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Findings of the Employment Land Survey:

To accompany the site assessments undertaken from the Erewash Employment Land Survey (EELS) 2018, this is a short document which presents a range of key contextual information concerning some of the main conclusions to be drawn from the Borough Council's recent work.

Firstly, it is necessary to introduce the scoring criterion used to assess each of the 73 EELS sites. The use of criterion in the 2018 EELS has been helpful in making more informed decisions concerning the qualities of each site. Assessment was broken down into five themes as a way of ensuring thorough conclusions, with the following categories proving helpful in allowing for full and objective appraisal;

- Site location
- Planning Policy considerations
- Environmental setting
- Flexibility of premises/stock; and
- Demand and commercial desirability.

The criterion under each of the above headings are set out below:

SITE LOCATION:

Proximity to the Strategic Road Network (SRN):

Site directly accessed off the SRN	10 points
Site 0 – 0.5km from the SRN	9 points
Site 0.5 – 1km from the SRN	8 points
Site 1 – 1.5km from the SRN	7 points
Site 1.5 – 2km from the SRN	6 points
Site 2 – 2.5km from the SRN	5 points
Site 2.5 – 3km from the SRN	4 points
Site 3 – 3.5km from the SRN	3 points
Site 3.5 – 4km from the SRN	2 points
Site 4 – 4.5km from the SRN	1 point

Local prominence:

Site adjacent to and visible from M1	5 points
Site adjacent to and visible from A-road (A38, A52, A608, A609, A6005, A6007 & A6096).	4 points
Site adjacent to and visible from B-road (B5010, B6002, B6007, B6179 & B6540)	3 points
Site has local prominence e.g. within its own industrial location/setting	2 points

Public transport:

Site within 500m of a bus stop/route(s)	10 points
Site within 500m to 1km of a bus stop/route(s)	5 points
Site further than 1km away from a bus stop/route(s)	0 points

Relationship to workforce:

Within urban area (or inset village settlement)	10 points
On the urban/rural settlement fringe (within 0.5km of boundary)	7 points
Isolated location more than 0.5km away from urban/village boundary	5 points

PLANNING POLICY CONSIDERATIONS:

Each EELS site began assessment with a score of 10. A single point will be removed for the following constraints:

Poor/unsuitable road access - access not conducive to type of business	-1
Adjacent residential properties - nature of operation cause amenity harm to nearby homes	-1
Conservation Area - site/premises detract from historic character	-1
Listed building(s) - site/premises impacts on the setting or views of a listed asset	-1
Flood risk - any meaningful part of the site/premises located within in FZ3a or worse	-1
TPO's - site/premise negatively impacts upon setting of TPO/group TPO	-1
Contaminated land - site/premises sits upon land in contaminated land register	-1
Others (HS2, Green Belt)	-1 each

ENVIRONMENTAL SETTING:

The assessed score is dependent on what is observed from site visits. Score can range between 10 (excellent quality) to 0 (exceptionally poor) – examples are listed below to help understand scoring.

High quality campus-style business park in green surrounds with attractive landscaping	10
Employment site/premises, largely set in green surrounds with some soft landscaping adding visual quality	8
Employment site/premises with mainly hard-surfacing throughout identified area (car parking, service yards/areas etc.)	6

Employment site/premises with a minimal setting	4
Employment site/premises contributing to a negative impact on their immediate surrounding (unsightly land, dust, noise or smell-orientated pollution)	2

FLEXIBILITY OF PREMISES/STOCK:

The assessed score is dependent on what is observed from site visits. Scores can range between 10 and 0. The site is assessed in terms of its shape, potential to sub-divide into smaller units or surplus land in which to expand or create new employment space. A site displaying immense flexibility will return a 10, whilst a site that is wholly inflexible will score 0.

KEY FACTORS:
Space around the premises for limited or larger expansion
Recent planning activity pursued to alter buildings/create additional employment space
Are parts of employment site or buildings underutilised/dilapidated?

DEMAND AND COMMERCIAL DESIRABILITY:

To return a score against this criterion, the number of identifiable units on a site would be divided by 100 to create an individual % for each unit (e.g. 15 identifiable units on a site would equate to each unit forming 6.7% of the overall number of premises). The % should then be assessed against the scale of occupation below:

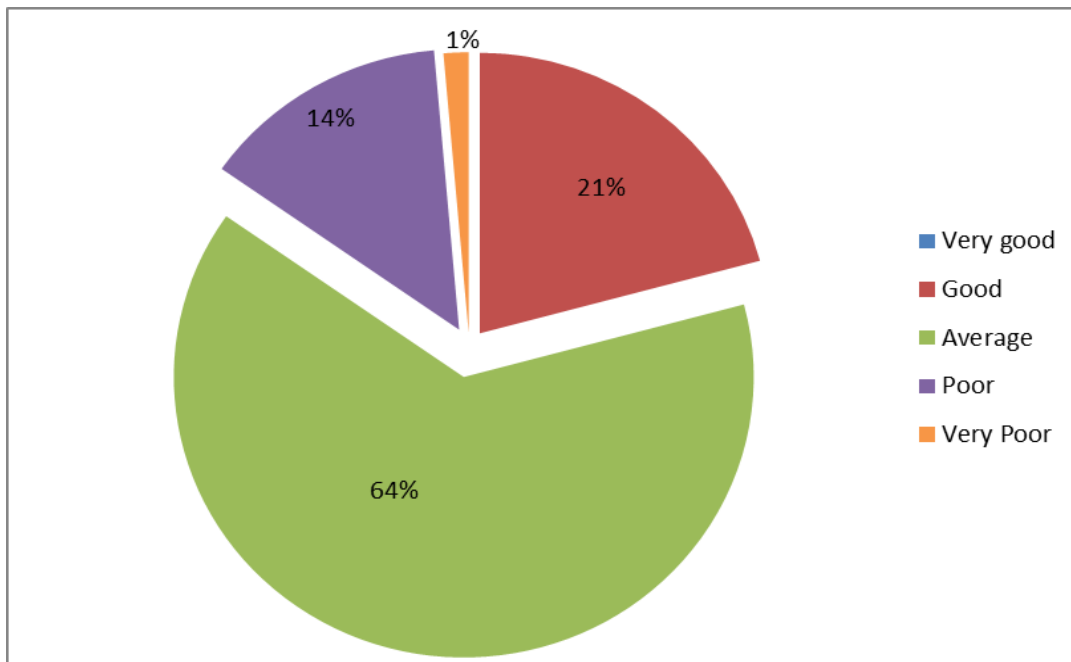
76-100% of identifiable units occupied	8
51-75% of identifiable units occupied	6
26-50% of identifiable units occupied	4
1-25% of identifiable units occupied	2
All units vacant or disused	0

The maximum score a site can be assessed through this work is 73.

