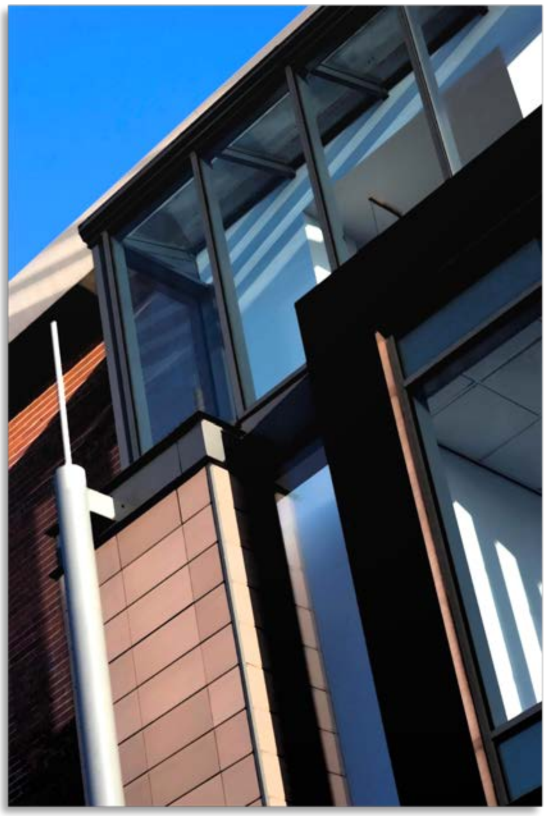
Mansfield
District Council

Local Plan Consultation Draft

Employment Technical Paper



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Mansfield
District Council

Contents

1 Executive summary

This paper sets out the background to how our preferred option for employment land targets were established. Technical papers relating to housing numbers and distribution, and retail and leisure floorspace targets are also available.

1.1 This paper will form a key source of evidence in developing the policies of the local plan dealing with the provision and distribution of employment land. Its purpose is to assist plan users to interpret the evidence and understand the scenarios considered in terms of the demand for employment land. It draws upon the most up to date available evidence on the current state of the local economy and the economic prospects for the area.

1.2 Alongside new housing, making sure that there is sufficient employment land of the right quality and in the right locations to meet the needs of business and the district's workforce is important in creating a stronger more diverse local economy. In addition, a flourishing local economy works strongly towards the objective to raise skills and qualifications amongst the workforce which is an important issue locally. This in turn helps provide positive benefits for improving the longevity of local businesses, and people's overall quality of life.

1.3 The paper has established that the most realistic land and floorspace targets for business uses i.e. use classes B1a/b, B1c/B2/B8 over the plan period are as follows:

Table 1.1 Employment space targets (2011-2033)

Type of floorspace	Mansfield	Warsop Parish	District Total
Offices (sqm)	26,000	0.00	26,000
Industrial & Warehousing (ha)	40.00	2.00	42.00

1.4 Accounting for development that has been completed since 2011, and has the benefit of planning permission as at end of March 2015, gives the following adjusted employment space targets. These should be treated as minimum figures.

Table 1.2 Adjusted employment space targets (2011-2033)

Type of floorspace	Mansfield	Warsop Parish	District Total
Offices (sqm)	-2,623	0.00	-2,623
Industrial land (ha)	8.60	2.00	10.60

2 Introduction

What is the purpose of this paper?

2.1 This paper sets out the technical evidence we have used to assess how much **employment space** may be needed in the district over the years 2011 - 2033.

2.2 The paper builds upon work looking at the economic prospects for the area - namely the Nottingham Core HMA and Nottingham Outer HMA Employment Land Forecasting Study carried out in 2015 by consultants Nathaniel Litchfield & Partners.

2.3 This paper uses the term employment space. This covers jobs falling within those sectors of the local economy that can be translated into the B classes as defined in the Use Classes Order[(1)] as follows:

- B1a/b business - offices, research and development
- B1c/B2 industrial - light/general industrial
- B8 warehousing - warehouses, distribution centres

2.4 In terms of any forecast job growth in non-B uses, these are not specifically addressed in this paper. This is because the space implications of these sectors are planned for using different methodologies. This is dealt with by other forms of technical evidence (see retail and leisure technical paper).

Why has it been prepared?

2.5 There are several reasons:

- a local plan must show how much new employment development is likely to occur and how it will plan for this accordingly. This demonstrates what is and isn't considered acceptable when the council considers planning applications. It also helps give certainty to landowners, businesses, developers and local communities. This paper explains how we arrived at employment space targets in our local plan.

- the overall level of employment provision allows us to look at how many sites may need allocating, and where. When allocating sites we can take a view on what may be the most suitable locations for new employment space. This should be based on promoting a sustainable pattern of development across the district;

- working out how much new employment space we need to allocate informs the infrastructure needed to support new development i.e. in terms of new physical infrastructure requirements such as in relation to transport, utilities and other services; and

1 The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as Use Classes. It is generally the case that planning permission is needed in order to change from one class to another, although there are exceptions.

- it's a national planning policy requirement - paragraph 161 of the National Planning Policy Framework (NPPF) directs us to objectively assess the need for land and floorspace for economic development over the plan period as part of our plan-making.

What is the current strategy for employment space?

2.6 The adopted plan's development strategy is to direct employment development to the main urban areas of Mansfield, Woodhouse and Warsop. There were also a number of land allocations within the 1998 Local Plan, some of which have yet to see development. The local plan's allocations were located within and adjoining the built-up areas of Mansfield, Market Warsop, Meden Vale and Spion Kop.

2.7 In 2011 the council produced the document 'Ambition: A Plan for Growth' - a joint economic masterplan for Ashfield and Mansfield setting out a vision for the economy of the two districts functioning as one economic area.

2.8 The plan emphasises that low skills and worklessness restrict the capacity of the area to increase its productivity. In terms of employment, one of its main aims is to utilise the existing labour market in order to meet demand, as opposed to importing higher skilled workers to fill higher skilled job roles. Given this emphasis a key objective is to connect residents with employment opportunities locally and encourage the non-economically active to return to work.

2.9 The plan notes that the comparison between historic and future trends suggests a gradual but clear move away from traditional economic sectors towards the following:

- business services;
- health;
- wholesale;
- manufacture of transport equipment;
- transport and logistics

2.10 The potential for growth in these sectors is supported by the more recent work carried out by consultants NLP in 2015. For example, although certain manufacturing activities were shown to remain important such as transport equipment NLP's analysis also found signs that the area is continuing its rebalancing away from its previous dominance in traditional manufacturing industry, towards stronger growth in areas such as business services.

Why are we proposing to change the existing strategy?

2.11 We are now in the process of replacing the 1998 Local Plan, and as part of this we have the opportunity to objectively assess the district's business needs. As part of this we have considered the latest available evidence on possible job growth across a range of sectors of the economy using econometric forecasts by Experian, and taking account of the aspirations for job growth as set out in the Strategic Economic Plan produced by the D2N2 Local Enterprise Partnership.

2.12 In addition, we have compared these job demand forecasts with a scenario which is based upon the future demographic profile underpinning our objectively assessed housing need as set out in the Strategic Housing Market Assessment carried out by GL Hearn. This labour supply scenario then looks at the forecast growth in the employed population and predicts how many jobs would be needed to support this employed population in work in the future.

2.13 All these scenarios have then been sensitivity tested using an approach which projects forwards past trends in the delivery of employment land. This past trends approach is widely considered not to be the most suitable approach to predict the future, but provides a cross check to these scenarios. In this regard, it is not recommended that the past completions continue approach be used as a scenario in its own right.

3 Context

3.1 This section of the paper sets out the economic context within which we need to establish the target for employment space. It looks at some of the main characteristics in terms of the area's:

- economic sectors;
- economic activity rates;
- business base;
- earnings levels;
- skills levels; and
- patterns of commuting for work;

3.2 In addition, the final sub-section considers the policy background that we must work within.

Economic sectors

3.3 The district has a varied workforce with the highest proportions of resident workers employed within the health, retail and education sectors. Whilst these activities do not fall within the B use classes and necessarily demand employment space it must be recognised that these sectors provide a significant number of jobs. In terms of economic activities that utilise employment space the district has strong representation of employment within construction, with the sector employing 7% of the workforce compared to the national average of 4.5%[(2)]In addition, the manufacturing sector continues to provide a significant number of jobs in the district alongside business services which include jobs in a range of professional services.

