

Employment Monitoring Report 2016

Position as of 1st April 2016



The Planning Policy Team

www.mansfield.gov.uk



Mansfield
District Council



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1 Introduction

Background

Each year Mansfield District Council publishes an Employment Land Monitoring Report. This report includes details of annual employment land “take-up”, since 2011, and provides information on future development opportunities, i.e. sites with planning permission or identified as being suitable for employment use developments (i.e. B1, B2 and B8 use classes), in Mansfield district. Surveys of all sites were undertaken in April, 2016, to reflect their status and overall position in the district as at 31st March 2016. The report also contains information on employment land losses i.e. employment sites developed for non-employment uses during the monitoring period.

The National Planning Policy Framework (NPPF) expects us to assess the existing and future supply of land available for economic development and its sufficiency and suitability to meet identified needs. In terms of assessing employment land needs we have worked jointly with our strategic partners to prepare up to date evidence on the economic prospects and forecasts for the functional economic market area including Ashfield and Newark & Sherwood. The results set out in the *Nottingham Core HMA and Nottingham Outer HMA Employment Land Forecasting Study, NLP, November 2015* have been used to provide information on the position with regard to the employment land demand / supply balance for the district.

Purpose of this Report

This document will be used as a basis for monitoring the performance of the emerging Local Plan policies and other relevant evidence base studies. It should also be an important source of information for the building industry, statutory undertakers and other interested parties, in formulating programmes and plans. The document also makes an important contribution to the district council’s economic development policies / initiatives.

Information Contained in the Report

Each employment site included in this report has a unique reference number which identifies the site. Site boundaries identify the approximate areas of land remaining for employment development, excluding completed areas and other non-employment uses, e.g. major landscaping. The following abbreviations are used in the schedule to reflect the status of sites at the 31st March, 2016:

DPP = Detailed Planning Permission



OPP = Outline Planning Permission
ALL = Local Plan Employment Allocation

Disclaimers

Although the information contained in this document is provided in good faith and is as accurate as records permit, no guarantee is given with regards to possible errors. This document supersedes all previous Employment Land Monitoring Reports (including Employment Land Availability Studies), produced by Mansfield District Council. The identification of a site in this document does not necessarily imply that planning permission will be granted for a specific employment use proposal, as this would be dependent on detailed analysis at the time that a planning application is considered. Potential developers are advised to contact the district council early in the process of site identification. General planning enquiries should be directed to the Planning Policy Team Leader.

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Further Information

Further information on this report is available from the PLANNING POLICY GROUP:

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Tel: (01623) 463182
E-Mail: LP@mansfield.gov.uk

2 Employment Floorspace/Land Take-Up

Table 2.1

Land / Floorspace Developed on Allocated Sites in the Adopted Mansfield District Local Plan 1998 Ha (m ²)										
Site Ref	Site Name	PDL/GF	Employment Type							Sub-Total
			B1a	B1b	B1c	B1	B2	B8	Mixed Industrial	
										-
Sub-Total			-	-	-	-	-	-	-	-

Table 2.2

Land / Floorspace Developed on Unallocated Sites Ha (m ²)										
Site Ref	Site Name	PDL/GF	Employment Type							Sub-Total
			B1a	B1b	B1c	B1	B2	B8	Mixed Industrial	
E-Yh001 2014/0619/NT	Old Mill Lane Industrial Park Off Hallam Way, Mansfield Woodhouse	Greenfield			0.74 (3468)					0.74 (3468)
2014/0535/ST	SDC Trailers, Bradder Way, Quarry Lane, Mansfield - awaiting callback as we're unsure whether this has been implemented	PDL					0.00 (606)			0.00 (606)
E-Li003 2015/0022/ST	The Engine Sovereign Way, Mansfield	PDL							0.31 (1550)	0.31 (1550)
E-Li004 2015/0257/ST	Linney Group Limited Adams Way, Mansfield	Greenfield	0.74 (2865)							0.74 (2865)
2015/0364/ST	T4 Design Limited, Hermitage Way, Mansfield	PDL					0.00 (557)			0.00 (557)
Sub-Total			0.74 (2865)	-	0.74 (3468)	-	0.00 (1163)	-	0.31 (1550)	1.79 (9046)



Table 2.3

	Land / Floorspace Developed on Allocated Sites in the Adopted Mansfield District Local Plan 1998 Ha (m ²)					
Use Class	2011/12	2012/13	2013/14	2014/15	2015/16	Total (2011/2016)
B1a		0.09 (435)		0.00 (152)		0.09 (587)
B1b						-
B1c						-
B1a/b/c						-
B2						-
B8		0.58 (0)		0.00 (223)		0.58 (223)
Mixed Industrial						-
Total	0.00 (0)	0.67 (435)	0.00 (0)	0.00 (375)	0.00 (0)	0.67 (810)

Table 2.4

	Land / Floorspace Developed on Unallocated Sites Ha (m ²)					
Use Class	2011/12	2012/13	2013/14	2014/15	2015/16	Total (2011/2016)
B1a	0.39 (1070)	0.00 (41)			0.74 (2865)	1.13 (3976)
B1b						-
B1c	0.35 (1347)	0.00 (1609)			0.74 (3468)	1.09 (6424)
B1a/b/c						-
B2	0.00 (1050)		0.00 (1180)		0.00 (1163)	0.00 (3393)
B8	0.02 (630)	0.00 (450)	0.27 (0)			0.29 (1080)
Mixed Industrial		0.05 (465)			0.31 (1550)	0.36 (2281)
Total	0.76 (4097)	0.05 (2565)	0.27 (1180)	0.00 (0)	1.79 (9046)	2.87 (16888)

	Land / Floorspace Developed on Unallocated Sites Ha (m ²)					
Grand Total (Tables 2.3 and 2.4)	0.76 (4097)	0.72 (3000)	0.27 (1180)	0.00 (375)	1.79 (9046)	3.54 (17698)

