

Employment Monitoring Report 2014



Mansfield District Council

Creating a District where People can Succeed



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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 - excluding retail), in Mansfield District. Surveys of all sites were undertaken in April, 2014, to reflect their status and overall position in the District as at 31st March 2014. The report also contains information on employment land losses i.e. employment sites developed for non-employment uses during the monitoring period.

Although now formally revoked the East Midlands Regional Plan set out a requirement for LPA's, emda and sub-regional strategic partnerships to work together in housing market area groupings to undertake and keep up to date employment land reviews to inform the allocation of a range of sites at sustainable locations.

In line with this policy a number of studies have been carried out in order to provide an evidence base for setting a local employment land figure. The Joint Ashfield and Mansfield Joint Property Strategy December 2009 recommends a net land requirement of 38 Ha for the period 2009 - 2026 (see Note 1, Table 7.1). It should be noted that this figure is net of employment land losses, so should be supplemented with further land to compensate for future losses of employment land (see Note 2, Table 7.1).

Purpose of this Report

This document will be used as a basis for monitoring the performance of the Local Plan policies and other relevant 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, 2014:



DPP = Detailed Planning Permission
 OPP = Outline Planning Permission
 ALL = Adopted Local Plan Employment Allocation
 S106 = Permission Supported Subject to Signing a Section 106 Agreement
 LCP = Lapsed Employment Permission with continued development potential

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 Manager; highway related issues to the Head of Operations.

Copyright

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Further Information

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

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E-Mail: planningpolicy@mansfield.gov.uk

2 Employment Floorspace/Land Take-Up

Table 2.1

Floorspace/Land 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	
										-
Sub-Total			-	-	-	-	-	-	-	-

Table 2.2

Floorspace/Land Developed on Unallocated Sites Ha (m ²)										
Site Ref	Site Name	PDL/GF	Employment Type							Sub-Total
			B1a	B1b	B1c	B1	B2	B8	Mixed	
2013/0211/ST (E-Oa004)	Maunside, Mansfield	PDL						0.27 (0)		0.27 (0)
2013/0281/NT	Sunrise Building, Crown Farm, Forest Town	PDL					0.00 (1180)			0.00 (1180)
Sub-Total			-	-	-	-	0.00 (1180)	0.27 (0)	-	0.27 (1180)

Table 2.3

Floorspace/Land Developed on Allocated Sites in the Adopted Mansfield District Local Plan 1998 Ha (m ²)				
Use Class	2011/12	2012/13	2013/14	Total (2011/2014)
B1a		0.09 (435)		0.09 (435)



Floorspace/Land Developed on Allocated Sites in the Adopted Mansfield District Local Plan 1998 Ha (m ²)				
B1b				-
B1c				-
B1a/b/c				-
B2				-
B8		0.58 (0)		0.58 (0)
Mixed				-
Total	-	0.67 (435)	-	0.67 (435)

Table 2.4

Floorspace/Land Developed on Unallocated Sites Ha (m ²)				
Use Class	2011/12	2012/13	2013/14	Total (2011/2014)
B1a	0.05 (84)	0.00 (41)		0.05 (125)
B1b				-
B1c	0.00 (339)	0.00 (1609)		0.00 (1948)
B1a/b/c				-
B2	0.00 (1050)		0.00 (1180)	0.00 (2230)
B8	0.02 (630)	0.00 (450)	0.27 (0)	0.29 (1080)
Mixed	0.69 (1994)	0.00 (465)		0.69 (2459)
Total	0.76 (4097)	0.00 (2565)	0.27 (1180)	1.03 (7842)
Grand Total	0.76 (4097)	0.67 (3000)	0.27 (1180)	1.70 (8277)

Table 2.5

Land Take-Up 2011/2014 Ha					
Site Ref	Site Name	11/12	12/13	13/14	Total
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-Yh002	Old Mill Lane Industrial Park, Off Hallam Way		0.58		0.58
Total		0.76	0.67	0.27	1.70
	* Employment site has been fully developed				



Table 2.6

Floorspace change involving 'B' Uses 2013/2014 (m ²)						
Permission Ref	Site Name	Previous Use	Floorspace	New Use Class	Floorspace	Net Gain
2012/0575/ST	Bleak Hill Way, Mansfield	B8	(564)	B1c	(564)	0
Total			(564)		(564)	(0)

Table 2.7

Proposed 'B' Use floorspace (m ²)						
Permission Ref	Site Name	Previous Use	Floorspace	New Use Class	Floorspace	Net Gain
2011/0510/NT	12 Millway, Old Mill Lane Industrial Estate, Mansfield Woodhouse	B1c	(280)	B1c	(402)	(122)
2011/0706/ST	Land to the rear of Pelham Street and Ratcliffe Gate, Mansfield	B8	(0)	B8	(112)	(112)
2012/0242/NT	The Town Mill, Bridge Street, Mansfield	A4	(508)	B1a	(557)	(557)
2013/0543/NT	Millway, Old Mill Lane Industrial Estate, Mansfield Woodhouse	B2	(0)	B1a/B2	(409)	(409)
2013/0597/ST	Sovereign Court, Long Stoop Way, Crown Farm Industrial Estate	B8	(1892)	B1/B2	(1892)	(0)
2014/0036/NT	7 Grove Way, Mansfield Woodhouse	B1/B8	(177)	B1/B2/B8	(177)	(0)
Total			(2857)		(3549)	(1200)