Economic activity rates

3.4 The unemployment rate in the district reduced from a high of 11%[(3)] to 5.9%[(4)]. This reduction narrowed the gap between the regional average of 5.3%[(5)], and the Great Britian average of 6%.[(6)]The employment rate has also risen sharply to 79%[(7)], and now sits higher than the regional average of 73.4%[(8)], and the Great Britain average of 72.7%[(9)].

Business base

3.5 The district is predominately represented by small businesses with just over 95% employing less than 50 workers. Medium sized businesses which employ between 50 and 250 workers account for less than 5% of the district's business base. Large businesses with a workforce of over 250 workers account for less than 1%.[(10)]

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2 NLP, paragraph 2.48, pg.19
3 Nomis - Official Labour Market Statistics, Apr11-Mar12: Accessed 23-07-15
4 Nomis - Official Labour Market Statistics, Apr14-Mar15: Accessed 23-07-15
5 Nomis - Official Labour Market Statistics, Apr14-Mar15: Accessed 23-07-15
6 Nomis - Official Labour Market Statistics: Accessed 23-07-15
7 Nomis - Official Labour Market Staistics, Apr14-Mar15: Accessed 23-07-15
8 Nomis - Official Labour Market Statistics, Apr14-Mar15: Accessed 23-07-15
9 Nomis -Official Labour Market Statistics, Apr14-Mar15: Accessed 23-07-15
10 NLP, Figure 2.12, pg.23

Earnings levels

3.6 Earnings are often used as a proxy measure for the quality of local employment, based on the presumption that employers who demand higher levels of skill are prepared to pay above the market rate in order to attract such workers. Analysis of both workplace and residence based earnings in the district shows that average gross weekly pay falls below the regional and national averages.[11]

Skills levels

3.7 The levels of skills amongst the district's workforce varies and addressing this 'skills gap' is one of the priorities identified by the D2N2 Local Enterprise Partnership in order to grow the economy.

Patterns of commuting for work

3.8 Census data shows that the district is fairly self-contained, with 43.7% of its residents also working here. There were 41,143 working residents in the district and 33,889 jobs, leaving a surplus of 7,254 more residents than jobs. 23,174 people living in the district commute elsewhere to work, including 6,949 people (30.0%) commuting to Ashfield, 15.5% to Newark and Sherwood, 10.5% to Nottingham City, and 9.6% to Bolsover.

3.9 Conversely, 15,920 commute into the district, 4,548 (28.6%) from Ashfield, 3,132 from Newark & Sherwood (19.7%), and 1,997 from Bolsover (12.5%). This leaves a net out flow of 7,254 people who leave the district for work.[12]

3.10 This analysis shows that there are large scale commuting flows at work, but there are strong relationships locally between the location of jobs and workers across Mansfield, Ashfield, Newark and Sherwood, and to a lesser extent Bolsover in Derbyshire.

Table 3.1 Commuting Patterns

	Workplace											
Residence	Ash-field	Basset-law	Bols-over	Brox-towe	Ged-ling	Mansfield	Newark & Sherwood	Nottm City	Rush-cliffe	Other	Total residents in work	% work & live in the district
Ashfield	19,362	452	2,199	1,647	1,629	4,548	1,036	7,571	782	8,056	47,282	41.0%
Bassetlaw	418	26,770	1,007	71	232	616	1,489	464	194	12,545	43,806	61.1%
Bolsover	2,293	1,658	8,869	204	187	1,997	566	697	130	12,407	29,305	30.3%
Broxtowe	1,573	82	265	11,874	1,049	385	354	15,394	1,814	12,329	45,119	26.3%
Gedling	1,947	325	212	1,416	12,336	1,137	1,410	20,015	2,686	4,972	46,456	26.6%
Mansfield	6,949	1,093	2,229	355	1,043	17,969	3,593	2,443	417	5,052	41,143	43.7%

11 NLP, Figure 2.13, pg.24
12 Source: Census 2011, Location of usual residence and place of work

Workplace												
Newark & Sherwood	1,764	1,719	411	331	1,474	3,132	22,891	3,480	1,109	7,402	43,713	52.4%
Nottm City	2,860	188	446	4,890	6,117	872	1,156	67,048	6,962	14,846	105,385	63.6%
Rushcliffe	656	108	77	1,229	1,585	323	994	15,002	14,223	10,239	44,436	32.0%
Other	7,325	10,595	8,478	8,865	2,123	2,910	6,742	24,668	6,838	-	-	-
Total	45,147	42,990	24,193	30,882	27,775	33,889	40,231	156,782	35,155	-	-	-

Policy context

3.11 The Government published the National Planning Policy Framework (NPPF) in March 2012. This document replaced previous Planning Policy Statements (PPS), Planning Policy Guidance (PPG) and a number of circulars and now forms national planning policy. In addition, the Government supplemented this with new on-line Planning Practice Guidance (PPG) in 2014. Below is a summary how the NPPF and the PPG influences planning for employment development.

National Planning Policy Framework (NPPF)

3.12 National planning policy places a particular emphasis on sustainable development through a process of:

- reviewing employment and housing land allocations to ensure the supply meets identified needs;
- proactively supporting sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs; and
- encouraging the effective use of land by reusing land that has been previously developed (brownfield land), with a view to promoting regeneration.

3.13 The Framework[13] sets out the Government's economic, environmental and social planning policies for England. The Framework states that the purpose of the planning system is to contribute to the achievement of sustainable development, which should be seen as a 'golden thread' running through both plan-making and decision taking.

3.14 The document states that there are three dimensions to sustainable development: economic, social and environmental. The economic role that the planning system must perform involves contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and co-ordinating development requirements, including the provision of infrastructure.[14]

13 NPPF, para.14
14 NPPF, para.7

3.15 The Framework states that 'significant weight' should be placed on the need to support economic growth through the planning system.[15] To help achieve economic growth, Local Plans should:[16]

- set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth;
- set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period;
- support existing business sectors, taking account of whether they are expanding or contracting and, where possible, identify and plan for new or emerging sectors likely to locate in their area. Policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances;
- plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries;
- identify priority areas for economic regeneration, infrastructure provision and environmental enhancement; and
- facilitate flexible working practices such as the integration of residential and commercial uses within the same unit.

3.16 The Framework[17] also highlights that allocated employment sites for which there is no reasonable prospect of development should not be protected in the long term. Proposals for alternative uses on such sites should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.

3.17 The Framework[18] confirms that offices are a 'main town centre use', and as such, LPAs should apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance within an up-to-date Local Plan: "They should require applications for main town centre uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered. When considering edge of centre and out of centre proposals, preference should be given to accessible sites that are well connected to the town centre. Applicants and LPAs should demonstrate flexibility on issues such as format and scale."[19]

3.18 Planning policies to support economic growth in rural areas in order to create jobs and prosperity are required.[20]

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15 NPPF, para.19
16 NPPF, para.21
17 NPPF, para.22
18 NPPF, para.23
19 NPPF, para.24
20 NPPF, para.28

3.19 LPAs are required to ensure that the Local Plan is based on adequate, up-to date and relevant evidence about the economic, social and environmental characteristics and prospects of the area. LPAs should ensure that their assessment of strategies for housing, employment and other uses are integrated, and that they take full account of relevant market and economic signals.[21]

3.20 The Framework[22] advises that LPAs should have a clear understanding of business needs within the economic markets operating in and across their area.

3.21 To achieve this, they should:

- work together with county and neighbouring authorities and with Local Enterprise Partnerships [LEPs] to prepare and maintain a robust evidence base to understand both existing business needs and likely changes in the market; and

- work closely with the business community to understand their changing needs and identify and address barriers to investment, including a lack of housing, infrastructure or viability.

3.22 The Framework[23] states that LPAs should use this evidence base to assess:

- the needs for land or floorspace for economic development, including both the quantitative and qualitative needs for all foreseeable types of economic activity over the plan period;

- the existing and future supply of land available for economic development and its sufficiency and suitability to meet the identified needs. Reviews of land available for economic development should be undertaken at the same time as, or combined with, Strategic Housing Land Availability Assessments and should include a reappraisal of the suitability of previously allocated land; and,

- deprived locations may benefit from planned remedial action.

3.23 Public bodies have a duty to cooperate on planning issues that cross administrative boundaries.[24] The Framework requires local authorities to demonstrate evidence of having effectively cooperated to plan for issues with cross-boundary impacts when their local plans are submitted for examination.[25] It set out where co-operation might be appropriate and what form it might assume. It concludes that "cooperation should be a continuous process of engagement from initial thinking through to implementation".