Table 2.5

		Land Take-Up 2011/2016 Ha					
Site Ref	Site Name	11/12	12/13	13/14	14/15	15/16	Total
E-Li001	5 Anglia Way, Southwell Road West, Mansfield		0.05*				
E-Li003	The Engine, Sovereign Way, Mansfield					0.31*	0.31
E-Li004	Linney Group Limited, Adams Way, Mansfield					0.74*	0.74
E-Oa001	Oakham Business Park	0.69*					0.69
E-Oa004	Maunside, Mansfield			0.27*			0.27
E-Po003	Land adj. 5 Goodacre Street	0.02*					0.02
E-Sh004	108 Chesterfield Road North	0.05*					0.05
E-Wh001	Oxclose Lane, Mansfield Woodhouse		0.09				0.09
E-Yh001	Old Mill Lane Industrial Park, Off Hallam Way, Mansfield Woodhouse					0.74*	0.74
E-Yh002	Old Mill Lane Industrial Park, Off Hallam Way		0.58				0.58
Total		0.76	0.72	0.27	0.00	1.79	3.54
		* Employment site has been fully developed					



Table 2.6

Floorspace change involving 'B' Uses (m ²)						
Permission Ref	Site Name	Previous Use	Floorspace	New Use Class	Floorspace	Net Gain
Total			-		-	-

Table 2.7

Proposed 'B' Use floorspace (m ²)						
Permission Ref	Site Name	Previous Use	Floorspace	New Use Class	Floorspace	Net Gain
2014/0071/NT	12 Millway, Old Mill Lane Industrial Estate, Mansfield Woodhouse	N/A	N/A	B1c	(200)	(200)
2014/0578/NT	Future Products, Enterprise Road, Mansfield	N/A	N/A	B8	(425)	(425)
2014/0608/ST	2-8 Stockwell Gate, Mansfield	A2	(416)	B1a	(416)	(416)
2014/0620/ST	17 Pecks Hill, Mansfield	N/A	N/A	B8	(114)	(114)
2015/0332/NT	Double A Kebabs, Enterprise Road, Mansfield	N/A	N/A	B1a/B1c/B8	(633)	(633)
2015/0531/ST	Kingfisher Lighting Ltd, Ratcher Way, Forest Town	N/A	N/A	B1a/B1c	(204)	(204)
2015/0789/ST	Former Lloyds TSB Bank, 2-8 Stockwell Gate, Mansfield	A2	(500)	B1a	(500)	(500)
Total			(916)		(2492)	(2492)

3 Employment Floorspace/Land Losses

Table 3.1

Land / Floorspace Lost to Alternative Uses 2015/2016 Ha (m ²)					
Site/Permission Ref	Site Name	Employment Use	New Use Class	Total	
2014/0503/ST	79 Sandy Lane, Mansfield	B1a	D1	0.10 (155)	
2015/0013/NT	Unit 1 Hallam Way, Mansfield Woodhouse	B1 / B2 / B8	D1	0.30 (542)	
2015/0039/ST	Unit 1 Victoria Street, Mansfield	B2	D2	0.16	(619)
2015/0228/ST	Unit 1 Victoria Street, Mansfield (First Floor)	B2	D2		(591)
H-WI020 2015/0296/ST	12 St John Street, Mansfield	B1a	C3	0.02 (132)	
2015/0435/NT	2 Market Place, Mansfield Woodhouse	B1a	A2	0.02 (127)	
2015/0467/NT	Unit 1, Rock Valley, Mansfield	B8	A1	0.02 (100)	
Total				0.62 (2266)	

Table 3.2

Land / Floorspace Lost to Alternative Uses 2011/2016 Ha (m ²)						
	Year					Total
	2011/12	2012/13	2013/14	2014/15	2015/16	
Floorspace/Land lost to Residential Uses (C3)	0.08 (413)	0.04 (228)	0.14 (460)	0.95 (150)	0.02 (132)	1.23 (1383)
Floorspace/Land lost to Other Uses	0.01 (90)	0.95 (2273)	1.00 (3817)	0.00 (0)	0.60(2134)	2.56 (8314)
Total	0.09 (503)	0.99 (2501)	1.14 (4277)	0.95 (150)	0.62 (2266)	3.79 (9697)



Table 3.3

Employment Land / Floorspace With Permission for Alternative Use(s) Ha (m ²)						
Site/Permission Ref	Expiry Date	Site Name	Current Employment Use	Proposed Use Class	Total	
2013/0577/ST	30/05/2016	84 Nottingham Road, Mansfield (First & Second Floors)	B1a	C3	0.02	(89)
2014/0365/ST	30/05/2016	84 Nottingham Road, Mansfield (Ground Floor)	B1a	C3		(49)
H-WI019 2014/0379/ST	01/10/2017	75 - 79 West Gate, Mansfield	B1a	C3	0.00 (200)	
2015/0624/ST	15/12/2018	I2 Centre, Oakham Business Centre, Hamilton Way, Mansfield	B1a / B8	D1	1.24 (3486)	
2015/0645/NT	21/12/2018	Rear of 159 Yorke Street, Mansfield Woodhouse	B8	SG	0.04 (229)	
2016/0055/ST	10/03/2019	Unit 1, Kings Mill Way, Mansfield	B1a / B1c	D1	0.14 (961)	
Total					1.44 (5014)	