3 Employment Floorspace/Land Losses

Table 3.1

Floorspace/Land Lost to Alternative Uses 2013/2014 Ha (m ²)				
Site/Permission Ref	Site Name	Employment Use	New Use Class	Total
H-Po012 2011/0085/ST	104 Nottingham Road, Mansfield	B1a	C3	0.03 (231)
H-WI013 2011/0648/ST	37 Westfield Lane, Mansfield	B1a	C3	0.04 (135)
H-Sh007 2012/0003/NT	182 Chesterfield Road North, Mansfield	B1a	C3	0.07 (94)
2012/0109/ST	Former Remploy Factory, Sutton Road, Mansfield	B1c	D1	0.39 (1399)
2013/0050/ST	Cedar House, Ransomwood Business Park, Southwell Road West, Mansfield	B1a	D1	0.32 (239)
2013/0135/ST	Unit 1, Acorn Business Park, Commercial Gate, Mansfield	B1a	D1	0.06 (321)
2013/0296/NT	The Maltings, Midworth Street, Mansfield	B1a	D2/A3	0.23 (1858)
Total				1.14 (4277)

Table 3.2

Floorspace/Land Lost to Alternative Uses 2011/2014 Ha (m ²)				
	Year			Total
	2011/12	2012/13	2013/14	
Floorspace/Land lost to Residential Uses (C3)	0.08 (413)	0.04 (228)	0.14 (460)	0.26 (1101)
Floorspace/Land lost to Other Uses	0.01 (90)	0.95 (2273)	1.00 (3817)	1.96 (6180)



Floorspace/Land Lost to Alternative Uses 2011/2014 Ha (m ²)				
Total	0.09 (503)	0.99 (2501)	1.14 (4277)	2.22 (7281)

Table 3.3

Employment Floorspace/Land With Permission for Alternative Use(s) Ha (m ²)					
Site/Permission Ref	Expiry Date	Site Name	Current Employment Use	Proposed Use Class	Total
H-Po013 2010/0851/ST	26/05/2014	Sheepbridge Lane/Gibbons Road, Mansfield	B1c	C3	1.38 (4637)
H-Cb004 2011/0600/NT	29/11/2014	Carr Bank Business Centre, Windmill Lane, Mansfield	B1a	C3	0.05 (185)
H-Ma001 2011/0662/NT	20/12/2014	27 Ley Lane, Mansfield Woodhouse	Mixed (B1a/B2)	C3	0.09 (340)
2012/0238/NT	19/06/2015	Unit 1, Fox Covert Way, Forest Town	B1c	SG	0.08 (309)
H-Mw017 2012/0376/NT	02/10/2015	41 High Street, Warsop	B1a	C3	0.02 (100)
H-Mw018 2012/0595/NT	04/02/2016	The Old Ford Dairy, Rear of 24-26 High Street, Warsop	B1a	C3	0.01 (50)
				Total	1.63 (5621)

4 Employment Floorspace/Land Availability

Site Information Schedules

Table 4.1

Site Information Schedule at 31 st March 2014									
Site (Plan)	Site Name	1998 LP Policy	Grid Reference		Site Details				Owners/Developers and other comments
			(E)	(N)	Status	Area Ha (m ²)	PDL	Use Class	
E-Lf001 2013/0276/ST (Ling Forest)	PLOT 17 Long Stoop Way, Forest Town	N/A	456860	361449	DPP	0.25	Yes	B8	Detailed Planning Permission for land to be used for open storage.
E-Ne001 (Netherfield)	NETHERFIELD LANE Off Netherfield Lane, Meden Vale	E5i	457744	369326	ALL	3.30	No	B1c	Serviced site. Some starter / workshop units exist.
E-Pe001 2010/0805/ST (Penniment)	ABBOTT ROAD (Penniment Farm) Off Abbott Road (A6075), Mansfield	E7	451306	361621	OPP	12.00 (39300)	No	B1a/ B2/ B8	Hallam Land Management. Exceptional employment uses only."Greenfield" site with excellent access to junctions 28 and 29 of the M1.
E-Po001 (Portland)	COMMERCIAL GATE Off Commercial Gate, Mansfield	E8	453724	360532	ALL	0.20	No	B1a	Office use only. Adjacent to the Acorn Business Park next to the Inner Ring Road. Close to Mansfield railway station.
E-Rw001 2001/0644/ET 2013/0376/ST (Ransom Wood) 2012/0018/ST	SHERWOOD OAKS BUSINESS PARK Off Southwell Road West (A617), Mansfield	N/A	456976	358987	LCP	5.82	No	B (mixed)	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	0.13 (627)		B1a	

