nevertheless bounded by residential properties to the north with a cluster of dwellings located on Holyoake Drive but this is not thought to be too much of an restrictive issue given Rangemaster premises are already located and operating in the immediate vicinity.

Being located relatively near to the town centre, the site is accessible to services, to the workforce and by sustainable modes of transport. However, the site is benefits from gaining relatively quick and easy access to Junction 25 (and the M1, A52) but this access is made difficult owing to localised congestion. The site visit (21/02/11) demonstrated that the buildings and premises across the whole of the site are in a reasonably good condition and appear to be fit for commercial purposes. Most notably though, the Rangemaster building provides a large/imposing, contemporary premises which is aesthetically pleasing. Apart from Rangemaster, which represents the largest company on the site, a small number of companies were also evident providing for a healthy level of occupation. However, despite this positive commercial activity, one unit was being marketed ‘To Let’. In terms of expansion, opportunities are limited to the possible re-configuration of the smaller units and more realistically, the structures situated around the Hand Car Wash facility (former dairy) located to the south east of the site.

The land and buildings offer an attractive proposition for commercial operations which is evidenced by the healthy occupation levels whilst the presence of the Rangemaster facility, provides the site with a key and long term anchor and associated economic draw. Due to this, the site’s size and strategic position, the site had been assessed as ‘Good Quality’ through this Employment Land Study.
Erewash Employment Land Study 2011

**Site Details**

Site Reference: 26
Site Name: Works
Street: New Tythe Street
Settlement: Long Eaton
Site Size (ha): 1.7

**Status**

Current status: In use
Companies on site:
1) Andrew Paul Furniture 2) Air Cat Limited 3) JMP Metal Fabrications 4) Matrix IP 5) Kaylee Transfers 6) Censol 7) Nexus Interiors

**Relevant Studies / Information**

NCRELS Ref: 
NCRELS Conclusion:

**Planning and environmental constraints**

Affected by Planning Policy
Affected by Flood Risk
Affected by Residential Properties: Surrounded by residential development

**Market Desirables**

Size: Good
Accessibility: Average
Environmental Quality: Average

**Commercial Factors**

Marketed for sale:
Positive Neighbouring Uses:
Infrastructure Constraints:
Overall Site Quality

Average

Conclusion

The site is located to the south of Long Eaton Town Centre and is in relatively close proximity to key services and facilities, notably bus services and retailing. Furthermore, the site is situated just to the north of a strategically important area of employment land (Meadow Lane Industrial Estate). The site however is surrounded by residential properties which represents a constraint and a threat to commercial operations.

The site visit revealed buildings that the buildings/premises were of a mixed quality but all were seemingly fit for purpose. Indeed a healthy level of occupancy was apparent explaining the good range and number of businesses operating on the site. With regards to future development/expansion, opportunities are limited. However, a small area of vacant/fenced off land was identified which is seemingly available for development.

Due to the relatively healthy occupation and the site’s close position to a strategically important area of employment land, the site has been assessed as being ‘Average Quality’ in this Employment Land.
Erewash Employment Land Study 2011

Site Details

Site Reference: 27
Site Name: Long Eaton Trade Centre
Street: Nottingham Road
Settlement: Long Eaton
Site Size (ha): 0.56

Status

Current status: In use
Companies on site: Long Eaton Trade Centre

Relevant Studies / Information

NCRELS Ref:
NCRELS Conclusion:

Planning and environmental constraints

Affected by Planning Policy: Edge of Town Centre Location
Affected by Flood Risk: GN SFRA (2010) 1 in 1000 year risk
Affected by Residential Properties: Located to the North and East

Market Desirables

Size: Average
Accessibility: Good
Environmental Quality: Average

Commercial Factors

Marketed for sale: 6 Units currently being marketed for sale
Positive Neighbouring Uses: Kwik Fit (West) and Industrial Pemesis (south)
Infrastructure Constraints:
Overall Site Quality

Average

Conclusion

Long Eaton Trading Centre is located just to the east of Long Eaton Town Centre and represents commercial premises offering a large amount of floorspace for a mix of warehouse, studio/design, showroom and office uses. An initial site visit (24/03/11) demonstrated that the premises are in an acceptable condition making the building fit for its purpose as evidenced by the occupation. However, a subsequent site visit (23/08/11) revealed that ‘Ocean Designs’ (furniture business) have moved its operations to Nottingham meaning the majority of the units (Units C to I) are now vacant and currently being marketed (see link to photos/plans for associated details).

In terms of prospects for continued commercial use, the site fronts onto Nottingham Road which is a main thoroughfare through Long Eaton. As such, the site is therefore served well by good access and public transport whilst its location means that the town centre and its available services are within walking distance. However, it must be acknowledged that localised congestion is evident on Nottingham Road especially at peak times of the day.

Residential development is located to the North and East which poses some concerns regarding neighbouring uses and amenity issues but the presence of Kwik Fit (Automobile Repairs) to the West and Stadium Industrial Park to the south (Site ref: EMP28), means the site’s commercial use is not isolated. Although The Greater Nottingham SFRA updated mapping (2010) shows that this site is subject to 1 in 1000 annual chance of flooding, this is not an issue considering the commercial operations occurring on the site.

In terms of expansion, opportunities are limited to site re-configuration but there is possibilities to integrate the site with the bordering Stadium Industrial Park and/or the Kwik Fit and associated car park could be utilised if this adjacent parcel of land was ever to be developed. In terms of any development proposals, it is important to note that the emerging Aligned Core Strategy highlights town centre locations as positive locations for offices which will be required over the plan period. The site offers potential in this sense whilst more dirty forms of employment appear less appropriate.

Nevertheless, having to consider the site in its current condition, although the premises have recently become largely vacant, the floorspace offer and accessible edge of town centre location means the site is attractive for commercial operations. The presence of the residential development on two sides though limits the range of operations which could be suitable and helps explains why the site has ultimately been assessed as being 'Average Quality' through this Employment Land Study.
Site Details

Site Reference: 28
Site Name: Stadium Industrial Park
Street: Station Road
Settlement: Long Eaton
Site Size (ha): 1.1

Status

Current status: In use
Companies on site: 1) TWT 2) G & S Fasteners 3) Biokil Crown Ltd 4) Denmans Electrical Wholesalers 5) Midlands Development Ltd 6) Frame Plus Ltd

Relevant Studies / Information

NCRELS Ref: E23
NCRELS Conclusion: Good

Planning and environmental constraints

Affected by Planning Policy
Affected by Flood Risk: 1 in 1000 annual chance of flooding
Affected by Residential Properties: Surrounded by residential development

Market Desirables

Size: Average
Accessibility: Average
Environmental Quality: Average

Commercial Factors

Marketed for sale: 2 units are being marketed to let
Positive Neighbouring Uses: Commercial operation border the site to the north

Infrastructure Constraints:
Overall Site Quality
Average

Conclusion

The Stadium Industrial Park is located just to the east of Long Eaton Town Centre and is therefore accessible to a number of facilities and services which are within walking distance. Although the site borders commercial operations to the northwest (inc. EMP 27) demonstrating such uses are not isolated, the site is surrounded by residential development, which generates amenity issues and housing pressures. Furthermore, the threat from residential growth has been exacerbated by the housing currently being constructed on the ‘former Long Eaton Stadium site’.

The site itself represents a complex of employment premises are used by a number of businesses. Although of no particular quality, the premises appear to be in an acceptable condition making the building fit for its purpose as evidenced by the healthy occupation and the site visit (23/08/11). However, 2 units were available to let, which provide some expansion opportunities which are constrained otherwise. Nevertheless, as stated, there are commercial operations to the north, which could be integrated to comprise a wider site. Indeed, these premises which have access off the main thoroughfare into the town (Nottingham Road), whereas the Stadium Industrial Estate currently only possesses access from Station Road and Springfield Avenue, which are more residential in nature. Of relevance to any integration, a bordering fence separating the site and the large car park of Kwik Fit (Automobile Repairs) has seemingly been removed (evidenced on the site visit) and further development could forge formal access. Such an integration would generate ownership issues.

For information, the Greater Nottingham SFRA updated mapping (2010) shows that this site is subject to 1 in 1000 annual chance of flooding, but this is not an issue considering the commercial operations occurring on the site which are deemed to be a less vulnerable use).

In conclusion, the healthy occupation and the accessible edge of town centre location demonstrate that the site is attractive for commercial operations. However, the limited quality of the premises and the threat from surrounding residential development, explains why the site has ultimately been assessed as being 'Average Quality' in this Employment Land Study.
Erewash Employment Land Study 2011

Site Details

Site Reference: 29
Site Name: Gas Works/Units (between railway lines)
Street: Nottingham Road
Settlement: Long Eaton
Site Size (ha): 2.2

Status

Current status: In use
Companies on site: Not known

Relevant Studies / Information

NCRELS Ref: E6 part
NCRELS Conclusion: Good

Planning and environmental constraints

Affected by Planning Policy: Edge of Town Centre planning issues
Affected by Flood Risk
Affected by Residential Properties

Market Desirables

Size: Average
Accessibility: Good
Environmental Quality: Average

Commercial Factors

Marketed for sale: 0.75 ha of the site, marketed for storage land
Positive Neighbouring Uses: Industrial premises to the South & East
Infrastructure Constraints: Telecommunications mast, Railway, Notts Rd
Erewash Employment Land Study 2011

**Overall Site Quality**

Good

**Conclusion**

This Brownfield site, which was used formally as a gas works, is located to the north east of Long Eaton Town Centre and possesses a prominent position off the Nottingham Road bridge which acts as the main (busy) thoroughfare through the town. Located adjacent to the ASDA supermarket, in such close proximity to the town centre and its facilities and services, notably bus links and retailing, the site benefits from enhanced accessibility and economic draw. However, due to its location localised congestion is evident especially at peak of the day whilst turning out/into the site off Nottingham Road is therefore more problematic. It is also considered that forms of more dirty industry may not be considered suitable with light industrial or office uses (B1) seemingly more appropriate. Furthermore, the emerging Aligned Core Strategy highlights town centre locations as positive locations for new offices which will be required over the plan period.

The first site visit (24/03/11) revealed that part of the southern part of the site was being marketed as being immediate available for storage land. Indeed, this site visit demonstrated the extent of the remnant hard standing and the flat/open topography which means the location appears fit for development. However, a second site visit which was conducted on the 23/08/11, revealed that this land is now being used temporarily for outside storage purposes with piled up timber materials evident. If there was to be any permanent structures of further development of the land, there may be some remediation work necessary due to the former gas works whilst issues relating to the presence of a large telecommunication mast, located on the site, will need to be addressed. Furthermore the Derbyshire Wildlife Site to the north of the site will need to be acknowledged and accounted for in any development proposals, although it carries no statutory protection. With regards to future expansion, the site is hemmed in owing to the presence of the bordering Nottingham Road and the railway lines as well as the existing industrial premises (pheonix mills, Ref 96). However if the Phoenix Mills were ever to be redeveloped, expansion opportunities would arise. Nevertheless, the NCRELS assessment (2007) which ultimately assessed the site as being good quality did acknowledge that the physical/ infrastructure barriers are an issue for developers.

Considering the merits of the site’s prominent location on the edge of town centre and on a main transport corridor whilst acknowledging the NCRELS positive conclusion, the site has similarly been assessed as being ‘Good Quality’ in this Employment Land Study.
Erewash Employment Land Study 2011

**Site Details**

Site Reference: 30  
Site Name: Works (Steed Upholstery)  
Street: Nottingham Road  
Settlement: Long Eaton  
Site Size (ha): 0.9

**Status**

Current status: In use  
Companies on site: 1) Steed Upholstery 2) TecQuipment

**Relevant Studies / Information**

NCRELS Ref: 
NCRELS Conclusion:

**Planning and environmental constraints**

Affected by Planning Policy: Edge of Town Centre  
Affected by Flood Risk: 
Affected by Residential Properties: Constrained from surrounding houses

**Market Desirables**

Size: Average  
Accessibility: Average  
Environmental Quality: Poor

**Commercial Factors**

Marketed for sale:  
Positive Neighbouring Uses:  
Infrastructure Constraints: Limited access
Overall Site Quality
Average

Conclusion

The site is located to the north east of Long Eaton Town Centre and to the south of Nottingham Road which acts as one of the main thoroughfares into the town. Despite bordering Nottingham Road though, access is limited to entry from the south along a residential street. Nevertheless, being located in close proximity to the town centre and its facilities and services, notably bus links and retailing, the site benefits from reasonable accessibility and economic draw.

The site visit (24/3/2011) revealed that the units fronting Nottingham Road were in a poor condition with graffiti evident, although the ‘TecQuipment’ building appears more than adequate for commercial premises.

With regards to future re-development/expansion, the site is hemmed in owing to the presence of the bordering Nottingham Road, railway lines and residential development which means opportunities are limited to site re-configuration. Furthermore, the site is subject to mounting residential pressures given the surrounding land-use is predominantly residential housing which helps explain why the units have been submitted for consideration through the SHLAA.

Considering and acknowledging this pressure whilst offsetting this against the merits of the site’s location on the edge of town centre on a main transport corridor, the site has been assessed as being ‘Average Quality’ in this Employment Land Study.
Erewash Employment Land Study 2011

Site Details

Site Reference: 31
Site Name: Works
Street: Chapel Street
Settlement: Long Eaton
Site Size (ha): 0.5

Status

Current status: In use
Companies on site: 1) East Midlands Saw&Tool 2) Beechwood Frames 3&4) Hi bespoke/Chapel Joinery 5) Arkwell Fasteners ltd (units to let) 6) Trent Valley Bearings/Pneumatics 7&8) Witan/Alpha Pressing 9) Four brothers ltd

Relevant Studies / Information

NCRELS Ref:
NCRELS Conclusion:

Planning and environmental constraints

Affected by Planning Policy
Affected by Flood Risk
Affected by Residential Properties: Residential nearby

Market Desirables

Size: Poor
Accessibility: Average
Environmental Quality: Poor

Commercial Factors

Marketed for sale: Storage space available (4 brothers ltd)
Positive Neighbouring Uses: Next to Focus
Infrastructure Constraints:
Overall Site Quality

Average

Conclusion

This site represents a mix and range of different sized businesses and commercial buildings namely operating light industrial practices. The site is positioned close to Long Eaton Town Centre and therefore possesses good accessibility to labour, shops and services. The site visit revealed the mixed range and quality of these buildings/premises and as such does not represent a logical site and more of a cluster of commercial units, which is situated amongst many residential properties. Indeed, operations are threatened by the presence of these housings and due to the poor quality of some of the premises, there is some potential that parts of the site may be affected in the future by change of use planning applications. However, the East Midlands Saw&Tool building which has been recently renovated courtesy of the Long Eaton Townscape Heritage Initiative and represents a very attractive and prominent building which is likely to maintain its current usage.

The site is located adjacent to the Focus 'DIY' Store, which until recently was thought to be an anchor store. However, Focus has announced the closure of many of its stores and any redevelopment proposals could potentially include some of the premises and/or affect (positively or negatively) the viability of the operations occurring in its vicinity. Despite these threats (strategic residential growth and the nearby re-development), occupancy levels are currently healthy meaning the premises therefore serve a commercial role. As such, the site has been assessed as being ‘Average Quality’ in this Employment Land Study.
Erewash Employment Land Study 2011

Site Details

Site Reference: 32
Site Name: Meadowmead
Street: Milner Road
Settlement: Long Eaton
Site Size (ha): 0.9

Status

Current status: In use
Companies on site: Meadowmead

Relevant Studies / Information

NCRELS Ref:
NCRELS Conclusion:

Planning and environmental constraints

Affected by Planning Policy
Affected by Flood Risk
Affected by Residential Properties: Surrounded by residential development

Market Desirables

Size: Average
Accessibility: Average
Environmental Quality: Average

Commercial Factors

Marketed for sale:
Positive Neighbouring Uses:
Infrastructure Constraints:
Erewash Employment Land Study 2011

**Overall Site Quality**

Average

**Conclusion**

These factory premises are located to the west of Long Eaton Town Centre and have access off Milner Road. The site has reasonably positive accessibility and economic draw owing to location near the town centre and its facilities and services.

The site visit revealed however that the current unit represents an aesthetic unpleasing building not befitting a canal side location and the Conservation Area in which the site resides. Furthermore, informal conversations with the site's occupants, who are furniture designers and manufacturers, revealed that the premises ‘were not ideal’ for their operations but the low/competitive rent has ensured and committed occupation over the short term at least.

However, the premises are located in a predominantly residential setting with the connecting roads for example being undesirable for commercial operations. Indeed, this employment land and premises, is under long term threat from strategic residential growth with the site being surrounded by housing on 2 sides.

In terms of potential development, as stated, the site is adjacent to the Canal and its recently renovated tow path and any development proposal would have to incorporate this into any design. This could ideally be through enabling access to the Canal but also facilitating access from the Canal onto the bridge which connects to West Park on the other side of the Canal. Similarly, due to the sites’ prominent position off the Canal, an enhanced design would be sought to provide for canal side regeneration. Furthermore, with regards to expansion, the presence of the former Long Eaton School Site to the immediate south of the site, provides a potential development opportunity.