Similarly to how other Employment Land Surveys have addressed presenting the quality of their employment sites, the EELS 2018 document utilises ratings in which to better understand the best and worst performing sites within Erewash. The categories that EELS sites fall within is as follows:

Site rating:	Number of EELS 2018 sites:
Very good (65-73)	0
Good (55-64)	15
Average (45-54)	46
Poor (35-44)	10
Very poor (<34)	1

Chart 1: Percentage Breakdown of Each Category



As chart 1 suggests, over half of the sites are average in quality, with more than 75% of sites being good or average.

Whilst the individual assessments reveal each site's total score, there is no ability to see all results in a single table ranked to show the best and worst performing sites. A full schedule showing the results of all 73 EELS sites appears overleaf. Each site has been colour coded within the schedule by settlement. The breakdown of colour coding is below:

Settlement	Colour
Ilkeston	Blue
Long Eaton	Red
Sandiacre	Pink
Risley	Dark Blue
Little Eaton	Green
Draycott	Brown
Stanton by Dale	Orange
West Hallam	Grey
Church Wilne	Purple
Breaston	Black

SITE ANALYSIS
GOOD SITES

Site Name	Site Ref	Proximity to SRN	Local Prominence	Public Transport	Relationship to workforce	Locational Score	Policy Considerations	Environmental Setting	Flexibility of Premises	Demand/ Commercial desirability	Qualities Score	Total /73
Outrams Wharf	EELS 001	8	3	10	10	31	7	8	8	8	31	62
Interchange J25 Business Park	EELS 029	9	5	10	7	31	10	8	5	8	31	62
Derby Road Industrial Estate	EELS 030	7	3	10	9	30	9	7	6	8	30	60
Land opposite Interchange 25 Business Park	EELS 056	9	4	10	8	30	8	7	7	7	29	59
Duffield Road Industrial Estate	EELS 065	7	3	10	7	30	7	6	8	8	29	59
Progress Rail UK site	EELS 036	6	4	10	9	30	9	4	7	8	28	58
Ascot park Industrial Estate	EELS 034	5	2	10	8	27	8	7	7	8	30	57
Little Eaton southern triangle	EELS 005	8	3	10	7	28	7	8	5	8	28	56
Bridgfield Industrial Estate	EELS 009	2	4	10	10	26	10	7	5	8	30	56
Works/Depot adj. to Bridgfield Ind. Est.	EELS 008	2	4	10	9	26	9	6	6	8	29	55
Orchard Business Park	EELS 035	5	2	10	8	27	8	6	6	8	28	55
Weleda Works and Premises	EELS 048	2	4	10	9	26	9	7	5	8	29	55
Great Bear Industrial Estate	EELS 057	6	3	10	8	29	8	5	7	8	26	55
Showroom & Works Premises, Fletcher St.	EELS 058	3	4	10	8	27	8	6	6	8	28	55
Works off Bonsall St.	EELS 072	3	4	10	9	27	9	5	6	8	28	55

AVERAGE SITES

Site Name	Site Ref	Proximity to SRN	Local Prominence	Public Transport	Relationship to workforce	Locational Score	Policy Considerations	Environmental Setting	Flexibility of Premises	Demand/ Commercial desirability	Qualities Score	Total /73
Mills and Factories at Leopold St	EELS 024	3	4	10	10	27	6	7	6	8	27	54
Digby St. Industrial Estate	EELS 044	3	4	10	10	27	9	6	4	8	27	54
Abbey Street Industrial Estate	EELS 047	2	4	10	10	26	9	5	6	8	28	54
Rutland Industrial Park	EELS 055	3	4	10	10	27	8	5	6	8	27	54
Highway England Maintenance Depot	EELS 059	9	5	5	10	29	9	5	3	8	25	54
Stanton Bonna Concrete Plant & Works	EELS 067	0	2	10	10	22	9	7	8	8	32	54
Electron House and Scientific House	EELS 070	6	2	10	10	28	7	6	5	8	26	54
Old Hall Mills Business Park	EELS 002	7	3	10	10	30	6	4	5	8	23	53
Works at Victoria Rd & Town End St/	EELS 007	2	4	10	10	26	8	6	5	8	27	53
Breydon Industrial Centre	EELS 017	2	2	10	10	24	7	6	8	8	29	53
Works and Holyoake Drive/Meadow Lane	EELS 021	2	2	10	10	24	9	5	7	8	29	53
Trent Business Centre & adj. Works	EELS 027	4	2	10	10	26	7	6	6	8	27	53
Derwent Street Industrial Estate	EELS 032	3	2	10	10	25	9	6	5	8	28	53
Plackett Mill	EELS 037	5	2	10	10	27	7	7	4	8	26	53
The Ropewalk Industrial Estate	EELS 043	3	2	10	10	25	9	6	5	8	28	53
Draycott Mills	EELS 006	2	4	10	10	27	7	6	4	8	25	52
Bridge Mills and adj. Builders Yard	EELS 025	3	4	10	10	27	5	6	6	8	25	52
Coal Bagging Plant and other Premises	EELS 051	4	2	10	10	26	8	3	7	8	26	52
Sheetstores Industrial Estate	EELS 012	2	2	10	10	24	6	7	6	8	27	51
Acton Road Industrial Estate	EELS 014	1	2	10	10	23	8	5	7	8	28	51
Goodwin Mills	EELS 026	3	2	10	10	25	8	6	4	8	26	51

Highfield Mills	EELS 028	4	2	10	10	26	8	4	5	8	25	51
Furnace Road Industrial Estate	EELS 042	1	4	10	10	25	7	5	6	8	26	51
Works off Heanor Lane/Factory Street	EELS 062	2	4	10	10	26	8	6	5	6	25	51
Works at Grenville Drive	EELS 064	3	2	10	10	25	8	6	4	8	26	51
Phoenix Mills, Nottingham Road	EELS 069	3	4	10	10	27	8	5	3	8	24	51
Works north and south of Longmoor Lane	EELS 010	5	2	5	10	22	9	6	5	8	28	50
Quarry Hill Industrial Estate	EELS 038	0	2	10	10	22	8	4	8	8	28	50
Manners Industrial Estate	EELS 049	1	2	5	10	18	9	7	8	8	32	50
Works at junc/ of Cotmanhay Rd/ Duke St.	EELS 063	3	2	10	10	25	9	5	3	8	25	50
Meadow Brooks Business Park	EELS 018	2	2	10	10	24	8	5	4	8	25	49
New Tythe Street Industrial Area	EELS 022	3	2	10	10	25	7	5	4	8	24	49
Meadowmeads. Milner Road	EELS 023	2	2	10	10	24	7	6	4	8	25	49
Gas Street Industrial Area	EELS 031	6	2	10	10	28	5	5	3	8	21	49
Atlas Mills Industrial Estate	EELS 033	3	2	10	10	25	8	5	3	8	24	49
Works at Wentworth Street	EELS 045	4	4	10	10	28	7	3	3	8	21	49
Awsorth Road Industrial Estate	EELS 050	4	2	10	10	26	7	5	3	8	23	49
Severn Trent – Water Treatment Centre	EELS 053	2	5	5	7	19	8	8	6	8	30	49
Winster Park Industrial Estate	EELS 041	4	2	10	10	26	8	4	3	8	23	49
Albion Works, Barr Lane	EELS 052	2	2	10	10	24	8	6	2	8	24	48
Ilkeston Road Industrial Estate	EELS 071	5	2	10	10	27	6	5	2	8	21	48
Rising Lea Business Park	EELS 060	6	3	10	5	24	7	7	3	6	23	47
Hallam Fields Rd Industrial Estate	EELS 040	0	2	10	10	22	6	3	7	8	24	46
Land off Belfield Street	EELS 046	3	4	5	10	22	9	6	9	0	24	46
Langham Park and facing business units	EELS 066	2	5	0	10	17	9	6	6	8	29	46
Factories on east and west of Belper Street	EELS 068	0	2	10	10	22	7	6	5	6	24	46