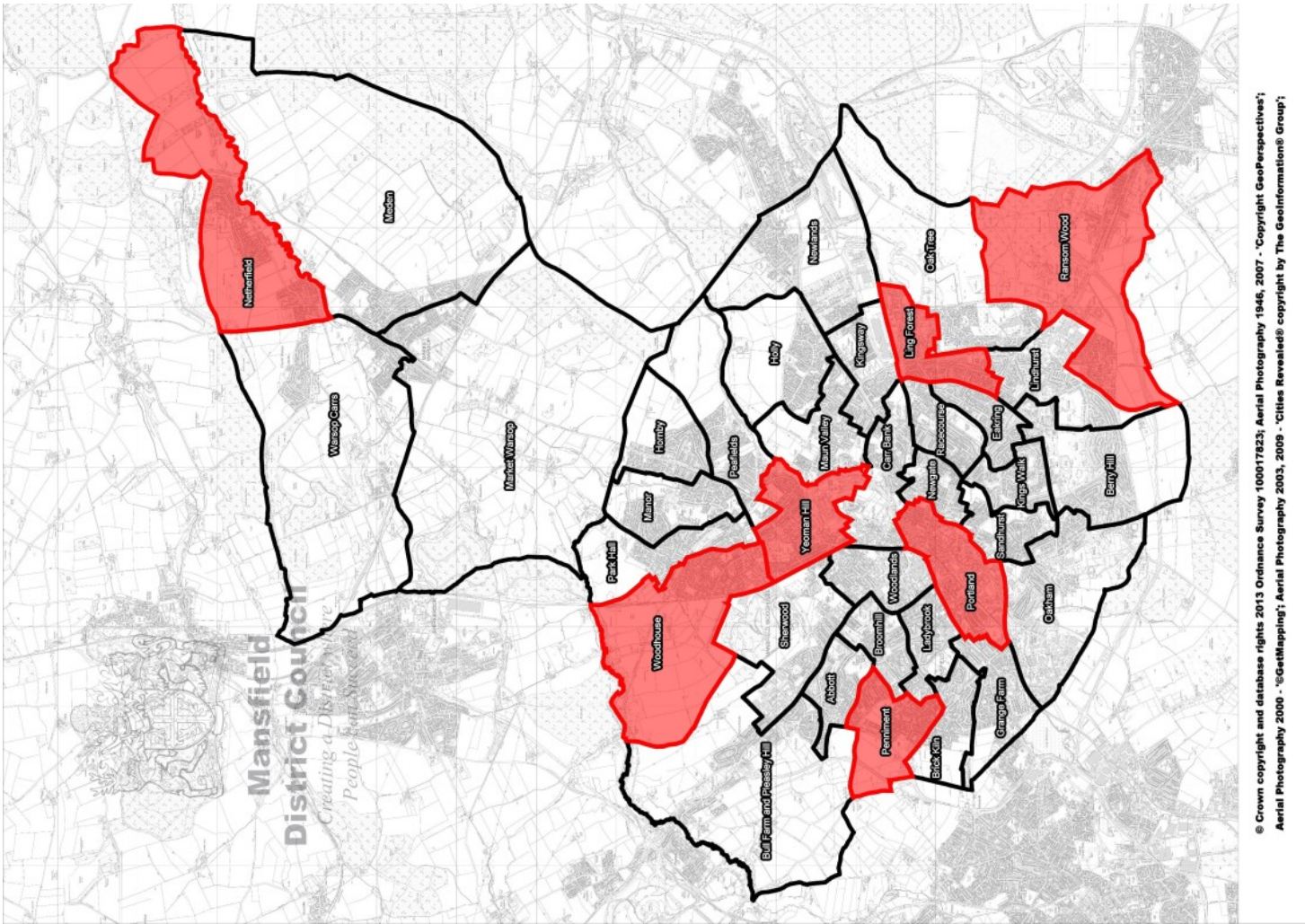


Site Information Schedule at 31st March 2014

E-Rw002 (Ransom Wood)	RANSOM WOOD BUSINESS PARK Off Southwell Road West (A617), Mansfield	E6a	457509	359707	ALL	1.95	Yes	B1	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	457020	359522	ALL	2.91	Yes	B2	Mansfield Sand Ltd. Access off the main A617 Mansfield – Newark road.
E-Rw006 2010/0089/ST (Berry Hill / Ransom Wood)	LINDHURST LAND ADJACENT A617 MARR Between Nottingham Road and Southwell Road West	N/A	455901	358659	OPP	23.20	No	B (mixed)	Outline Planning Permission for an urban extension to the south of Mansfield involving a mixture of employment uses.
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-Yh001 2011/0057/NT (Yeoman Hill)	OLD MILL LANE INDUSTRIAL PARK Off Hallam Way, Mansfield Woodhouse	N/A	454301	362298	DPP	0.38 (1860)	No	B1c	Serviced site. Developing Industrial Estate with good accessibility off the northern section of the Outer Ring Road.
E-Yh002 (Yeoman Hill)					LCP	0.36		B1/ B8	
		E5d	454700	362141	ALL	1.10	No	B8	
E-Yh005 2013/0026/NT (Yeoman Hill)	11 MILLWAY Old Mill Lane Industrial Estate	N/A	454614	362495	OPP	0.07 (400)	Yes	B8	Serviced site. Developing Industrial Estate with good accessibility off the northern section of the Outer Ring Road.