Having to consider the site on its own merits, the large premises serve to meet the needs of the occupants but due to the presence of the neighbouring houses, longer term prospects for commercial operations are threatened. As such the site has been assessed as ‘Average Quality’ through this Employment Review.
Site Details

Site Reference: 33
Site Name: Lace Factories
Street: Leopold Street
Settlement: Long Eaton
Site Size (ha): 2

Status

Current status: In use
Companies on site: (See link to photos and plans)

Relevant Studies / Information

NCRELS Ref:
NCRELS Conclusion:

Planning and environmental constraints

Affected by Planning Policy: Edge of Town Centre Issues
Affected by Flood Risk
Affected by Residential Properties

Market Desirables

Size: Good
Accessibility: Average
Environmental Quality: Good

Commercial Factors

Marketed for sale:
Positive Neighbouring Uses: Industrial premises located to the East (Emp 32)
Infrastructure Constraints: Canal borders the site
Overall Site Quality

Good

Conclusion

The Leopold Street Mills represent a key area of employment located in close proximity to Long Eaton Town Centre and its range of services and facilities. The Mills (which include ‘Harrington’, ‘West End’ and ‘Stanhope’ Mills) represent a historic and cultural asset as well as being a landmark building for the town. Indeed, it benefits from a prominent position on Leopold Street which is just off Derby Road, the main thoroughfare into the town, as well as enjoying an attractive canal side location. The site visit (23/08/2011) revealed the particularly environmental aesthetic and historic quality of the Mill buildings and it is understandable, why a good level of occupancy was evidenced with businesses attracted to these unique premises.

The Mills have been sub-divided which means a number of businesses and operations occur within the 2 large 4storey buildings, whilst there are smaller buildings being utilised too. However, although the buildings are not listed, the site is located within a Conservation Area, meaning there are limitations on what can be done to the building which could pose problems and barriers for future occupiers.

In terms of expansions, opportunities are limited though there is a very small area of vacant land which could be utilised. Furthermore, the building occupied by Drapes which although is fit for purposes, is the only one building which doesn’t possess the same heightened environmental quality. As such, this could be targeted for future redevelopment.

In conclusion these Mills, (particularly Harrington Mills) have enhanced environmental and cultural quality and benefit from a canal side location near to Long Eaton Town Centre. This helps explain the healthy occupation and why the site has been assessed as ‘Good Quality’ in this Employment Land Review.
Site Details

Site Reference: 34
Site Name: Bridge Mills
Street: Leopold Street
Settlement: Long Eaton
Site Size (ha): 1

Status

Current status

Companies on site: 1) Bridge Mills, multiple occupancy 2) Jewson Buildings Yard

Relevant Studies / Information

NCRELS Ref:
NCRELS Conclusion:

Planning and environmental constraints

Affected by Planning Policy
Affected by Flood Risk
Affected by Residential Properties Row of properties on Bridge Street

Market Desirables

Size Average
Accessibility Average
Environmental Quality Good

Commercial Factors

Marketed for sale:
Positive Neighbouring Uses:
Infrastructure Constraints:
**Overall Site Quality**

Average

**Conclusion**

This site is split into two premises, Bridge Mills and the Jewson Building Yard. Located in close proximity to Long Eaton Town Centre and its range of services and facilities, the site has a range of benefits. Above all though, Bridge Mills represents a historic and cultural asset as well as being a landmark building for the town. Indeed, it benefits from a prominent position just off Derby Road, the main thoroughfare into the town, as well as enjoying an attractive canal side location. The Mills have been sub-divided which means a number of businesses and operations occur within this large 3storey building. However as this building is located within a Conservation Area, there are limitations on what can be done to the building which could pose problems /barriers for future occupiers

In contrast the adjacent Jewson building yard/building) is of a much lower environmental quality but the Jewson occupancy demonstrates that it is capable of serving a commercial role. However, unlike Bridge Mills, long term commercial prospects are weaker. This namely because of the limited quality of the premises, the presence of adjacent residential development and the poor access arrangements (off the small Bridge Street). Nevertheless, there is scope in the future for re-development of part of the site to maximise its position next to Bridge Mills and canal side location.

Ultimately, due to the presence, location and quality of Bridge Mills, the site has been assessed as 'Good Quality' in this Employment Land Review.
Site Details

Site Reference: 35
Site Name: Goodwin Mills
Street: Bridge Street
Settlement: Long Eaton
Site Size (ha): 0.4

Status

Current status: In use
Companies on site: United fittings

Relevant Studies / Information

NCRELS Ref:
NCRELS Conclusion:

Planning and environmental constraints

Affected by Planning Policy
Affected by Flood Risk
Affected by Residential Properties: Site surrounded by housing

Market Desirables

Size: Poor
Accessibility: Poor
Environmental Quality: Good

Commercial Factors

Marketed for sale:
Positive Neighbouring Uses:
Infrastructure Constraints:
Overall Site Quality

Average

Conclusion

The Goodwin Mills site is located to the north of Long Eaton Town Centre and just within comfortable walking distances of its services and facilities. The site visit (2011) revealed that the buildings are in a reasonable condition (including a seemingly new roof) which helps to explain the current commercial occupancy. However the site suffers from a number of problems including the presence of residential development which the Mills are situated amongst and the poor access arrangements (off Bridge Street). As such, the site is clearly under threat form residential growth, despite the good condition of the buildings and the associated occupancy, the site has been assessed as only being of ‘Average Quality’.
Erewash Employment Land Study 2011

Site Details

Site Reference: 36
Site Name: Britannia/Portland Mills
Street: Bennett Street
Settlement: Long Eaton
Site Size (ha): 2.1

Status

Current status: Vacant
Companies on site: n/a Formerly Wade Springs

Relevant Studies / Information

NCRELS Ref: E21
NCRELS Conclusion: Very Poor

Planning and environmental constraints

Affected by Planning Policy
Affected by Flood Risk
Affected by Residential Properties: Houses located to the north & west

Market Desirables

Size: Good
Accessibility: Poor
Environmental Quality: Average

Commercial Factors

Marketed for sale: Residential interest
Positive Neighbouring Uses: Employment land located to the west
Infrastructure Constraints:
Erewash Employment Land Study 2011

**Overall Site Quality**

Poor

**Conclusion**

This large, vacant and Brownfield site is located on Bennett Street, to the north of Long Eaton Town Centre. Being relatively close in proximity to Long Eaton, the site has reasonable access to key services and facilities, notably bus services and retailing.

The site forms part of a wider area where a mix of employment (to the north west) and residential development (to the south west) are situated. The site was formally used by Wade Springs for bed manufacturing but operation had been downsized with the buildings largely vacant before a fire led to the site’s clearance in 2010. As the site is cleared, it represents a prime development opportunity but its former use ensures the site remains an strategically important large of employment land.

However and of particular relevance, the 2007 Nottingham City Region Employment Land Study (NCRELS) identified the site as being of ‘poor quality’ providing justification for alternative land uses to be considered. Indeed, the Strategic Housing Land Availability Assessment (2010) acknowledges that the site (Ref: 64) has the potential to form part of a 5-10 year housing supply tranche, which acknowledges the existing policy constraints (namely ‘Employment Protection’ Saved ‘Policy E2). Nevertheless due to the site’s large / strategic size, a mixed use development that incorporates an element of new employment development (B1 potentially) together with new residential units is considered more appropriate..

The site borders a long stretch of the Erewash Canal and any development scheme has the potential to benefit form this canal-side location. Indeed any redevelopment of the site could act as a catalyst for canal-side regeneration along this stretch of Erewash Canal, assist with the integration of the site with neigbouring development forms and help to improve localised walking and cycling links.

The majority of the site is also located within Flood Zone 2, whilst an element of the site is also located in Flood Zone 3. These flooding issues will need to be accounted for by possibly utilising various alleviation measures such as avoiding developing upon the land subject to Zone 3 Flood Risk for example. It is also worth highlighting that the there may be a need for the site to undergo a phase of remediation work to ensure the land is safe to accommodate residential development.

For the above reasons, notably the site’s position in close proximity to houses, the NCRELS assessment and the canal side re-development opportunities, the site has been assessed as being ‘Poor Quality’ in this Employment Land Study.
Erewash Employment Land Study 2011

Site Details

Site Reference: 37
Site Name: Trent Business Centre/Highfield Mills
Street: Canal Street
Settlement: Long Eaton
Site Size (ha): 2.5

Status

Current status: In use
Companies on site: 1) MG Quality Upholstery Manufacturer 2) C.H Smith 3) Signs Direct 4) Gift Warehouse 5) Diamond Print

Relevant Studies / Information

NCRELS Ref: E21
NCRELS Conclusion: Very Poor

Planning and environmental constraints

Affected by Planning Policy
Affected by Flood Risk
Affected by Residential Properties Site is surrounded by houses

Market Desirables

Size Average
Accessibility Poor
Environmental Quality Average

Commercial Factors

Marketed for sale: Office/small units to let
Positive Neighbouring Uses:
Overall Site Quality
Poor

Conclusion

This site is located to the West of Bennett Street and on the corner of Canal Street and Wellington and stretches across to College Street to the West. Being relatively close in proximity to Long Eaton Town Centre, the site has reasonable access to key services and facilities, but these are on the edge of comfortable walking distance.

The site forms part of a wider area where a mix of employment land (at the former Wade Spring site to the west) and residential development is situated. Indeed, the site is accessed through several residential side streets and this is not ideal for some commercial operations. Nevertheless, the site visit revealed (1/7/11) that the building and premises themselves remain in reasonable quality and their heritage merit is noteworthy.

Of particular relevance however, the 2007 Nottingham City Region Employment Land Study (NCRELS) identified the site as well as the adjacent former Wade Spring site, as being of ‘poor quality’ providing justification for alternative land uses to be considered. Indeed, the Strategic Housing Land Availability Assessment (2010) acknowledges that parts of the site have the potential to form part of a 5-10 year housing supply tranche, which acknowledges the existing policy constraints (namely ‘Employment Protection’ Saved ‘Policy E2).

Indeed, the aforementioned Wade Spring site (ref 36) was cleared in 2010 and is awaiting development but it is likely that residential development will be promoted. If so, this will place even greater pressure on the long term suitability for employment occurring in these premises.

Due to the 2007 NCRELS assessment and the site’s position in close proximity to residential development, the site has been assessed as being ‘Poor Quality’ in this Employment Land Study.
Site Details

Site Reference: 38
Site Name: Derwent Street Industrial Estate
Street: Derwent Street
Settlement: Long Eaton
Site Size (ha): 3

Status

Current status: In use
Companies on site: 1) B.E Webbe Self Storage 2) European Sports Prestige (ESP) Cars 3) Dream Machine (cars/bodywork specialist)

Relevant Studies / Information

NCRELS Ref: 
NCRELS Conclusion: 

Planning and environmental constraints

Affected by Planning Policy
Affected by Flood Risk
Affected by Residential Properties

Market Desirables

Size: Average
Accessibility: Good
Environmental Quality: Average

Commercial Factors

Marketed for sale:
Positive Neighbouring Uses:
Infrastructure Constraints:
Erewash Employment Land Study 2011

Overall Site Quality

Good

Conclusion

The site is situated in a relatively sustainable location within relatively close proximity of Long Eaton Town Centre (and its services) and the Railway Station. Furthermore, being located just off Wilsthorpe Road, the site benefits from particularly quick access on to the strategic highway network (notably the M1 and A52) via Junction 25.

The main operations which occur across the site are storage and automobile repairs/sales. This is owing to the site’s two main occupants:- B.E Webbe Self Storage and European Sports Prestige (ESP) Cars. The site visit (1/7/11) revealed that the buildings in which these operations occur are of mixed quality. Indeed, the building fronting the road of a particularly good standard and built to contemporary specification. However, in keeping with the automobile/bodywork repairs natures of the operation, the units to the rear are of a much poorer quality.

Being surrounded by residential development means there is little opportunity for expansion but as the site is relatively large there are opportunities for re-development to maximise the space available. The presence of the bordering residential development hinders some commercials operations whilst the site visit also revealed difficulties turning back onto Wilsthorpe Road due to the road being particularly busy.

Nevertheless, due to the site's accessible location, the quality of the buildings fronting the road, the site has been assessed as ‘Good Quality’ in this Employment Land Study.
Site Details

Site Reference: 39
Site Name: Atlas Mills
Street: Birchwood Avenue
Settlement Long Eaton
Site Size (ha): 0.7

Status

Current status In use
Companies on site: 1) Covercraft Upholstery ltd 2) GT Cushions ltd 3) Abbey Drives 4) Sherwood Cable Harness and Connections

Relevant Studies / Information

NCRELS Ref:
NCRELS Conclusion:

Planning and environmental constraints

Affected by Planning Policy
Affected by Flood Risk
Affected by Residential Properties Surrounded by residential development

Market Desirables

Size Average
Accessibility Good
Environmental Quality Average

Commercial Factors

Marketed for sale:
Positive Neighbouring Uses:
Infrastructure Constraints:
Overall Site Quality
Average

Conclusion

Atlas Mills are situated in a relatively sustainable location within relatively close proximity of Long Eaton Town Centre (and its services) and the Railway Station. Furthermore, being located just off Wilsthorpe Road, the site benefits from particularly quick access on to the strategic highway network (notably the M1 and A52) via Junction 25.

The site visit (1/7/11) revealed that the main operation occurring on the site was in upholstery manufacturing but a cable/harness firm and a paving/drive business also occupy premises on the site.

The site visit also showed that the buildings in which these operations occur are of reasonable quality and generally fit for purpose. However, there were problems identified regarding safe access and egress as car parking situation constrains the servicing area whilst there are difficulties turning back onto Wilsthorpe Road due to the road being particularly busy.

There is little opportunity for expansion especially as the site is completely surrounded by residential development which is another commercial constraint.

Despite the healthy occupancy and the site’s accessible location, due the problems highlighted above, the site has been assessed as ‘Average Quality’ in this Employment Land Study.
Site Details

Site Reference: 40
Site Name: Stanton Regeneration Area
Street: Lowes Lane
Settlement: Ilkeston
Site Size (ha): 196

Status

Current status: Vacant
Companies on site: St.Gobain (Pam UK), MPC Clamping Solutions, Enterprise Logistics, A1 Pallets, NTM engineering, European Steelcraft Ltd, HJS Holdings, Elliot Hire, TRS Commercials Ltd, Trans Care, Chilwell Products.

Relevant Studies / Information

NCRELS Ref: E4*
NCRELS Conclusion: Average

Planning and environmental constraints

Affected by Planning Policy: The site is an employment allocation in current LP
Affected by Flood Risk: Nutbrook floods affecting small part of the site
Affected by Residential Properties: Several residential properties present on the site

Market Desirables

Size: Very Good
Accessibility: Poor
Environmental Quality: Average

Commercial Factors

Marketed for sale: No
Positive Neighbouring Uses: Site has existing industrial estates to the north
Infrastructure Constraints: Access constraints
Overall Site Quality
Average

Conclusion
This site is allocated as an employment allocation in the Erewash Saved Policies Document; however the emerging Core Strategy has identified the site as a Sustainable Urban Extension (Mixed Use) to Ilkeston. Comprehensive redevelopment of the site is being supported by its current owners (Saint Gobain) for a mix of uses. Saint Gobain are seeking to achieve planning permission for a site wide mixed use regeneration, which will include retention of their existing employment functions, and provision of about 20ha of land for specific Class B employment uses, along with employment related to retail and community uses associated with the proposed new local centre.

The most significant barrier to the redevelopment of this site is thought to be the current sub-standard standard of general vehicular access to and from the site. A viable and policy compliant transport solution is currently being sought to better integrate the Stanton site with existing road network and create existing capacity on localised highways, particularly within South Ilkeston and Sandiacre where there are significant congestion problems. The solution which will be arrived at will have a significant influence on the scale of development which the site will be able to sustainably accommodate.

Flood risk issues are also a concern as the northern part of the site is liable to 1-in-100 year (equivalent to Environment Agency Zone 3A) flooding along the course of the Nutbrook Canal, and this will need to be addressed prior to development occurring. There are contamination issues on the site but a comprehensive remediation strategy has been prepared in conjunction with the EA and the Council’s EHO. Discussions with all the main service providers and utility companies have not identified any fundamental capacity issues with servicing the site.

Until remediation and access issues are removed this site should be assessed as average in terms of offering a potentially large strategic site for employment uses. The owners through their agents have indicated that they currently intend to offer around 20 hectares of land for specific B class employment uses (alongside the retention of their existing employment functions and other A and D class employment uses).

Site visit and photos 27/04/2011 - Former large valves plan, Lows Lane to let (3406 sq m workshop and attached offices).

EDO Comments: DRAFT - Until appropriate infrastructure improvements are introduced it will remain virtually impossible to comprehensively develop the site to its greatest potential

Strategic employment designation.

Natural extension to Quarry Hill Industrial Estate

Connections to the expanding commercial occupancy of the South East Gateway

Without intervention of strategic infrastructure the site should be able to accommodate further commercial growth making prime uses of the frontages along Lows Lane and the key gateways.
Erewash Employment Land Study 2011

Site Details

Site Reference: 41
Site Name: Interchange 25 Business Park
Street: Bostocks Lane
Settlement: Sandiacre
Site Size (ha): 1.5

Status

Current status: In use
Companies on site: Northgate Information Solutions, Transcat Plm Ltd, Allenbuilld Ltd, Lovell Partnership Limited, East Midlands Strategic Health Authority (2 units) & 2 units vacant

Relevant Studies / Information

NCRELS Ref:
NCRELS Conclusion:

Planning and environmental constraints

Affected by Planning Policy: Policy E2
Affected by Flood Risk
Affected by Residential Properties: Residential properties in the vicinity

Market Desirables

Size: Average
Accessibility: Very Good
Environmental Quality: Very Good

Commercial Factors

Marketed for sale:
Positive Neighbouring Uses:
Infrastructure Constraints:
**Overall Site Quality**

Very Good

**Conclusion**

Interchange 25 Business Park is located on Junction 25 of the M1 two miles from the centre of Long Eaton. 6 of the B1 office Units are occupied with 2 units up for let (Unit 3 - 390 sq m and Unit 4 - 279 sq m).