4 Employment Floorspace/Land Availability

Site Information Schedules

Table 4.1

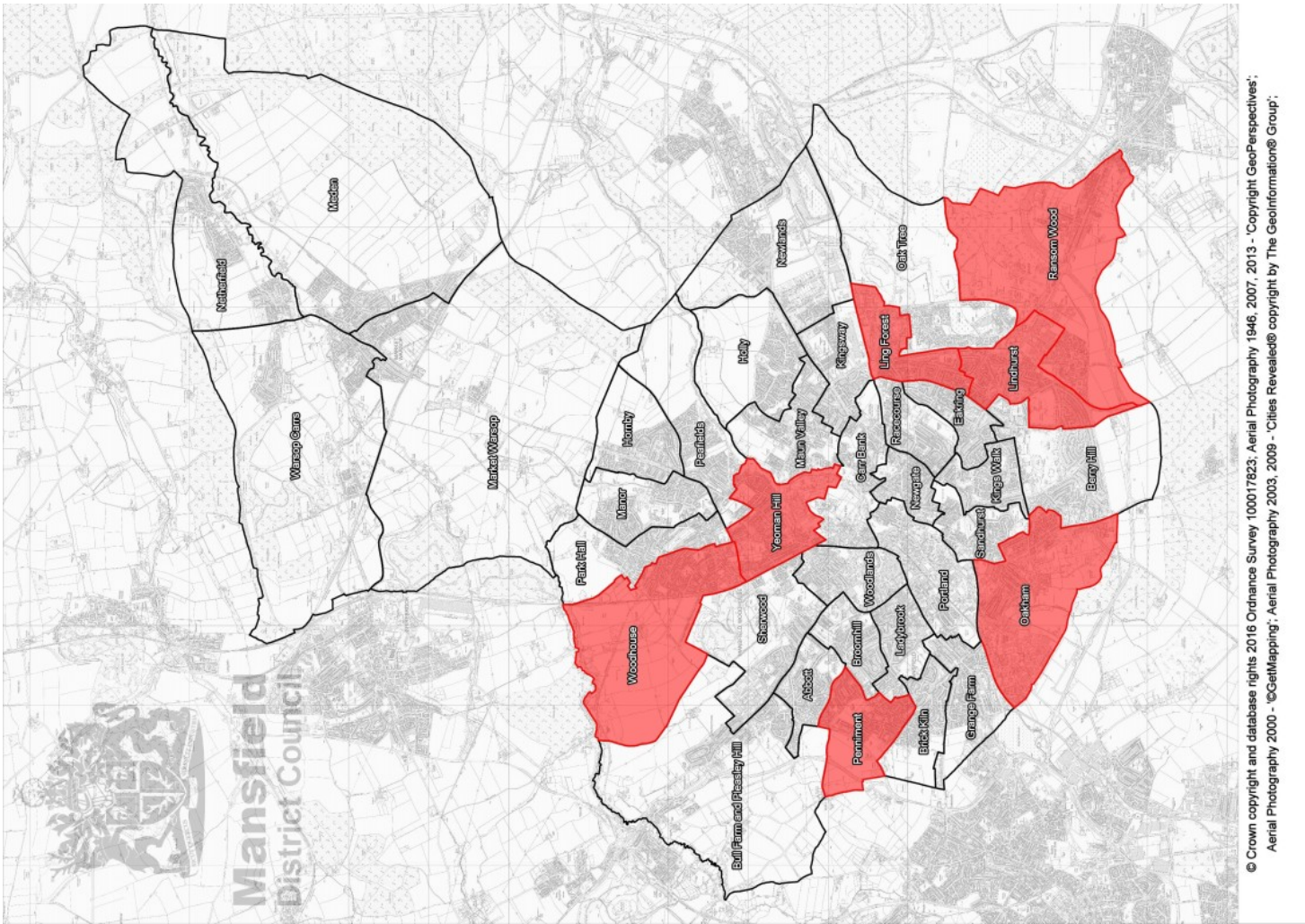
Site Information Schedule at 31 st March 2016									
Site (Plan)	Site Name	1998 Adopted LP	Grid Reference		Site Details				Owners/Developers
			(E)	(N)	Status	Area Ha (m ²)	PDL	Use Class	and other comments
E-Li002 2015/0021/ST (Lindhurst)	THE ENGINE Acorn Way, Mansfield	N/A	456520	359674	DPP	0.15 (1,043)	Yes	B1c / B8	Well serviced site on Oak Tree Business Park, close to strategic road network including MARR route. Detailed planning permission for light industry and storage.
E-Lf001 2013/0276/ST (Ling Forest)	PLOT 17 Long Stoop Way, Forest Town	N/A	456863	361449	DPP	0.25	Yes	B8	Detailed Planning Permission for land to be used for open storage.
E-Oa006 2016/0002/ST (Oakham)	LAND OFF KESTRAL ROAD Mansfield	N/A	452515	359577	DPP	0.23 (598)	Greenfield	B2	Detailed Planning Permission 6 industrial units on a well serviced and established business park.
E-Pe001 2015/0502/ST (Penniment)	ABBOTT ROAD (Penniment Farm) Off Abbott Road (A6075), Mansfield	E7	451306	361621	DPP	12.00 (39,300)	No	B1a / B2 / B8	Hallam Land Management. "Greenfield" site with excellent access to Jct's 28 & 29 of the M1. Office - 3,300 sq.m Industrial - 36,000 sq.m or 11 ha
E-Rw001 2013/0376/ST (Ransom Wood)	SHERWOOD OAKS BUSINESS PARK Off Southwell Road West (A617), Mansfield	N/A	457059	359067	LCP	2.70	No	B1c / B2 / B8	Sandora. Attractive "greenfield" site. Prominent position off the main A617 Mansfield - Newark road. There is currently one plot with detailed planning permission for offices.
					DPP	0.14 (627)		B1a	



	Site Information Schedule at 31 st March 2016								
E-Rw002 (Ransom Wood)	RANSOM WOOD BUSINESS PARK Off Southwell Road West (A617), Mansfield	N/A	457546	359538	LCP	1.60 (6,400)	Yes	B1a	Ransomwood Estates. Business Park B1 uses only. Some offices exist within an attractive woodland setting.
E-Rw003 (Ransom Wood)	RATCHER HILL QUARRY Off Southwell Road West (A617), Mansfield	E5j	457047	359554	ALL	2.60	Yes	B2	Mansfield Sand Ltd. Access off the main A617 Mansfield – Newark road.
E-Rw006 2015/0045/ST (Berry Hill / Ransom Wood)	LINDHURST LAND ADJACENT A617 MARR Between Nottingham Road and Southwell Road West	N/A	455901	358659	DPP	23.20 (upto 100,000)	No	B (mixed)	Outline Planning Permission for an urban extension to the south of Mansfield involving a mixture of employment uses. Reserved matters have since been approved for phase 1 of the development (Infrastructure and earthworks). Office (Vision Innovation Park) - 5.8 ha @ 40% plot ratio = 23,200 sq.m Assumed rest of site for industrial use i.e. B1(c)/B2/B8 = 17.4 ha
E-Wh001 2010/0784/NT (Woodhouse)	OXCLOSE LANE Off Oxclose Lane, Mansfield Woodhouse	N/A	453507	363208	DPP	0.10 (512)	Yes	B1c	Located next to Mansfield Woodhouse railway station. Planning Permission implemented in part.
E-Yh005 2014/0242/NT (Yeoman Hill)	11 MILLWAY Old Mill Lane Industrial Estate	N/A	454614	362495	DPP	0.07 (400)	Yes	B8	Serviced site. Developing Industrial Estate with good accessibility off the northern section of the Outer Ring Road.