POOR SITES

Site Name	Site Ref	Proximity to SRN	Local Prominence	Public Transport	Relationship to workforce	Locational Score	Policy Considerations	Environmental Setting	Flexibility of Premises	Demand/ Commercial desirability	Qualities Score	Total /73
Fields Farm Industrial Estate	EELS 015	2	2	0	10	14	9	6	7	8	30	44
Crompton Road Industrial Estate	EELS 039	0	2	5	10	17	7	5	7	8	27	44
Kensington Industrial Estate	EELS 061	0	2	10	10	22	8	4	4	6	22	44
Workshops/The Old Pit Yard	EELS 003	0	2	10	7	19	8	5	4	6	23	42
Land east of Manners Industrial Estate	EELS 054	0	2	5	10	17	10	6	8	0	24	41
West Hallam Storage Depot	EELS 004	0	4	5	7	16	6	6	4	8	24	40
Forbes Close Industrial Estate	EELS 013	1	2	0	10	13	8	6	5	8	27	40
Chemring Defence Campus	EELS 011	0	2	0	5	7	8	8	8	8	32	39
Former Nylatex Factory Site	EELS 016	1	2	5	10	18	7	7	7	0	21	39
Clifton Avenue Industrial Area	EELS 020	1	2	0	10	13	9	3	4	8	24	37

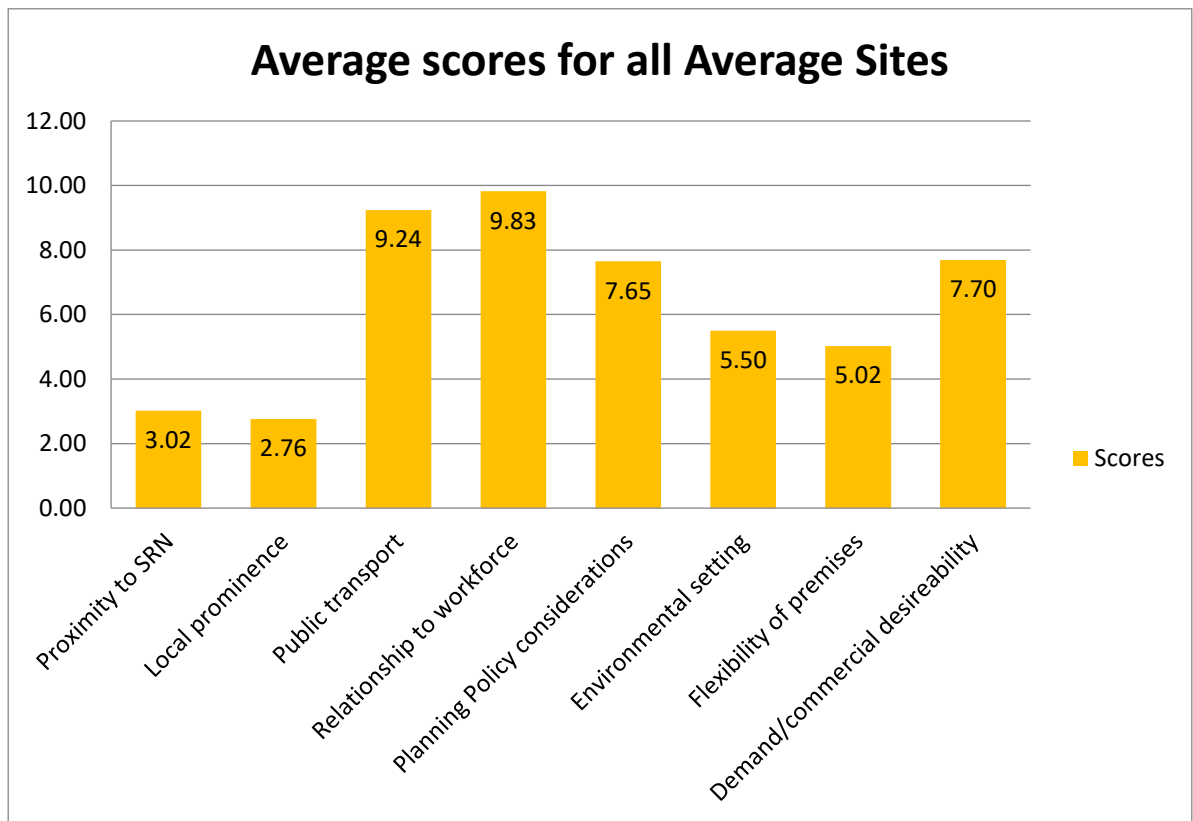
VERY POOR SITES

Site Name	Site Ref	Proximity to SRN	Local Prominence	Public Transport	Relationship to workforce	Locational Score	Policy Considerations	Environmental Setting	Flexibility of Premises	Demand/ Commercial desirability	Qualities Score	Total /73
Former Meadow Lane Ind. Allocation	EELS 019	2	2	0	10	14	7	4	2	3	16	30