Overall the site is deemed to be Very Good Quality as it offers relatively new office accommodation in a high quality environment in a location on the Junction of the A52/M1 that is very accessible by private motor car. The site is also accessible by bus services at the bus stop a short walk away in the centre of Risley from Derby and Nottingham. Although there is no further land in the vicinity for the Business Park to expand upon there are currently two vacant units on the site (Site Visit and photos 23/02/2011).
Erewash Employment Land Study 2011

Site Details

Site Reference: 42
Site Name: Derby Road Industrial Estate
Street: Derby Road
Settlement: Sandiacre
Site Size (ha): 0.9

Status

Current status: In use
Companies on site: Choice custom curtains, CH Precision Finishers, U-Fit Trade Windows Ltd, Posh Nosh, J25 Auto Car Sales, Auto Sparks Ltd, Mac Services.

Relevant Studies / Information

NCRELS Ref:
NCRELS Conclusion:

Planning and environmental constraints

Affected by Planning Policy: Policy E2
Affected by Flood Risk
Affected by Residential Properties

Market Desirables

Size: Average
Accessibility: Very Good
Environmental Quality: Average

Commercial Factors

Marketed for sale:
Positive Neighbouring Uses:
Infrastructure Constraints:
Erewash Employment Land Study 2011

Overall Site Quality
Average

Conclusion
This industrial estate currently shows good levels of occupancy close to Sandiacre local centre and close to several bus stops offering regular bus services from Derby and Nottingham as well as Long Eaton and Ilkeston.

No vacant units were being marketed at the time of the site visit (23/02/2011) which shows a good level of demand for these premises which provide a variety of accommodation both large and small that support a varied mix of business’s and retail uses. There is no adjacent land available for expansion of this industrial estate. The site has been assessed as average due to the age and general repair of some of the buildings on the site and the relatively small size of the site.
Site Details

Site Reference: 43
Site Name: Gas Street Works
Street: Gas Street
Settlement: Sandiacre
Site Size (ha): 1.2

Status

Current status: In use
Companies on site: Wade Upholstery (Cintique)

Relevant Studies / Information

NCRELS Ref: E17
NCRELS Conclusion: Poor

Planning and environmental constraints

Affected by Planning Policy Policy E2
Affected by Flood Risk
Affected by Residential Properties

Market Desirables

Size Average
Accessibility Poor
Environmental Quality Poor

Commercial Factors

Marketed for sale:
Positive Neighbouring Uses:
Infrastructure Constraints:
Overall Site Quality

Poor

Conclusion

Existing industrial premises within a predominately residential environment with access from Station Road being taken down two narrow streets. Given long industrial land-use, contamination has been assessed as being present on site, although level and severity not known. Site is also located within Flood Zone 3A. Site is close to Sandiacre Local Centre and its local facilities and services and is within easy walking distance of several bus stops providing a regular service to Derby and Nottingham as well as Long Eaton and Ilkeston.

Period factory and mill premises (of some historical interest) which remain in use but provide poor quality accommodation for any future new employment use and so the site is deemed to be poor quality in nature. It is thought that the premises would require financial investment to maintain the current B2 use long-term (Site visit and photos 23/02/2011).
## Erewash Employment Land Study 2011

### Site Details

<table>
<thead>
<tr>
<th>Site Reference</th>
<th>44</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Name</td>
<td>Ascot Park Estate</td>
</tr>
<tr>
<td>Street</td>
<td>Lenton Street</td>
</tr>
<tr>
<td>Settlement</td>
<td>Sandiacre</td>
</tr>
<tr>
<td>Site Size (ha)</td>
<td>1.7</td>
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</table>

### Status

<table>
<thead>
<tr>
<th>Current status</th>
<th>In use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Companies on site</td>
<td>See below</td>
</tr>
</tbody>
</table>

### Relevant Studies / Information

NCRELS Ref:  
NCRELS Conclusion:

### Planning and environmental constraints

- Affected by Planning Policy: Policy E2
- Affected by Flood Risk: Very small area of the site affected by Zone 3
- Affected by Residential Properties: Some parts of the site are affected

### Market Desirables

<table>
<thead>
<tr>
<th>Size</th>
<th>Average</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessibility</td>
<td>Good</td>
</tr>
<tr>
<td>Environmental Quality</td>
<td>Good</td>
</tr>
</tbody>
</table>

### Commercial Factors

- Marked for sale:
- Positive Neighbouring Uses:
- Infrastructure Constraints:
Erewash Employment Land Study 2011

**Overall Site Quality**

Good

**Conclusion**

Relatively modern business park with most units occupied (apart from two units see below – site visit 23/02/2011); located relatively close to Sandiacre Local Centre and its local facilities and services and therefore the site is also relatively close to several bus stops providing a regular service to Derby and Nottingham as well as Long Eaton and Ilkeston.

The site has been assessed as good due to the relatively modern nature of the accommodation and due to its environmental quality and accessibility factors.

Companies operating on the site - Laystone electronics Ltd, Stapleford Hydraulic, Matrix Tooling Services, Eagle Scientific Ltd, Premier Solutions, Health and Safety Engineering Ltd, Status Metrology Solutions Ltd, Central Medical Equipment (Bosh), Patchitt Joinery, Broughton Plant Hire, McCann, Monitor Environmental Ltd. Offices/trade counter/showroom to let and an Industrial Warehouse unit (225 sq m) to let.
Site Details

Site Reference: 45
Site Name: Orchard Business Park
Street: Mornington Close
Settlement: Sandiacre
Site Size (ha): 1.6

Status

Current status: In use
Companies on site: Comet, SMS Limited, CAME (UMC Group Ltd), Vollmer and one vacant unit offices and warehousing 1,951 sq m

Relevant Studies / Information

NCRELS Ref:
NCRELS Conclusion:

Planning and environmental constraints

Affected by Planning Policy: Policy E2
Affected by Flood Risk: Small part of site Flood Zone 3
Affected by Residential Properties

Market Desirables

Size: Average
Accessibility: Good
Environmental Quality: Average

Commercial Factors

Marketed for sale:
Positive Neighbouring Uses:
Infrastructure Constraints:
Overall Site Quality

Average

Conclusion

Older business park than the nearby Ascott Park Estate and with much larger units (one of these large units has been marketed for let for quite a while now); located relatively close to Sandiacre Local Centre and its local facilities and services and therefore the site is also relatively close to several bus stops providing a regular service to Derby and Nottingham as well as Long Eaton and Ilkeston.

The site has been assessed as average due to the relative age and large size of the units on offer (Site Visit 23/02/2010).
Site Details

Site Reference: 46
Site Name: Balfour Beatty/Toton Sidings
Street: Station Road/Mark Street
Settlement: Sandiacre
Site Size (ha): 5.2

Status

Current status: In use
Companies on site: Balfour Beatty Rail Track Systems, Sandiacre Precision Engineering, GFH Haynes

Relevant Studies / Information

NCRELS Ref:
NCRELS Conclusion:

Planning and environmental constraints

Affected by Planning Policy: Policy E2
Affected by Flood Risk: Majority of site Flood Zone 3
Affected by Residential Properties: A few residential properties to the north.

Market Desirables

Size: Good
Accessibility: Average
Environmental Quality: Average

Commercial Factors

Marketed for sale:
Positive Neighbouring Uses:
Infrastructure Constraints:
Overall Site Quality
Average

Conclusion

Most of this site is taken up by Balfour Beatty Rail Track Systems (Osmaston Street) for the manufacture and repair of railway track and other metal products for the rail network with a building housing four other small business units on Bradley Street. The site is located on the edge of Sandiacre Local Centre and its local facilities and services and therefore the site is also close to several bus stops providing a regular service to Derby and Nottingham as well as Long Eaton and Ilkeston. Close to strategic road network (J25 of M1) but access through Sandiacre is awkward.

The site has been assessed as average mainly due to the poor access to the Strategic Road Network and the difficulty of other businesses utilising Balfour Beatty Rail Track Systems present buildings (Site Visit 23/02/2010).
Site Details

Site Reference: 47
Site Name: Plackett Mill
Street: Church Street
Settlement: Sandiacre
Site Size (ha): 0.6

Status

Current status: In use
Companies on site: Espirit Automation Ltd - Cutting Tool and Machine Tool Accessory Manufacturing

Relevant Studies / Information

NCRELS Ref:
NCRELS Conclusion:

Planning and environmental constraints

Affected by Planning Policy: Policy E2
Affected by Flood Risk
Affected by Residential Properties: Conservation Area properties

Market Desirables

Size: Average
Accessibility: Average
Environmental Quality: Good

Commercial Factors

Marketed for sale:
Positive Neighbouring Uses:
Infrastructure Constraints:
Overall Site Quality
Average

Conclusion
Plackett Mill is currently used by Espirit Automation Ltd a cutting tool and machine tool accessory manufacturer. The site is located relatively close to Sandiacre Local Centre and its local facilities and services and therefore the site is also relatively close to several bus stops providing a regular service to Derby and Nottingham as well as Long Eaton and Ilkeston.

The site is within a Conservation Area and is adjacent to a Grade I Listed Building and there is no adjacent land for future expansion; the site is also accessed down several narrow roads. The site is close to the strategic road network (J25 of M1) but access through Sandiacre is awkward. Due to these constraints, the site is assessed as 'Average Quality' (Site visits and photos 23/02/2011).
Erewash Employment Land Study 2011

Site Details

Site Reference: 48  
Site Name: Quarry Hill Industrial Estate  
Street: Quarry Hill Industrial Estate  
Settlement: Ilkeston  
Site Size (ha): 22.4

Status

Current status: In use  
Companies on site: See below in Conclusion

Relevant Studies / Information

NCRELS Ref: n/a  
NCRELS Conclusion: n/a

Planning and environmental constraints

Affected by Planning Policy: Policy E2  
Affected by Flood Risk: Flood Risk Zone 3  
Affected by Residential Properties

Market Desirables

Size: Very Good  
Accessibility: Average  
Environmental Quality: Good

Commercial Factors

Marketed for sale:  
Positive Neighbouring Uses:  
Infrastructure Constraints:
Overall Site Quality

Good

Conclusion

The site is relatively close to the strategic road network although access through Sandiacre and Ilkeston is awkward and the site is also close to bus stops providing services to the nearby town of Ilkeston. Site visit and photos 27/04/2011.

The site has been assessed as good overall mainly due to high occupancy rates and the good environmental quality/accommodation provided on this site. Future expansion of the Quarry Hill Industrial Estate could utilise 'white land' to the west of the site or could make use of land on the Stanton Regeneration Site as part of this sites comprehensive redevelopment.

Site Details

Site Reference: 49
Site Name: Crompton Road Industrial Estate
Street: Crompton Road
Settlement: Ilkeston
Site Size (ha): 15.4

Status

Current status: In use
Companies on site: See list of companies in conclusion below

Relevant Studies / Information

NCRELS Ref: n/a
NCRELS Conclusion: n/a

Planning and environmental constraints

Affected by Planning Policy: Policy E2
Affected by Flood Risk
Affected by Residential Properties

Market Desirables

Size: Good
Accessibility: Average
Environmental Quality: Poor

Commercial Factors

Marketed for sale:
Positive Neighbouring Uses:
Infrastructure Constraints:
Erewash Employment Land Study 2011

**Overall Site Quality**

Average

**Conclusion**

This site is located adjacent to the Quarry Hill Industrial estate which borders the Stanton Regeneration Site to the south of Ilkeston. The site is relatively close to the strategic road network although access through Sandiacre and Ilkeston is awkward and the site is also close to bus stops providing services to the nearby town of Ilkeston (although it would be nearly a mile to the far side of the site from the nearest bus stop on Lows Lane). Site visit and photos 27/04/2011.

The site has been assessed as being average overall due mainly to the poor environmental quality of this site and the attendant high vacancy rates. However, future expansion and redevelopment of this site could take place as part of the wider regeneration of the Stanton Site.

List of companies on the site - Marwood Group Ltd, Soar Valley Timber, SL Ltd, Redfern Ltd, R Roberts Co Ltd, Stanton Recycling Ltd, Shed Express.com, Envirotech, Canterbury, Chronos Limited, Virtual Administration Solution Ltd, Heating & Process Engineering Services Ltd, Dales, W.Bell & Sons Ltd, BBM Products Ltd, Amcor Flexibles Ltd, Lee Colour Plan Ltd, Long Eaton Plant Hire Ltd, LEPH Self Storage, Castle Environmental Ltd. Crompton Road Industrial units (DCC) 3 units to let totaling 1068sq m, 2 other industrial units for sale totaling 604 sq m, one industrial building to let 372 sq m and one other warehouse for sale/let.
Site Details

Site Reference: 50
Site Name: Hallam Fields Road Industrial Estate
Street: Hallam Fields Road
Settlement: Ilkeston
Site Size (ha): 15.2

Status

Current status In use
Companies on site: Bellfield Furnishings, Allsopps Print Finishers, Three Valleys Housing, Electron Support Solutions, Heanor Haulage Ltd.

Relevant Studies / Information

NCRELS Ref: E22, E9
NCRELS Conclusion: Average, Good

Planning and environmental constraints

Affected by Planning Policy Policy E2
Affected by Flood Risk
Affected by Residential Properties Only part of the site to the west is affected

Market Desirables

Size Good
Accessibility Average
Environmental Quality Good

Commercial Factors

Marketed for sale:
Positive Neighbouring Uses:
Infrastructure Constraints:
Overall Site Quality

Good

Conclusion

This site is located to the south of Ilkeston and is an extension of the Crompton Road and Quarry Hill Industrial Estates Area and has a variety of buildings dating back to the 1960's and encompasses nearly an hectare of cleared land for future expansion. The site is relatively close to the strategic road network although access through Sandiacre and Ilkeston is awkward. The site is close to bus stops providing bus services to the nearby town of Ilkeston. Site visit and photos 27/04/2011.

The site has been assessed as being good overall as the site currently has low vacancy rates and offers a good range of buildings at affordable rents in an attractive semi-residential environment.
Erewash Employment Land Study 2011

Site Details

Site Reference: 51
Site Name: Winster Park Industrial Estate and Depot
Street: Corporation Road
Settlement Ilkeston
Site Size (ha): 0.91

Status

Current status In use
Companies on site: Winster Building Products, R & S Furnishings, HTR - Plus one unit to let 373 sq m.

Relevant Studies / Information

NCRELS Ref: n/a
NCRELS Conclusion: n/a

Planning and environmental constraints

Affected by Planning Policy Policy E2
Affected by Flood Risk
Affected by Residential Properties Surrounded by residential properties

Market Desirables

Size Poor
Accessibility Average
Environmental Quality Average

Commercial Factors

Marketed for sale:
Positive Neighbouring Uses:
Infrastructure Constraints:
Overall Site Quality

Poor

Conclusion

This site is located in a residential area to the south of Ilkeston with poor quality accommodation/limited parking and no scope for future expansion. The site also slopes significantly from the west of the site down towards the east of the site. The site is relatively close to the strategic road network although access through Ilkeston is awkward. The site is close to bus stops providing bus services into the centre of Ilkeston. Site visit and photos 27/04/2011.

The site has been assessed as being poor overall as this small site currently offers no prospect of future expansion and is located in a predominately residential area with poor quality accommodation for businesses.
Erewash Employment Land Study 2011

**Site Details**

Site Reference: 52  
Site Name: Works and Builders Yard  
Street: Thurman Street  
Settlement Ilkeston  
Site Size (ha): 0.6

**Status**

Current status: In use  
Companies on site: Travis Perkins, Beauty Spot, Pola Blinds, Thermal Covers Ltd, Rutland Conservatories

**Relevant Studies / Information**

NCRELS Ref: n/a  
NCRELS Conclusion: n/a

**Planning and environmental constraints**

Affected by Planning Policy: Policy E2  
Affected by Flood Risk:  
Affected by Residential Properties: Surrounded on most sides by residential properties

**Market Desirables**

Size: Average  
Accessibility: Average  
Environmental Quality: Good

**Commercial Factors**

Marketed for sale:  
Positive Neighbouring Uses:  
Infrastructure Constraints:
Overall Site Quality
Average

Conclusion
A relatively small site in a predominately residential area which is coming under pressure for residential development (a site adjacent to this site to the east of the Erewash Canal has planning permission for residential development and inquiries have been made in the past for developing most of this site for residential development). However, this site is located in the vicinity of a wider employment area to the north east of this site and furthermore Policy E2 of the Erewash Saved Polices Document will seek to protect this site from alternative uses.

The land is not considered to be at risk from potential flooding and there are also no other built environment or historic constraints identified apart from some possible contamination from the sites past use as a clay and brick works. The site offers good quality accommodation in an attractive canal side setting close to local facilities and has no vacant units and should as a result get a good overall site quality; however, the site is likely to come under pressure for residential development in the future (owing to its location within a wider area of residential development and its attractive canal side setting) and therefore the site has been assessed as having an average overall site quality (Site visits and photos 24/05/2011).
Erewash Employment Land Study 2011

Site Details

Site Reference: 53
Site Name: Gallows Industrial Park
Street: Furnace Road
Settlement: Ilkeston
Site Size (ha): 9.5

Status

Current status: In use
Companies on site: See below in conclusion

Relevant Studies / Information

NCRELS Ref: n/a
NCRELS Conclusion: n/a

Planning and environmental constraints

Affected by Planning Policy: Policy E2
Affected by Flood Risk: Small areas covered by Zones 2 & 3
Affected by Residential Properties

Market Desirables

Size: Good
Accessibility: Good
Environmental Quality: Good

Commercial Factors

Marketed for sale:
Positive Neighbouring Uses:
Infrastructure Constraints:
Overall Site Quality

Good

Conclusion

A large employment site located off Nottingham Road (A609) in the south east of Ilkeston close to the border with Nottinghamshire bounded by the Erewash Canal to the west and a railway line, green belt and the river Erewash to the east. Part of the area is within Flood Zones 2 & 3. Allotment gardens and housing lie to the west on the opposite side of the canal and Greens Lock on the canal is a Grade II Listed Structure. Possible contamination from the sites past metal foundry and casting use.