Planning Practice Guidance (2014)

3.24 CLG has produced on-line Planning Practice Guidance [the Practice Guidance] which includes guidance on the assessment of housing and economic development. This replaces the previous ODPM Employment Land Reviews: Guidance Note from 2004.

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21 NPPF, para.158
22 NPPF, para.160
23 NPPF, para.160
24 NPPF, para.178
25 NPPF, para.181

3.25 The Practice Guidance provides a methodology for assessing economic development needs. It states[26] that plan makers should liaise closely with the business community to understand their current and potential future requirements.

3.26 Plan makers should also consider:

- The recent pattern of employment land supply and loss to other uses;
- market intelligence (from local data and discussions with developers and property agents, recent surveys of business needs or engagement with business and economic forums);
- market signals such as levels and changes in rental values, and differentials between land values in different uses;
- public information on employment land and premises required;
- information held by other public sector bodies and utilities in relation to infrastructure constraints;
- the existing stock of employment land. This will indicate the demand for and supply of employment land and determine the likely business needs and future market requirements (though it is important to recognise that existing stock may not reflect the future needs of business);
- the locational and premises requirements of particular types of business; and,
- identification of oversupply and evidence of market failure.

3.27 When examining the recent completions of employment land, the Practice Guidance[27] advises that it is important to consider projections (based on past trends) and forecasts (based on future scenarios) and identify occurrences where sites have been developed for specialist economic uses.

3.28 In terms of forecasting future trends the Practice Guidance[28] advises that:

- plan makers should consider forecasts of quantitative and qualitative need (i.e. the number of units and amount of floorspace for other uses needed) but also its particular characteristics (e.g. footprint of economic uses and proximity to infrastructure);

- local authorities should develop an idea of future needs based on a range of data which is current and robust;

- emerging sectors that are well suited to the area being covered by the analysis should be encouraged where possible; and,

- the available stock of land should be compared with the particular requirements of the area so that 'gaps' in local employment land provision can be identified.

3.29 The Practice Guidance[29] advises that plan makers should consider:

26 PPG, 2a-030-20140306
27 PPG, 2a-031-20140306
28 PPG, 2a-032-20140306
29 PPG, 2a-032-20140306

- sectoral and employment forecasts and projections (labour demand);
- demographically derived assessments of future employment needs (labour supply techniques);
- analyses based on past completions of employment land and property and/or future property market requirements;
- consultation with relevant organisations, studies of business trends, and monitoring of business, economic and employment statistics.

3.30 In identifying the type of employment land needed the Practice Guidance[30] advises that:

- the need for rural employment should not be overlooked;
- underlying population projections can be purely demographic or tied to future housing stock which needs to be assessed separately; and,
- plan makers should be careful to consider that national economic trends may not automatically translate to particular areas with a distinct employment base.

3.31 In order to derive employment land requirements, the Practice Guidance[31] states that when translating employment and output forecasts into land requirements there are four key relationships which need to be quantified:

- Standard Industrial Classification sectors to use classes;
- Standard Industrial Classification sectors to type of property;
- Employment to floorspace (employment density); and
- Floorspace to site area (plot ratio based on industry proxies).

30 PPG, 2a-033-20140306
31 PPG, 2a-034-20140306

4 Employment space targets

How much floorspace are we currently planning for?

4.1 Policy E1 of the 1998 Adopted Local Plan makes provision for 190 hectares of employment land to be developed in the district during the period between 1996 and 2006. In accordance with the direction made under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 this policy was not saved as part of the development plan. As such the Policy E1 expired on 27 September 2007.

4.2 Since then further work to analyse employment land demand was undertaken through the East Midlands Northern Sub-Region Employment Land Review carried out by Ove Arup & Partners in 2008, and the Mansfield and Ashfield District's Joint Property Strategy in 2009. These studies suggested the following employment land requirements:

Table 4.1 - Previous Employment Land Projections

Type	Joint Property Strategy: Selected Sectors Growth Scenario 2009-2026	Northern Sub-Region Employment Land Review: Reducing Out-Commuting Scenario 2006-2026
B1	3.34	5.50
B2	2.39	3.40
B8	8.15	1.20
Total: Net land projection	**13.88**	**10.10**
Margin of Choice	24.00	25.10
Net Land requirement	**37.88**	**35.20**

4.3 Both of these studies were prepared pre-2008/9 using data of its time and covered the period upto 2026. Since then the Council has worked in partnership with other local planning authorities across Nottinghamshire to prepare employment land forecasts for the Nottingham Outer Housing Market Area (HMA) for the period upto 2033. This Employment Land Forecasting Study provides the most up to date information on the economic prospects for the area and has been undertaken in tandem with the work to objectively assess housing needs through the Strategic Housing Market Market Assessment carried out by GL Hearn.

Is this figure still our best estimate?

4.4 No. The previous employment land studies carried out across the sub-region do not cover the plan period up to 2033. In addition, the Study carried out by Ove Arup & Partners in 2008 upon which the Joint Property Strategy in 2009 was based was specifically criticised by the Inspector examining the neighbouring Bolsover Local Plan Strategy in 2014. He found the plan unsound in respect of employment land provision because there was no current or robust objective assessment of this key matter.

4.5 In the light of the above we have taken the opportunity to review the evidence base in relation to how much employment space is needed as we now have more up to date information on how jobs are predicted to grow and the likely changes in the supply of labour over the plan period.

How do we establish a new figure?

4.6 The Nottingham Core HMA and Notingham Outer HMA Employment Land Forecasting Study sets out three scenarios of future employment space requirements based upon predictions of 'labour demand' and 'labour supply' as follows:

- **Job growth (Experian baseline)** - projections of job demand by economic sector using Experian's econometric forecasts;
- **Job growth (D2N2 LEP policy on)** - an alternative job-based estimate taking account of the additional jobs predicted to arise from the priorities of the D2N2 Local Economic Partnership in its Strategic Economic Plan (SEP);
- **Labour supply housing requirements** - growth of workplace population and a prediction of how many jobs would be needed to support this population in work in the future.

4.7 It also includes analysis of past rates of delivery. As the completion data should be treated with a degree of caution, NLP recommend that this be treated as a cross check to the above scenarios, rather than as a standalone scenario in its own right.

4.8 The Study explains the methodology used in translating Experian's econometric job projections, and the jobs estimate derived from the forecast of labour supply, into an employment floorspace/land requirement. This is summarised overleaf in relation to the job demand scenarios:

Methodology for establishing our land / floorspace requirement

Step	Task	How?
1	Identify the total number of workforce employees in the relevant B1a/b office and B1c/B2/B8 industrial sectors for Mansfield in 2011.	The Study uses job growth figures from Experian's December 2014 quarterly release. In summary, the total number of jobs across Experian's 38 economic sectors amounted to 43,547 in 2011. This data is reproduced in Appendix 1. It should be noted that the job growth figures were justified on the basis of Experian's assumptions concerning which industrial sectors are likely to see the most pronounced growth/decline over the plan period. The Experian forecast was based primarily on how each local economy has performed in recent years; how well various sectors are doing and how they might be expected to perform in future relative to national and regional sectoral trends. Using the Experian forecasts the job growth in each of the economic sectors was 'mapped' to the B use classes by NLP. Appendix 1 shows the method for re-categorising the employment forecasts by each economic sector into the B class uses in the Study.
2	Translate 2011 jobs into floorspace	In order to translate the jobs into employment space the total jobs in the B use classes estimated by Experian/NLP in 2011 was multiplied by a suitable employment density figure. The Study applied the following densities: B1a/b – offices & research and development: 12.5 sqm B1c/B2 - light / general industry: 42 sqm[1] B8 - storage and distribution: 69.5 sqm[2] [1] This was a combined figure taking the GEA 47 sq.m. of employment floorspace for each B1c worker & the GEA 36 sq.m. of employment floorspace for each B2 worker as set out in the HCA/Offpat guidance. [2] This figure assumed a 50:50 split using the one job per 65 sq.m. for general, smaller scale warehousing and the one job per 74 sq.m. for large scale, lower density units as set out in the HCA/Offpat guidance. The above figures were based on the HCA and Offpat 2010 Employment Densities Guidance, adjusted to provide Gross External Areas (GEA) (Homes and Communities Agency / Office of Project & Programme Advice & Training Employment Densities Guide 2nd Edition, 2010). The HCA Guidance provided job to floorspace ratios in Net Internal Area. This was translated into GEA by NLP (as GEA provides a better fit for planning purposes) with an uplift of 15% for offices and 5% for industrial and warehouse premises to translate NIA to Gross Internal Area (GIA). GIA was then converted to GEA by adding a further 2.5% to reflect the area of external walls etc. In order to translate this 'occupied' floorspace into 'total' floorspace an allowance for vacancies was made in the Study. In Mansfield's case, the vacancy rate used (based on an analysis of commercial agency websites and databases of marketed floorspace) for office floorspace was 9%, and for industrial was 3%.
3	Translate 2033 jobs into floorspace.	The job forecasts as used in Step 1 were taken forward on a pro-rata basis from 2031 to 2033 to align with the end of the local plan period. In summary, the total number of jobs across Experian's 38 economic sectors amounted to 48,363 in 2033, an increase of +4,816. Under the D2N2 policy on scenario, an additional +466 jobs were added to the Experian baseline. Steps 1 and 2 above were then repeated, but using the 2033 Experian sectoral workforce projections for that year, (see Appendix 1)