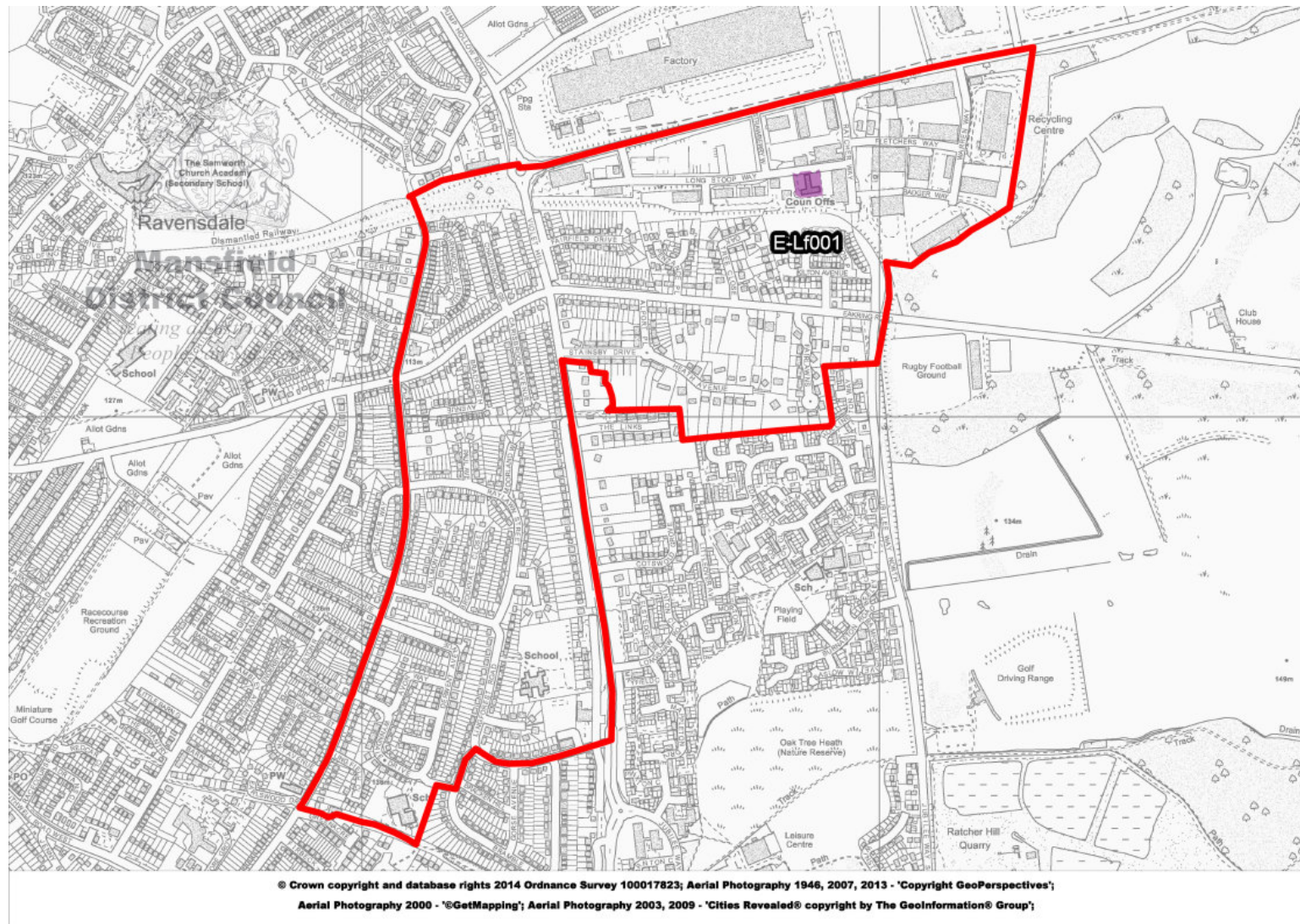
Site Maps

Ward Location Plan

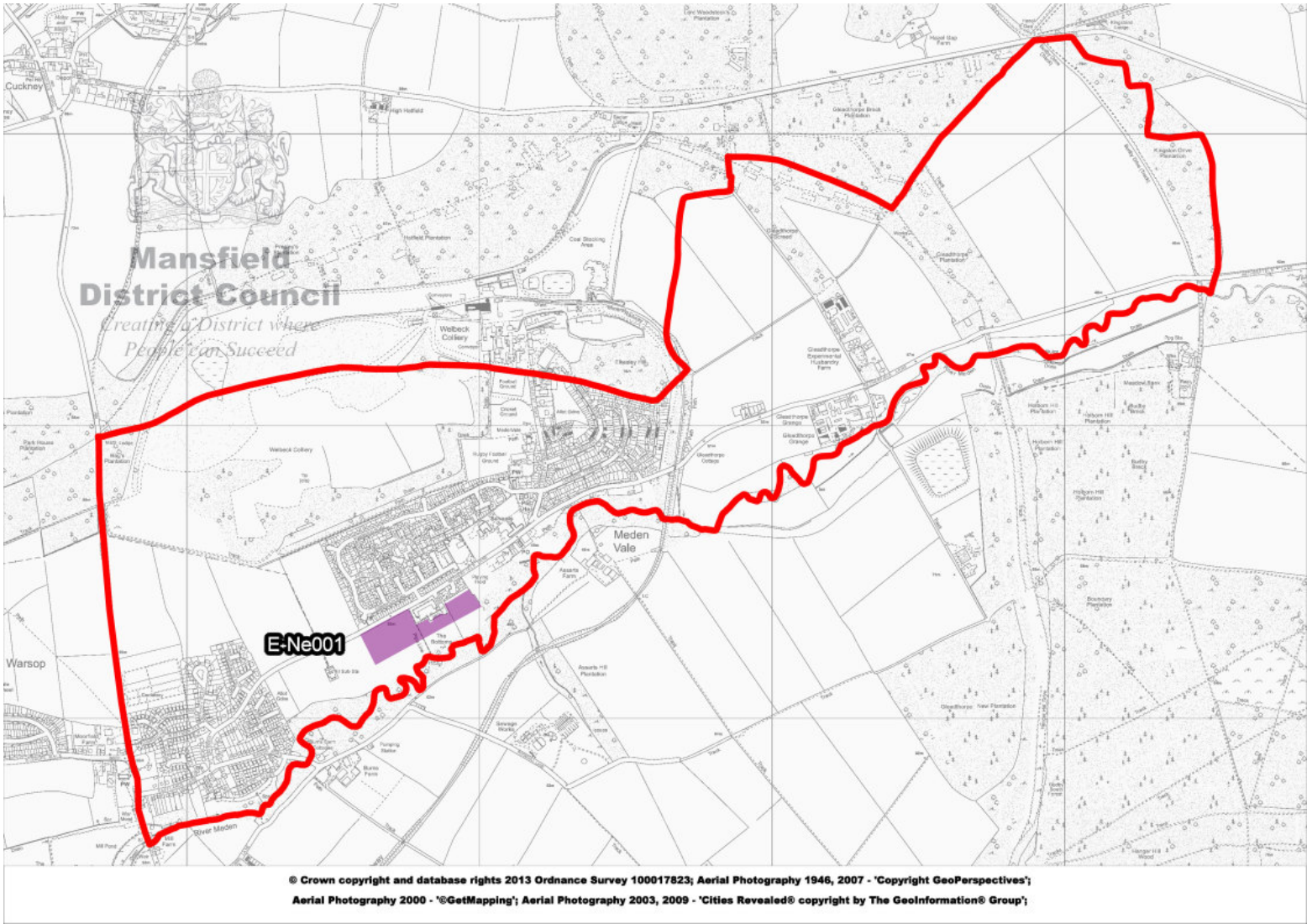