The site is located off Nottingham Road, a major public transport corridor and therefore it is easy to use frequent bus services to travel to Ilkeston Town Centre and eastwards towards Nottingham and other major settlements. The site offers good quality accommodation on large site in an attractive canal side setting close to local facilities/ the local workforce and has limited vacant units and has therefore been assessed as having a good overall site quality (Site visits and photos 24/05/2011).

List of companies on the site - Belfield Furnishings Ltd, KRM Plumbing & Building Supplies, Cars & Commercial Vehicles Ltd, Custompak Ltd, Breasley Foam, Star Fasteners & SKN Gears & Components, Metaspray, West Transport, Isuzu, Dri Pak Ltd. 2,835 sq m warehouse for sale and 451 sq m unit to let.
Erewash Employment Land Study 2011

Site Details

Site Reference: 54
Site Name: The Ropewalk Industrial Estate
Street: Station Road
Settlement: Ilkeston
Site Size (ha): 2.3

Status

Current status: In use
Companies on site: See Conclusion below

Relevant Studies / Information

NCRELS Ref: n/a
NCRELS Conclusion: n/a

Planning and environmental constraints

Affected by Planning Policy
Affected by Flood Risk
Affected by Residential Properties

Market Desirables

Size: Good
Accessibility: Good
Environmental Quality: Good

Commercial Factors

Marketed for sale:
Positive Neighbouring Uses:
Infrastructure Constraints:
Overall Site Quality

Good

Conclusion

This site is located off Station Road in Ilkeston and is a fairly modern industrial estate which also incorporates the Ropewalk Industrial Centre which comprises small individual employment units constructed in the 1980's. There are no vacant units on this site apart from several small units in the Ropewalk Industrial Centre. No built environment or historic constraints have been identified.

The site is located around a kilometre to the north-west of Bath Street which is in the defined shopping centre of Ilkeston and Station Road is well served by public transport. The Strategic Road network is also relatively near with Junction 26 of the M1 being some 3 miles away via the A6096/A610. For these reasons and the fact that this site is relatively large and offers good quality modern business accommodation the site has been assessed as having a good overall site quality. Site Visit and Photos 24/06/2011.

Erewash Employment Land Study 2011

Site Details

Site Reference: 55
Site Name: Ilkeston Junction/Armstrong Mill/Digby Road Estate
Street: Station Road/Middleton Street
Settlement: Ilkeston
Site Size (ha): 8.2

Status

Current status
Companies on site: See Conclusion below

Relevant Studies / Information

NCRELS Ref: E19
NCRELS Conclusion: Good

Planning and environmental constraints

Affected by Planning Policy: Policy E2
Affected by Flood Risk: Under a half of the site is within Flood Zone 3
Affected by Residential Properties

Market Desirables

Size: Very Good
Accessibility: Good
Environmental Quality: Average

Commercial Factors

Marketed for sale:
Positive Neighbouring Uses:
Infrastructure Constraints:
Overall Site Quality

Good

Conclusion

This large employment site is located close to the border with Nottinghamshire just off Station Road which provides good access to the Strategic Road network with Junction 26 of the M1 being some 3 miles away via the A6096/A610. The site offers a mixture of buildings from Old Victorian Mills to modern industrial premises. Part of the site a vacant area to the south of the site was assessed by NCRELS as good as a possible development site, however this land is currently utilised by Amcor for the storage of packaging products.

The site is well occupied with one large unit to rent and only several other small units to rent. Half of the site is within Flood Zone 3 but this area already has employment buildings and uses operating in these areas. No other built environment or historic constraints have been identified. The junction on to Station Road from Digby Street is tight and the visibility to the right exiting Middleton Street onto Station Road is poor.

Station Road is well served by public transport and the Strategic Road network is also relatively near with Junction 26 of the M1 being some 3 miles away via the A6096/A610. The site also offers a good mix of modern buildings and large Victorian mills that offer smaller businesses the chance to let space at affordable rates even though parts of Armstrong Mill especially are not in the best state of repair (for this reason the environmental quality has been listed as being average). The site has therefore been assessed as good overall. Site Visit and Photos 24/06/2011.

Erewash Employment Land Study 2011

Site Details

Site Reference: 56
Site Name: Works
Street: Wentworth Street
Settlement: Ilkeston
Site Size (ha): 0.6

Status

Current status: In use
Companies on site: Rayden Engineering and an unknown company in another unit

Relevant Studies / Information

NCRELS Ref: n/a
NCRELS Conclusion: n/a

Planning and environmental constraints

Affected by Planning Policy: Policy E2
Affected by Flood Risk: Flood Zone 3
Affected by Residential Properties: Adjacent properties on Wentworth Street

Market Desirables

Size: Poor
Accessibility: Good
Environmental Quality: Poor

Commercial Factors

Marketed for sale:
Positive Neighbouring Uses:
Infrastructure Constraints:
Overall Site Quality

Poor

Conclusion

This site is accessed down a narrow residential street (Wentworth Street) and there is poor visibility when you turning right off this road back on to Station Street towards Ilkeston Town Centre. However, there is very good access via the Awsworth bypass onto the strategic road network. There are bus stops in close proximity to the site but it is only around 1000 metres from the defined shopping centre of Ilkeston with its services and facilities and numerous public transport (bus) routes.

Rayden Engineering currently occupies the majority of this site and premises; there is also one small works unit which it is hard to determine whether this is in the same ownership and currently being used. A site to the south of this employment site has been excluded from the assessment site as it has permission for the erection of 15 dwellings (the site was occupied by Concept Accommodation who operate in the portable building market) which has been recently been renewed (ERE1010/0023). This shows that there are pressures on this employment site for other uses and combined with the poor access, nearby residential properties and the generally poor environmental quality of this site which abuts the Millership Way relief road (and the lack of any capacity for any future expansion) it has been assessed as poor. However, Rayden engineering currently occupy this site and they are a company that have been trading for over 30 years in the UK and international markets specialising in the fabrication and installation of high pressure pipework systems. So although this site has been assessed as poor and it might be hard to attract future occupiers it seems to perfectly suit the needs of this engineering company. Site visit and photos 6/7/2011.
Site Details

Site Reference: 57
Site Name: Land at the end of Belfield Street (adj. new Relief Road)
Street: Ilkeston
Settlement
Site Size (ha): 2.2

Status

Current status: Vacant
Companies on site: n/a

Relevant Studies / Information

NCRELS Ref:
NCRELS Conclusion:

Planning and environmental constraints

Affected by Planning Policy: Policy E2
Affected by Flood Risk
Affected by Residential Properties

Market Desirables

Size: Good
Accessibility: Good
Environmental Quality: Good

Commercial Factors

Marketed for sale: Fisher Hargreaves Proctor
Positive Neighbouring Uses: Neighbouring Industrial Estates
Infrastructure Constraints: No access straight onto the relief road
Overall Site Quality
Good

Conclusion
The site is situated at the end of Belfield Street accessed from Rutland Street close to its junction with the Tesco super store. The site affords excellent access to Ilkeston town centre and access to Nottingham (8 miles) via the A609 and Derby (10 miles) via the A6096. The site is adjacent to the A6099 Ilkeston Awsworth link road which in turn connects to the Awsworth bypass and leads directly to the A610 and in turn Junction 26 of the M1. The site is less than 1000 metres from the defined shopping centre of Ilkeston with its services and facilities and numerous public transport (bus) routes.

The Canal adjoins the site immediately east of the site, however flood risk maps demonstrate that the site is not subject to potential flooding, and although there is known contamination on sites around the edge of the site, it does not encroach onto the area under assessment. The site is currently for let through Fisher Hargreaves Proctor for open plan storage and B8 storage and distribution uses are being explored with Erewash Borough Council although present access arrangements may be a barrier to large scale distribution uses as there is no proposed or direct access planned from the Ilkeston-Asworth Relief Road. The site has been assessed as good overall mainly due to its accessible location within an existing large industrial estate close to Ilkeston Town Centre but with good links to the strategic road network also. Site visit and photos 7/7/2011.
Erewash Employment Land Study 2011

**Site Details**

Site Reference: 58  
Site Name: Booths Industrial Estate  
Street: Spring Garden Terrace  
Settlement: Ilkeston  
Site Size (ha): 1.9

**Status**

Current status: In use  
Companies on site: Kos Contracts Ltd, Pro CNC Engineering Ltd, The Fascia Factory, Springvale, Century Art Ltd, Central Marine Services Ltd, Salvage Cars, Plastic and Metal Components Ltd, Sparkle Wash and Wax

**Relevant Studies / Information**

NCRELS Ref: n/a  
NCRELS Conclusion: n/a

**Planning and environmental constraints**

Affected by Planning Policy  
Affected by Flood Risk  
Affected by Residential Properties: Residential properties to the north and south.

**Market Desirables**

Size: Good  
Accessibility: Good  
Environmental Quality: Average

**Commercial Factors**

Marketed for sale: Marketed by Fisher Hargreaves Proctor  
Positive Neighbouring Uses: Surrounding Industrial Estates  
Infrastructure Constraints:
Erewash Employment Land Study 2011

**Overall Site Quality**

Average

**Conclusion**

The Booths Industrial Estate is situated off Awsworth Road, north west of Ilkeston Town Centre. The site affords excellent access to Ilkeston town centre and access to Nottingham (8 miles) via the A609 and Derby (10 miles) via the A6096. The site is adjacent to the A6099 Ilkeston-Awsworth link road which in turn connects to the Awsworth bypass and leads directly to the A610 and in turn to Junction 26 of the M1. The site is less than 1000 metres from the defined shopping centre of Ilkeston with its services and facilities and numerous public transport (bus) routes.

The Booths Industrial Estate provides multi let industrial accommodation a range of unit sizes. The units are principally of brick elevations under north light style roofs provide basic standard cost effective warehouse and workshop accommodation. However, a new range of small business units (Belfield Court with access onto Belfield Street) has been built in recent years at the eastern end of the site that provides modern business accommodation.

The Industrial Estate is a long-standing and established area of generally low-quality (see above), but highly functional industrial premises which enjoyed good levels of occupancy at the time of site visit (There are currently several units for let through Fisher Hargreaves Proctor on the industrial estate). There are also several other industrial estates in the vicinity.

The site has had a previous application for the comprehensive redevelopment of the site for 83 dwellings which was refused by the Council in 2004 and the most recent application to upgrade facilities and introduce a small quantity of apartments (8 units) was withdrawn earlier in 2008. However, in 2009 an application (ERE1008/0052) was granted on land that is currently vacant on the site (and to replace a building and area at the front of the site that is currently used by a car wash/valeting business) to erect eight light industrial, three industrial units and a three storey office block that has not been implemented at present.

The site has been assessed as average mainly because some of the industrial premises are of a low quality and back on to surrounding residential streets. However, this assessment could be reassessed upwards and although the estate has come under pressure in recent years for residential development new business units have been built (Belfield Court) and a planning permission that is yet to be implemented will potentially provide more high quality business accommodation in the future. Site visit and photos taken 7/7/2011.
Site Details

Site Reference: 59
Site Name: Rutland Industrial Estate
Street: Rutland Street/Barker Gate
Settlement: Ilkeston
Site Size (ha): 2.8

Status

Current status: In use
Companies on site: See Conclusion below.

Relevant Studies / Information

NCRELS Ref: n/a
NCRELS Conclusion: n/a

Planning and environmental constraints

Affected by Planning Policy: Policy E2
Affected by Flood Risk
Affected by Residential Properties

Market Desirables

Size: Good
Accessibility: Good
Environmental Quality: Average

Commercial Factors

Marketed for sale: Surrounded by Industrial estates
Positive Neighbouring Uses: Surrounding Industrial estates
Infrastructure Constraints:
Overall Site Quality
Average

Conclusion
The site has direct access onto the Millership Way relief road (via Barker Gate and Belfield Street) which affords excellent access to Ilkeston town centre and to the Awsworth bypass which leads directly to the A610 and in turn Junction 26 of the M1. The site is less than 1000 metres from the defined shopping centre of Ilkeston with its services and facilities and numerous public transport (bus) routes.

The occupancy rates across the site are relatively good and the premises offer a good range of large and small premises to suit a variety of B1/B2 & B8 uses notwithstanding that some of the premises are quite old and in some cases seem to be in a poor state of repair. An area of land to the south east has been excluded from this assessment as it has full planning permission for a KFC drive through restaurant (which is currently being built) and outline permission for a C1 hotel, D1 non residential institutional use and a B1 business unit (however there is no guarantee that this will be implemented and it is not obvious which part of the site from the plans provided that would accommodate this B1 unit so it was decided to remove the whole site that is subject of this planning permission – ERE/1209/0007).

The site has been assessed as average overall mainly due to the poor accommodation offered by some of the premises; however, this site is located within a very accessible location which sits within a wider area of industrial sites and buildings which is close to Ilkeston Town Centre but with good links to the strategic road network also. Site visit and photos 7/7/2011.

List of companies on the site: Orchard Kitchens, Manor Foundry Ltd, GT Cars, Craft Engineering Ltd, Ken's Electrical Supplies, Auto Fix, Designer Glass Ltd, JW 4X4, GMV, Cargo Salvage Ltd, Clark and Partners Ltd, CSL Ustore UK, Zinda Ltd, JW Engineering Ltd 2 sites (one vacant?), SDL Minorfern, Remco Signs, Pollard Engineering.
Site Details

Site Reference: 60
Site Name: Works (Critchley Court)
Street: Critchley Street/Wood Street
Settlement: Ilkeston
Site Size (ha): 0.3

Status

Current status: In use
Companies on site: Frank Knighton Factory Showroom, Avasco Crafts, Ilkeston Gym

Relevant Studies / Information

NCRELS Ref: n/a
NCRELS Conclusion: n/a

Planning and environmental constraints

Affected by Planning Policy: Policy E2
Affected by Flood Risk
Affected by Residential Properties: Surrounded by residential properties

Market Desirables

Size: Average
Accessibility: Good
Environmental Quality: Average

Commercial Factors

Marketed for sale:
Positive Neighbouring Uses:
Infrastructure Constraints:
Overall Site Quality

Average

Conclusion

This site is made up of two large, inter-linked buildings (probably Victorian in age) and adjoining car-parking area. In recent years the site has moved away from more traditional employment uses to A1 factory showroom/crafts and D2 leisure gym use; although there is still an element of manufacturing on this site (furniture workshop).

The site is accessible by the local workforce and very close to Ilkeston Town Centre with access to numerous facilities and bus services which are accessible by foot. The Strategic Road network is also relatively near with Junction 26 of the M1 being some 3 miles away via the A6096/A610. However, these positives must be tempered by the fact that there is no scope for future expansion as it is surrounded by existing residential properties. The site has been assessed as having an average site quality overall as it is in a sustainable location and is currently occupied, with the buildings that occupy this site being in a reasonable state of repair. Site Visit and Photos 24/06/2011.
Erewash Employment Land Study 2011

Site Details

Site Reference: 61
Site Name: Weleda
Street: Heanor Road
Settlement: Ilkeston
Site Size (ha): 0.7

Status

Current status: In use
Companies on site: Weleda

Relevant Studies / Information

NCRELS Ref: n/a
NCRELS Conclusion: n/a

Planning and environmental constraints

Affected by Planning Policy: Policy E2
Affected by Flood Risk
Affected by Residential Properties

Market Desirables

Size: Average
Accessibility: Good
Environmental Quality: Good

Commercial Factors

Marketed for sale:
Positive Neighbouring Uses:
Infrastructure Constraints:
Overall Site Quality

Good

Conclusion

The site is very close to the Millership Way relief road which affords excellent access to the Awsworth bypass which leads directly to the A610 and in turn Junction 26 of the M1. The site is also close to the defined shopping centre of Ilkeston with its services and facilities and numerous public transport (bus) routes.

Weleda a leading homeopathic medicines group occupy the site; these premises (the Weleda building) were originally built in 1939 in a distinctive architectural style which is locally believed to have been designed to avoid the use of right angles.

The site has been assessed as good overall as this fairly large site is close to Ilkeston Town Centre and has good links to the strategic road network and the accommodation these premises offer is of a high quality in a good environmental setting. Site visit and photos 7/7/2011.
Erewash Employment Land Study 2011

Site Details

Site Reference: 62
Site Name: Gardner Aerospace
Street: Cotmanhay Road
Settlement: Ilkeston
Site Size (ha): 2.2

Status

Current status: In use
Companies on site: Gardner Aerospace

Relevant Studies / Information

NCRELS Ref: n/a
NCRELS Conclusion: n/a

Planning and environmental constraints

Affected by Planning Policy: Policy E2
Affected by Flood Risk
Affected by Residential Properties

Market Desirables

Size: Good
Accessibility: Good
Environmental Quality: Good

Commercial Factors

Marketed for sale:
Positive Neighbouring Uses:
Infrastructure Constraints:
Overall Site Quality
Average

Conclusion

The site is located within the urban framework of Ilkeston and is surrounded by existing residential development and allotment gardens. There are no environmental or built policy environment constraints relating to this site. The contamination issues identified are not thought to be significant.

The site is situated in a sustainable location adjacent to a busy bus corridor and within easy walking distance of Ilkeston Town Centre with its large range of services and facilities and public transport links. Access would appear to be of little concern given that access and egress arrangements can be taken from Cotmanhay and/or Heanor Road. The site is accessible by the local workforce and the Strategic Road network is also relatively near with Junction 26 of the M1 being some 3 miles away via the A6096/A610. Gardner aerospace currently occupy this site but it is believed that they have signed a multi-million-pound deal to move its headquarters from Ilkeston to Sinfin (Derby). However, the current land-use is protected by the application of saved policy E2 which aims to retain functional employment premises and gives the site protection from alternative land uses such as residential.