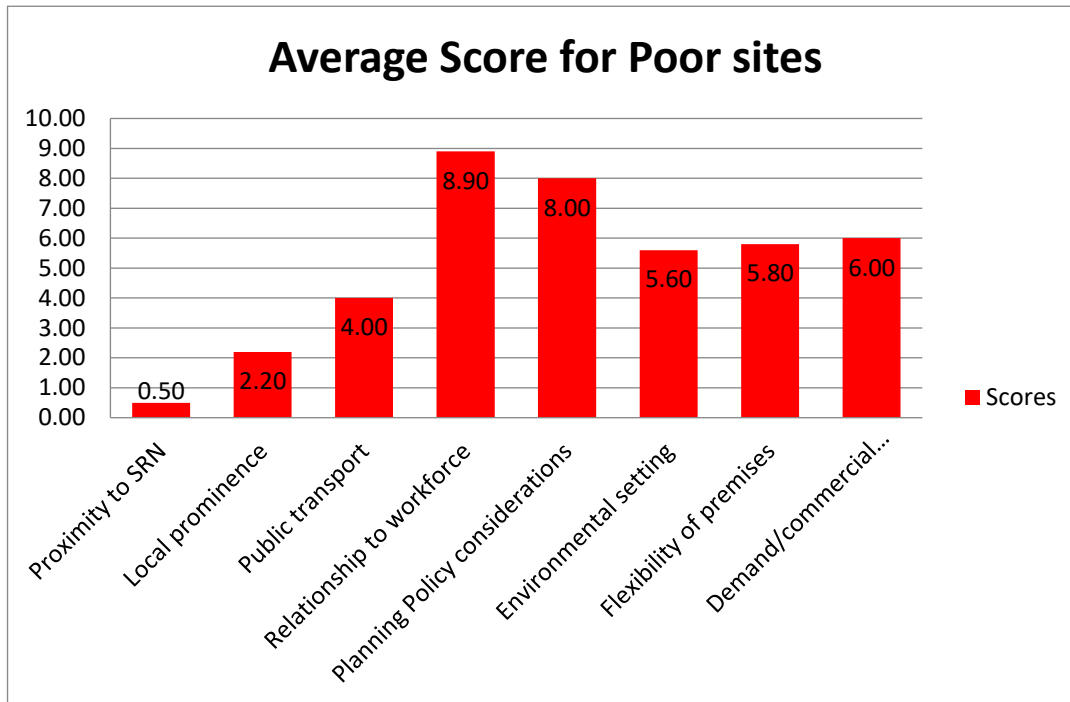


The above graph shows the average scores for all of the sites rated 'good' in the survey. It is clear to see from these figures that a site's proximity to the public transport network is crucial in scoring high in this survey. All the 'good' sites scored 10 in this section, meaning the average was the highest score achievable. When you compare this score to the average site's average public transport score (9.24); the poor site's average public transport score (4.00) and the very poor site's average public transport score (0), there is a 100% difference in average score between the best scoring sites and the worst scoring site. This steep difference in score is unparalleled in any other category throughout the survey.

The average score for Local Prominence is 3.47, the lowest of all average scores for the good sites. This score, however, is still higher than the other three categories' scores for the same category. The lowest score for local prominence is 2. This suggests that the score for local prominence hasn't had as great of an impact on the site's overall standing than the score for public transport.

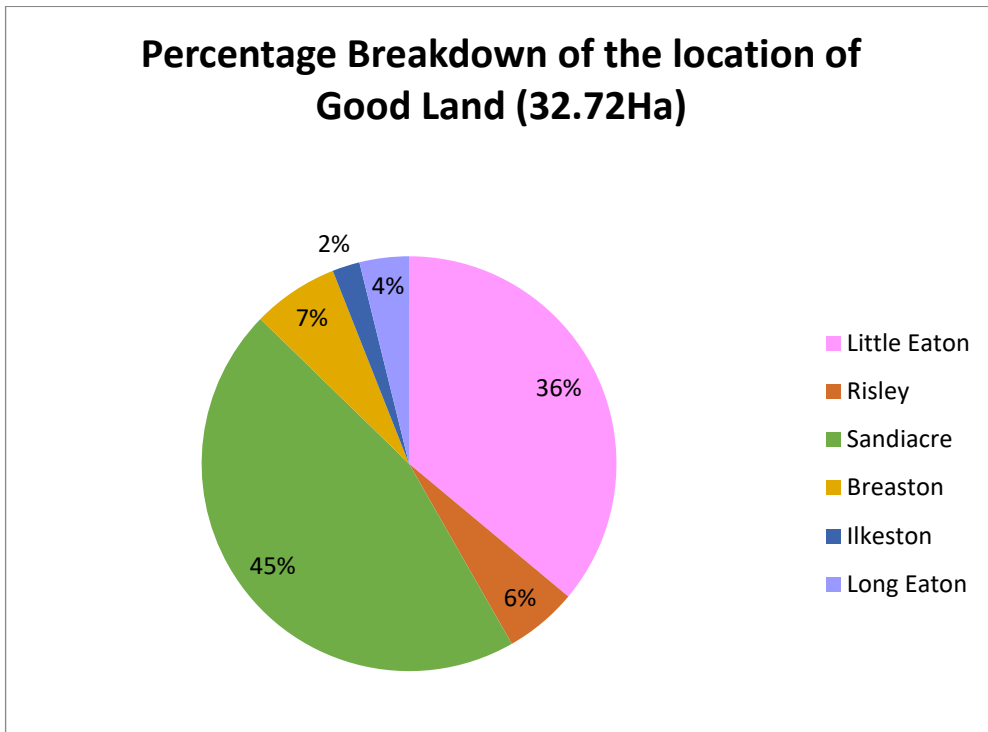


The chart above shows the averaged scores for the average rated sites. The two best scoring categories for these sites are Public Transport and Relationship to Workforce, the same as the two best scoring categories for the good sites. Similarly, the lowest scoring category is local prominence, further supporting the idea that local prominence has less of an impact on a site's overall scoring than categories such as Public Transport, Relationship to Workforce and Planning Policy Considerations.