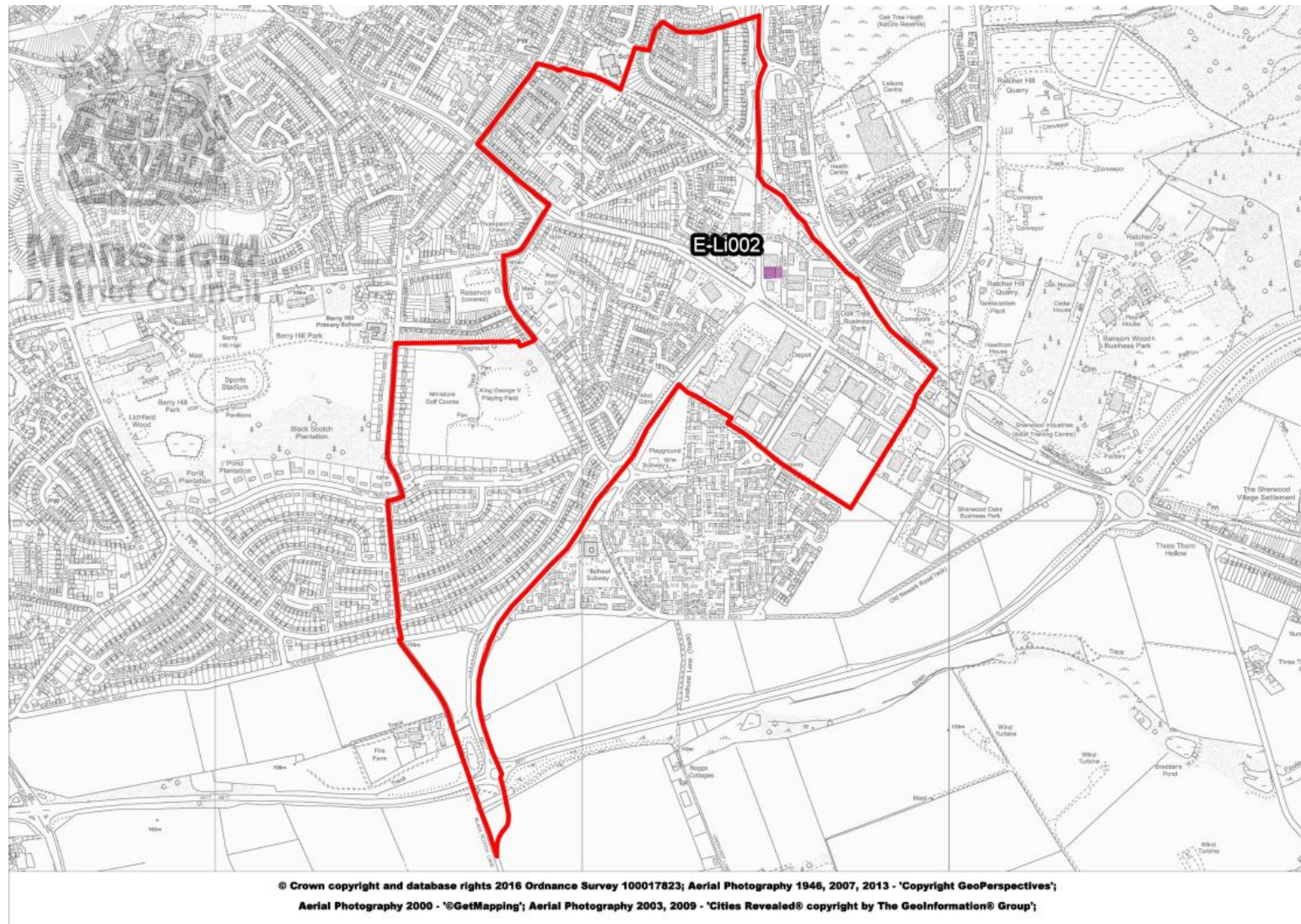
Site Maps

Ward Location Plan

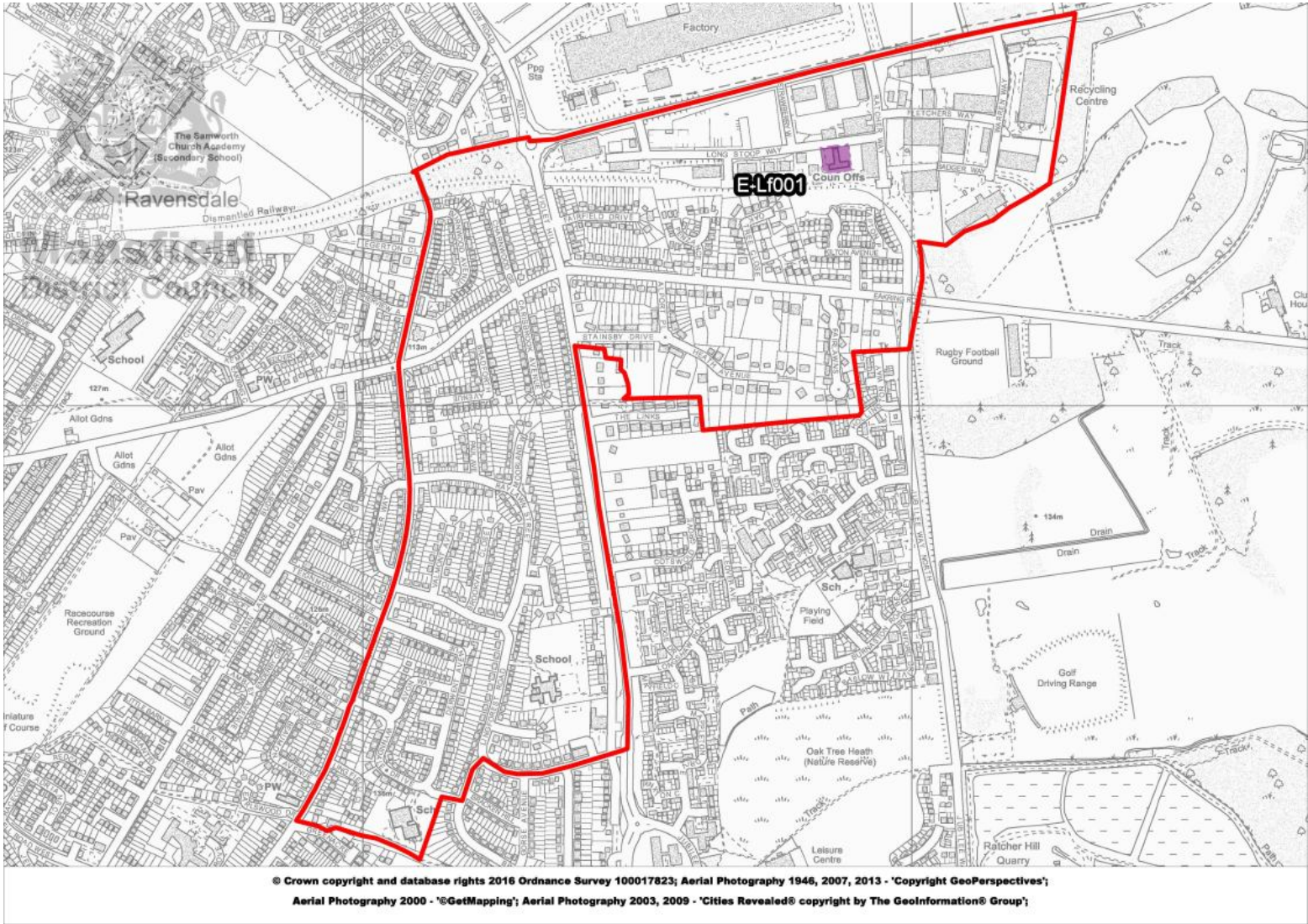




Lindhurst

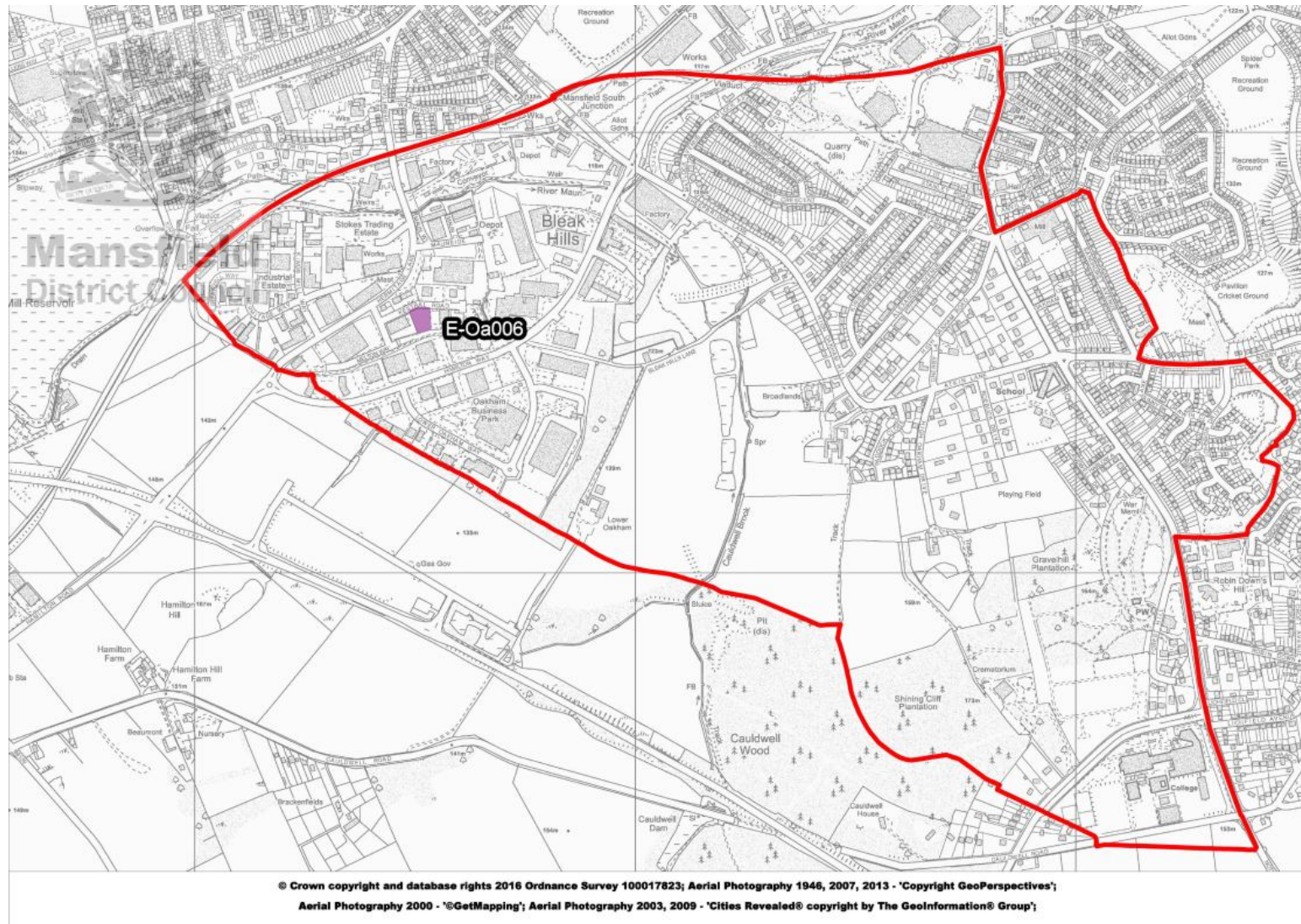


Ling Forest

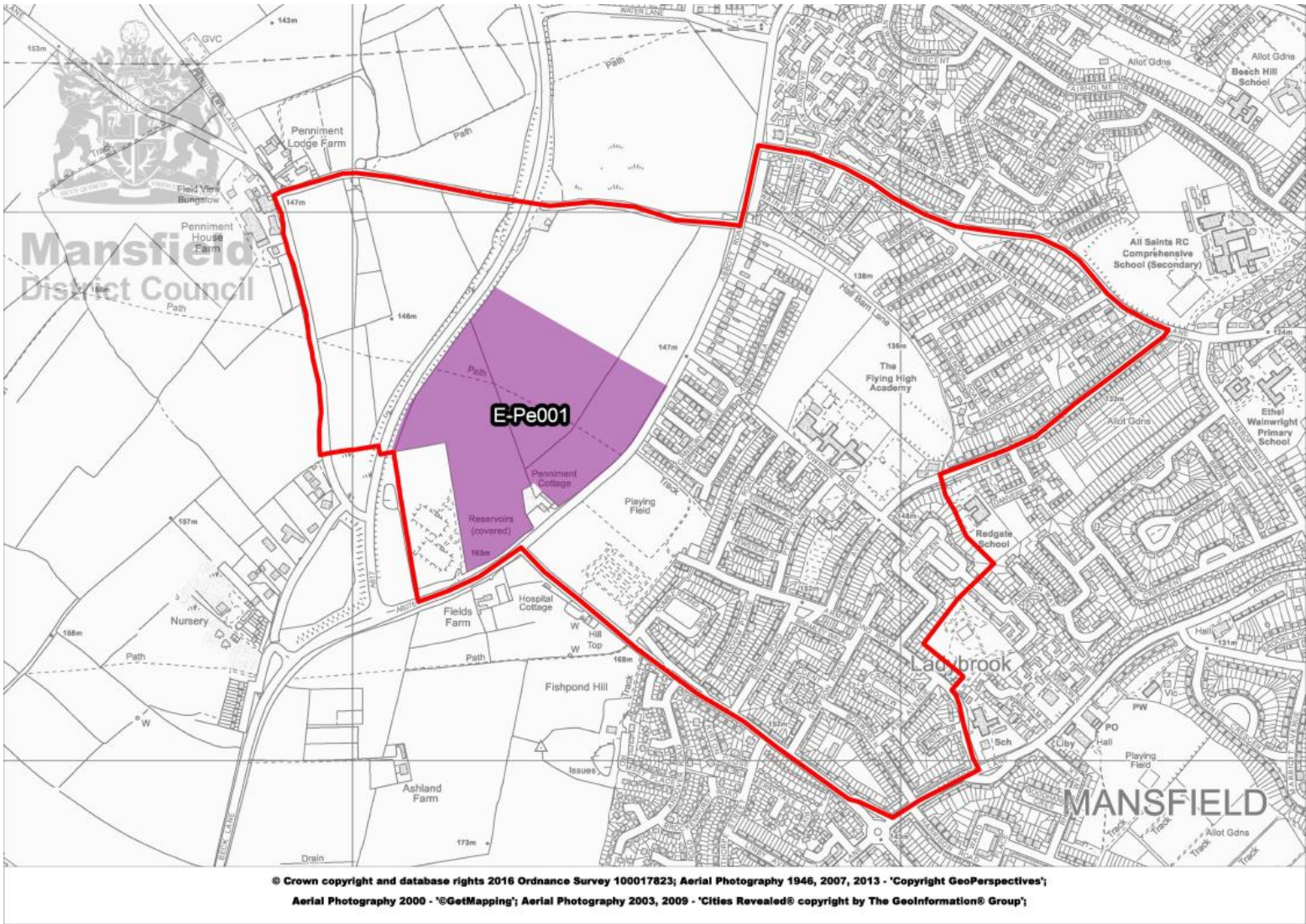




Oakham

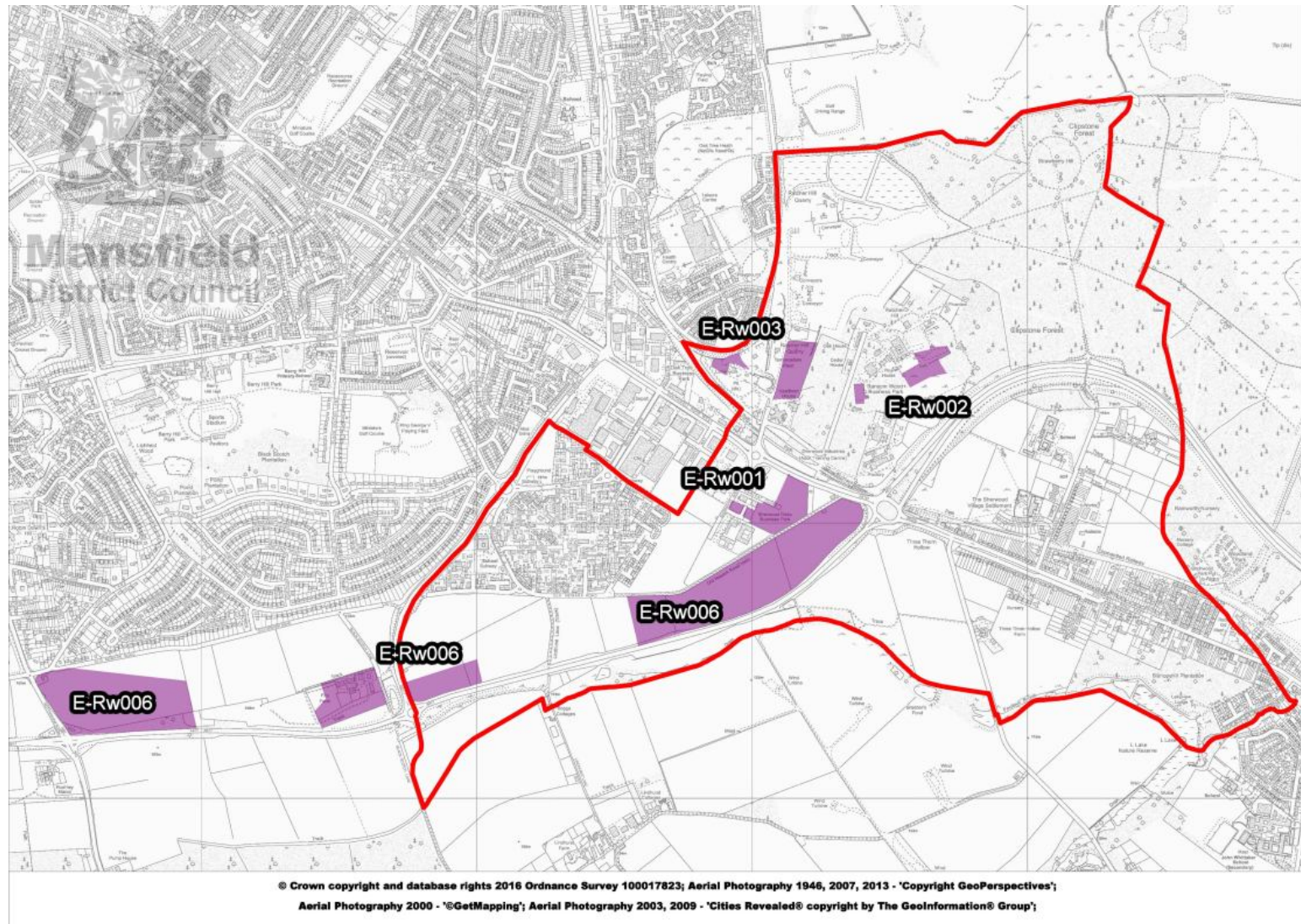


Penniment

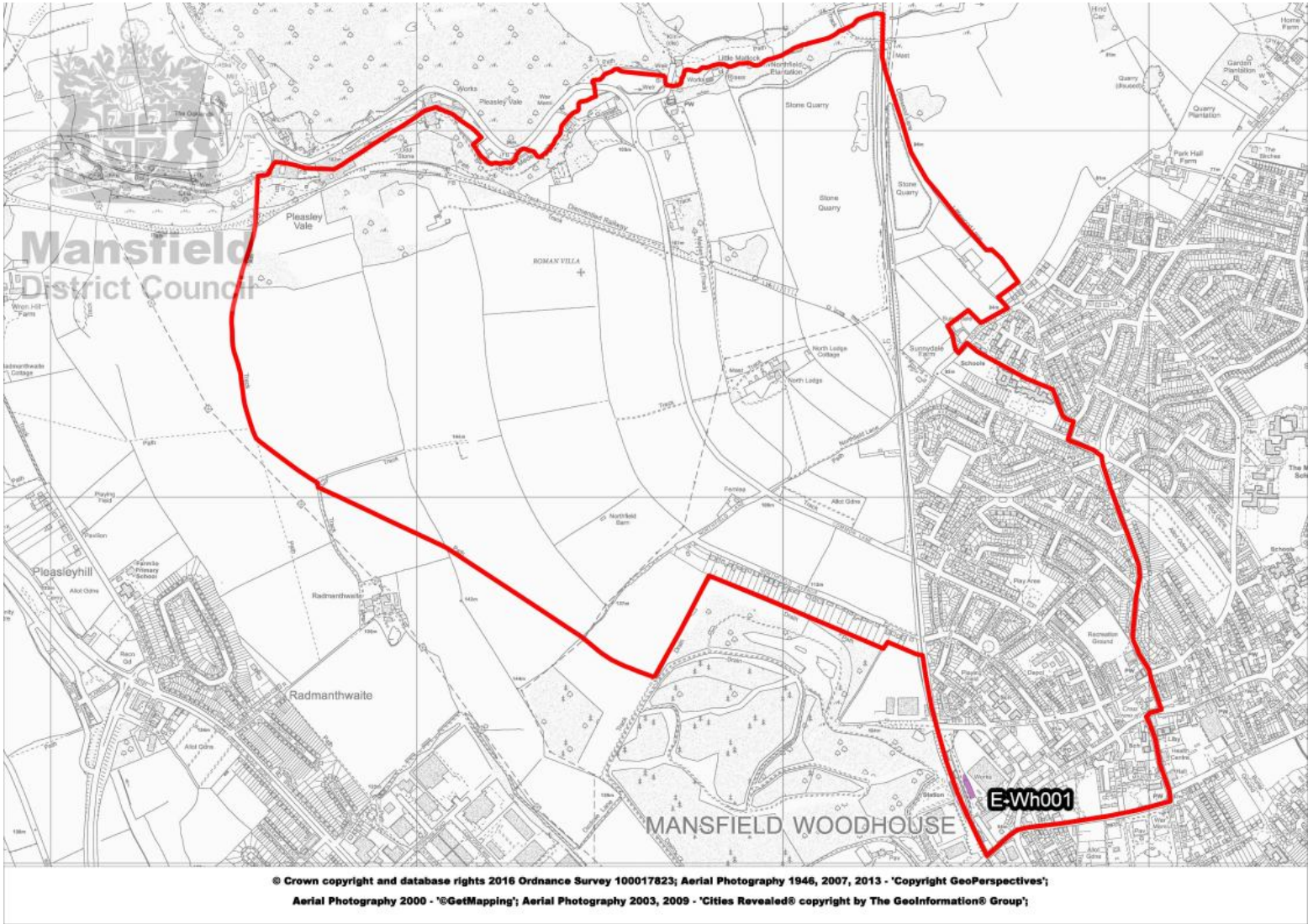




Ransom Wood

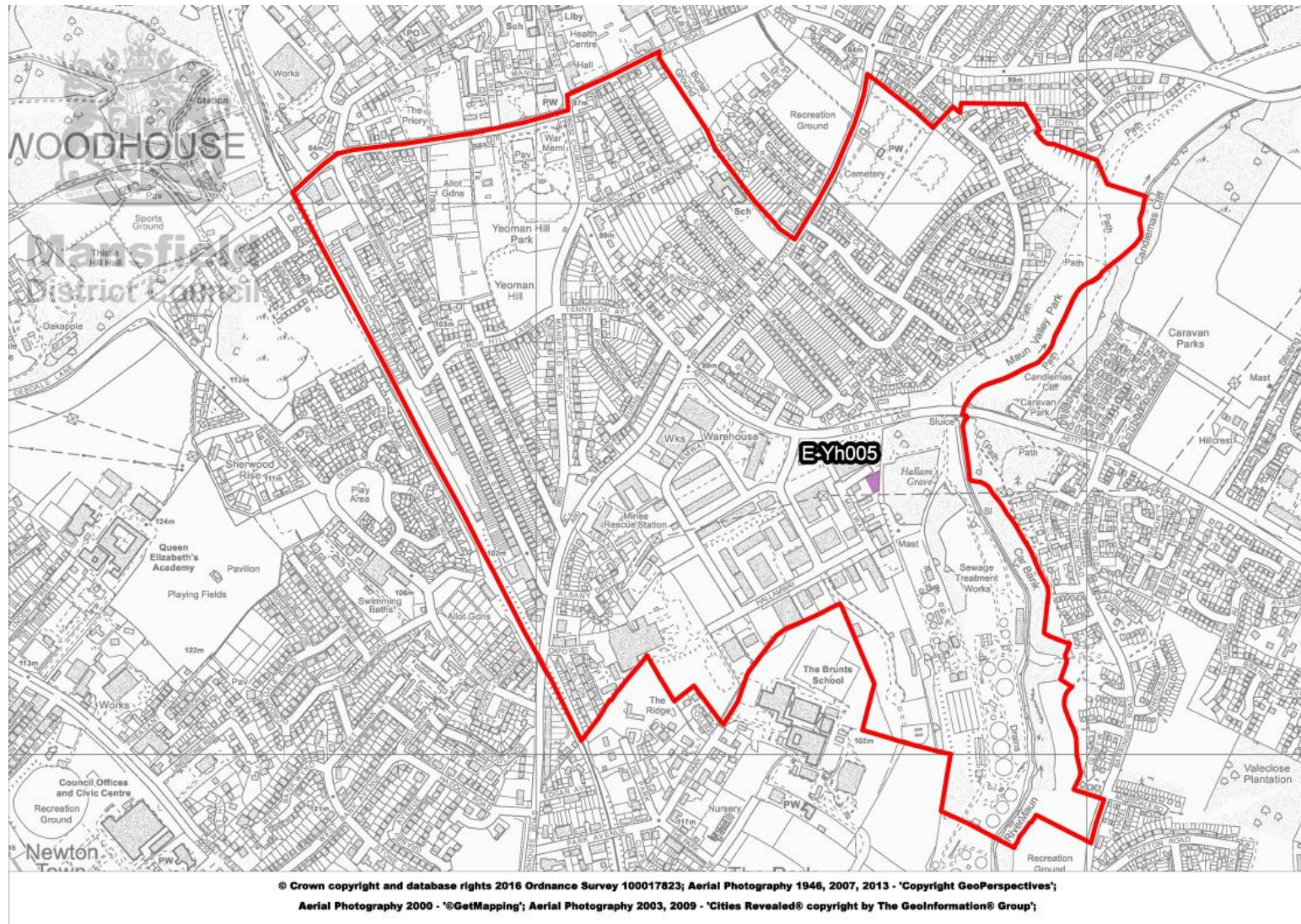


Woodhouse





Yeoman Hill



5 Employment Land Summary

Table 5.1

Summary of Employment Sites 2011 2016									
Site Ref	Site Name	Land Take-Up	Area Remaining (Ha)						Overall Totals
		(Ha) 2011 - 2016	LCP	S106	DPP	OPP	L.P.*	Total	
E-Lf001	Plot 17 Long Stoop Way				0.25			0.25	0.25