The site has a lot of positives in terms of size/accessibility and environmental quality; however, it has been assessed as being of average overall quality because it is not known if this large complex would suit another companies needs if/when Gardner Aerospace vacate this site. The cost of removing the present structures and redeveloping the site for employment purposes might also be prohibitive. Site Visit and Photos 07/0672011.
Erewash Employment Land Study 2011

Site Details

Site Reference: 63
Site Name: Manners Industrial Estate
Street: Manners Avenue
Settlement: Ilkeston
Site Size (ha): 23.0

Status

Current status: In use
Companies on site: See list below in conclusion

Relevant Studies / Information

NCRELS Ref: Site contain two sites: E12 & E13
NCRELS Conclusion: Good for both sites

Planning and environmental constraints

Affected by Planning Policy: Policy E2
Affected by Flood Risk
Affected by Residential Properties

Market Desirables

Size: Very Good
Accessibility: Good
Environmental Quality: Good

Commercial Factors

Marketed for sale: See Conclusion
Positive Neighbouring Uses:
Infrastructure Constraints:
Overall Site Quality
Good

Conclusion

The Manners Industrial Estate is situated to the west of Ilkeston Town Centre which is within walking distance (with its ranges of services and facilities/access to public transport); the site has relatively good access to both the A6007 and the A6096 Ilkeston Inner Relief Road with links to the wider strategic road network.

The site has been assessed as good overall (two pieces of land on the site were also accessed as good under the NCRELS study) as the estate is in a good location close to Ilkeston Town Centre and links to the strategic road network and it provides good quality accommodation which is generally well let. Site visit and photographs 23/09/11.


DTZ to let 1300 sq m premises, Musson Liggins to let 419 sq m premises, BB & J to let or for sale 628 sq m premises, Geo Hallam & Sons offices to let 418 to 1682 sq m, HEB 181 to 841 sq m premises to let, Fisher Hargreaves Proctor 4 units to let 429/350/271 & 207 sq m and a 372 sq m unit to let or for sale.

*Note: Over half the site is within Abbotsford Ward and the rest is within Little Hallam Ward.
Erewash Employment Land Study 2011

Site Details

Site Reference: 64
Site Name: Industrial Estate (South ITFC)
Street: Off Awsworth Road
Settlement: Ilkeston
Site Size (ha): 2.0

Status

Current status: In use
Companies on site: DB Body Repairs, Ilkeston Mower Services, PRB Automotive, Top Cover, Formost 4X4, BP Fencing, Ilkeston PLY&DIY, MTS Timber, Flats Ahead, Thermal Design & Applications Ltd, S Austin Motor Engineers.

Relevant Studies / Information

NCRELS Ref: n/a
NCRELS Conclusion: n/a

Planning and environmental constraints

Affected by Planning Policy: Policy E2
Affected by Flood Risk: Small part of site (east) Flood Zone 3
Affected by Residential Properties

Market Desirables

Size: Good
Accessibility: Average
Environmental Quality: Poor

Commercial Factors

Marketed for sale:
Positive Neighbouring Uses:
Infrastructure Constraints:
Overall Site Quality
Average

Conclusion

The majority of this site is taken up with salvage yard and motor repair uses. The site is located on the eastern side of the Erewash Canal, with few local facilities available in the immediate area and poor access arrangements along Awsworth Road towards Ilkeston Town Centre, as the narrow hump-back bridge that crosses the Canal is unsuitable for industrial traffic. The majority of traffic from this site would have to head eastwards out of the site along Awsworth Road to then reach the Ilkeston-Awsworth Relief Road.

The site has been assessed as being average mainly due to the poor environmental quality of the site and the lack of direct access to the centre of Ilkeston (with its host of services and facilities and links to public transport networks). Although the site does have good access to the east to the A6096 and the strategic road network and as it is on the edge of the built framework of Ilkeston this ‘bad neighbour’ is in an ideal location as it is bounded by the canal on one side and mainly open fields and car parking on all the other sides. Site visit and photos 07/07/2011.
Site Details

Site Reference: 65
Site Name: Coal Bagging Plant and other Premises
Street: Off Awsworth Road
Settlement: Ilkeston
Site Size (ha): 3.1

Status

Current status: In use
Companies on site: CPL Distribution, C&A Motor Services and M.D Scaffolding, Ilkeston Auto Centre, Ilkeston Tractors, Salva Group Ltd

Relevant Studies / Information

NCRELS Ref: n/a
NCRELS Conclusion: n/a

Planning and environmental constraints

Affected by Planning Policy: Policy E2
Affected by Flood Risk: Less than half the site within Flood Zone 2.
Affected by Residential Properties: Two to the south of the site

Market Desirables

Size: Good
Accessibility: Average
Environmental Quality: Poor

Commercial Factors

Marketed for sale:
Positive Neighbouring Uses:
Infrastructure Constraints:
Conclusion

The majority of this site is taken up by the operations of CPL Distribution the UK’s leader in solid fuel distribution which has a large coal bagging plant on this site. There are few permanent structures on the site (apart from the bottom third of the site) which mainly consists of hard-standing to assist the coal bagging operation operated by CPL which takes up two thirds of the northern part of the site.

The site is located on the eastern side of the Erewash Canal, with few local facilities available in the immediate area and poor access arrangements along Awsworth Road towards Ilkeston Town Centre, as the narrow hump-back bridge that crosses the Canal is unsuitable for industrial traffic. The majority of traffic from this site would have to head eastwards out of the site along Awsworth Road to then reach the Ilkestone-Awsworth Relief Road.

The site has been assessed as being average mainly due to the poor environmental quality of the site and the lack of direct access to the centre of Ilkeston (with its host of services and facilities and links to public transport networks). Although the site does have good access to the east to the A6096 and the strategic road network and as it is on the edge of the built framework of Ilkeston this ‘bad neighbour’ is in an ideal location as it is bounded by the canal on one side and the football ground and playing fields/open countryside on the other sides (it is also very well screened). Site visit and photos 07/07/2011.
Site Details

Site Reference: 66
Site Name: Oakwell Brickworks site
Street: Derby Road
Settlement: Ilkeston
Site Size (ha): 21

Status

Current status: Vacant
Companies on site: n/a

Relevant Studies / Information

NCRELS Ref: E15
NCRELS Conclusion: Poor

Planning and environmental constraints

Affected by Planning Policy: Policy E2
Affected by Flood Risk
Affected by Residential Properties

Market Desirables

Size: Good
Accessibility: Good
Environmental Quality: Very Poor

Commercial Factors

Marketed for sale:
Positive Neighbouring Uses:
Infrastructure Constraints:
Overall Site Quality
Poor

Conclusion

The site of an old brickworks which has been in a decaying state of disrepair for several decades. The site has widespread contamination across the site acting as a barrier to development and extensive remediation as well as landscaping is needed prior to redevelopment. There are also environmental considerations which could potentially act as a barrier to the redevelopment of this site for employment purposes with part of the site to the south being a Local Wildlife Site (it is expected that these habitats will be maintained and enhanced through redevelopment of the wider site) and there are also several TPO’S dotted across the site. The Grade II Listed Brick Kiln structure in need of care and restoration as it is officially on the ‘at risk register’ of English Heritage has been excluded from within this employment site.

In sustainability terms the site displays good characteristics, as the site is almost completely Brownfield, within the urban settlement boundary of Ilkeston and within walking distance of the Town Centre and all local services, as well as being served by regular public transport services. There are two major roads at the northern and southern ends of the site which would provide opportunities to link with.

However, due to the major constraints identified above which bring into question the viability of redeveloping this site for employment purposes it has been assessed as having a poor overall site quality (Site Visit and photos 24/05/2011).
Erewash Employment Land Study 2011

Site Details

Site Reference: 67
Site Name: Warehouse at 112 Station Road
Street: Station Road
Settlement: Ilkeston
Site Size (ha): 0.183

Status

Current status: Vacant
Companies on site: n/a

Relevant Studies / Information

NCRELS Ref: n/a
NCRELS Conclusion: n/a

Planning and environmental constraints

Affected by Planning Policy: Policy E2
Affected by Flood Risk
Affected by Residential Properties: Surrounded by residential properties

Market Desirables

Size: Poor
Accessibility: Good
Environmental Quality: Poor

Commercial Factors

Marketed for sale:
Positive Neighbouring Uses:
Infrastructure Constraints:
Erewash Employment Land Study 2011

**Overall Site Quality**

Poor

**Conclusion**

Vacant former Victorian lace factory (with later additions) which is situated close to Chalons Way (A6007) and Ilkeston Town Centre and is currently for sale (916 sq m). This site is accessible by the local workforce, close to local facilities and very close to Ilkeston Town Centre and numerous bus services which are accessible by foot. The Strategic Road network is also relatively near with Junction 26 of the M1 being some 3 miles away via the A6096/A610. However, these positives must be tempered by the fact that this small vacant site has no scope for future expansion as it is surrounded by existing residential properties and it is in a very poor state of repair. For these reasons the site has been deemed to be of poor quality overall. Site Visit and Photos 24/06/2011.
Erewash Employment Land Study 2011

Site Details

Site Reference: 68
Site Name: Land at Merlin Way / Crompton Road
Street: Merlin Way
Settlement: Ilkeston
Site Size (ha): 1.5

Status

Current status: Vacant
Companies on site: n/a

Relevant Studies / Information

NCRELS Ref: E18
NCRELS Conclusion: Good

Planning and environmental constraints

Affected by Planning Policy
Affected by Flood Risk: Flood Zone 3 affecting around a third of the site
Affected by Residential Properties

Market Desirables

Size: Average
Accessibility: Average
Environmental Quality: Poor

Commercial Factors

Marketed for sale:
Positive Neighbouring Uses:
Infrastructure Constraints:
**Overall Site Quality**

Poor

**Conclusion**

A vacant brownfield site positioned within an established industrial estate which offers a flat regular shaped site with a prominent road frontage. The Quarry Hill industrial Estate on which this site is situated is a long established industrial estate which has a high occupancy level and where units tend to let/sell quite well.

The site is on the fringe of Ilkeston but is served by public transport routes and the local highways network. Access to the strategic highways network is taken through Ilkeston. NCRELS has assessed this site as having a good overall market appeal and stated that demand from developers would be good as it offers the opportunity to further develop an established and popular industrial estate. However, new information has come to light that this site is very contaminated and due to the high costs of remediation it is unlikely to be redeveloped in the near future (Site visit and photos 24/05/2011).
Erewash Employment Land Study 2011

Site Details
Site Reference: 69
Site Name: Albion Works - Baltex (W Ball & Son Ltd)
Street: Burr Lane
Settlement: Ilkeston
Site Size (ha): 0.24

Status
Current status: In use
Companies on site: Baltex (W Ball & Son Ltd)

Relevant Studies / Information
NCRELS Ref:
NCRELS Conclusion:

Planning and environmental constraints
Affected by Planning Policy: Policy E2
Affected by Flood Risk: Row of residential terraces fronting the site

Market Desirables
Size: Average
Accessibility: Good
Environmental Quality: Average

Commercial Factors
Marketed for sale:
Positive Neighbouring Uses:
Infrastructure Constraints:
Overall Site Quality

Average

Conclusion

Existing employment site that is occupied by Baltex which designs, manufactures and supplies a wide range of high performing technical textiles to a range of industries such as Aerospace, Military, Medical, Composites and Automotive. The site is made up of three buildings comprising a large Grade II Listed factory (Albion Works), another older building to the rear of this building and a modern industrial shed also to the rear of the Listed Works.

The Grade II Listing will place some constraints on how the building is adapted to meet modern business needs and the site is also within a Conservation Area which will also have some implications in terms of constraints. The site is accessible by the local workforce, close to local facilities and very close to Ilkeston Town Centre and numerous bus services which are accessible by foot. The Strategic Road network is also relatively near with Junction 26 of the M1 being some 3 miles away via the A6096/A610. However, these positives must be tempered by the fact that the site is quite small and densely packed with existing buildings offering not much room for future expansion or other requirements such as car parking. Overall the site is deemed to be of average quality as it offers premises that while they are old are in a good order of upkeep in a sustainable location. Site Visit and Photos 24/06/2011.
Erewash Employment Land Study 2011

Site Details

Site Reference: 70
Site Name: The Water Plant
Street: Wilne Lane
Settlement: Church Wilne
Site Size (ha): 3

Status

Current status: In use
Companies on site: Severn Trent Water

Relevant Studies / Information

NCRELS Ref:
NCRELS Conclusion:

Planning and environmental constraints

Affected by Planning Policy: Washed over by Green Belt
Affected by Flood Risk
Affected by Residential Properties

Market Desirables

Size: Good
Accessibility: Average
Environmental Quality: Average

Commercial Factors

Marketed for sale: N/a
Positive Neighbouring Uses:
Infrastructure Constraints:
Erewash Employment Land Study 2011

**Overall Site Quality**

Average

**Conclusion**

This large site is washed over by Green Belt and is located on the western side of the M1 Motorway in the Church Wilne/Sawley area. As such, both the strategic road network (i.e. M1 Junction 25) and the facilities available within Long Eaton are in relatively close proximity. The site is specifically designed to meet the sole occupant's (Severn Trent Water) need as a water treatment works whilst its location adjacent to the M1 and being surrounded by undeveloped Green Belt land means residential amenity issues are minimised. There are two main access points which serve the premises and allow for different parts of the complex to be accessed easily. With regards to future development, as previously stated, the site is washed over Green Belt policy which provides a constraint but this hasn't seemingly restricted the development of the exists industrial units, which all seem to be of reasonable quality (as evidenced on the site visit - 8/07/2011). However, it must be emphasised how the commercial premises and land is suited to the water treatment operation so it is difficult to see other operations/ uses occurring.

Despite this limitation and the Green Belt constraint, the sites size and the secure/anchored occupant, means this site has to be assessed as 'Average Quality' in this Employment Land Study.
Site Details

Site Reference: 71
Site Name: Land to the East of Manners Ind. Estate
Street: Off Manners Avenue
Settlement Ilkeston
Site Size (ha): 2.4

Status

Current status Vacant
Companies on site:

Relevant Studies / Information

NCRELS Ref: n/a
NCRELS Conclusion: n/a

Planning and environmental constraints

Affected by Planning Policy
Affected by Flood Risk
Affected by Residential Properties

Market Desirables

Size Good
Accessibility Good
Environmental Quality Average

Commercial Factors

Marketed for sale:
Positive Neighbouring Uses:
Infrastructure Constraints:
Overall Site Quality

Good

Conclusion

This site is located to the north of the Winster Buildings occupied by Merritt Plastics on the Manners Industrial Estate which is situated to the west of Ilkeston Town Centre which is within walking distance (with its ranges of services and facilities/access to public transport); the site has relatively good access to both the A6007 and the A6096 Ilkeston Inner Relief Road with links to the wider strategic road network.

The site has been assessed as good overall as this piece of vacant land has had permission in the past for the erection of three industrial units on part of the site and the rest of the site was granted outline permission for B1/B2/B8 use. There has also been recent commercial interest in the site with the only real issue being the relatively narrow access through to this site over land occupied by Merritt Plastics. This piece of land would make a logical extension the Manners Industrial estate which is in a good location close to Ilkeston Town Centre and links to the strategic road network. Site visit and photographs 23/09/11.
Site Details

Site Reference: 72
Site Name: Belfield Industrial Estate
Street: Belfield Street
Settlement: Ilkeston
Site Size (ha): 4.9

Status

Current status: In use
Companies on site: See conclusion below

Relevant Studies / Information

NCRELS Ref: n/a
NCRELS Conclusion: n/a

Planning and environmental constraints

Affected by Planning Policy: Policy E2
Affected by Flood Risk
Affected by Residential Properties

Market Desirables

Size: Good
Accessibility: Good
Environmental Quality: Average

Commercial Factors

Marketed for sale: See Conclusion
Positive Neighbouring Uses: Surrounding Industrial estates
Infrastructure Constraints:
Overall Site Quality

Average

Conclusion

The site has direct access onto the Millership Way relief road (via Belfield Street) which affords excellent access to Ilkeston town centre and to the Awsworth bypass which leads directly to the A610 and in turn Junction 26 of the M1. The site is less than 1000 metres from the defined shopping centre of Ilkeston with its services and facilities and numerous public transport (bus) routes.

The occupancy rates across the site are not particularly good especially in the premises to the north of the site. However, this industrial estate does offer a good range of large and small premises to suit a variety of needs, notwithstanding that some of the premises are quite old and in some cases seem to be in a poor state of repair (especially those premises located to the north of the site). The site has been assessed as average overall due to vacancy rates/the quality of the accommodation on certain parts of the site. However, this industrial estate is located in a very accessible location within a wider industrial area close to Ilkeston Town Centre but with good links to the strategic road network. Site visit and photos 7/7/2011.