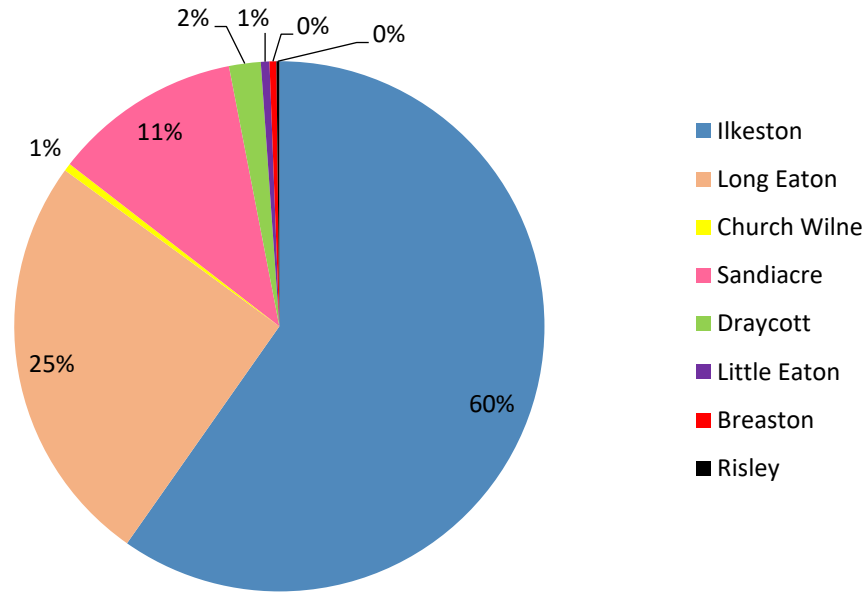
The poorest employment land sites in Erewash all have very low scores for their Proximity to the Strategic Road Network. The average score of 0.5 reflects this trend. The locational scores are generally much lower than the site qualities scores apart from the anomaly of the site's relationship to the local workforce. The fact that the Relationship to Workforce scored so highly is again in correlation with the average sites and the good sites. It is worth noting that the two highest scoring categories have changed for the poor sites. Relationship to Workforce is still the highest scoring category, however, Public Transport is the third lowest scoring site with Planning Policy Considerations the second highest scorer. This suggests that the lower public transport scores has had a greater impact on the score of poor sites than other categories such as local prominence, environmental setting and flexibility of premises.

LAND ANALYSIS



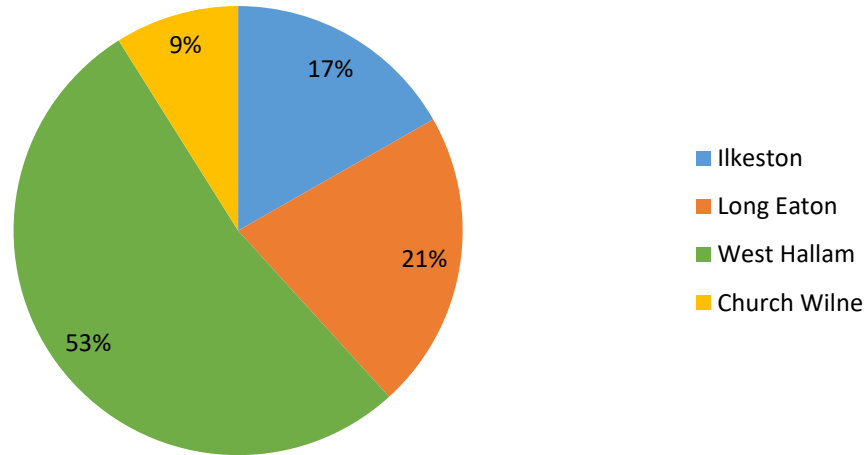
In total, there are 32.72 ha of good employment land across Erewash. 45% of this land (14.9 ha) is located within Sandiacre. The settlement with the second highest percentage of good employment land is Little Eaton (11.8 ha). These two settlements possess more than 75% of all good employment land in Erewash, leaving the two largest towns of Ilkeston and Long Eaton with only 1.96 ha of good employment land between them.

Percentage Breakdown of Average Land in Each Settlement



Over half of all land rated average is located in Ilkeston. This equates to 114.37Ha overall. As Ilkeston is the largest settlement, this statistic is in line with the population numbers. Long Eaton on the other hand has 24% of the share of average land, over half that of Ilkeston despite there being only 1000 people less in Long Eaton than Ilkeston. One reason for this wide gap in the amount of average land could be due to the tight urban grain of Long Eaton. Employment land within Long Eaton tends to be scattered around in smaller pockets due to the built up nature of the town centre. Ilkeston, on the other hand, has much larger scale employment land on the outskirts of the main town centre, a luxury that Long Eaton does not have due to being bound by the River Derwent to the South and the M1.

Percentage Breakdown of the Location of Poor Land (90.7Ha)



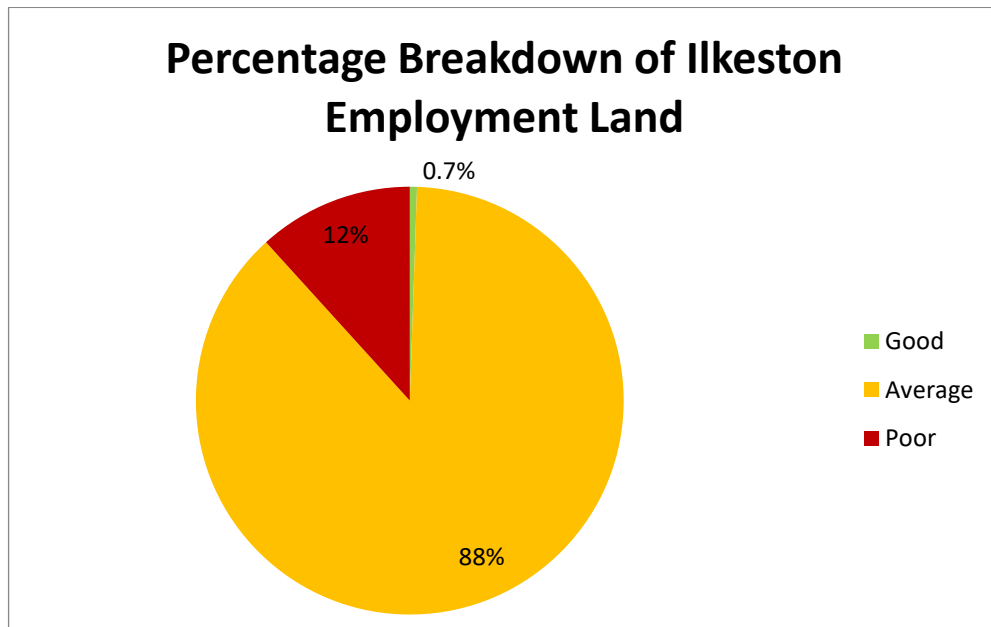
Over half of all of the land rated as poor is located within the Settlement of West Hallam. Two sites are located in West Hallam:

- EELS 003 (Workshops/The Old Pit Yard) which scored 42
- EELS 004 (West Hallam Storage Depot) which scored 40.

The largest of these sites, EELS 004, is 47Ha and is considerably larger than any other poor site. The second largest site is EELS 039 with 12.4Ha of land. EELS 004 is currently used as employment land and is occupied mainly by XPO Logistics. Despite scoring 0 on the site's proximity to the strategic road network, EELS 004 scored 16 on its locational qualities due to its good relationship to the local workforce and its public transport options.

Long Eaton has the second highest share of the poor employment land across Erewash – 19.5 Ha of poor employment land are located within the town. The 9.5Ha is shared amongst 4 sites, the largest of which is EELS 013 (7.7Ha). These 4 sites rated so poorly mostly due to their locational scores. All but EELS 016 have residential land adjacent to the site in some capacity and none of the sites are on a main road connecting to the strategic road network, the centre of Long Eaton or towards the M1/A52. EELS 020 is bound immediately on two sides by the railway and has residential on the other two sides with further rail network beyond them. The lack of connectivity not only to the immediate vicinity of Long Eaton but also to the major roads such as the M1 and A52 means that these sites are amongst the poorest quality in the Borough.