E-Li001	5 Anglia Way, Southwell Road West, Mansfield	0.05							0.05
E-Li002	The Engine (West)				0.15			0.15	0.15
E-Li003	The Engine (East)	0.31							0.31
E-Li004	Adams Way	0.74							0.74
E-Oa001	Oakham Business Park	0.69							0.69
E-Oa004	Maunside	0.27							0.27
E-Oa006	Land off Kestral Road				0.23			0.23	0.23
E-Pe001	Abbott Road (Penniment Farm)				12.00			12.00	12.00
E-Po003	Land adj. 5 Goodacre Street	0.02							0.02
	Sherwood Oaks Business Park		2.70		0.14			2.84	2.84
E-Rw002	Ransom Wood Business Park		1.60					1.60	1.60
E-Rw003	Ratcher Hill Quarry						2.60	2.60	2.60
E-Rw006	Lindhurst				23.20			23.20	23.20
E-Sh004	108 Chesterfield Road North	0.05							0.05



Summary of Employment Sites 2011 2016									
E-Wh001	Oxclose Lane	0.09			0.10			0.10	0.19
E-Yh001	Old Mill Lane Industrial Park (West)	0.74							0.74
E-Yh002	Old Mill Lane Industrial Park (East)	0.58							0.58
E-Yh005	11 Millway, Old Mill Lane Industrial Estate				0.07			0.07	0.07
Total		3.54	4.30		36.14		2.60	43.04	46.58

6 Employment Land Monitoring Schedule

Table 6.1

	Office (sqm)	Industrial (Ha)
Total gross employment land / floorspace requirement 2011 2033 (note 1)	26,000	42.00
Land / floorspace completed between 1/04/2011 & 31/03/2012	1,070	0.37
Land / floorspace completed between 1/04/2012 & 31/03/2013	476	0.63
Land / floorspace completed between 1/04/2013 & 31/03/2014	0	0.27