Units to let/for sale - Raybould and Sons Ltd, Industrial Warehouse to rent (512 sq m), NG Surveyors, Unit 6 Belfield Street to let/sale (645 sq m). Fisher Hargreaves Procter, Unit 4 industrial unit to let (455 sq m), Unit 7 industrial unit to let (426 sq m) and Unit 11/12 warehouse premises to let/sale (2010 sq m).
Site Details

Site Reference: 73
Site Name: Proposed Junction 25 Business Park
Street: Longmoor Lane
Settlement: Breaston
Site Size (ha): 32

Status

Current status: Vacant
Companies on site: n/a

Relevant Studies / Information

NCRELS Ref:
NCRELS Conclusion:

Planning and environmental constraints

Affected by Planning Policy: GB1
Affected by Flood Risk
Affected by Residential Properties

Market Desirables

Size: Very Good
Accessibility: Very Good
Environmental Quality: Very Good

Commercial Factors

Marketed for sale:
Positive Neighbouring Uses: Fields/M1, no obvious amenity issues
Infrastructure Constraints: One obvious access point available
Conclusion

This site has been promoted through the Core Strategy consultation as a possible location for future growth, and this assessment examines the prospects of commercial growth. This site represents a very large area of Green Belt land (32ha) sandwiched between Longmoor Lane and the A52 which is located on the very outskirts of Long Eaton. The site is located ideally near Junction 25, which allows unrivalled access to the M1 and A52 particularly by the private motor car. Indeed, this excellent road infrastructure provided the site with unique benefits with the A52 providing direct links and easy access to Derby and Nottingham and the M1 Motorway connecting the Borough with the rest of the country.

The site comprises of Grade 3 agricultural land and possesses a heightened environmental quality, being surrounded by fields. This coupled with its position bordering the aforementioned arterial roads means there are no obvious residential amenity issues which would be generated through the development. Wilsthorpe Farm and the associated buildings representing the only built structures on the site and these would inevitably have to be demolished as part of any wider development. Furthermore, there is a single carriage bridge which spans the M1 Motorway connecting the Farm with Bostocks Lane. This could be utilised as a means of forming a ‘one way’ exit from the site to alleviate any pressure on the main point of access which would be via Longmoor Lane.

It is envisaged that such a development would entail a well-designed and high-quality office business park and it is likely that such a large and accessible site would generate high interest and demand for commercial development. Indeed, the 2007 Nottingham City Region Employment Land Study (NCRELS) reported how commercial activity is currently being dominated in the most accessible locations, close to the M1 Junctions. However, the Study comments that whilst much of Erewash straddles the M1, the borough has a ‘lack of [such] good quality and available development sites’. Accordingly, NCRELS ultimately recommends that ‘new, better-quality’ sites should be identified in ‘accessible locations close to the M1’.

Overall the site is deemed to be Very Good Quality in relation to commercial factors as it offers the chance to develop new office buildings in a high quality environment in a very accessible location near to the A52/M1 Junction. However, due to the Green Belt constraint, the current planning policy framework can not support commercial development in this location. Indeed, the development would represent a large intrusion into the Green Belt and countryside and therefore a sizeable shift in planning policy would needed to remove this constraint and allow commercial development to occur. As such, it is not applicable to attribute an overall site quality in this Employment Land Study.
Erewash Employment Land Study 2011

Site Details
Site Reference: 74
Site Name: Land off J25 (p.app)
Street: Bostocks Lane
Settlement: Risley
Site Size (ha): 0.42

Status
Current status: Vacant
Companies on site: None

Relevant Studies / Information
NCRELS Ref:
NCRELS Conclusion:

Planning and environmental constraints
Affected by Planning Policy
Affected by Flood Risk
Affected by Residential Properties

Market Desirables
Size: Average
Accessibility: Very Good
Environmental Quality: Very Good

Commercial Factors
Marketed for sale: Marketed now
Positive Neighbouring Uses: Existing office park near the site
Infrastructure Constraints:
Overall Site Quality

Very Good

Conclusion

A 0.42 hectare Greenfield site granted planning permission on 18/03/2009 to erect an office building (1986 sq m)

Overall the site is deemed to be Very Good Quality as it offers the chance to develop a new office building in a high quality environment in a location on the Junction of the A52/M1 that is very accessible by private motor car. The site is also accessible by bus services at the bus stop a short walk away in the centre of Risley from Derby and Nottingham. It would be expected that once the economy has recovered the above planning permission would be implemented/the site would be developed following a subsequent planning application (Site Visit and photos 23/02/2011).
## Site Details

<table>
<thead>
<tr>
<th>Site Reference:</th>
<th>75</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Name:</td>
<td>Great Bear Industrial Estate</td>
</tr>
<tr>
<td>Street:</td>
<td>Station Road</td>
</tr>
<tr>
<td>Settlement:</td>
<td>Sandiacre</td>
</tr>
<tr>
<td>Site Size (ha):</td>
<td>3</td>
</tr>
</tbody>
</table>

### Status

<table>
<thead>
<tr>
<th>Current status</th>
<th>Vacant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Companies on site:</td>
<td>One building in use on the site by DX courier service. Rest of the large warehouses are vacant and ex council offices.</td>
</tr>
</tbody>
</table>

## Relevant Studies / Information

<table>
<thead>
<tr>
<th>NCRELS Ref:</th>
<th>E11</th>
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<tbody>
<tr>
<td>NCRELS Conclusion:</td>
<td>Average</td>
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### Planning and environmental constraints

<table>
<thead>
<tr>
<th>Affected by Planning Policy</th>
<th>Policy E2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Affected by Flood Risk</td>
<td>1/2 site at risk from flooding - 1 in 100 or greater</td>
</tr>
<tr>
<td>Affected by Residential Properties</td>
<td></td>
</tr>
</tbody>
</table>

### Market Desirables

<table>
<thead>
<tr>
<th>Size</th>
<th>Good</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessibility</td>
<td>Poor</td>
</tr>
<tr>
<td>Environmental Quality</td>
<td>Average</td>
</tr>
</tbody>
</table>

### Commercial Factors

| Marketed for sale: |  |
| Positive Neighbouring Uses: |  |
| Infrastructure Constraints: | Capacity of local road network |
Erewash Employment Land Study 2011

Overall Site Quality
Average

Conclusion
Poor quality existing warehousing (Great Bear Distribution which would require substantial refurbishment) and the awkward access through Sandiacre are the dictating factors in assessing the viability of this site. There is also the added complication that over half of the site is also subject to a planning application (yet to be determined) for an A1 retail food store and commercial units; if this was given planning permission the viability of the rest of the site for employment uses would be further tested.

Even though the site is close to the centre of Sandiacre with its services and facilities and access to public transport and the strategic road network in relatively close proximity (although access through Sandiacre is awkward); the site has been deemed to be of average quality and it is hard to see apart from the premises currently being occupied by DX courier service and the ex-Council Offices which are currently being marketed for let/sale any of the other buildings coming back into employment use (Site visit and photos 23/02/2011).

*Update 20/09/2011 - The site area has been altered to 3 hectares to exclude land that now has the benefit of planning permission for an A1 retail food store and commercial units.*
Site Details

Site Reference: 76
Site Name: Premises at
Street: Fletcher Street
Settlement Long Eaton
Site Size (ha): 0.4

Status

Current status In use
Companies on site: Top Tiles

Relevant Studies / Information

NCRELS Ref:
NCRELS Conclusion:

Planning and environmental constraints

Affected by Planning Policy Shopping Centre / Saved Policy S1
Affected by Flood Risk
Affected by Residential Properties

Market Desirables

Size Poor
Accessibility Good
Environmental Quality Average

Commercial Factors

Marketed for sale:
Positive Neighbouring Uses:
Infrastructure Constraints:
Erewash Employment Land Study 2011

**Overall Site Quality**

Average

**Conclusion**

The relatively small site is located to the north west of Long Eaton Town Centre and possesses a prominent position to the south of Derby Road which acts as one of the main thoroughfares into the town. The site therefore benefits from enhanced accessibility and economic draw owing to location within the town centre and its facilities and services (notably bus links and retailing). However, as a result the site is subject to Saved Policy S1 which encourages retailing uses. Furthermore, due to its location, congestion especially at peak of the day is evident and turning out/into the site onto Derby Road off Fletcher is resultantly more problematic.

The site is adjacent to the Canal and its recently renovated tow path which has been promoted for cycling and any development proposal would have to incorporate this into the design, ideally through enabling access. Similarly, due to the sites’ prominent position one of the key approaches in to the town centre, an enhanced design would be required and this issue is reflected in the town centre Masterplan. Furthermore, the site is located within the Conservation Area, which again points to design considerations.

The site visit (2011) revealed however that the current ‘Top Tiles’ pre-fabricated unit does not currently meet these aspirations fronting Nottingham Road as it represents a poor quality aesthetic unpleasing building. However, the use/building is limited to a temporary planning permission but the occupancy of Top Tiles allows the site to be utilised for commercial purposes before any major re-development proposals are asserted. Towards the southern half of the site, a older industrial premises is also located and as these are not in a particularly good condition, they could form part of any wider development although difficulties associated with multiple ownership may arise.

With regards to such future development, the small site is hemmed in owing to the presence of the bordering Derby Road and Canal, which means opportunities a limited (notwithstanding the above possible opportunity) but the erection a high/several storied building could be supported making it fitting for office use despite the aforementionedSaved Policy S1. Indeed, the emerging Aligned Core Strategy highlights town centre locations as positive locations for new offices which will be required over the plan period.

Considering the site’s small size and limited expansion opportunities and offsetting this against the merits of the site’s prominent location on the edge of town centre, the sites has been assessed as being ‘Average Quality’ in this Employment Land Study
# Erewash Employment Land Study 2011

## Site Details

<table>
<thead>
<tr>
<th>Site Reference:</th>
<th>77</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Name:</td>
<td>Factory off Tamworth Road</td>
</tr>
<tr>
<td>Street:</td>
<td>Tamworth Road</td>
</tr>
<tr>
<td>Settlement:</td>
<td>Long Eaton</td>
</tr>
<tr>
<td>Site Size (ha):</td>
<td>0.2</td>
</tr>
</tbody>
</table>

### Status

<table>
<thead>
<tr>
<th>Current status</th>
<th>In use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Companies on site:</td>
<td>1) Douglas Gill</td>
</tr>
</tbody>
</table>

## Relevant Studies / Information

NCRELS Ref: [Link]

NCRELS Conclusion: [Link]

## Planning and environmental constraints

- Affected by Planning Policy
- Affected by Flood Risk
- Affected by Residential Properties

## Market Desirables

<table>
<thead>
<tr>
<th>Size</th>
<th>Poor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessibility</td>
<td>Good</td>
</tr>
<tr>
<td>Environmental Quality</td>
<td>Average</td>
</tr>
</tbody>
</table>

## Commercial Factors

- Marketed for sale:
- Positive Neighbouring Uses:
- Infrastructure Constraints: Hemmed in by 2 main roads
Overall Site Quality

Average

Conclusion

This small site is positioned in a relatively sustainable location within a relatively close proximity of Long Eaton Town Centre (and its services) and most particularly, to the Railway Station. Furthermore, the site benefits from quick access onto the strategic highway network (notably the M1 and A52) via Junction 25.

One company 'Douglas Gill' utilise this site for its operations with the company specialising in the production of quality lace designs. The site visit (1/7/11) revealed that the buildings are of reasonable quality and generally fit for purpose. Indeed, the company was founded in these premises in 1951 which provides the site with an occupant who is realistically likely to remain on the site for the foreseeable future. The site includes factory unit and an office (large converted dwelling) which fronts onto the busy Tamworth Road.

The site is situated in predominantly residential area but is bounded by a social club and Fields Farm Road to the south. As such, there is little opportunity for expansion although the Social Club car park, which is located adjacent to the site and is particularly large in its size could potentially be partly utilised.

Despite the site's small size, due to the healthy occupancy and its accessible location, the site has been assessed as ‘Average’ in this Employment Land Study.
Erewash Employment Land Study 2011

Site Details

Site Reference: 78
Site Name: Motorway Maintenance Compound
Street: Bostocks Lane
Settlement: Sandiacre
Site Size (ha): 1.5

Status

Current status: In use
Companies on site: Highways Agency

Relevant Studies / Information

NCRELS Ref:
NCRELS Conclusion:

Planning and environmental constraints

Affected by Planning Policy
Affected by Flood Risk
Affected by Residential Properties

Market Desirables

Size: Good
Accessibility: Very Good
Environmental Quality: Average

Commercial Factors

Marketed for sale:
Positive Neighbouring Uses: Hotels nearby
Infrastructure Constraints: M1 and the Bostocks Lane constrain the site
**Erewash Employment Land Study 2011**

**Overall Site Quality**

Very Good

**Conclusion**

This site is located just off Bostocks Lane on the very outskirts of Sandiacre/Long Eaton. The site is located ideally just off Junction 25, which allows unrivalled access to the M1 and A52. This explains the current Highways Agency occupancy, with the organization principally utilising the site for Motorway Maintenance. The current premises and building which are considered to be fit for purpose, are designed to meet the site's role.

Although relatively large, the site is constrained by the presence of the M1 and Bostocks Lane. If the Highways Agency occupancy was to ever cease, a number of different commercial operations would be attracted to this site due to its heightened accessibility. Indeed, potential office use could be supported whilst there are 2 hotels just located further down Bostocks Lane.

The only slight area of concern which was identified on the site visit (1/7/11) was difficulties turning back onto Bostocks Lane (particularly in the Long Eaton direction) due to the fast flowing traffic. Nevertheless, due to the enhanced strategic and accessible location, the site has been assessed as 'Very Good Quality' in this Employment Land Study.
Site Details

Site Reference: 79
Site Name: Hallam Mills
Street: Little Hallam Lane
Settlement: Ilkeston
Site Size (ha): 0.4

Status

Current status: In use
Companies on site: Cartwright Injection Mouldings

Relevant Studies / Information

NCRELS Ref: n/a
NCRELS Conclusion: n/a

Planning and environmental constraints

Affected by Planning Policy: Policy E2
Affected by Flood Risk
Affected by Residential Properties

Market Desirables

Size: Average
Accessibility: Average
Environmental Quality: Good

Commercial Factors

Marketed for sale: BB&J
Positive Neighbouring Uses:
Infrastructure Constraints:
A small part of the site is occupied by Cartwright Injection Mouldings but the majority of the larger Hallam Mills factory site is currently vacant after The Mill and factory Shop (Curtains and Blinds) closed down and this part of the site is currently for sale/to let (2613 sq m). Over recent years inquiries have been made about redeveloping this part of the site for residential development.

The mill buildings occupied by Cartwright Injection Mouldings are of a good quality and appearance. The rest of the site is not as high quality in terms of accommodation but still appears to be acceptable (any development on this part of the site for residential development might affect the operation of Cartwright Injection Mouldings in the longer term). The premises are a good example of Mill premises and have a notable industrial brick chimney in the south of the site. The immediate surroundings consist entirely of residential properties with access to the site being taken from Birdcroft Lane and Little Hallam Lane which provides a link to Ilkeston Town Centre and then the wider strategic road network. There are no flooding issues with this site, but there are contamination issues on half of the site which might come into play if the site were to be redeveloped.

The site has been assessed as average overall mainly due to the fact that the site sits within an entirely residential area and the majority of the site is currently vacant and offers a less high quality level of accommodation than the part of the site that is currently occupied (Site visit and photos 24/05/2011).
Site Details

Site Reference: 80
Site Name: Factory (North of)
Street: Little Hallam Lane
Settlement: Ilkeston
Site Size (ha): 0.3

Status

Current status: Vacant
Companies on site: n/a

Relevant Studies / Information

NCRELS Ref: n/a
NCRELS Conclusion: n/a

Planning and environmental constraints

Affected by Planning Policy
Affected by Flood Risk
Affected by Residential Properties

Market Desirables

Size: Poor
Accessibility: Poor
Environmental Quality: Good

Commercial Factors

Marketed for sale:
Positive Neighbouring Uses:
Infrastructure Constraints:
Overall Site Quality

Very Poor

Conclusion

This site has been assessed as very poor overall for employment purposes mainly due to the fact that the site has outline planning permission for the demolition of a former factory and No.43 Nursery Hollow (for access road) and the erection of 10 new dwellings so the principle of residential development has been established on this site. Granted 23/09/2009 (ERE/0609/0038).

The former Andriess works has now been demolished (Site visit and photos 24/05/2011).
Site Details

Site Reference: 81
Site Name: Rising Lea Business Park
Street: Derby Road
Settlement: Risley
Site Size (ha): 0.3

Status

Current status: In use
Companies on site: Swift, Auto Repairs (JW), Arc Machines Inc, Hilltop Audio Visual, Buzz Magazine

Relevant Studies / Information

NCRELS Ref:
NCRELS Conclusion:

Planning and environmental constraints

Affected by Planning Policy: Green Belt
Affected by Flood Risk
Affected by Residential Properties

Market Desirables

Size: Poor
Accessibility: Good
Environmental Quality: Good

Commercial Factors

Marketed for sale: Currently being marketed - see conclusion
Positive Neighbouring Uses:
Infrastructure Constraints:
Overall Site Quality

Good

Conclusion

A 0.3 hectare business park located in the Risley Conservation Area and in the Green Belt; as such there are limited opportunities to expand this business park currently. The business park is currently being marketed for sale with the following disclaimer ‘Existing Business Unaffected’; separately an office/studio/workshops to let from 37 sq m to 400 sq m is also being marketed.

The site offers good quality accommodation in an attractive location within walking distance of bus stops providing a regular service to Derby and Nottingham. The strategic road network (J25 M1/A52) is also in close proximity to this site. For these reasons the site has been deemed as good quality overall; the only negatives are the lack of expansion opportunities and the relatively poor access from Derby Road (Site visits and photos 23/02/2011).
Erewash Employment Land Study 2011

Site Details

Site Reference: 82
Site Name: Kensington Business Park
Street: Kensington Street
Settlement: Ilkeston
Site Size (ha): 0.7

Status

Current status: In use
Companies on site: See Reasoned Judgment below.

