

Employment Monitoring Report 2015

Position as of 1st April 2015



The Planning Policy Team

www.mansfield.gov.uk



Mansfield
District Council



1. INTRODUCTION 2

Background 2

Purpose of this Report 2

Information Contained in the Report 2

Disclaimers 3

Copyright 3

Further Information 3

2. EMPLOYMENT FLOORSPACE/LAND TAKE-UP 4

3. EMPLOYMENT FLOORSPACE/LAND LOSSES 8

4. EMPLOYMENT FLOORSPACE/LAND AVAILABILITY 10

Site Information Schedules 10

Site Maps 12

5. EMPLOYMENT LAND SUMMARY 21

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, 2015, to reflect their status and overall position in the District as at 31st March 2015. 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 need we are working jointly with our strategic partners to prepare upto date evidence on economic prospects and forecasts for the functional economic market area including Ashfield, and Newark & Sherwood. Once the Economic Forecasting Study is completed this monitoring report will be updated 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, 2015:

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.

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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: planningpolicy@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	
2014/0720/NT	Millway, Old Mill Lane Industrial Park, Off Hallam Way, Mansfield Woodhouse	PDL	0.00 (152)					0.00 (223)		0.00 (375)
Sub-Total			0.00 (152)	-	-	-	-	0.00 (223)	-	0.00 (375)

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	
										-
Sub-Total			-	-	-	-	-	-	-	-

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	Total (2011/2015)
B1a		0.09 (435)		0.00 (152)	0.09 (587)
B1b					-
B1c					-



Land / Floorspace Developed on Allocated Sites in the Adopted Mansfield District Local Plan 1998 Ha (m ²)					
B1a/b/c					-
B2					-
B8		0.58 (0)		0.00 (223)	0.58 (223)
Mixed					-
Total	0.00 (0)	0.67 (435)	0.00 (0)	0.00 (375)	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	Total (2011/2015)
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)	0.00 (0)	1.03 (7842)
Grand Total (Tables 2.3 and 2.4)	0.76 (4097)	0.67 (3000)	0.27 (1180)	0.00 (375)	1.70 (8652)

Table 2.5

Land Take-Up 2011/2015 Ha						
Site Ref	Site Name	11/12	12/13	13/14	14/15	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	0.00	1.70
* Employment site has been fully developed						



Table 2.6

Floorspace change involving 'B' Uses 2013/2015 (m ²)						
Permission Ref	Site Name	Previous Use	Floorspace	New Use Class	Floorspace	Net Gain
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			(2069)		(2069)	(0)

Table 2.7

Proposed 'B' Use floorspace (m ²)						
Permission Ref	Site Name	Previous Use	Floorspace	New Use Class	Floorspace	Net Gain
2012/0242/NT	The Town Mill, Bridge Street, Mansfield	A4	(508)	B1a	(557)	(557)
2014/0071/NT	12 Millway, Old Mill Lane Industrial Estate, Mansfield Woodhouse	N/A	N/A	B1c	(200)	(200)
2014/0535/ST	SDC Trailers, Bradder Way, Quarry Lane, Mansfield - awaiting callback as we're unsure whether this has been implemented	N/A	N/A	B2	(606)	(606)
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)
2014/0684/ST	296 Southwell Road West, Mansfield	N/A	N/A	B1/B2/B8	(266)	(266)
Total			(924)		(2584)	(2584)

3 Employment Floorspace/Land Losses

Table 3.1

Land / Floorspace Lost to Alternative Uses 2014/2015 Ha (m ²)				
Site/Permission Ref	Site Name	Employment Use	New Use Class	Total
H-Mw017 2012/0376/NT	41 High Street, Warsop	B1a	C3	0.02 (100)
H-Mw018 2012/0595/NT	The Old Ford Dairy, Rear of 24-26 High Street, Warsop	B1a	C3	0.01 (50)
H-Bh010 2014/0719/ST	Former Miners Offices, Berry Hill Lane, Mansfield	B1a	C3	0.92 (Unknown)
Total				0.95 (150)

Table 3.2

Land / Floorspace Lost to Alternative Uses 2011/2015 Ha (m ²)					
	Year				Total
	2011/12	2012/13	2013/14	2014/15	
Floorspace/Land lost to Residential Uses (C3)	0.08 (413)	0.04 (228)	0.14 (460)	0.95 (150)	1.21 (1101)
Floorspace/Land lost to Other Uses	0.01 (90)	0.95 (2273)	1.00 (3817)	0.00 (0)	1.96 (6180)
Total	0.09 (503)	0.99 (2501)	1.14 (4277)	0.95 (150)	3.17 (7281)