Step	Task	How?
		As before, an allowance was subsequently made to translate this 'occupied' floorspace into 'total' floorspace by making allowance for vacancies. On the basis that a figure of 10% better reflects market conditions, the model assumed that where current rates were higher (or lower), the future supply should be adjusted so that the stock is brought back into balance and to achieve a vacancy rate of 10% overall. In areas such as Mansfield with a relatively low vacancy rate for both office and industrial units the model ensured that slightly more land was provided to 'boost' vacancy rates to the required level.
4	Derive the net employment floorspace requirement	In order to derive the net employment space requirement in sqm the 2033 figure was simply subtracted from the 2011 figure.
5	Translate floorspace into net land requirements (for industrial and warehousing uses only)	Steps 6 and 7 were not applied to the office floorspace figure as the requirement for B1a/b is better expressed in sqm. The floorspace figures were then translated into land requirements for industrial and warehousing uses by applying a plot ratio of 40% to the floorspace figures i.e. gross area of 1 ha is required to develop 4,000 sq.m of industrial or warehousing / distribution space. This plot ratio was taken from the former Office for Deputy Prime Minister Guidance on Employment Land Reviews which reflects the typical development densities for these uses. This margin accounts for the additional space requirements of industrial / warehousing developments, including for car parking, access and curtilage buildings.
6	Converting from net to gross employment space requirements	In order to convert the net requirement for employment space into a gross requirement (the amount of employment space or land to be allocated / planned for) the Study makes allowance for replacement of losses of existing employment space that may be developed for other non B-class uses in the future. This allowance was based upon past rates of losses but adjusted downwards by half taking account of the analysis of potential future losses identified in the Strategic Housing Land Availability Study. The future losses replacement allowance used in the Study was as follows: • B1a/b office: 428 sqm x 22 years = 9,416 sqm • B1c/B2/B8 industrial: 0.68 ha x 22 years = 14.96 ha As a final step, a further allowance was added to the figures to allow for some flexibility in the employment land provision. The allowance used in the Study was a figure equivalent to two years of gross annual average past take up of employment land in the district (2006 to 2014) as follows: • B1a/b office: 2,321 sqm x 2 years = 4,643 sqm • B1c/B2/B8 industrial: 2.106 x 2 years = 4.21 ha
SOURCE: Nottingham Core HMA and Nottingham Outer HMA - Employment land Forecasting Study 2015, Nathaniel Lichfield & Partners		

D2N2 policy-on

4.9 It should be noted that the same approach was used by NLP to prepare the alternative job led estimate called the D2N2 policy on scenario except that different assumptions were made regarding the likely level of job growth. This was based upon the LEP's target *"to increase the potential growth in the number of private sector employee jobs from 30,000 (if current trends were to continue) to 55,000 in the ten year period to 2023"*. As such NLP, applied a c.55%

discount to the jobs identified by the LEP in its Strategic Economic Plan related projects based upon the assumption that not all of these jobs would be 'net additional' jobs to the Experian baseline.

4.10 The Study then translated the resultant job growth figures under this scenario into the industrial classifications / B use classes in the same way as under the Experian baseline scenario above (see Appendix 1 re: NLP's assumptions), and followed the same approach under Steps 5 & 6.

Labour supply

4.11 This alternative supply-led scenario used the projected change in the district's workforce (aligned with the demographic profile that underpins the Objectively Assessed Housing Need in the Strategic Housing Market Area Assessment (SHMA)) and then forecast how many jobs would be needed to support these people in work assuming current commuting rates continue.

4.12 The resulting job numbers were then translated into estimated requirements for B-class employment floorspace by applying the same standard employment densities used in the job growth based approach (using the same proportionate breakdown of B-class jobs as in the Experian baseline scenario), adding a similar allowance for vacancy, and followed the same approach under Steps 5 & 6.

Past Rates of Delivery

4.13 This approach uses past rates of delivery of employment space trends to inform future needs. However, it should be recognised that past trends may not fully reflect the future challenges and uncertainties and longer terms workplace trends that could reduce the demand for employmemt space. In addition, the data on completions and losses of employment space must be treated with some caution and for this reason NLP recommend that the resultant figures be used as a sensitivity test, rather that as a standalone scenario in its own right.

Scenario testing

4.14 The 2015 Study identified three different scenarios to inform the setting of our employment space targets.

Experian baseline scenario

This scenario uses projections of job growth in 38 economic sectors derived from the latest available econometric forecasts prepared by Experian.

The forecast of job growth in the 38 industrial sectors reflects how the district has performed relative to the East Midlands region's growth in the past. They also reflect the current post-recession economic climate, and the uncertainty surrounding future macro-economic prospects generally.

Under this scenario jobs in the district are predicted to increase by +4,816 (11%) from 43,547 jobs in 2011 to 48,363 in 2033. Just over one third of these total jobs are expected to be B class jobs, of which strongest growth is forecast in manufacturing (B1c/B2) followed to a lesser degree by office (B1a/b) based activities. Very minimal job growth is expected in distribution (B8).

D2N2 Local Enterprise Partnership policy-on scenario

This scenario is an alternative job-based estimate of future economic needs. It makes assumptions about the number of net additional jobs to the Experian baseline projections that are likely to arise from the specific projects identified in the D2N2 LEP Strategic Economic Plan.

Under this scenario in addition to the jobs increase expected under the Experian baseline a further + 466 jobs are projected during the plan period. Of these jobs, +311 are expected to be in sectors which may occupy B space, split roughly equally between manufacturing, and office based activities. It is not anticipated that there will be any further job growth in distribution activities under this scenario.

Labour supply scenario

This scenario employs a contrasting supply-led approach. It makes assumptions about the likely changes in the demographic profile of the district in particular the employed population over the plan period. It aligns with the same demographic profile that underpins the objectively assessed housing need for the district identified in the Nottingham Outer Strategic Housing Market Assessment. It then forecasts how many new jobs would be needed in the district to support these people in work assuming current commuting rates continue.

Under this scenario, jobs in the district are predicted to increase by + 5,929 over the period 2011 - 2033. In terms of split of jobs, the scenario uses the same proportionate breakdown of B class jobs as in the Experian baseline.

Conclusion

4.15 This section has explained the methodology used to inform the setting of the employment space targets and detailed the three different scenarios that were modelled.

4.16 IMPORTANT: This method is not capable of giving us a 100% accurate picture of what may happen as we can't predict the future. In practice, the amount of land and floorspace developed will be dependent upon a range of factors, not least the performance of the national and local economy. In addition, much will depend upon the ability of the council and its strategic partners to facilitate investment in a range of supporting infrastructure and other interventions that attracts business and investment to the area.

4.17 The Experian baseline or 'policy neutral' scenario gives us a starting position of job demand based to a degree on past trends and the current representation across the the standard industrial classifications relative to the national and regional averages.

4.18 The LEP scenario gives us a picture of the demand for employment space building upon the Experian baseline. It provides a prediction of job demand that aligns with the aspirations for growth in the D2N2 Local Economic Partnership Strategic Economic Plan.

4.19 It therefore gives us a picture of what the level of demand for jobs and in turn employment space may be needed to realise the growth in the priority sectors and development of the specific projects identified by the LEP. In this regard it should be seen as a minimum level of job demand that if we fail to plan for may stifle economic growth and be at odds with the aspirations in the LEP.