ILKESTON EMPLOYMENT LAND (115 Ha)

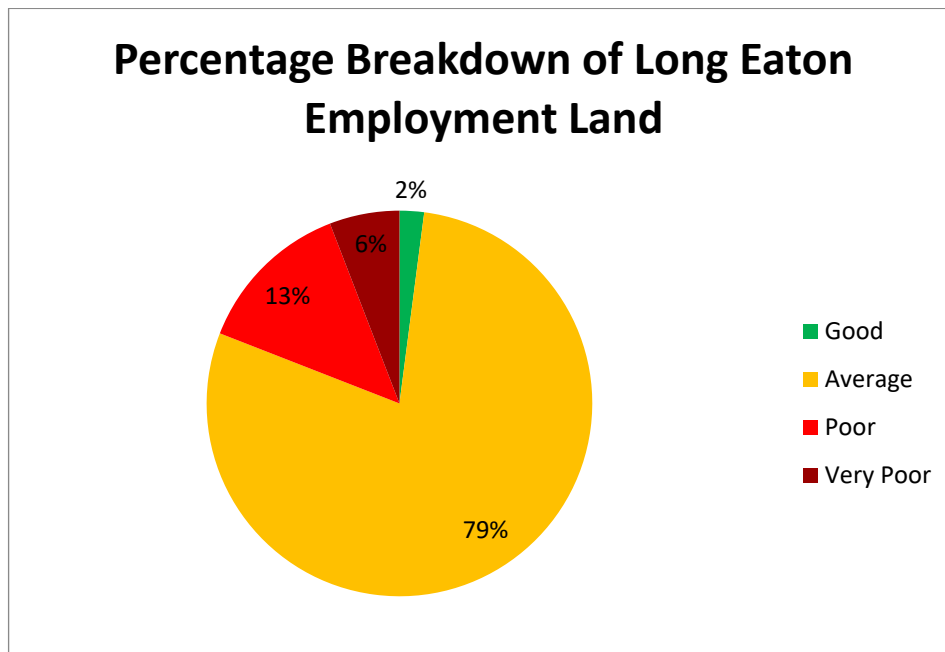


Population	38,640
Ratio of Good/Average Land to 1000 people	2.96Ha:1000
Ratio of Good land to 1000 people	0.02Ha:1000

Ilkeston currently holds the lionshare of employment land across Erewash. As the previous charts show, 60% of all average sites are located in Ilkeston, with 13% of the poor sites located here and less than 1% of good sites. Only 0.7% of all employment land in Ilkeston is of 'good quality'. The large amount of employment land in Ilkeston is in correlation to Ilkeston's population. Ilkeston has over 38,000 residents, which is the highest population for a settlement within Erewash Borough. (2011 Census data).

The ratio of good/average employment land to residents is 2.96Ha:1000. Although a respectable score, Ilkeston has the largest population of all settlements within Erewash therefore more good/average employment land would be expected to be within this settlement.

LONG EATON EMPLOYMENT LAND (61.33 Ha)

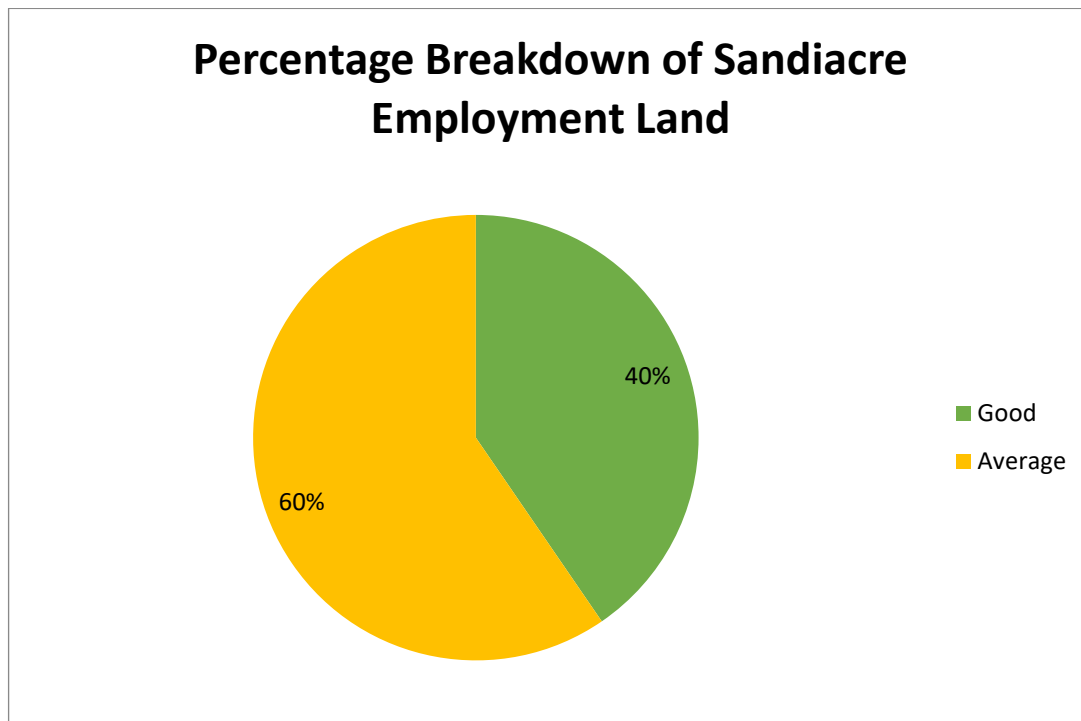


Population	37,760
Ratio of Good/Average Land to 1000 people	1.31Ha:1000
Ratio of Good land to 1000 people	0.03Ha:1000

Over 75% of Long Eaton's employment land is rated as average. This statistic is comparable to Ilkeston, where 86% of all employment land is average. The wide spread of average sites in Long Eaton ranges from the highest scoring average site across the Borough, EELS 024, which scored 54/73, to EELS 033, which scored 49/73. The real issue of note here is the 2% good employment land within Long Eaton. Long Eaton is one of the two largest towns within the Borough, with over 37,000 residents (2011 census data); for it to have such a low percentage of good employment land is a concern.

The ratio of good/average land to every 1000 people is 1.31Ha:1000. This ratio is over half the ratio of Ilkeston's employment land, where the population is just over 1000 more.