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
2012/0238/NT	19/06/2015	Unit 1, Fox Covert Way, Forest Town	B1c	SG	0.08 (309)
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	
H-WI019 2014/0379/ST	01/10/2017	75 - 79 West Gate, Mansfield	B1a	C3	0.00 (200)
2014/0503/ST	14/11/2017	79 Sandy Lane, Mansfield	B1a	D1	0.10 (155)
2015/0013/NT	26/02/2018	Unit 1 Hallam Way, Mansfield Woodhouse	B1 / B2 / B8	D1	0.30 (542)
2015/0039/ST	20/03/2018	Unit 1 Victoria Street, Mansfield	B2	D2	0.16 (619)
Total					0.82 (3926)

4 Employment Floorspace/Land Availability

Site Information Schedules

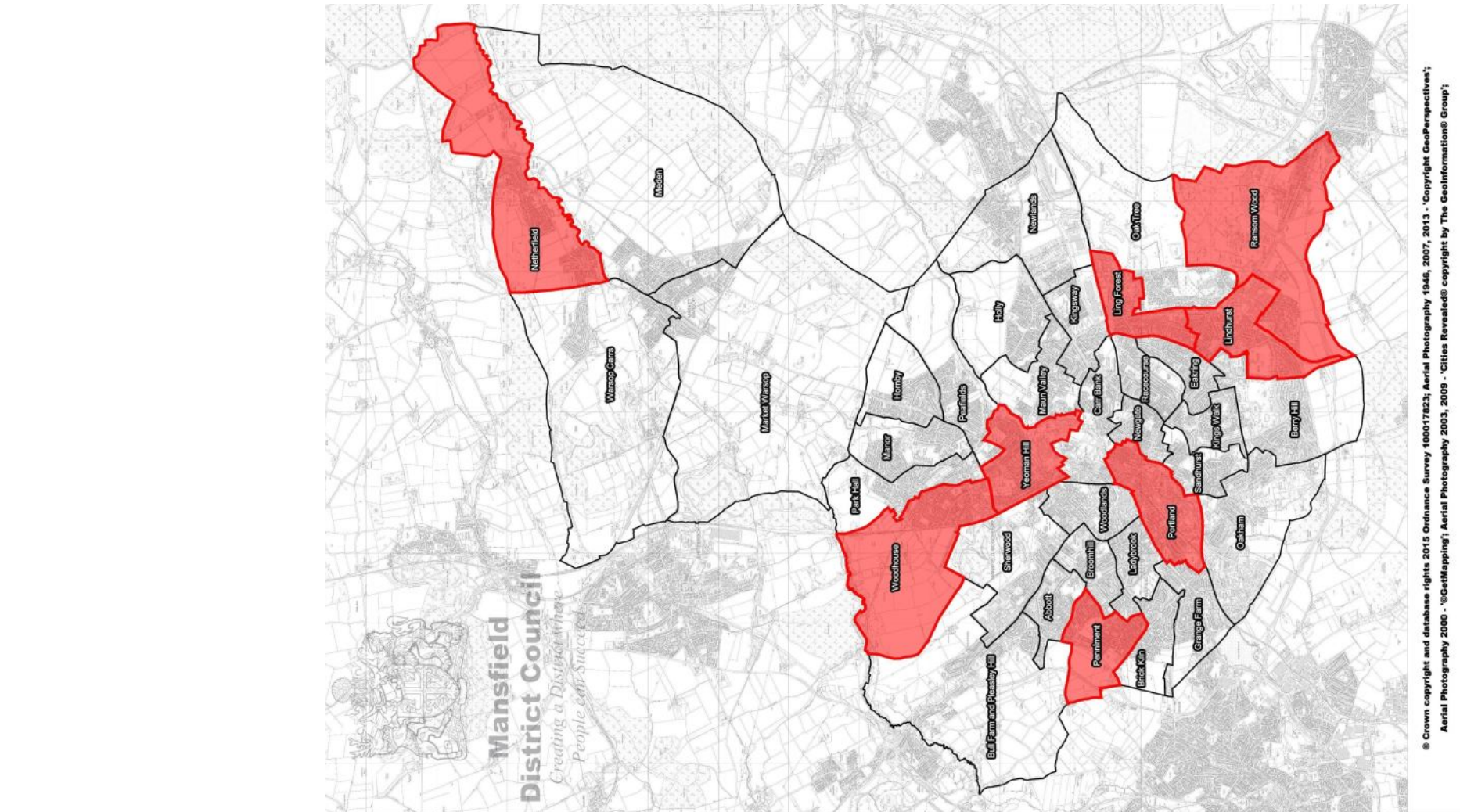
Table 4.1

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-Li002 2015/0021/ST (Lindhurst)	THE ENGINE Acorn Way, Mansfield	N/A	456520	359674	DPP	0.15 (1043)	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-Li003 2015/0022/ST (Lindhurst)	The Engine Sovereign Way, Mansfield	N/A	456649	359629	DPP	0.31 (1550)	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-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.