4.20 The labour supply scenario provides a contrasting approach that estimates the growth of the local labour supply based on the objectively assessed housing need in the Strategic Housing Market Assessment prepared by GL Hearn in 2015. It considers how many jobs and in turn how much employment space would be needed to broadly match the forecast growth of the district's employed population taking account of economic activity rates and future pension age changes, and assuming the pattern of commuting continues.

4.21 The Experian baseline results in the lowest employment space requirements. The requirements from the LEP policy on scenario sit above the baseline and very closely co-relates with the resultant requirements under labour supply scenario scenario.

4.22 In summary, using the the demand-led range of indcative gross land requirements over the plan period from Experian baseline, LEP policy on, and Labour Supply scenario, factoring in a 2-year margin of choice results in the following:

- 23,963 - 26,120 sqm office floorspace; and
- 39.74 - 42.73 hectares industrial land.

5 Setting the employment space target for the Local Plan

5.1 This section provides the land and floorspace figures that are derived from each of the scenarios explained in 'Scenario testing'.

B1a/b office

5.2 The Study gives a number of different floorspace figures for offices, as explained in the 'Scenario testing' section. These are detailed below.

Table 5.1 Gross office floorspace requirements

	Experian Baseline	D2N2 Policy On	Labour Supply
2011-2033 (gross)	19,320	21,477	20,801
+flexibility factor	23,963	26,120	25,444
Source: Table 5.31 of the Nottingham Core HMA and Nottingham Outer HMA - Employment Land Forecasting Study (2015), NLP. Figures are in sqm			

5.3 The Experian baseline figures are not entirely policy off but can perhaps best be described as a policy neutral position i.e. what levels of job growth may be seen in the future based on how well various economic sectors are doing now and how they might be expected to perform in the future. This scenario indicates a gross requirement of just under 20,000 sqm of office floorspace rising to nearly 24,000 sqm with the flexibility factor added.

5.4 The D2N2 policy on scenario which is based on the assumption of higher job growth than the Experian baseline and is linked to the priority projects in the LEP's SEP not suprisingly produces slightly higher floorspace figures. As can be seen above, the gross requirement for office floorspace is just under 21,500 sqm rising to just over 26,000 sqm with the flexibility factor added.

5.5 The labour supply scenario produces figures that co-relate very closely with the LEP policy on scenario. The difference between the resultant office floorspace figures under these scenarios is less than 700 sqm for the period 2011-2033 i.e. c.32 sqm per year.

B1c/B2/B8 industrial

5.6 The Study gives a number of different floorspace figures for industrial, as explained in the 'Scenario testing' section. These are detailed below.

Table 5.2 Gross industrial land requirements

	Experian Baseline	D2N2 Policy On	Labour Supply
2011-2033 (gross)	35.53	37.36	38.51
+flexibility factor	39.74	41.57	42.73
Source: Table 5.31 of the Nottingham Core HMA and Nottingham Outer HMA - Employment Land Forecasting Study (2015), NLP. Figures are in ha			

5.7 The Experian baseline indicates a gross requirement of just over 35 hectares of industrial land which rises to nearly 40 hectares with the flexibility factor added.

5.8 As can be seen above, the gross industrial land requirement under the D2N2 policy on scenario is just under 38 hectares rising to just under 42 hectares with the flexibility factor added.

5.9 Under the labour supply scenario, the gross industrial land requirement is just over 38 hectares rising to just over 42 hectares with the flexibility factor added.

Land availability and distribution

5.10 The evidence base does not split the employment space requirements between different parts of the district.

5.11 We have therefore undertaken a review of the potential supply of employment land and the capacity of the existing urban areas and villages to accommodate new employment development as a means to inform the distribution of employment space across the district.

5.12 This identified that the greatest scope for new employment space is at the Mansfield urban area where a number of suitable sites are available within or adjacent to serviced industrial areas. At Market Warsop and the villages in the north of the district, the scope for employment development in such locations is much more limited due to the size of the settlements and the limited number of existing employment areas.

5.13 It should also be borne in mind that significant employment land provision has been made just over the district boundary in Shirebrook within Bolsover district. This includes land at Brook Park where over 25 hectares of employment land has been developed with Sports Direct occupying large scale B8 warehousing. In addition, land remains available at the former Welbeck Colliery in Bassetlaw which may have opportunity for some employment development in the future. Both of these are major employment sites which have the potential to provide jobs for a wider area including the resident workforce in Warsop parish.

5.14 The distribution of the employment land / space requirements is set out in Table 6.1 in the next section.

Conclusions

5.15 This section of the paper has looked at what the council's requirements are for industrial land and office floorspace over the plan period. It has also considered where the required land and floorspace should be directed, in order to inform the emerging local plan.

5.16 As mentioned in the previous section, it is intended that the local plan will allocate enough land to meet employment space requirements identified under the labour supply / LEP policy on scenario's in order to meet business needs and the district's workforce in the future.

5.17 In the light of the above, and given the emphasis in the NPPF that local planning authorities must be able to demonstrate development requirements can be met it is considered that the vast majority of new employment space should be directed to the Mansfield urban area. Provision in the north of the district should be tailored to the likely potential supply with the focus on Market Warsop as the main urban area in the north of the district.

5.18 In summary, this results in the following recommended employment space targets to be taken forward in the local plan:

Table 5.3 Employment space targets (2011-2033)

Type of floorspace	Mansfield	Warsop Parish
Offices (sqm)	26,000	0.00
Industrial & Warehousing (ha)	40.00	2.00

5.19 However, it is recommended that any development proposals which would increase the total amount of land and floorspace over the above figures, but are within the district's main urban areas of Mansfield, and Market Warsop and the villages should be supported, providing they are of a scale appropriate to the size of the settlement and do not conflict with other policies of the plan.

6 Employment land supply

6.1 This section of the paper sets out the current employment land supply position and provides a review of the existing employment land allocations as identified in the 1998 Mansfield District Local Plan. It considers whether the sites are available, suitable and deliverable for employment development and should be considered for re-allocation in the councils emerging local plan.

Employment land committments

6.2 The next step in translating the figures in the previous section into the Local Plan is to take off any industrial land and office floorspace that has been implemented or committed since the base date of 2011.

6.3 The table below gives the employment space requirements for 2011 - 2033 and the balance that remains to be allocated through the Local Plan based upon the requirements set out in the previous section.

Table 6.1 New employment space targets and balance remaining

Type	Offices (sqm)		Industrial (Ha)	
	Mansfield	Warsop Parish	Mansfield	Warsop Parish
Target (2011-2033)	26,000	0.00	40.00	2.00
Land / floorspace developed (2011-2015)	1,505	0.00	1.22	0.00
Land / floorspace with planning permission for B uses as at 30 March 2015	3,300 (2010/0805/ST)[1] 627 (2013/0376/ST) 23,200 (2010/0089/ST & 2015/0045/ST)[2]	0.00	0.25 (2013/0276/ST) 0.15 (2015/0021/ST) 0.31 (2015/0022/ST) 11.00 (2010/0805/ST)[1] 17.40 (2010/0089/ST & 2015/0045/ST)[2] 0.26 (2010/0748/NT) 0.74 (2014/0619/NT 0.07 (2014/0242/NT)	
Balance remaining to allocate	**-2,623**	**0.00**	**8.60**	**2.00**

[1]Application Ref: 2010/0805/ST indicates B use split as 3,300 sqm B1(a): 18,000 sq.m B2: 18,000 sq.m B8

[2]Application Ref: 2010/0089/ST : condition 44 states that total quantum of employment development shall not exceed 100,000 sqm consisting of no less than 60% B1, no more than 30% B2, and no more than 10% B8 (assumed a 40% plot ratio)

6.4 As can be seen in Table 6.1, there is a marginal surplus of B1(a) & (b) office space, but a deficit of B1(c), B2 & B8 industrial land against the targets. As such, although there is no need to allocate additional land for B1(a) office use, there is a need to find 10.6 hectares of industrial land in the district up to 2033.

Review of existing employment land allocations

6.5 Ten employment sites i.e. for mixed B uses, and two sites for B1 business parks were allocated through the Mansfield District Local Plan (1998).