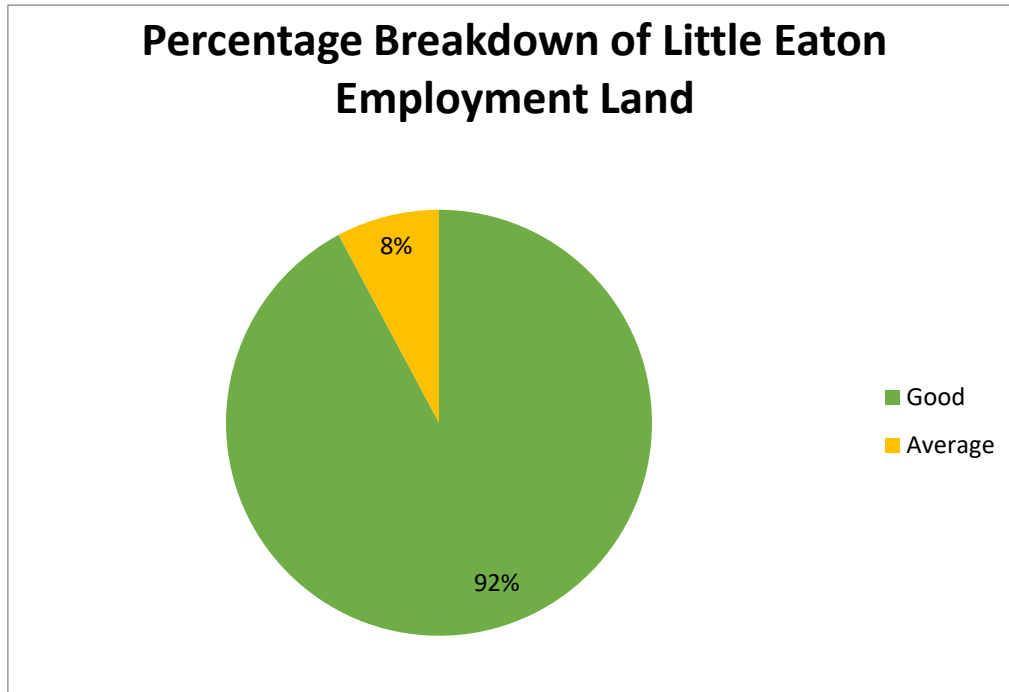
SANDIACRE EMPLOYMENT LAND (36.85Ha)



Population	9,600
Ratio of Good/Average Land to 1000 people	3.83Ha:1000
Ratio of Good land to 1000 people	1.55Ha:1000

Sandiacre has the third highest amount of employment land within Erewash. All employment land in Sandiacre is rated as either good or average. The highest scoring site in Sandiacre is EELS 030 (Derby Road Industrial Estate) with an overall score of 60. This site covers a small area of 0.9Ha. The lowest scoring site in Sandiacre is EELS 070 (Ilkeston Road Industrial Estate) which scores at 48. This shows the wide spread in site quality across Sandiacre, with a difference of 12 points between the highest ranked site and the lowest ranked site.

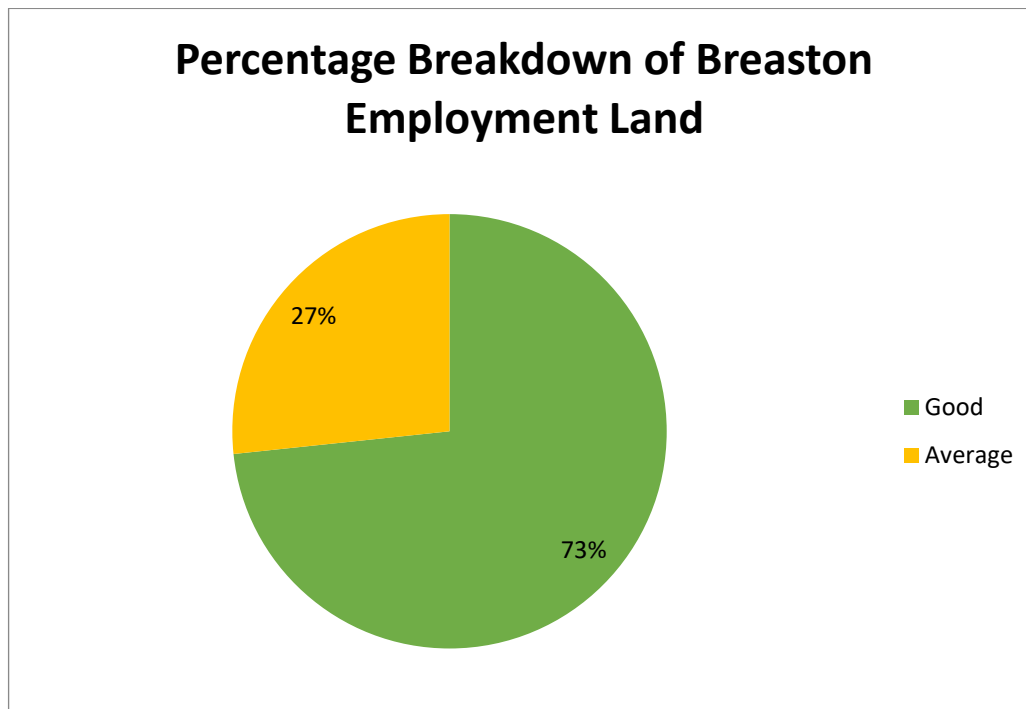
LITTLE EATON EMPLOYMENT LAND (12.8 Ha)



Population	1,920
Ratio of Good/Average Land to 1000 people	6.67Ha:1000
Ratio of Good land to 1000 people	6.15Ha:1000

Little Eaton has a majority of good employment land (11.8ha). The other 8% of employment land is of average quality. Little Eaton has no poor or very poor land, which is similar in profile to Sandiacre, where the largest amount of good employment land can be found. The ratio of 6.67Ha:1000 is the most impressive in the Borough; however this is down to the smaller population of below 2000 residents.