Site Information Schedule at 31st March 2014

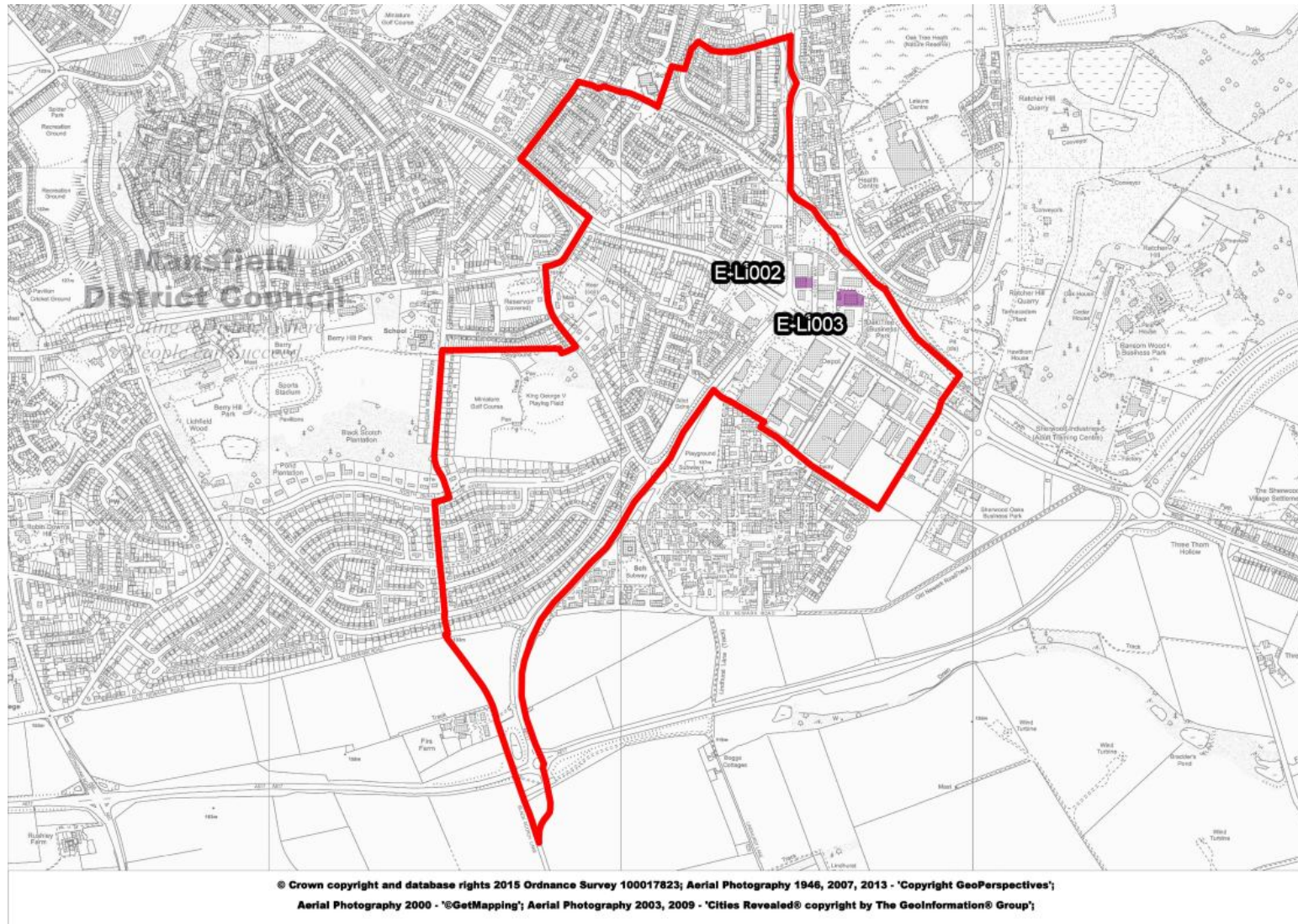
E-Rw001 2001/0644/ET 2013/0376/ST (Ransom Wood)	SHERWOOD OAKS BUSINESS PARK Off Southwell Road West (A617), Mansfield	N/A	456976	358987	LCP	5.82	No	B (mixed)	Sandora. Attractive "greenfield" site. Prominent position off the main A617 Mansfield - Newark road. There is currently one plot with detailed planning permission for offices.
					DPP	0.13 (627)		B1a	
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 2014/0619/NT (Yeoman Hill)	OLD MILL LANE INDUSTRIAL PARK Off Hallam Way, Mansfield Woodhouse	N/A	454301	362298	DPP	0.74 (3468)	No	B1c	Serviced site. Developing Industrial Estate with good accessibility off the northern section of the Outer Ring Road.
E-Yh002 (Yeoman Hill)		E5d	454700	362141	ALL	1.10	No	B8	
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.