Ling Forest

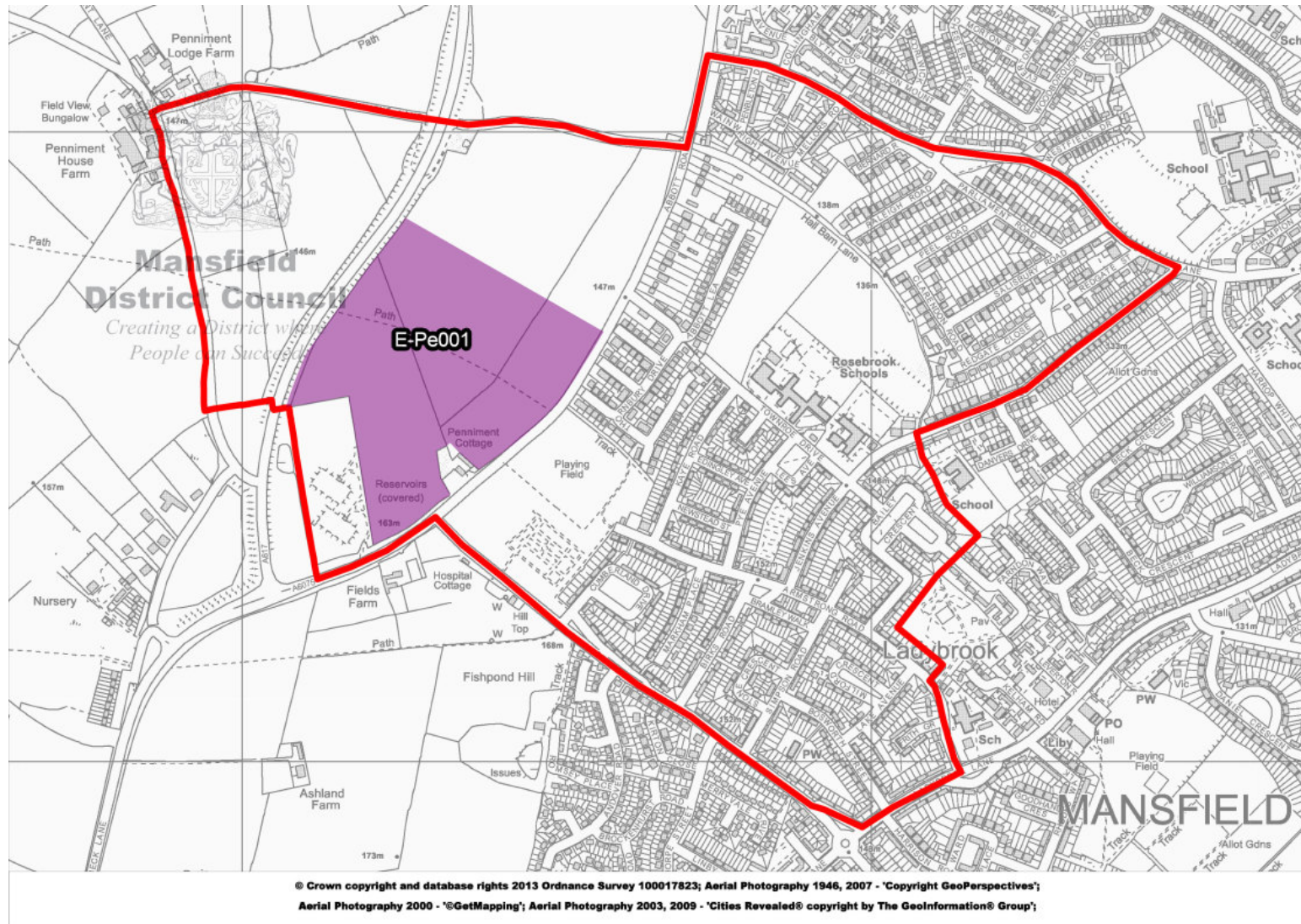


Netherfield

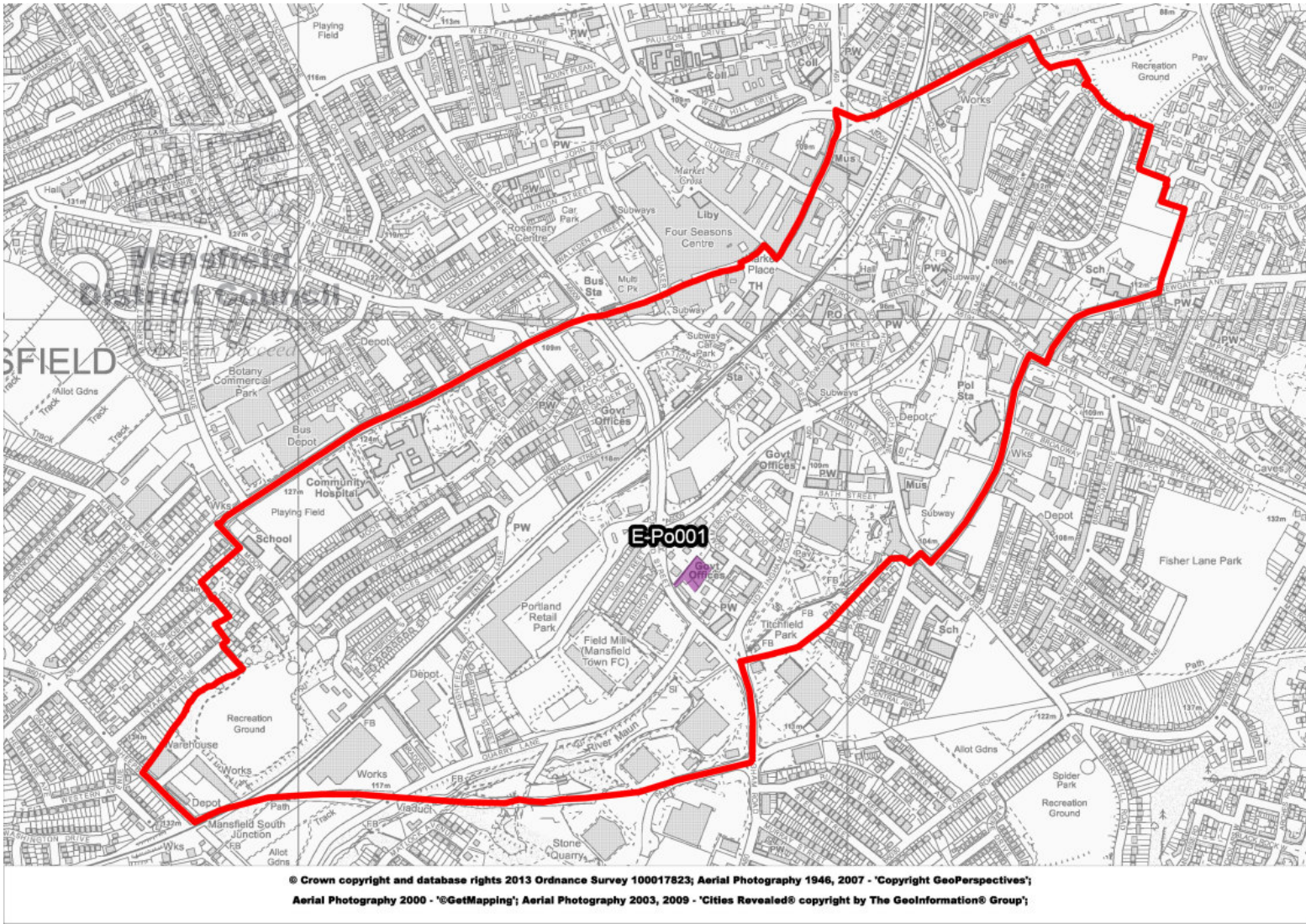