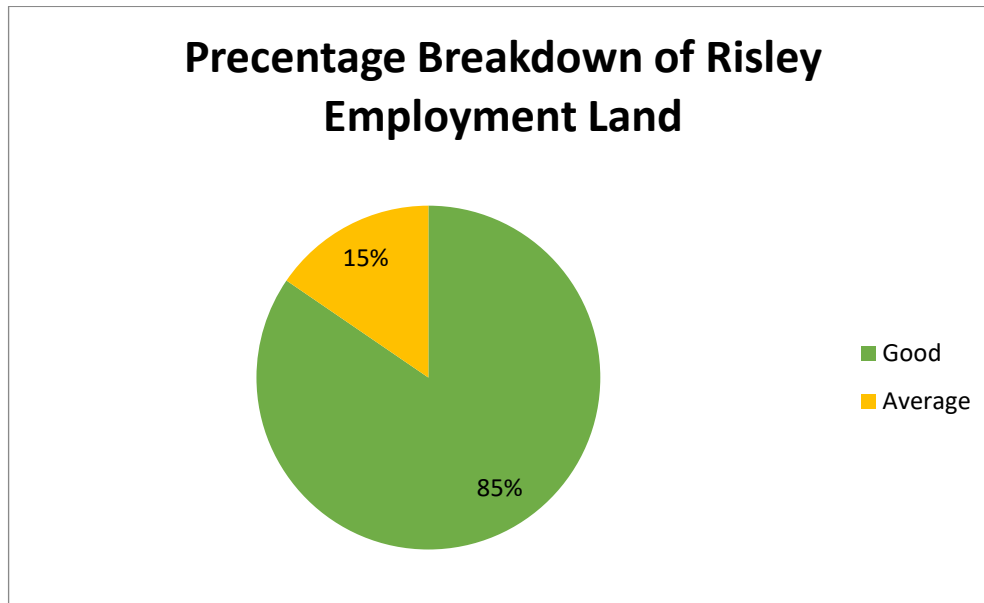
BREASTON EMPLOYMENT LAND (3Ha)



Population	7,545
Ratio of Good/Average Land to 1000 people	0.39Ha:1000
Ratio of Good land to 1000 people	0.29Ha: 1000

Breaston is a relatively small settlement within Erewash Borough, with a population of 4,455 as reported by the 2011 Census. The amount of employment land available within Breaston reflects the population, with 3Ha of employment land in this area. Nearly 75% of this land is of good quality (2.2Ha). There is no poor employment land in this area. This could be due to Breaston's close proximity to the A52, which runs parallel to the north of the settlement, and the M1 which runs parallel to the east of the site. Junction 25 of the M1 is located on the north-eastern edge of the settlement which means connection to the strategic road network is excellent. Breaston is also dissected by the A6005. The two sites providing good employment land sit along this road, which has direct connections to the A52.

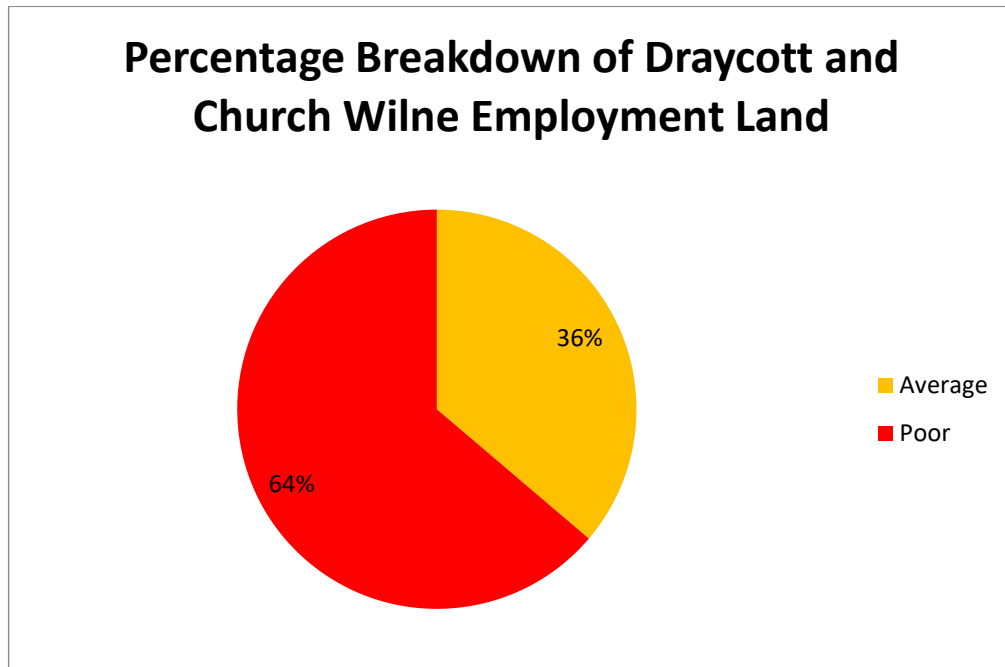
RISLEY EMPLOYMENT LAND (2.2Ha)



Population	711
Ratio of Good/Average Land to 1000 people	3.10Ha:1000
Ratio of Good land to 1000 people	2.62Ha:1000

Risley has a relatively small share of Erewash's employment land, however the majority of it is of 'good' quality. As a ratio to 1000 people, there would be 3.10Ha of employment land. This is a greater percentage of employment land per 1000 people than both Ilkeston and Long Eaton, the two largest settlements within Erewash.

DRAYCOTT AND CHURCH WILNE EMPLOYMENT LAND (12.7Ha)



Population	3090
Ratio of Average/Poor Land to 1000 people	4.11Ha:1000

Draycott and Church Wilne have no employment land rated as good. In fact, the majority of employment land in this area is classed as poor. The poorest employment land can be found to the south of Church Wilne and Draycott, bordering the Borough boundary. This land scored so poorly as it is almost entirely bounded by the River Derwent; therefore all locational scores were negatively impacted. The average scoring sites are located within Draycott and have good connectivity to the A52 via the A6005.

RATIO ANALYSIS

Ranking of Ratios of Good and Average Land per 1000 People

Settlement	Population	Ratio of Good & Average Employment Land (Ha)	Ratio of GOOD Employment Land Per 1000 people
Little Eaton	1,920	6.67:1000	6.15:1000
Sandiacre	9,600	3.83:1000	1.55:1000
Risley	711	3.10:1000	2.62:1000
Ilkeston	38,640	2.96:1000	0.02:1000
Draycott with Church Wilne	3,090	1.49:1000	0.00:1000
Long Eaton	37,760	1.31:1000	0.03:1000
Breaston	7,545	0.39:1000	0.29:1000

Ranking of Ratios of Good Land per 1000 People

Settlement	Population	Ratio of GOOD Employment Land Per 1000 people (Ha)
Little Eaton	1,920	6.15:1000
Risley	711	2.62:1000
Sandiacre	9,600	1.55:1000
Breaston	7,545	0.29:1000
Long Eaton	37,760	0.03:1000
Ilkeston	38,640	0.02:1000
Draycott with Church Wilne	3,090	0.00:1000

The ranking of ratios show that the two major towns within Erewash are in the bottom three of good land per 1000 people. This is not what would be expected considering the majority of employment land across the Borough lies within Long Eaton and Ilkeston. Little Eaton has the highest ratio of good employment land per 1000 people, with 6.15 Ha per 1000 people. Little Eaton has the second smallest population in the Borough, behind Risley with a population of 711. It would be hoped that the majority of good employment land per 1000 people would be in the greater populated areas; however the opposite is the case in Erewash.