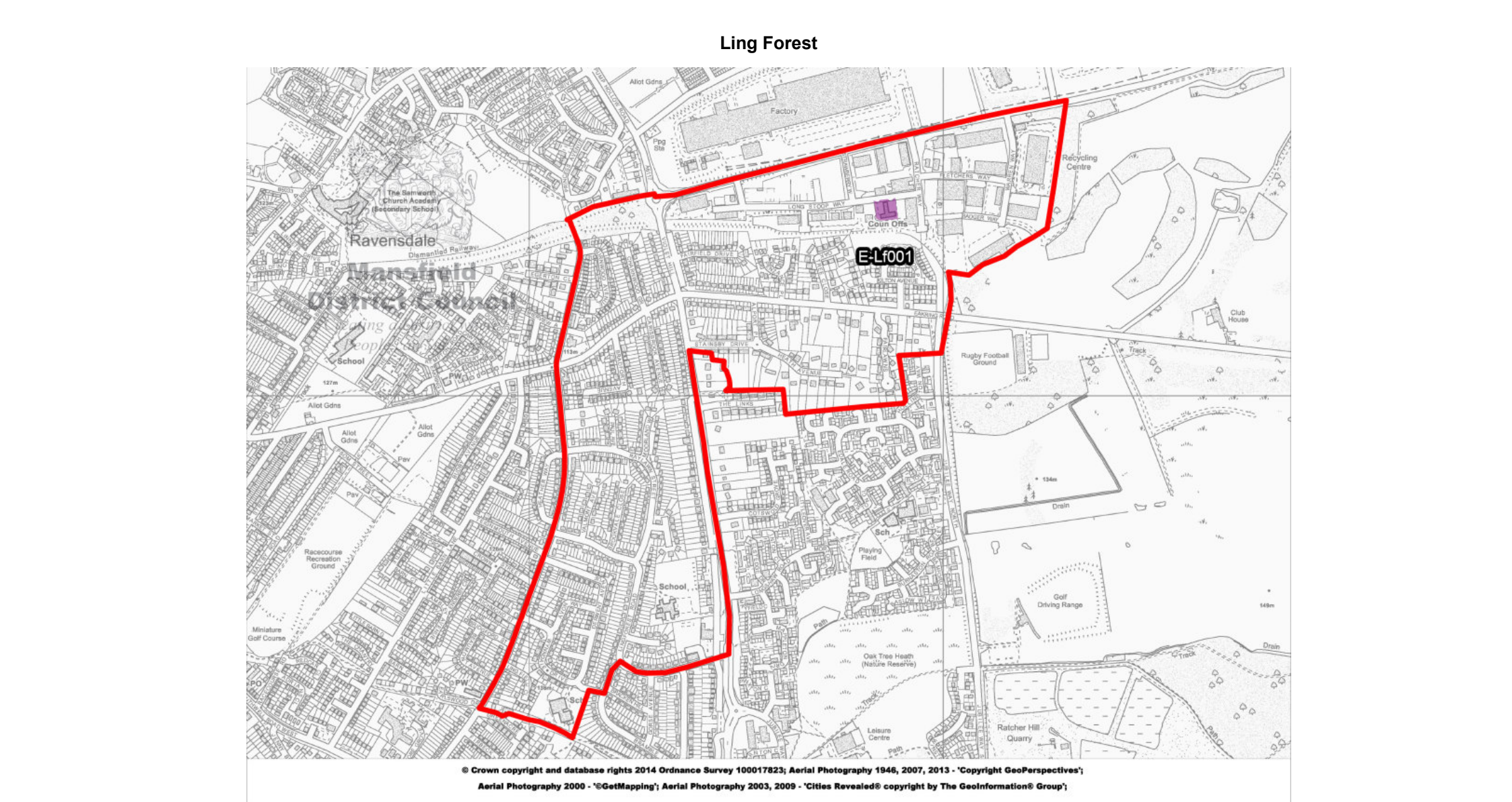
Ward Location Plan





