

Table 1: Supply of sites within Study Area (Updates EBP Appendix 2 Table 1)

Site name	Address	Floorspace sq. m	Status
ASHFIELD			
Castlewood Business Park	Unit 9A Farmwell Lane, Sutton	19,235	complete
Castlewood Business Park	Unit 6, Farmwell Lane Sutton	12,467	complete
West of Fulwood	Land Adjacent Plot 4, Fulwood	17,707	Complete
Harrier Park	Harrier Park	27,600	Allocation/permission
Junction 27 M1	Junction 27 M1 North East	65,000	Planning Permission
Junction 27 M1	Junction 27 South East	60,851	Planning Permission
East of Lowmoor Road*	Lowmoor Road, Kirkby	2,806	Under construction
Sub Total		202,860	
EREWASH			
Stanton North	New Stanton Park, Former Lows Lane, Stanton by Dale	99,920	Planning permission
Sub Total		99,920	
MANSFIELD			
Penniment Farm	Unit 1, Penniment Farm	13,886	Planning permission
Sub Total		13,886	
NEWARK AND SHERWOOD			
Land at Brunel Drive	Brunel Drive, Newark	63,834	Planning permission
Land South of Newark	Land South of Newark	110,000	Planning permission
Land off the A17 Coddington	A17 Coddington	37,000	Complete
Sub Total		210,834	
NOTTINGHAM CITY			
Blenheim Drive	Land at Firth Way, Bulwell	30,603	Complete
Former Horizon Factory	Units 1 and 5 Power Park, Thane Road, Nottingham	22,954	Complete
Sub Total		53,557	
RUSHCLIFFE			
South of Clifton	Fairham Business Park, Fairham	38,419	Complete/under construction
Land at Former RAF Newton	Wellington Avenue, Newton	13,984	Planning permission, commenced
North of Bingham	Bingham	31,000	Outline planing permission.
Former Ratcliffe on Soar Power Station	Ratcliffe on Soar	180,000	Local Development Order
Sub Total		263,403	
GRAND TOTAL		844,460	

* Excluded as non strategic

Table 3: Additional potential supply within the study area (not included in EBP)

Site name	Address	Floorspace sq. m	Status
ASHFIELD			
East of Pinxton Lane	Pinxton Lane / Junction Alfreton Road, Sutton in Ashfield	78,217	Approved subject to S106
Land North of A617	Sherwood Way, adjacent Summit Park	15,997	Decision pending
Gas Valve Compound	Cartwright Lane, South Normanton (extension to Panattoni Park J28)	38,196	Planning Permission
Sub Total		132,410	
MANSFIELD			
Land North of A617	Sherwood Way, adjacent Summit Park	48,774	Planning Permission
Sub Total		48,774	
NEWARK AND SHERWOOD			
Land adjacent Newlink Business Park (new site)	A17 Coddington	90,500	Planning Application
Sub Total		90,500	
GRAND TOTAL		271,684	

Table 5: Additional potential supply not in study area but in theory capable of contribution towards meeting need (not included in EBP)

Site name	Address	Floorspace sq. m	Status
BOLSOVER			
Bolsover, Horizon 29 former Coalite site*	Horizon 29, Buttermilk Lane, Bolsover	46,760	completed under construction
Sub Total		46,760	
NORTH WEST LEICESTERSHIRE			
land at Netherfield Lane*	Netherfield Lane, Sawley	64,600	planning permission
land south of Junction 1 A50*	Junction 1, A50 Castle Donnington	74,465	planning permission
Land at Sawley Interchange (moved from table 7)	Tamworth Road, Sawley, adj ALDI warehouse	59,500	24/01200/FULM permitted
Sub Total		198,565	
GRAND TOTAL		245,325	

*Not included in Residual Need tables.

Table 7: Further potential supply not in study area but in theory capable of contributing towards meeting need (not included in EBP)

Site name	Address	Floorspace sq. m	Status
NORTH WEST LEICESTERSHIRE			
Land south of EMA*	Land South of A453 Ashby Road	191,500	NSIP (Pre-application stage)
Sub Total		191,500	
GRAND TOTAL		191,500	

*Not included in Residual Need tables.

*326,500 sq m of employment space (including 300,000 sq m on EMG2 and 26,500 sq m within the existing EMG1), with an allowance for 103,500 sq m of additional mezzanine floors. Note proposal covers land which is part of 24/00727/OUTM, for 41 ha, 108,000 sq. m. B8 and 27,000 sq. m. B2 (191,500 = 326,500 - 135,000 from 24/00727/OUTM, no allowance for mezzanine)

Table 2: Residual Need (Updates EBP Appendix 2 Table 2)

	Floorspace sq. m
Iceni assessment	1,486,000
Estimated supply (Table 1)	844,460
GNSP allocation: Bennerley Former Coal Disposal Site	130,000
Residual demand	511,540
Assume 10% redevelopment	51,154
Assume 20% redevelopment	102,308
Remaining demand with 10% redevelopment	460,386
Remaining demand with 20% redevelopment	409,232

Table 4: Residual Need (includes potential supply from Table 3)

	Floorspace sq. m
Iceni assessment	1,486,000
Estimated supply (Table 1)	844,460
GNSP allocation: Bennerley Former Coal Disposal Site	130,000
Potential further supply from study area (Table 3)	271,684
Residual demand	239,856
Assume 10% redevelopment	23,986
Assume 20% redevelopment	47,971
Remaining demand with 10% redevelopment	215,870
Remaining demand with 20% redevelopment	191,885