6.6 An assessment has been made to determine whether it would be appropriate to re-allocate some or all of these employment sites in the new local plan. The sites were assessed in terms of the following considerations:

- the impact on the character of the area and surrounding uses
- accessibility to the local workforce
- proximity and links to the strategic road network
- other constraints
- deliverability

6.7 The results of the assessment are shown in Appendix 2. In summary, it shows that the following seven sites have either been developed for employment or other uses, or have the benefit of planning permission as at April 2015:

- E5(B) - Millenium Business Park - developed for business uses
- E5(D) - Maun Valley - developed for business uses
- E5(G) - Oakham Business Park - developed for business uses
- E5(C) - Land off Debdale Lane - developed for housing
- E5(H) - Spion Kop - developed for housing
- E5(E) - Oxclose Lane - with planning permission for employment development
- E6(B) - Clipstone Road - with a council resolution to grant planning permission for housing

6.8 Due to the status of these sites, it is not considered that the above former employment allocations should be carried forward into the new local plan.

6.9 Of the remaining five sites, there are two sites which have been developed in part for employment development, and three sites which remain undeveloped. These sites are as follows:

- E5(J) - Ratcher Hill Quarry - developed in part for business uses
- E6(A) - Ransom Hill - developed in part for business uses
- E5(F) - Blake Street - undeveloped
- E5(I) - Netherfield Lane - undeveloped
- E5(A) - Old Newark Road - undeveloped

6.10 The assessment found that there a number of vacant areas of land within the two partly developed sites at Ratcher Hill, and Ransom Hill which are suitable for industrial uses, and should be considered for employment allocation in the new local plan.

6.11 In terms of the other three undeveloped sites at Blake Street, Netherfield Lane, and Old Newark Road it concludes that owing to the potential impact of employment development on existing and potential surrounding uses, other planning constraints, and overall deliverability issues the sites should not be considered for re-allocation for employment development in the new local plan.

6.12 In addition, the assessment found an area of potential land adjacent to one of the former employment allocations at Mansfield which if developed would consolidate employment uses at one of the district's established employment areas. This area of land has also been considered suitable for employment allocation in the new local plan.

Appendix 1 Data Tables

Table .1 Experian Workforce Jobs 2011-2033

Experian Sector	2011	2016	2021	2026	2031	2033	Difference 2011-2033
Agriculture, Forestry & Fishing	87	115	157	210	281	300	**213**
Extraction & Mining	29	29	28	27	25	25	**-4**
Food, Drink & Tobacco	121	110	113	114	115	114	**-7**
Textiles & Clothing	165	106	96	84	71	62	**-103**
Wood & Paper	293	344	331	314	296	296	**3**
Printing and Recorded Media	623	698	643	579	517	506	**-117**
Fuel Refining	8	0	0	0	0	-1	**-9**
Chemicals	93	99	100	97	95	95	**2**
Pharmaceuticals	0	1	1	1	1	1	**1**
Non-metallic Products	779	937	930	892	855	863	**84**
Metal Products	557	672	659	666	678	690	**133**
Computer & Electronic Products	439	476	503	530	544	555	**116**
Machinery & Equipment	205	208	204	193	181	179	**-26**
Transport Equipment	394	487	474	449	421	424	**30**
Other Manufacturing	463	506	508	501	494	497	**34**
Utilities	220	106	54	28	14	-7	**-227**
Construction of Buildings	1,659	1,764	2,087	2,391	2,723	2,829	**1,170**
Civil Engineering	378	385	436	488	542	558	**180**
Specialised Construction Activities	3,039	3,112	3,552	3,986	4,469	4,612	**1,573**
Wholesale	2,279	2,340	2,524	2,686	2,834	2,890	**611**
Retail	5,982	5,403	5,293	5,204	5,116	5,029	**-953**
Land Transport, Storage, & Post	1,162	903	807	744	688	641	**-521**
Air & Water Transport	0	0	0	0	0	0	**0**
Accommodation & Food Services	2,254	2,254	2,465	2,681	2,896	2,960	**706**
Recreation	1,236	1,052	1,127	1,190	1,242	1,243	**7**
Media Activities	281	277	309	341	377	387	**106**
Telecoms	84	54	53	50	47	43	**-41**

Experian Sector	2011	2016	2021	2026	2031	2033	Difference 2011-2033
Computing & Information Services	300	260	262	259	252	247	**-53**
Finance	759	631	631	614	586	569	**-190**
Insurance & Pensions	48	51	49	45	41	40	**-8**
Real Estate	364	369	380	389	397	400	**36**
Professional Services	1,592	2,246	2,321	2,376	2,430	2,514	**922**
Administrative & Supportive Services	3,484	3,067	2,989	2,848	2,700	2,622	**-862**
Other Private Services	1,293	1,489	1,413	1,305	1,195	1,185	**-108**
Public Administration & Defence	3,011	2,448	2,414	2,533	2,646	2,610	**-402**
Education	4,282	4,679	4,873	5,222	5,590	5,721	**1,439**
Health	2,392	2,635	2,693	2,837	2,977	3,036	**644**
Residential Care & Social Work	3,192	3,421	3,451	3,538	3,589	3,629	**437**
TOTAL	**43,547**	**43,734**	**44,930**	**46,412**	**47,925**	**48,363**	**4,816**

Table .2 Apportionment of B Class Sectors to Land Uses

Experian Sector	Proportion of Jobs by Use Class		
	B1a/b office	B1c/B2 Industrial	B8 warehousing
Agriculture, Forestry & Fishing		Non B-class	
Extraction & Mining		Non-B class	
Food, Drink & Tobacco	0%	100%	0%
Textiles & Clothing	0%	100%	0%
Wood & Paper	0%	100%	0%
Printing and Recorded Media	0%	100%	0%
Fuel Refining	0%	100%	0%
Chemicals	0%	100%	0%
Pharmaceuticals	0%	100%	0%
Non-metallic Products	0%	100%	0%
Metal Products	0%	100%	0%
Computer & Electronic Products	0%	100%	0%
Machinery & Equipment	0%	100%	0%
Transport Equipment	0%	100%	0%
Other Manufacturing	0%	100%	0%
Utilities		77%	
Construction of Buildings		Non B-class	
Civil Engineering		Non B-class	
Specialised Construction Activities	0%	59%	0%
Wholesale	0%	24%	58%
Retail		Non B-class	
Land Transport, Storage, & Post	0%	0%	63%
Air & Water Transport		Non B-class	
Accommodation & Food Services		Non B-class	
Recreation		Non B-class	
Media Activities	100%	0%	0%
Telecoms	100%	0%	0%
Computing & Information Services	100%	0%	0%

Experian Sector	Proportion of Jobs by Use Class		
	B1a/b office	B1c/B2 Industrial	B8 warehousing
Finance	100%	0%	0%
Insurance & Pensions	100%	0%	0%
Real Estate	100%	0%	0%
Professional Services	100%	0%	0%
Administrative & Supportive Services	7%	0%	0%
Other Private Services	Non B-class		
Public Administration & Defence	10%	0%	0%
Education	Non B-class		
Health	Non B-class		
Residential Care & Social Work	Non B-class		

Appendix 2 Review of Employment Land Allocations in the 1998 Local Plan

Table .1 - Review of employment allocations in the 1998 Local Plan

Local Plan Ref	Area (ha)	Employment site	Description of the potentially available land	Would there be an unacceptable impact on the character of the area and/or surrounding uses?	Is the land accessible to the local workforce?	Does the land benefit from close proximity and good links to the strategic road network?	Are there any other constraints that would prevent the land from being developed?	Is the land deliverable?	Should the site be considered for re-allocation for B uses?	Is there any adjacent land with potential?	Remaining area with potential (incl. any adjacent land (ha)
E5(A)	4.2	Land off Old Newark Rd/Southwell Rd, Mansfield	This site is a greenfield site which lies to the south of Sherwood Oaks Business Park. To the west lies the existing Bellamy Road housing estate, whilst to the north is land which has the benefit of planning permission for residential development. Further to the east is a triangular piece of undeveloped land adjacent to the St Andrews specialist mental healthcare care facility.	No - However, the site does abut existing housing and . there is further housing development committed on land to the north. On balance, it is considered that housing would be the most appropriate use on this site.	Yes - the land is reasonably accessible from the residential areas of eastern and southern Mansfield. It is also well served by public transport on a main route from the key public transport hubs in Mansfield town centre.	Yes - the land could be served via the access to Sherwood Oaks Business Park which provides good links to the A6191 /A617 linking the site with the M1 and A1.	No - there are no other particular constraints to employment uses on the site.	Yes - the site forms part of a wider area of land which is currently under development for a range of uses. In addition, the owner of the site has previously promoted the site for development.	No - On balance, it is considered that housing is the most appropriate use for the site given the need to meet the district's development needs, and the adjacent residential context. It should not therefore be re-allocated in the new plan	Yes - there are areas of undeveloped land further to the north east located on the Sherwood Oaks Business Park, and beyond the site to the north which is accessed from Anglia Way. It is considered that these areas of land would form a logical extension to existing employment areas.	4.6
E5(B)	18.2	Land at Mile Hill, Mansfield	This site has been fully developed for business uses							No	0.0