Lindhurst

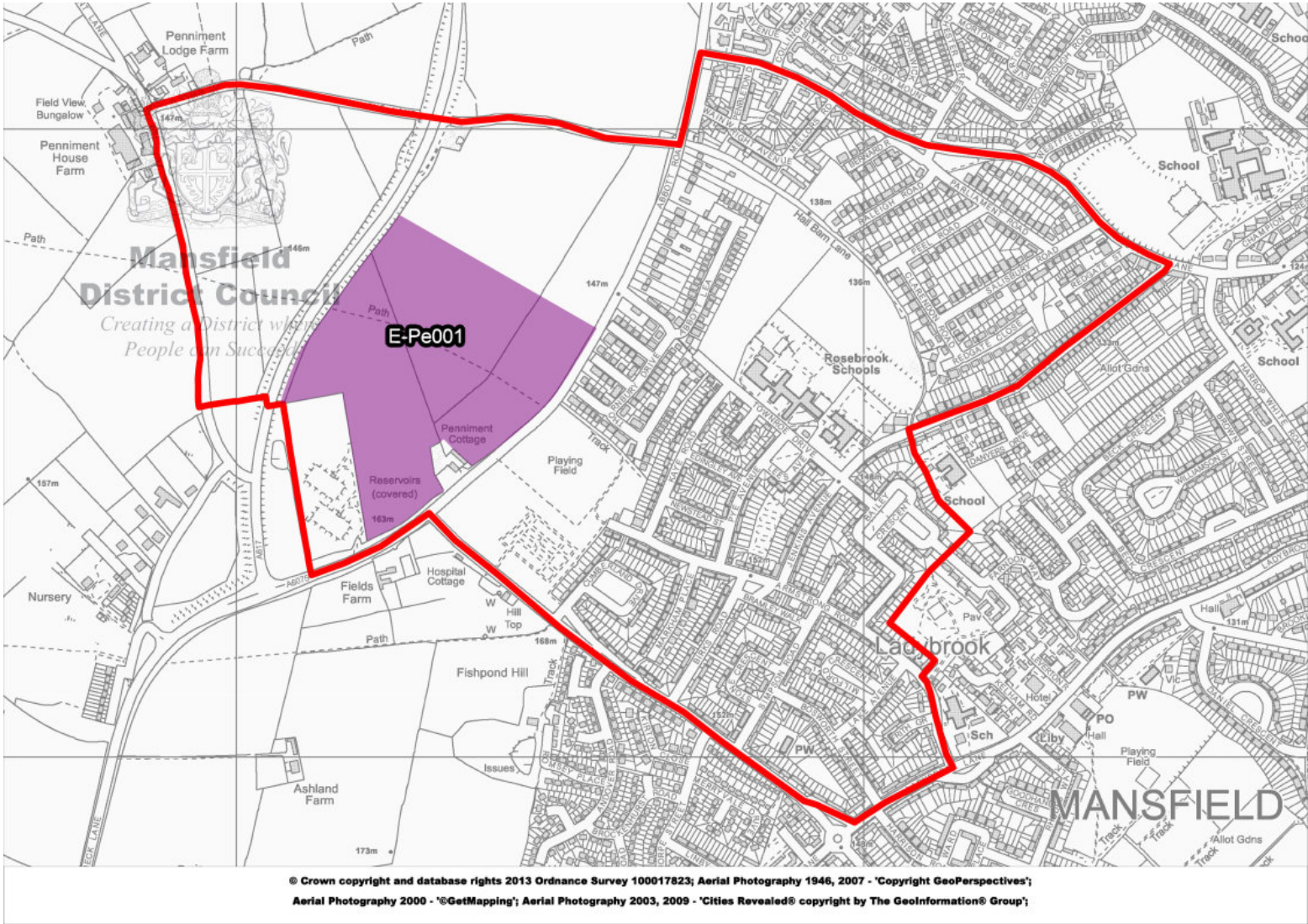