Penniment



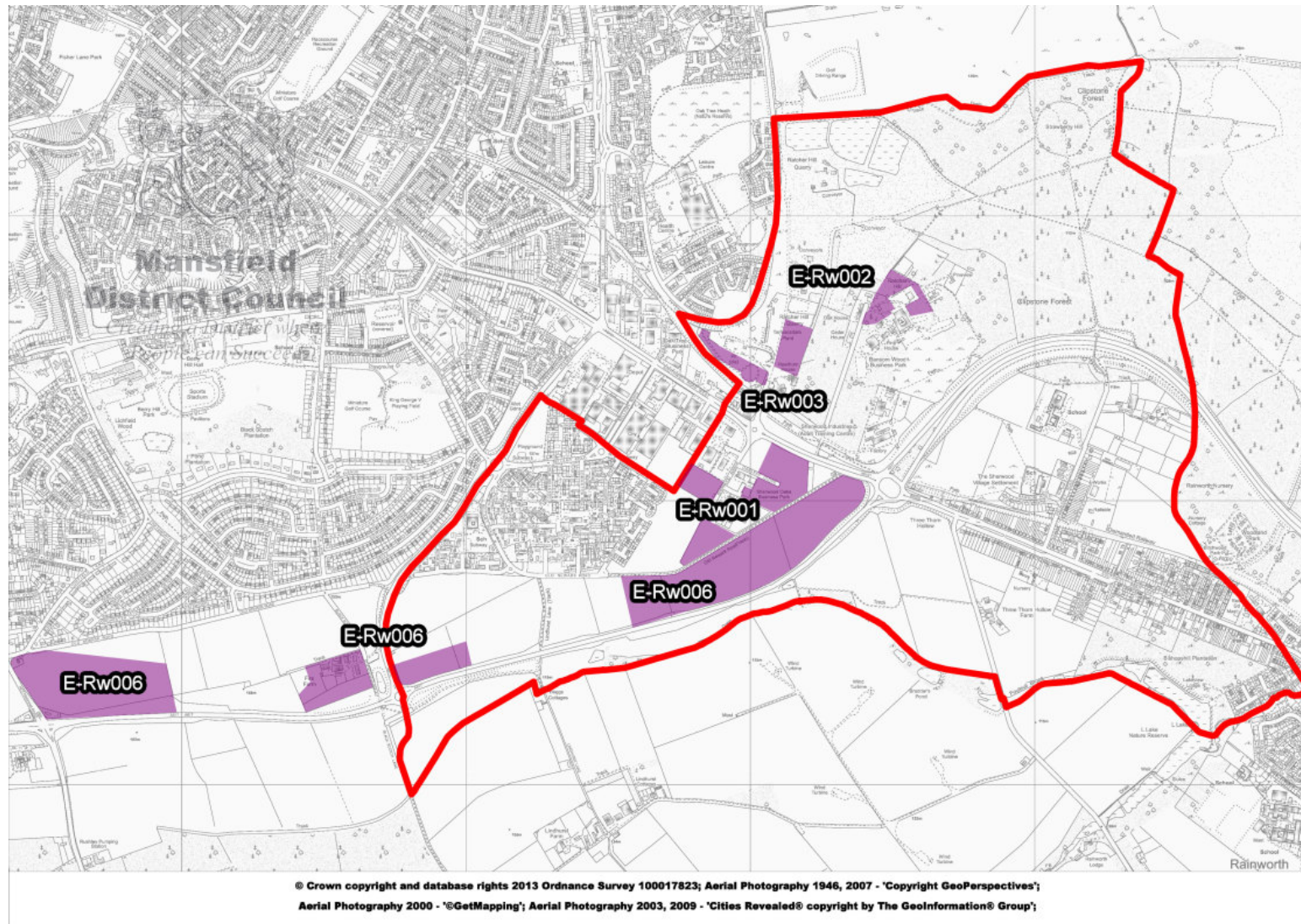
Portland

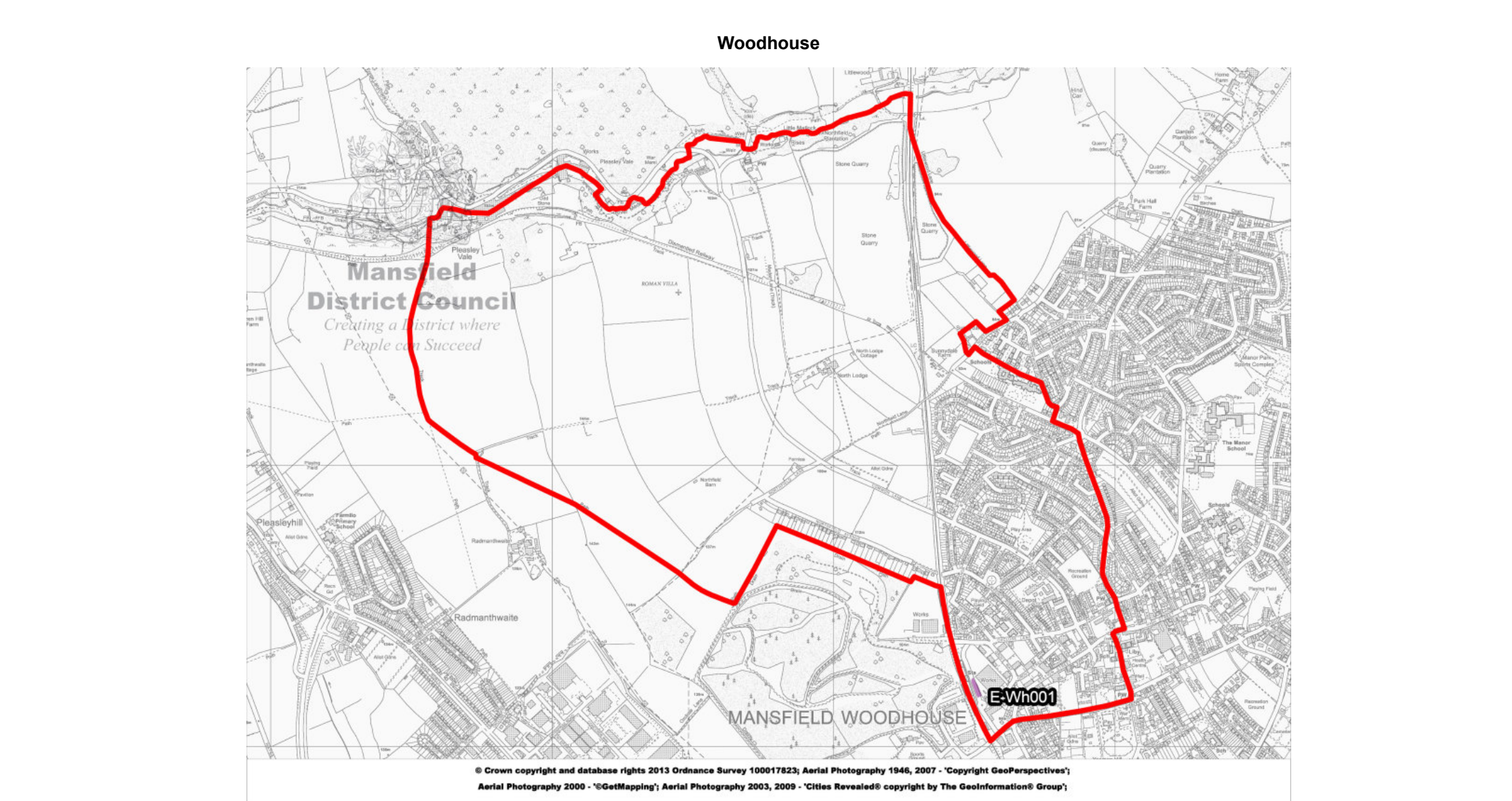