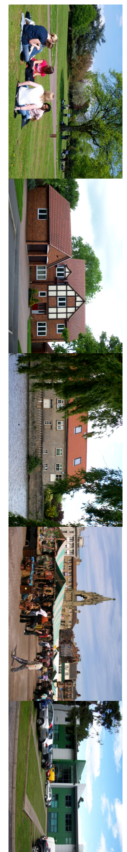
Local Plan Ref	Area (ha)	Employment site	Description of the potentially available land	Would there be an unacceptable impact on the character of the area and/or surrounding uses?	Is the land accessible to the local workforce?	Does the land benefit from close proximity and good links to the strategic road network?	Are there any other constraints that would prevent the land from being developed?	Is the land deliverable?	Should the site be considered for re-allocation for B uses?	Is there any adjacent land with potential?	Remaining area with potential (incl. any adjacent land (ha)
E5(C)	3.1	Land off Debdale Ln, Mansfield	This site has been fully developed for housing							No	0.0
E5(D)	3.6	Land at Maun Valley, Mansfield	This site has been fully developed for business uses							No	0.0
E5(E)	0.4	Land off Oxclose Ln, Mansfield Woodhouse	This site has planning permission for business uses which has been partly implemented.							No	0.0
E5(F)	0.8	Land off Blake St, Mansfield Woodhouse	This site comprises the derelict former railway sidings at Mansfield Woodhouse. It is a relatively narrow strip of land bounded by the railway line and the rear gardens of properties fronting Yorke Street.	No - but due to the proximity of housing careful consideration would need to be given to the design of any proposals. Consideration would also need to be given to restricting the development to B1 uses.	Yes - the land is reasonably accessible to the residential areas of Mansfield Woodhouse.It is also within easy walking distance of Mansfield Woodhouse railway station.	Yes - the land could accessed from Blake St which provides good access onto the A6075 which links with the main A617.	No - there are no particular constraints to employment uses on the site	No - due to the site's configuration and its proximity to housing it is considered unlikely that a satisfactory design and layout could be achieved that is both deliverable and viable for employment development. In addition, the site has had little or no market interest in its development for B uses	No - it is considered that due to viability and deliverability issues the site should not be re-allocated in the new plan.	No - the site is well contained by the railway line and adjoining development	0.0

Local Plan Ref	Area (ha)	Employment site	Description of the potentially available land	Would there be an unacceptable impact on the character of the area and/or surrounding uses?	Is the land accessible to the local workforce?	Does the land benefit from close proximity and good links to the strategic road network?	Are there any other constraints that would prevent the land from being developed?	Is the land deliverable?	Should the site be considered for re-allocation for B uses?	Is there any adjacent land with potential?	Remaining area with potential (incl. any adjacent land (ha)
								over the last 15 years or so.			
E5(G)	6.5	Land at Bleak Hills, Mansfield	This site has been fully developed for business uses							No	0.0
E5(H)	2.0	Land at Spion Kop	This site has been developed for housing							No	0.0
E5(I)	3.3	Land off Netherfield Lane, Meden Vale	This is a greenfield site situated on the south east side of Netherfield Lane. It borders existing industrial units off Meden Way, and lies adjacent existing housing. To the south west of the site is open countryside adjacent to the River Meden.	No - but due to proximity of housing careful consideration would need to be given to the design of any proposals. Consideration would also need to be given to restricting the development to B1 uses.	Yes - in so far as the land has good access to the local workforce living in Meden Vale and the surrounding communities. The site is less well connected to residents in the Mansfield.	No - the site is located off Netherfield Lane at Meden Vale which lies away from the strategic road network.	Yes - parts of the site lie within an area at risk of flooding and there are sequentially preferable sites available in areas at lower risk of flooding which are suitable for employment development.	No - the site has had little market interest in its development for B uses over the last 15 years or so..	No - the adjacent land is countryside which is considered to perform an important function in conserving the rural character of the area and maintaining the separate identity of the villages. Parts of the surrounding countryside are identified as at risk from flooding.	No	0.0
E5(J)	8.2	Land at Ratcher Hill Quarry, Mansfield	This land comprises a triangular piece of land between	No - industrial uses would be compatible with	Yes - the land is reasonably accessible from the residential	Yes - the land could be served via the access to	No - there are no other particular overriding	Yes - there is evidence of market demand for	Yes - there are two parcels of land suitable	No	2.6

Local Plan Ref	Area (ha)	Employment site	Description of the potentially available land	Would there be an unacceptable impact on the character of the area and/or surrounding uses?	Is the land accessible to the local workforce?	Does the land benefit from close proximity and good links to the strategic road network?	Are there any other constraints that would prevent the land from being developed?	Is the land deliverable?	Should the site be considered for re-allocation for B uses?	Is there any adjacent land with potential?	Remaining area with potential (incl. any adjacent land (ha)
			Jubilee Way and the Mansfield to Rainworth Walkway. Much of the site is in now use including for quarry related activities. However, there are two areas of vacant land to the east and west of the existing quarry access road.	surrounding land uses which are predominately quarry related uses including a concrete batching plant.	areas of eastern and southern Mansfield. It is also well served by public transport on a main route from the key public transport hubs in Mansfield town centre.	Ransom Wood Business Park which provides good links to the A6191 /A617 linking the site with the M1 and A1.	constraints to employment uses on the site. However, the development of the site may require some earthworks and land levelling.	employment uses in this location. The owner of the site has previously promoted the site for development.	for re-allocation for employment.		
E6(A)	5.4	Land at Ransom Hill, Mansfield	This site comprises the remaining cleared areas of land within the Ransom Wood Business Park.	No - the development of B1 uses would be compatible with the surrounding uses on the business park	Yes - the land is reasonably accessible from the residential areas of eastern and southern Mansfield. It is also well served by public transport on a main route from the key public transport hubs in Mansfield town centre	Yes - the land could be served via the access to Ransom Wood Business Park which provides good links to the A6191 /A617 linking the site with the M1 and A1.	No - there are no other particular overriding constraints to employment uses on the site.	Yes - there is evidence of market demand for employment uses in this location. The owner of the site has previously promoted the site for development.	Yes - there are three parcels of land suitable for re-allocation for employment.	No	1.6
E6(B)	19.1	Land off Clipstone Rd, Mansfield	This site has the benefit of a council resolution to grant planning permission for housing subject to the signing of a section 106 agreement.							No	0.0

Appendix 2 Review of Employment Land Allocations in the 1998 Local Plan

Local Plan Ref	Area (ha)	Employment site	Description of the potentially available land	Would there be an unacceptable impact on the character of the area and/or surrounding uses?	Is the land accessible to the local workforce?	Does the land benefit from close proximity and good links to the strategic road network?	Are there any other constraints that would prevent the land from being developed?	Is the land deliverable?	Should the site be considered for re-allocation for B uses?	Is there any adjacent land with potential?	Remaining area with potential (incl. any adjacent land (ha)
E7	28.4	Land off Abbott Road	This site has planning permission for a mixed use development including business uses							No	0.0
E8	0.2	Land off Commercial Gate	This site comprises a small area of land lying adjacent to existing office uses on the Acorn Business Park.	No - provided that the site were developed for B1 office uses.	Yes - the land lies in a central location close to Mansfield town centre which is well served by both rail and bus transport.	Yes - the land lies close to Nottingham Road which provides good access to Mansfield town centre's outer ring road.	No - there are no other particular overriding constraints to employment uses on the site. However, access to the site is only likely to be achievable through Acorn Business Park which present deliverability issues.	No - the site has been vacant for some time with no recent developer interest for business uses.	No - site is considered too small to allocate in the plan.	No	0.0
E10	0.7	Land off Sherwood Street	This site has been developed as a car park							No	0.0