Relevant Studies / Information

NCRELS Ref: n/a
NCRELS Conclusion: n/a

Planning and environmental constraints

Affected by Planning Policy: Policy E2
Affected by Flood Risk
Affected by Residential Properties: One access is straight onto a residential street

Market Desirables

Size: Average
Accessibility: Average
Environmental Quality: Average

Commercial Factors

Marketed for sale:
Positive Neighbouring Uses:
Infrastructure Constraints:
Overall Site Quality

Average

Conclusion

A group of industrial buildings which have been sub-divided into smaller units; located within walking distance of Ilkeston Town Centre. The buildings are a mixture of ages with some of the buildings showing signs of age but they provide a useful source of low-quality and low-cost floorspace for industrial operations in a sustainable location on a major public transport corridor between Nottingham and Ilkeston. Occupancy levels when the site was visited were reasonable with 11 of the 16 units occupied. The site has three access points one being straight on to a residential street (Whitworth Road), a narrower access (one car width) onto Nottingham Road and another access onto Nottingham Road via Kensington Street.

The site is accessible by the local highways network but to reach the strategic road network you would have to go through Ilkeston or Sandiacre and the site does not offer the most modern of accommodation; however, the site has been deemed to have an average overall site quality due to its sustainable location and the low cost floorspace that is available. Site visit and photos taken 24/05/2011.

Site Details

Site Reference: 83
Site Name: Works adjacent to South East Derbyshire College
Street: Nottingham Road
Settlement: Ilkeston
Site Size (ha): 0.3

Status

Current status: In use
Companies on site: Derbyshire and Notts Fabrications, Ilkeston Glass Supplies and 139 Sq m B1 Unit for let

Relevant Studies / Information

NCRELS Ref: n/a
NCRELS Conclusion: n/a

Planning and environmental constraints

Affected by Planning Policy: Policy E2
Affected by Flood Risk
Affected by Residential Properties

Market Desirables

Size: Average
Accessibility: Average
Environmental Quality: Good

Commercial Factors

Marketed for sale:
Positive Neighbouring Uses:
Infrastructure Constraints:
Overall Site Quality
Average

Conclusion

Modern Industrial premises located within walking distance of Ilkeston Town Centre and having direct access on to Nottingham Road which is a major public transport corridor between Nottingham and Ilkeston. The site is fully occupied apart from a small B1 unit (139 sq m) which is currently available to let.

The site is accessible by the local highways network but to reach the strategic road network you would have to go through Ilkeston or Sandiacre. There appears to be no scope for the future expansion of this site. However, the site offers modern accommodation in a sustainable location and has therefore been assessed as being of good overall site quality. Site visit and photos taken 24/05/2011.
Site Details

Site Reference: 84
Site Name: 10 Heanor Road and adjacent works
Street: Heanor Road
Settlement: Ilkeston
Site Size (ha): 0.2

Status

Current status: Vacant
Companies on site: Part of the site is used by Henson Plumbing & Heating, Shed 2 Studios and Farmer Furnishings.

Relevant Studies / Information

NCRELS Ref: n/a
NCRELS Conclusion: n/a

Planning and environmental constraints

Affected by Planning Policy: Policy E2
Affected by Flood Risk
Affected by Residential Properties

Market Desirables

Size: Average
Accessibility: Average
Environmental Quality: Poor

Commercial Factors

Marketed for sale:
Positive Neighbouring Uses:
Infrastructure Constraints:
Erewash Employment Land Study 2011

**Overall Site Quality**

Poor

**Conclusion**

This small site is close to Ilkeston Town Centre and has good links to the strategic road network. Ten Heanor Road is a Grade II Listed former lace factory that has been derelict since Norton Plastics relocated to Belfield Street in Ilkeston around 2008. The site has the benefit of a lapsed planning permission which confirms suitability of residential development. However, the benefit of a lapsed permission does not necessarily mean that a similar scheme if re-submitted would automatically be acceptable. EBC Conservation Officer has indicated that there are significant heritage issues regarding the conversion of this Grade II Listed Building for residential use (e.g. the subdivision of factory floors) which might fail to protect its special character.

Most of the rest of the site is occupied by the following businesses; Henson Plumbing & Heating, Shed 2 Studios and Farmer Furnishings and most of this part of the site also has the benefit of a lapsed planning permission that includes an element of residential development.

The site is considered to have a poor overall quality as it is partly derelict and has come under threat in recent years for alternative uses (access is also quite restricted to some of the premises on this site). However, the provisions of Policy E2 would still have to be met if this site were ever to be considered for release from employment uses.
Site Details

Site Reference: 85
Site Name: Works
Street: 334a Cotmanhay Road
Settlement Ilkeston
Site Size (ha): 0.1

Status

Current status In use
Companies on site: Trade Carpets Warehousing and Oatenvale Ltd (Kitchens)

Relevant Studies / Information

NCRELS Ref: n/a
NCRELS Conclusion: n/a

Planning and environmental constraints

Affected by Planning Policy Policy E2
Affected by Flood Risk
Affected by Residential Properties Surrounded by residential properties

Market Desirables

Size Poor
Accessibility Average
Environmental Quality Average

Commercial Factors

Marketed for sale:
Positive Neighbouring Uses:
Infrastructure Constraints:
Erewash Employment Land Study 2011

**Overall Site Quality**

Poor

**Conclusion**

The premises are located on the corner of Cotmanhay Road and Duke Street which is situated approximately 1 mile (1.6 km) to the north of Ilkeston town centre. The A610 is situated approximately 3.5 miles (5.6 km) to the north which gives access to the M1 and Nottingham. The site is also in close proximity to several bus stops that offer frequent services to Ilkeston Town Centre and through to Nottingham.

The premises used to be an old sawmill but are now used by a manufacturer of kitchens and a carpet warehouse and there is an adjacent car parking area (a residential property also sits on this site but has been excluded from the site boundary). The site is located in a residential area and there is no scope for the future expansion of this small site.

The site has been assessed as poor overall due to its small size and the fact that it is in a residential area and the main part of the business accommodation looks to be in a poor state of repair. However, the premises are currently in use and any future loss of this employment site to other uses would have to comply with the provisions of Policy E2. Site visit and photos 7/7/2011.
Erewash Employment Land Study 2011

**Site Details**

Site Reference: 86  
Site Name: Works  
Street: Grenville Drive  
Settlement: Ilkeston  
Site Size (ha): 0.1

**Status**

Current status: Vacant  
Companies on site: n/a

**Relevant Studies / Information**

NCRELS Ref: n/a  
NCRELS Conclusion: n/a

**Planning and environmental constraints**

Affected by Planning Policy: Policy E2  
Affected by Flood Risk:  
Affected by Residential Properties: Located in a residential area

**Market Desirables**

Size: Poor  
Accessibility: Average  
Environmental Quality: Average

**Commercial Factors**

Marketed for sale: BB&J  
Positive Neighbouring Uses:  
Infrastructure Constraints:
Erewash Employment Land Study 2011

**Overall Site Quality**
Poor

**Conclusion**

The premises are located on the corner of Cotmanhay Road and Grenville Drive which is situated approximately 1 mile (1.6 km) to the north of Ilkeston town centre. The A610 is situated approximately 3.5 miles (5.6 km) to the north which gives access to the M1 and Nottingham. The site is also in close proximity to several bus stops that offer frequent services to Ilkeston Town Centre through to Nottingham.

The main warehouse premises comprise a single storey brick built industrial building (a former lace factory built in 1897) which is linked to a two storey office building (externally there is on site parking for approximately 8 vehicles). The site is located in a residential area and there is no scope for the future expansion of this small site.

The site has been assessed as poor overall due to its small size and the fact that it is in a residential area and the current premises may not offer the sort of accommodation required for modern business needs. However, the premises are currently being marketed and if offered at a competitive rate they may well be taken up by a company in the future (adequate marketing for employment uses must have been undertaken before this site could be considered for alternative uses under Policy E2). Site visit and photos 7/7/2011.
### Site Details

<table>
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<tbody>
<tr>
<td>Site Reference:</td>
<td>87</td>
</tr>
<tr>
<td>Site Name:</td>
<td>Glenbery Upholstery</td>
</tr>
<tr>
<td>Street:</td>
<td>Walton Street</td>
</tr>
<tr>
<td>Settlement:</td>
<td>Long Eaton</td>
</tr>
<tr>
<td>Site Size (ha):</td>
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### Status

<table>
<thead>
<tr>
<th>Attribute</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Current status:</td>
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</tr>
<tr>
<td>Companies on site:</td>
<td>None - Formerly Glenbery Upholstery</td>
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### Relevant Studies / Information

<table>
<thead>
<tr>
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<tr>
<td>NCRELS Ref:</td>
<td></td>
</tr>
<tr>
<td>NCRELS Conclusion:</td>
<td></td>
</tr>
</tbody>
</table>

### Planning and environmental constraints

- Affected by Planning Policy: Site surrounded in residential use
- Affected by Flood Risk:      |
- Affected by Residential Properties: Site surrounded in residential use

### Market Desirables

<table>
<thead>
<tr>
<th>Attribute</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Size</td>
<td>Poor</td>
</tr>
<tr>
<td>Accessibility</td>
<td>Poor</td>
</tr>
<tr>
<td>Environmental Quality</td>
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### Commercial Factors

<table>
<thead>
<tr>
<th>Attribute</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Marketed for sale:</td>
<td>Site currently being marketed</td>
</tr>
<tr>
<td>Positive Neighbouring Uses:</td>
<td></td>
</tr>
<tr>
<td>Infrastructure Constraints:</td>
<td></td>
</tr>
</tbody>
</table>
Overall Site Quality
Very Poor

Conclusion

This site is located to the north of Long Eaton Town Centre and therefore has reasonable accessibility to a good range of facilities and services. However and most crucially, the site is situated in a residential setting with narrow approach roads and the factory itself is completely surrounded by housing. This helps explains why a planning application (ERE1005/0046) for the creation of 18 dwellings was approved by the Council, which would displace the existing factory. However, as the construction of these houses has not started, this application has now lapsed the site has been included in this Employment Land Study. Nevertheless, the vacancy (as evidenced on the site visit [8/2011]) , the threat of strategic residential growth, evidenced by the aforementioned Planning Application, means this site possesses little/no long term economic prospects. As such, the site has been assessed as ‘Very Poor’ in this Employment Land Study.
Site Details

Site Reference: 88
Site Name: Aburnet
Street: Walker Street
Settlement: Draycott
Site Size (ha): 0.12

Status

Current status: In use
Companies on site: Aburnet

Relevant Studies / Information

NCRELS Ref:
NCRELS Conclusion:

Planning and environmental constraints

Affected by Planning Policy: Village Housing Development - H3
Affected by Flood Risk
Affected by Residential Properties: Completely surrounded by residential development

Market Desirables

Size: Poor
Accessibility: Poor
Environmental Quality: Average

Commercial Factors

Marketed for sale:
Positive Neighbouring Uses:
Infrastructure Constraints: Site located in residential setting (narrow roads)
Overall Site Quality
Very Poor

Conclusion

This site is located to the north of Draycott which is a settlement that is considered to have a good range of facilities including a frequent bus service. However and most crucially, the site is situated in a residential setting with narrow approach roads and the factory itself is completely surrounded by housing. This helps explains why a planning application (ERE0310/0063) for the creation of 9 apartments has been approved by the Council, which would displace the existing factory. As the construction of these houses has not started and the factory is still in occupation (as evidenced on the site visit [8/7/2011]) the site has been included in this Employment Land Study. Nevertheless, the threat of strategic residential growth, now evidenced by the granted Planning Application, means this site possesses little/no long term economic prospects. As such, the site has been assessed as ‘Very Poor’ in this Employment Land Study.
Site Details

Site Reference: 89
Site Name: Industrial Estate
Street: Duffield Road
Settlement: Little Eaton
Site Size (ha): 3.8

Status

Current status: In use
Companies on site:
1) Tomlinson Office & Vehicle Services
2) Clock House Garage
3) ToLet
4) DEB dispensing
5) Total site accom..
6) MW Polymers
7) Mercia Image
8) 20ten
9) Lyntons China
10) Green Hatch
11) Derwent Media

Relevant Studies / Information

NCRELS Ref:
NCRELS Conclusion:

Planning and environmental constraints

Affected by Planning Policy: Site is partly adjacent to Green Belt
Affected by Flood Risk: Located in EA Flood Zones 2 & 3
Affected by Residential Properties:

Market Desirables

Size: Good
Accessibility: Good
Environmental Quality: Average

Commercial Factors

Marketed for sale: 21,760 sq ft unit available
Positive Neighbouring Uses:
Infrastructure Constraints:
Erewash Employment Land Study 2011

Overall Site Quality

Good

Conclusion

This industrial estate and is ideally located just off the A38 and to the south of Little Eaton and to the north of Derby City. Its heightened accessibility, helps explain the positive occupancy which was evidenced on the site visit (8/07/11). Due to the site being located in Little Eaton, which is a small settlement, rural in character, limited services are available notably shops and services, although some are available whilst Derby City is in close proximity as previously stated.

The site visit demonstrated that the buildings are fit for purpose but a few of the premises namely the Tomlinson's, Derwent Media / Green Hatch Group office buildings were of particularly good quality whilst the imposing DEB dispensing industrial unit is likely to be an anchor unit. In terms of expansion, there are limited opportunities on site but there is one unit (21,760 sqft) which was available for let. Furthermore, the site borders the Outrams office complex to the south, which helps to show how commercial operations in this location are supported but also provides an opportunity for the site and the office complex to be integrated but this would require some direct access being forged and this could affect bordering TPO trees. Crucially, the site (adjacent to the DEB Dispensing unit) also borders undeveloped 'Green Belt' land, and there is a potential for this land to be promoted through the 'Site Allocation DPD' process as this could potentially be used to allow the estate to expand, making use of the enhanced strategic accessibility located so close to the A38 and Derby. There is one unit ('Clock House') which is effected by a Grade II listing status but due to the small size of this building, this potential constraint is not thought to be too significant.

Due to the positive occupancy level, and heightened accessibility, the site has been assessed as being 'Good Quality' in this Employment Land Study.
Erewash Employment Land Study 2011

Site Details

Site Reference: 90
Site Name: Caravan Depot
Street: Derby Road
Settlement: Draycott
Site Size (ha): 1.25

Status

Current status: In use
Companies on site: 1) Long Eaton Caravans 2) Stainless Fabrications

Relevant Studies / Information

NCRELS Ref:
NCRELS Conclusion:

Planning and environmental constraints

Affected by Planning Policy: GB1
Affected by Flood Risk
Affected by Residential Properties

Market Desirables

Size: Poor
Accessibility: Poor
Environmental Quality: Poor

Commercial Factors

Marketed for sale:
Positive Neighbouring Uses:
Infrastructure Constraints: Means of access is considered poor
Overall Site Quality

Poor

Conclusion

This site is located to the west of Draycott but is situated outside the built framework being completely washed over by Green Belt policy. However, despite being located in the countryside and away from the settlement, the site is not overly distant from the associated nearby services and facilities. The site itself represents 2 former agricultural units and as these comprise of concrete breeze blocks and corrugated iron, these are considered to be of poor quality. Nevertheless, the site visit (8/07/ 2011) revealed that both units were being occupied by 2 businesses whilst the land around the units was being utilised for associated storage, which suggests the premises are fit for purpose. Indeed, it is considered that this site serves part of a wider agenda to enable rural/farm diversification to ensure a productive use for such buildings/locations. Despite this and the current occupancy though, there are further issues, which could affect commercial operations in the future. The whole site and its surroundings are all subject to Green Belt policy, which is a barrier to further expansion and development on the site would have to meet certain design criteria. Furthermore, there is a particular long and narrow approach road with no passing points and this provides an deterrent for any operation that requires frequent access for servicing/customers. This said, it is believed a sizeable amount of investment will be need to improve the long term economic prospects of this site.

For the above reasons, notably the standard of the buildings, poor means of access, and the Green Belt constraint, the site has to be considered ‘Poor Quality’ in this Employment Land Study.
Erewash Employment Land Study 2011

Site Details

Site Reference: 91
Site Name: Langham Park (and other units)
Street: Lows Lane
Settlement: Stanton by Dale
Site Size (ha): 12.89

Status

Current status: In use
Companies on site: See below in reasoned judgment

Relevant Studies / Information

NCRELS Ref: n/a
NCRELS Conclusion: n/a

Planning and environmental constraints

Affected by Planning Policy: Policy E2
Affected by Flood Risk
Affected by Residential Properties

Market Desirables

Size: Good
Accessibility: Average
Environmental Quality: Good

Commercial Factors

Marketed for sale:
Positive Neighbouring Uses:
Infrastructure Constraints:
Overall Site Quality
Good

Conclusion
This site is made up of a business park (Langham Park) on one side of Lows Lane and a smaller industrial estate (The Fulcrum) and large distribution warehouse on the other side of Lows Lane adjacent to the Stanton Regeneration site. The site is relatively close to the strategic road network although access through Sandiacre is awkward and the site is also close to bus stops providing services to the nearby town of Ilkeston. Site visit and photos 27/04/2011.

The site has been assessed as good overall; although there is a very high occupancy rate and the only opportunities for expansion of this site would be part of any employment development as part of the comprehensive redevelopment of the Stanton Regeneration Site or by encroaching on the Green Belt.