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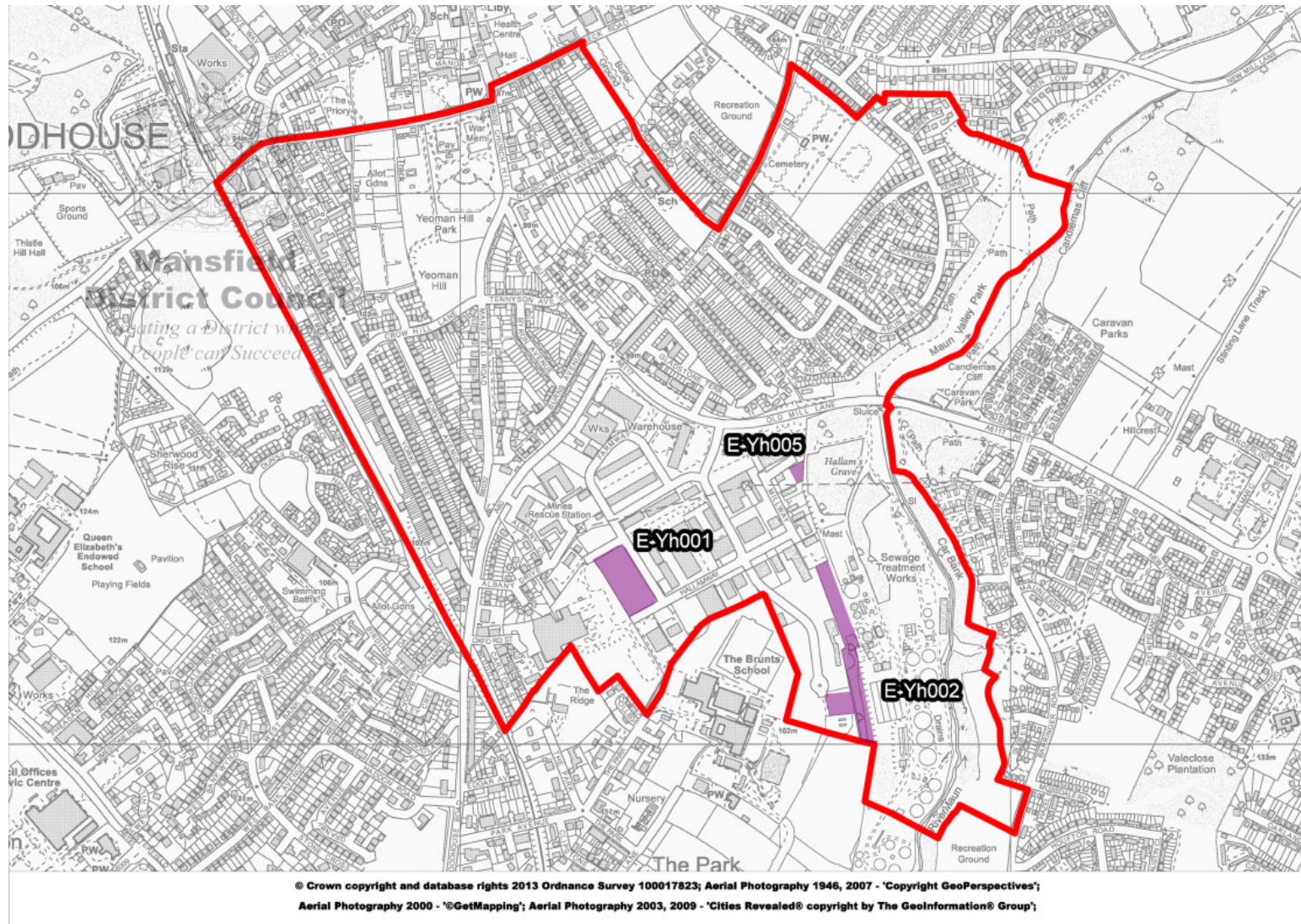
Ransom Wood