Land / floorspace completed between 1/04/2014 & 31/03/2015	152	0
Land / floorspace completed between 1/04/2015 & 31/03/2016	2,865	1.05
Total amount of land / floorspace developed between 1/04/2011 & 31/03/2016	4,563	2.32
Residual employment land / floorspace requirement up to 2033	21,437	39.68
Land / floorspace with detailed planning permission at 31/03/2016	27,127	29.20
Land / floorspace allocated in the 1998 Local Plan which is still considered suitable for employment development as at 31/03/2016*	0	2.60
Land / floorspace with lapsed employment permission which has continued development potential at 31/03/2016*	6,400	2.70
Total amount of land / floorspace available for employment development at 31/03/2016	33,527	34.50
Balance of supply of land / floorspace as compared to gross employment land requirement taking into account total amount of land completed up to 31/03/16	+12,090	-5.18

* Please note this land is allocated under policies M4(b), M4(c), M4(d) & M4(e) in the Mansfield District Local Plan Consultation Draft, January 2016.



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یہ لیف لیٹ، بوقتِ ضرورت، بریل یا بڑے پرنٹ میں بھی مہیا کیا جا سکتا ہے۔ اگر آپ کو اس فارم کا ترجمہ چاہئے ہو یا آپ کو اس کے پڑنے میں مدد چاہئے ہو تو براہ مہربانی ہم سے اس نمبر پر 01623 463463 رابطہ کرنے میں بالکل نہ ہچکچائے گا۔

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