Businesses on this site - Jet Blades Engineering Ltd, Be-Ge Jany, William West Trailers Ltd, Laser UK (Cutting Machines), OMC Joinery, Accent Print Ltd, NPTC Ltd, Saviour Engineering, Forge Recruitment, Carters Flooring Ltd, DRJDA, Nexus Print Solutions, Gallelectric, Jenson Press Printers, Kugel Motion, Adam Hodginson Plastering Ltd, Automation, CVS Vehicle solutions, Trans Care Road Solutions, TRS Vehicle Repair Centre, Chilwell Products Ltd, TVG Vehicle Services. 311 sq m & 250 sq m buildings for sale/let and 0.4 ha of land to let.
Erewash Employment Land Study 2011

Site Details

Site Reference: 92
Site Name: Stanton Bonna
Street: Lows Lane
Settlement: Stanton by Dale
Site Size (ha): 12.84

Status

Current status: In use
Companies on site: Stanton Bona Concrete Ltd

Relevant Studies / Information

NCRELS Ref:
NCRELS Conclusion:

Planning and environmental constraints

Affected by Planning Policy: Policy E2
Affected by Flood Risk
Affected by Residential Properties

Market Desirables

Size: Very Good
Accessibility: Average
Environmental Quality: Average

Commercial Factors

Marketed for sale:
Positive Neighbouring Uses:
Infrastructure Constraints:
Overall Site Quality

Average

Conclusion

Stanton Bona Concrete Ltd currently operate on this site and make a range of concrete products for industry such as the water and rail industries. The site is relatively close to the strategic road network although access through Sandiacre is awkward and the site is also close to bus stops providing services to the nearby town of Ilkeston.

If the present use were to cease on this site it is thought that this site would be average in terms of its overall quality as the present structures on the site would be incapable of being used for other uses and therefore a lot of cost would be involved in removing these structures and remediating the site. Site visit and photos 27/04/2011.
### Site Details

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<thead>
<tr>
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<tbody>
<tr>
<td>Site Name:</td>
<td>Factories (East &amp; West of)</td>
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<tr>
<td>Street:</td>
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<tr>
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### Status

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<td>Companies on site:</td>
<td>See below in reasoned judgment</td>
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</table>

### Relevant Studies / Information

<table>
<thead>
<tr>
<th>NCRELS Ref:</th>
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</tr>
</thead>
<tbody>
<tr>
<td>NCRELS Conclusion:</td>
<td>n/a</td>
</tr>
</tbody>
</table>

### Planning and environmental constraints

- Affected by Planning Policy
- Affected by Flood Risk
- Affected by Residential Properties

### Market Desirables

<table>
<thead>
<tr>
<th>Size</th>
<th>Average</th>
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<tbody>
<tr>
<td>Accessibility</td>
<td>Good</td>
</tr>
<tr>
<td>Environmental Quality</td>
<td>Good</td>
</tr>
</tbody>
</table>

### Commercial Factors

<table>
<thead>
<tr>
<th>Marketed for sale:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Positive Neighbouring Uses:</td>
</tr>
<tr>
<td>Infrastructure Constraints:</td>
</tr>
</tbody>
</table>
Overall Site Quality

Good

Conclusion

Rutland Mills Business Centre comprises a building with extensive frontage and on-site car parking located on the edge of the defined shopping centre of Ilkeston. Originally built as a textile mill, it has been totally refurbished during the past 5 years and converted to modern offices/showroom accommodation. The building extends in total to approximately 24,000 sq ft, and now only one floor remains available to let with suites from 111 sq m (at a rent of £3900 per annum). A secondary building to the rear that fronts Hallcroft Road appears to be occupied in a rear wing but the main building is in a poor state of repair and is currently vacant and available to let.

The site is within a Conservation Area but this should not be too much of a constraint seeing as the site has already been converted into a business centre. The site is accessible by the local workforce, close to local facilities and very close to Ilkeston Town Centre and numerous bus services which are accessible by foot. The site provides a very good standard of accommodation at affordable rents in a sustainable location and for these reasons the business centre has been assessed as good quality overall. Site Visit and Photos 24/06/2011.

Companies on the site - Part of the building is a snooker Hall (Use Class D2) - The Q Room, Actis Ltd, Derbyshire Social Services, Ilkeston Learning Centre, part of the main building is available to let for serviced office accommodation (suites from 111 sq m) and building to rear of the main mill building is currently occupied in the wing at the back but the main building fronting Hallcroft Road is currently vacant (it has had an application to demolish it which was refused and was refused on appeal) which is available to let but is in a very poor state of repair.
Site Details

Site Reference: 94
Site Name: Belper St Works - Masons Mill & West Site Factory
Street: Belper Street
Settlement: Ilkeston
Site Size (ha): 0.23

Status

Current status: In use
Companies on site: Cluny Lace Company Ltd, Lace Mechanics (Metal Workers) and a Gym

Relevant Studies / Information

NCRELS Ref: n/a
NCRELS Conclusion: n/a

Planning and environmental constraints

Affected by Planning Policy: Policy E2
Affected by Flood Risk
Affected by Residential Properties

Market Desirables

Size: Average
Accessibility: Average
Environmental Quality: Good

Commercial Factors

Marketed for sale:
Positive Neighbouring Uses:
Infrastructure Constraints:
Erewash Employment Land Study 2011

**Overall Site Quality**

Average

**Conclusion**

A group of Old Mill Buildings with great character that are well maintained. The West Side Factory on one side of Belper Street has recently been granted permission for a change of use from B1 to a D2 gym in the basement and lower ground floor (Granted 11/08/2010). The other floors in the building (306 sq m) are currently being marketed for office, light industrial or storage purposes at £21.5 per square metre. The buildings on the eastern side of Belper Street (including Masons Mill) appear to be fully occupied by the Cluny Lace Company Ltd and Lace Mechanics. There is off street parking associated with this site further down Belper Street to the south.

No built environment or historic constraints have been identified although the site is located in the middle of a residential street. The site is accessible by the local workforce, close to local facilities and very close to Ilkeston Town Centre and numerous bus services which are accessible by foot. However, these positives must be tempered by the small scale nature of the site (which offers no scope for future expansion) and by the fact that the site is now coming under pressure for non B1/B2/B8 uses. But overall the site is deemed to be of average quality as it offers premises that while they are old are in a very good order of upkeep in a sustainable location. Site Visit and Photos 24/05/2011.
Erewash Employment Land Study 2011

**Site Details**

Site Reference: 95  
Site Name: Land to the West of Manners Ind. Estate  
Street: Birkdale Close (Possible access)  
Settlement: Ilkeston  
Site Size (ha): 8  

**Status**

Current status: Vacant  
Companies on site:  

**Relevant Studies / Information**

NCRELS Ref: n/a  
NCRELS Conclusion: n/a  

**Planning and environmental constraints**

Affected by Planning Policy  
Affected by Flood Risk  
Affected by Residential Properties: Properties to the north of the site  

**Market Desirables**

Size: Good  
Accessibility: Average  
Environmental Quality: Good  

**Commercial Factors**

Marketed for sale:  
Positive Neighbouring Uses:  
Infrastructure Constraints:
Erewash Employment Land Study 2011

Overall Site Quality

Good

Conclusion

This site is located to the west of the Manners Industrial Estate and would provide a logical extension to this estate which provides good quality accommodation which is generally well let. The site is in a good location close to Ilkeston Town Centre which is within walking distance (with its ranges of services and facilities/access to public transport); the site has relatively good access to both the A6007 and the A6096 Ilkeston Inner Relief Road with links to the wider strategic road network. The main problem with this site is how to create an access from the existing estate; this could possibly be done through vacant land off Birkdale Close or a number of other options.

The site has been assessed as good overall due to the above factors and more importantly that this piece of land forms part of a possible strategic allocation (West of Ilkeston) that the Council are seeking to allocate in the Erewash Core Strategy for a mixture of housing and on this section of the site; employment uses. Site visit and photographs 23/09/11.
Erewash Employment Land Study 2011

Site Details

Site Reference: 96
Site Name: Pheonix Mill Buildings
Street: Nottingham Road
Settlement: Long Eaton
Site Size (ha): 0.56

Status

Current status: In use
Companies on site: 1) Carpet and Bed warehouse 2) Aburnet Ltd 3) Roger Smeeton, Memorial Specialist 4) Vacant Unit, 367sqm

Relevant Studies / Information

NCRELS Ref: E6 part
NCRELS Conclusion: Good

Planning and environmental constraints

Affected by Planning Policy: Edge of Town Centre
Affected by Flood Risk: Located opposite (other side of road)

Market Desirables

Size: Poor
Accessibility: Good
Environmental Quality: Good

Commercial Factors

Marketed for sale: 1 new/vacant unit, previously marketed for storage
Positive Neighbouring Uses: Former gas works site, ref. 29
Infrastructure Constraints: Nottingham Road (South), Railway lines (east)
**Overall Site Quality**

Good

**Conclusion**

This site comprises of old industrial brick built mill buildings which possess a reasonable environmental/historic quality as well as healthy level of occupancy. Indeed, an initial site visit (24/03/11) revealed that 3 companies were utilising the premises but the eastern building (with 365 sqm of floor space) was being marketed for available storage land. However, a subsequent site visit (23/08/11) revealed that this eastern building has had its frontage demolished being replaced with a new recessed contemporary façade which has allowed a small car park/servicing area to be created. This development was nearing completion, and although this will have reduced the amount of floorspace, it is envisaged that new occupants will be attracted to this more modern and commercially suited unit.

The site is located to the north east of Long Eaton Town Centre and has a prominent position off Nottingham Road which acts as the main thoroughfare through the town. Located in such close proximity to the town centre and its facilities and services, notably bus links and retailing, means the site benefits from enhanced accessibility and economic draw. However, due to its location localised congestion is evident especially at peak of the day whilst turning out/into the site off Nottingham Road is therefore more problematic.

With regards to future expansion, the site is hemmed in owing to the presence of the bordering Nottingham Road and the railway lines, which means opportunities a limited to site re-configuration, which is evidenced by the recent development to the eastern building. However the site also borders the vacant former gas work site (Ref 29) which is being marketed for sale. If development proposals were targeted there is an opportunity to easily and logically integrate these sites which could simultaneously ease infrastructure constraints (e.g. poor access and egress) on both sites. In any such event, light industrial or office uses (B1) would be seemingly more appropriate whilst the emerging Aligned Core Strategy highlights town centre locations as positive locations for new offices which will be required over the plan period.

In terms of providing the site with quality rating, it is important to note that NCRELS assessment (2007) ultimately assessed the site (along with the bordering former gas works site) as being good quality. Considering this and the merits of the site’s prominent location on the edge of town centre and on a main transport corridor as well as the aforementioned expansion opportunities, the site has similarly been assessed as being ‘Good Quality’ in this Employment Land Study.
Erewash Employment Land Study 2011

Site Details

Site Reference: 97
Site Name: Electron House/Scientific House
Street: Bridge Street
Settlement: Sandiacre
Site Size (ha): 0.14

Status

Current status: In use
Companies on site: HE SI

Relevant Studies / Information

NCRELS Ref:
NCRELS Conclusion:

Planning and environmental constraints

Affected by Planning Policy
Affected by Flood Risk: Small part Zone 2 and an even smaller part Zone 3
Affected by Residential Properties

Market Desirables

Size: Poor
Accessibility: Average
Environmental Quality: Good

Commercial Factors

Marketed for sale:
Positive Neighbouring Uses:
Infrastructure Constraints:
Overall Site Quality
Average

Conclusion

This small site consists of two double storey B1 office buildings and a smaller single storey building occupied by a property management company. The site is located within a predominately residential environment with access from Station Road being taken down Bridge Street. The site is also close to Sandiacre Local Centre and its facilities and services and is within easy walking distance of several bus stops providing a regular service to Derby and Nottingham as well as Long Eaton and Ilkeston.

Good quality office accommodation and close to the strategic road network; however, there is presently awkward access through Sandiacre affecting this site (Site visit and photos 23/02/2011). The site has been assessed as average overall due to its small size and accessibility issues. There is also no prospect of future expansion for this site due to its position close to the centre of Sandiacre.
Erewash Employment Land Study 2011

Site Details

Site Reference: 98
Site Name: Business estate on Ilkeston Road, Sandiacre
Street: Ilkeston Road
Settlement: Sandiacre
Site Size (ha): 0.31

Status

Current status: In use
Companies on site: Studio kitchen Fit, Eight Days a Week (Print Solutions), JTD Autos, Auto Body Tec

Relevant Studies / Information

NCRELS Ref: n/a
NCRELS Conclusion: n/a

Planning and environmental constraints

Affected by Planning Policy: Policy E2
Affected by Flood Risk: Part of the site Flood Zone 3
Affected by Residential Properties

Market Desirables

Size: Poor
Accessibility: Average
Environmental Quality: Good

Commercial Factors

Marketed for sale:
Positive Neighbouring Uses:
Infrastructure Constraints:
Erewash Employment Land Study 2011

Overall Site Quality
Average

Conclusion
This site is located to the north of Sandiacre and consists of 4 units that are fully occupied. The site is relatively close (within walking distance) to Sandiacre Local Centre and its facilities and services and is within walking distance of several bus stops providing a regular service to Derby and Nottingham as well as Long Eaton and Ilkeston. Around half of the site is within Flood Zone 3.

The site is close to the strategic road network; however, there is presently awkward access through Sandiacre affecting this site (Site visit and photos 23/02/2011). Any expansion of this site would have to encroach onto the Green Belt and therefore due to its small size and accessibility issues the site has been assessed as average even though the four units that make up this site are relatively modern and provide a good standard of accommodation for small firms.
Site Details

Site Reference: 99
Site Name: Offices and other buildings, 23 Park Road
Street: Park Road
Settlement: Ilkeston
Site Size (ha): 0.15

Status

Current status: In use
Companies on site: Nexsis Communications Ltd, Moorley's Printers and Inter -Hire (Power Tool Service)

Relevant Studies / Information

NCRELS Ref: n/a
NCRELS Conclusion: n/a

Planning and environmental constraints

Affected by Planning Policy: Policy E2
Affected by Flood Risk
Affected by Residential Properties

Market Desirables

Size: Poor
Accessibility: Good
Environmental Quality: Average

Commercial Factors

Marketed for sale:
Positive Neighbouring Uses:
Infrastructure Constraints:
Overall Site Quality
Average

Conclusion

The site comprises three individual units that are currently all occupied by a printing, communications and tool hire business. The site is very close to the Town Centre of Ilkeston and is therefore close to a host of services and facilities and is accessible by public transport (numerous bus routes terminate in Ilkeston Town Centre).

No built environment or historic constraints have been identified. The site offers business accommodation and associated car parking in an accessible location close to the town centre and the inner relief road and then onto the strategic road network. However, these positives must be tempered by the age and nature of the accommodation on a site that is relatively small and offers no real scope for future expansion. For these reasons the site has been judged as being of average quality (Site visits and photos 24/05/2011).
# Erewash Employment Land Study 2011

## Site Details

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<tbody>
<tr>
<td>Site Name:</td>
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<td>Ilkeston</td>
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## Status

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## Relevant Studies / Information

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<tr>
<th>NCRELS Ref:</th>
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<tbody>
<tr>
<td>NCRELS Conclusion:</td>
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## Planning and environmental constraints

<table>
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<tr>
<td>Affected by Flood Risk</td>
<td>Flood Zone 2</td>
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<tr>
<td>Affected by Residential Properties</td>
<td>Two adjacent residential properties</td>
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## Market Desirables

<table>
<thead>
<tr>
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<td>Accessibility</td>
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## Commercial Factors

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<th>Marketed for sale:</th>
<th>For sale/let - Fisher Hargreaves Procter</th>
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<tbody>
<tr>
<td>Positive Neighbouring Uses:</td>
<td></td>
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<tr>
<td>Infrastructure Constraints:</td>
<td></td>
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</tbody>
</table>
Overall Site Quality
Average

Conclusion

Small vacant office(s) building (118 - 614 sq m) and associated car park which is currently for sale/let. This site is coming under pressure for residential development; a site to the west has planning permission for residential development and inquiries have been made in the past for developing this site for residential development. However, Policy E2 of the Erewash Saved Polices Document will seek to protect this site from alternative uses.

No built environment or historic constraints have been identified, although the site is within Flood Zone 2. The site offers office space and associated car parking in a good quality environment which is accessible by the local workforce, close to local facilities and is close to Ilkeston Town Centre which is accessible by foot from this site or by public transport as Nottingham Road is a major public transport route. However, these positives must be tempered by the small scale nature of the site (which offers no scope for future expansion), the fact that it is currently vacant and the age of the accommodation and for these reasons the site has been judged as being of average quality (Site visits and photos 24/05/2011).

EDO - Offers very competitive rents.
Site Details

Site Reference: 101
Site Name: Stacey's Bakery (Factory)
Street: 59 South Street
Settlement: Ilkeston
Site Size (ha): 0.1

Status

Current status: In use
Companies on site: Stacey's Bakery

Relevant Studies / Information

NCRELS Ref: n/a
NCRELS Conclusion: n/a

Planning and environmental constraints

Affected by Planning Policy: Policy E2, Policy S1, S4 & S5
Affected by Flood Risk
Affected by Residential Properties

Market Desirables

Size: Average
Accessibility: Good
Environmental Quality: Good

Commercial Factors

Marketed for sale:
Positive Neighbouring Uses:
Infrastructure Constraints:
Overall Site Quality

Good

Conclusion

This site comprises a small retail shop to the front (on South Street) of a factory building which is a bakery (Stacey’s) which provides produce for the aforementioned shop and two other Stacey’s bakery shops; the bakery also supplies wholesale to local businesses. The business is one of Ilkeston’s longest standing having started trading in 1934. The bakery which is housed in the factory building to the rear of the site is accessed through a rear courtyard (which has other associated storage buildings and room for delivery vans/staff car parking) off Gladstone Street West which offers easy access to the inner relief road and then onto the strategic road network.

The site is accessible by the local workforce, close to local facilities and very close to Ilkeston Town Centre and numerous bus services which are accessible by foot. The site is in a good location for the retail shop element of the site and also the factory building provides good quality accommodation for this part of the business and is in a good location to take advantage of the local and strategic road network. For all of the above reasons the site has been assessed as good overall for the present needs of the bakery business that occupies the site. Site Visit and Photos 27/09/2011.