Yeoman Hill



5 Employment Land Summary

Table 5.1

Summary of Employment Sites 2011 2014									
Site Ref	Site Name	Land Take-Up	Area Remaining (Ha)						Overall Totals
		(Ha) 2011 - 2014	LCP	S106	DPP	OPP	L.P.*	Total	
E-Lf001	Plot 17 Long Stoop Way				0.25			0.25	0.25
E-Ne001	Netherfield Lane						3.30	3.30	3.30
E-Oa001	Oakham Business Park	0.69							0.69
E-Oa004	Maunside	0.27							0.27
E-Pe001	Abbott Road (Penniment Farm)					12.00		12.00	12.00
E-Po001	Commercial Gate						0.20	0.20	0.20
E-Po003	Land adj. 5 Goodacre Street	0.02							0.02
E-Rw001	Sherwood Oaks Business Park		5.82		0.13			5.95	5.95
E-Rw002	Ransom Wood Business Park						1.95	1.95	1.95
E-Rw003	Ratcher Hill Quarry						2.91	2.91	2.91
E-Rw006	Lindhurst					23.20		23.20	23.20
E-Sh004	108 Chesterfield Road North	0.05							0.05
E-Wh001	Oxclose Lane	0.09			0.10			0.10	0.19



Summary of Employment Sites 2011 2014									
E-Yh001	Old Mill Lane Industrial Park (West)		0.36		0.38			0.74	0.74
E-Yh002	Old Mill Lane Industrial Park (East)	0.58					1.10	1.10	1.68
E-Yh005	11 Millway, Old Mill Lane Industrial Estate					0.07		0.07	0.07
Total		1.70	6.18	0.00	0.86	35.27	9.46	51.77	53.47

6 Employment Land Monitoring Schedule

Table 7.1

Total Net employment land (hectares) projection 2011 - 2031 (note 1)	37.00
Anticipated loss of employment land up to 2031 (note 2)	17.00
Gross employment land requirement 2011 - 2031	54.00
Land / Premises completed between 1/04/2011 & 31/03/2012	0.76
Land / Premises completed between 1/04/2012 & 31/03/2013	0.67
Land / Premises completed between 1/04/2013 & 31/03/2014	0.27
Total amount of land/premises completed between 1/04/2011 & 31/03/2014	1.70
Residual employment land requirement up to 2031	52.30
Land / premises with detailed planning permission at 31/03/2014	0.86
Land / premises with outline planning permission at 31/03/2014	35.27
Land / premises supported subject to signing a section 106 agreement at 31/03/2014	0.00
Land / premises with lapsed employment permission which has continued development potential at 31/03/2014	6.18
Total amount of land / premises with planning permission or development potential at 31/03/2014	42.31
Total amount of land / premises available on sites proposed in the adopted Mansfield District Local Plan at 31/03/2014	9.46
Total amount of land/premises permitted, proposed or identified between 01/04/2011 & 31/03/2014	51.77
Balance of supply of land / premises as compared to gross employment land requirement taking into account total amount of land completed up to 31/03/14	-0.53

**NOTE 1**

This is based on the employment land demand projections in the Mansfield and Ashfield Districts Joint Property Strategy adjusted to cover the period 2011-2031 - the plan period for the emerging new Local Plan. This figure includes a 21.0 Ha margin of choice which increases the land requirement with the aim of providing a degree of flexibility for businesses in making their locational choices.

NOTE 2

This figure relates to land currently or lastly used for employment purposes which it is anticipated will be lost from employment uses in the period up to 2031. For clarity, this figure does not include any of the employment land allocations in the 1998 Local Plan yet to be taken up, but which have a valid planning permission for alternative non employment uses e.g. housing, as at 31st March 2014. Such sites are no longer counted as part of the supply of employment land but rather have been included within the housing land supply (see Housing Monitoring Report 2014).

This leaflet can be provided in a variety of formats if required.
Please do not hesitate to contact us on 01623 463463 if you
require interpretation of this form or need help reading it.

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Latvian

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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 کرم مہربانی ہم سے اس نمبر پر 01623 463463 رابطہ کرنے میں بالکل نہ ہچکچائے گا۔

Bengali

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