Appendix 2 Review of Employment Land Allocations in the 1998 Local Plan

Key

1998 Employment Allocation

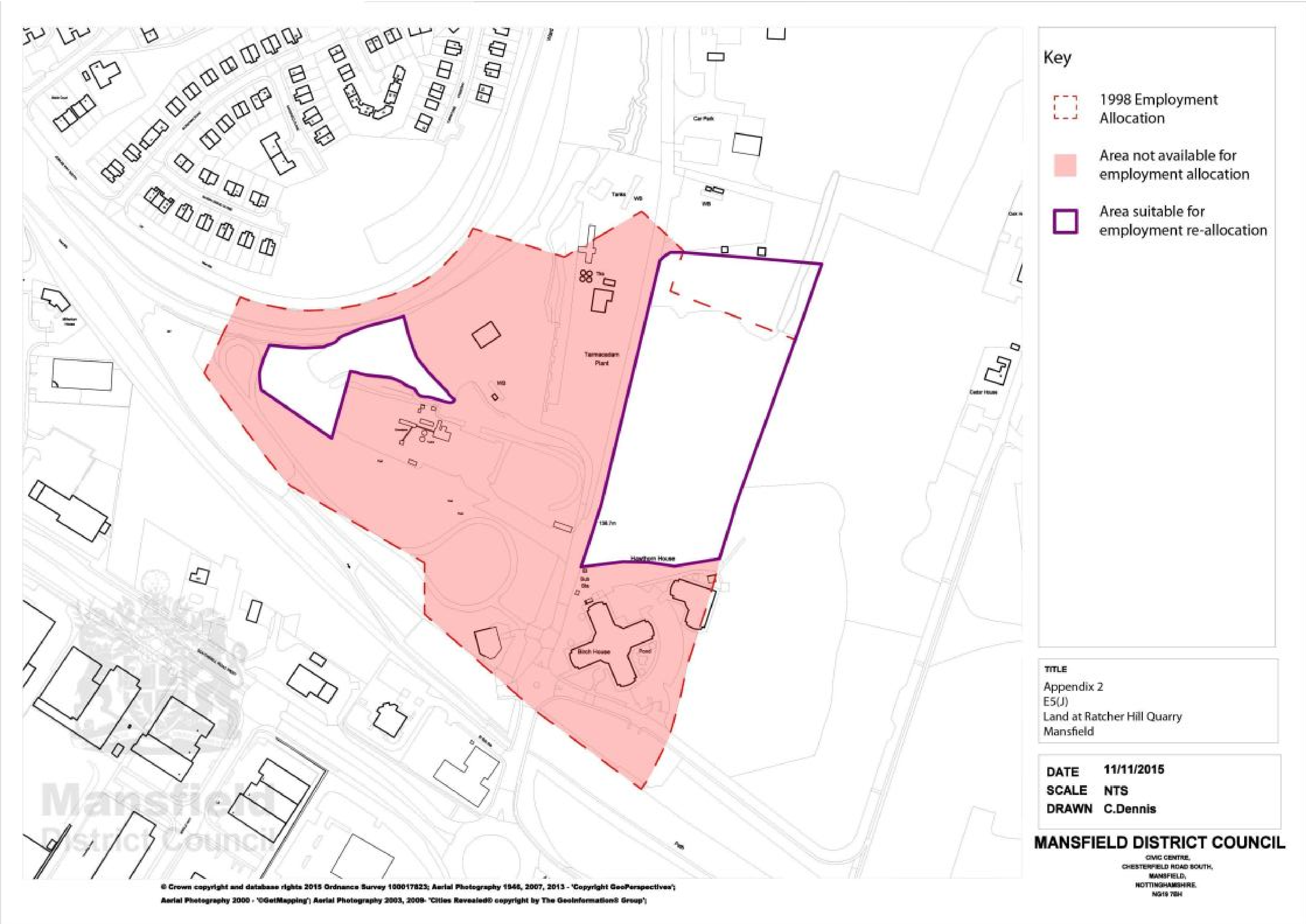
TITLE

Appendix 2
E5(l)
Land off Netherfield Lane
Meden Vale

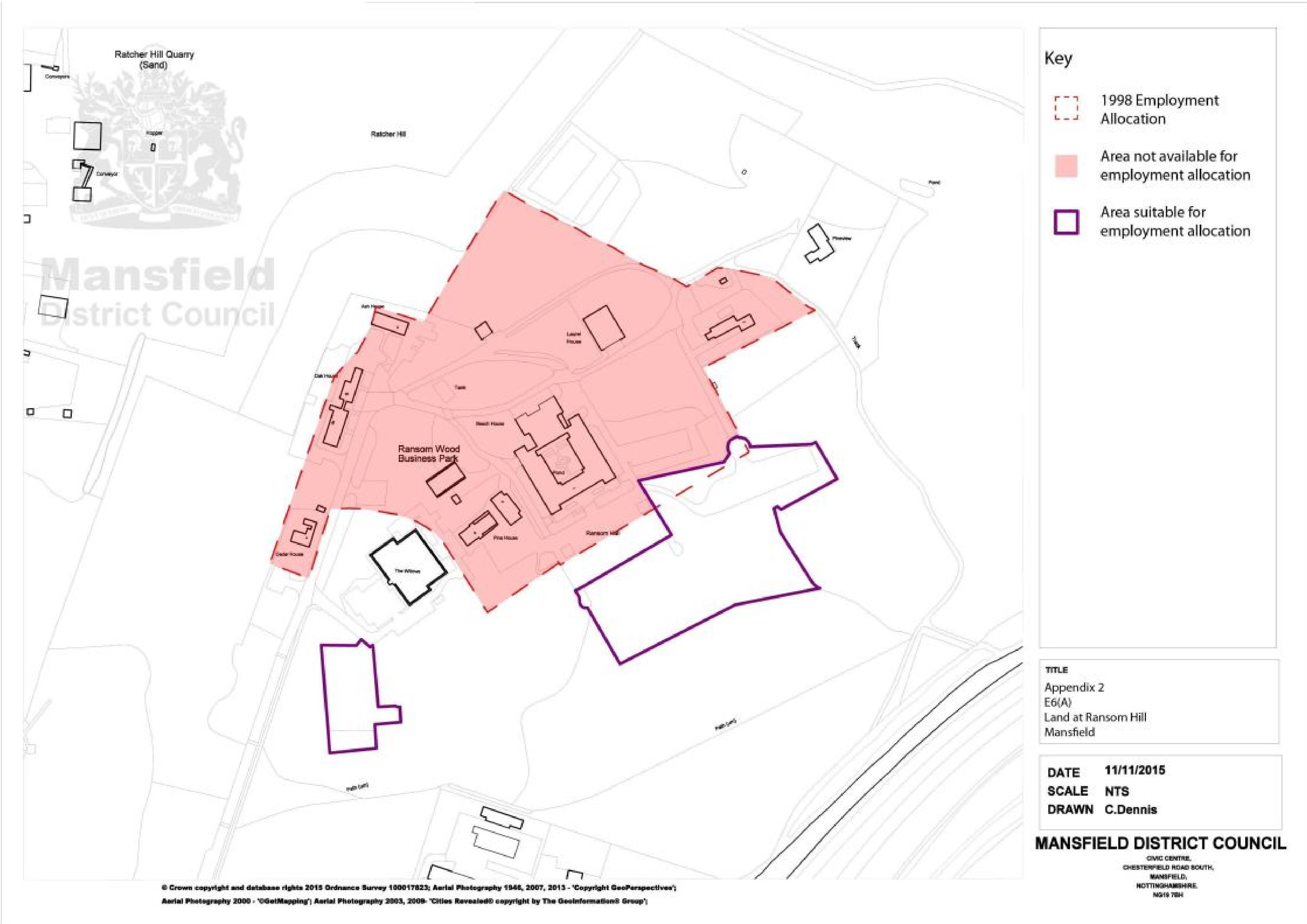
DATE	**11/11/2015**
SCALE	**NTS**
DRAWN	**C.Dennis**

MANSFIELD DISTRICT COUNCIL

CIVIC CENTRE,
CHESTERFIELD ROAD SOUTH,
MANSFIELD,
NOTTINGHAMSHIRE,
NG19 7BH



Appendix 2 Review of Employment Land Allocations in the 1998 Local Plan



Ratcher Hill Quarry (Sand)
Ratcher Hill
Mansfield District Council
Ransom Wood Business Park
Key
1998 Employment Allocation
Area not available for employment allocation
Area suitable for employment allocation
TITLE
Appendix 2
E6(A)
Land at Ransom Hill
Mansfield
DATE 11/11/2015
SCALE NTS
DRAWN C.Dennis
MANSFIELD DISTRICT COUNCIL
CIVIC CENTRE,
CHESTERFIELD ROAD SOUTH,
MANSFIELD,
NOTTINGHAMSHIRE.
NG19 7BH
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