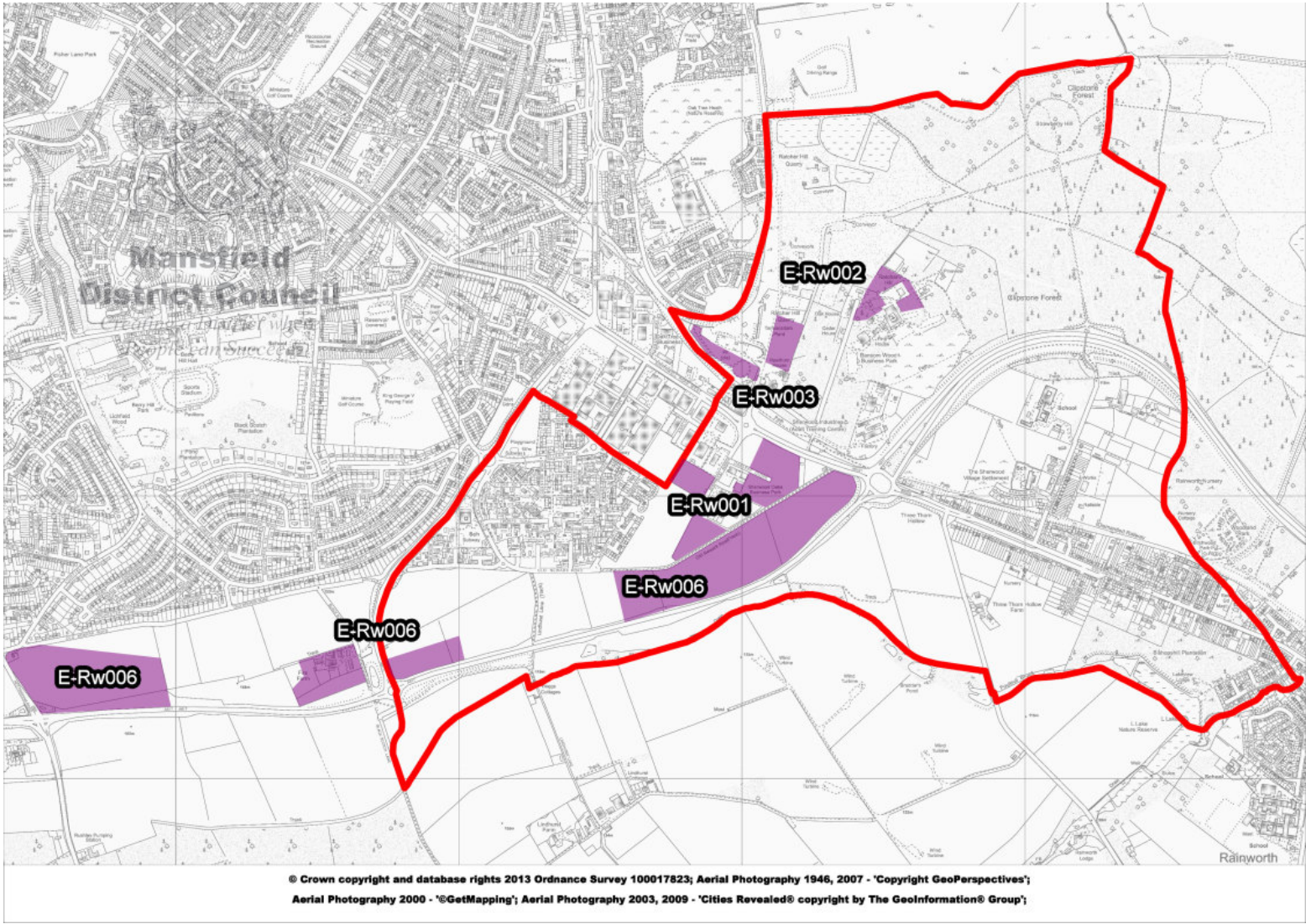
Employment Monitoring Report 2015



Penniment

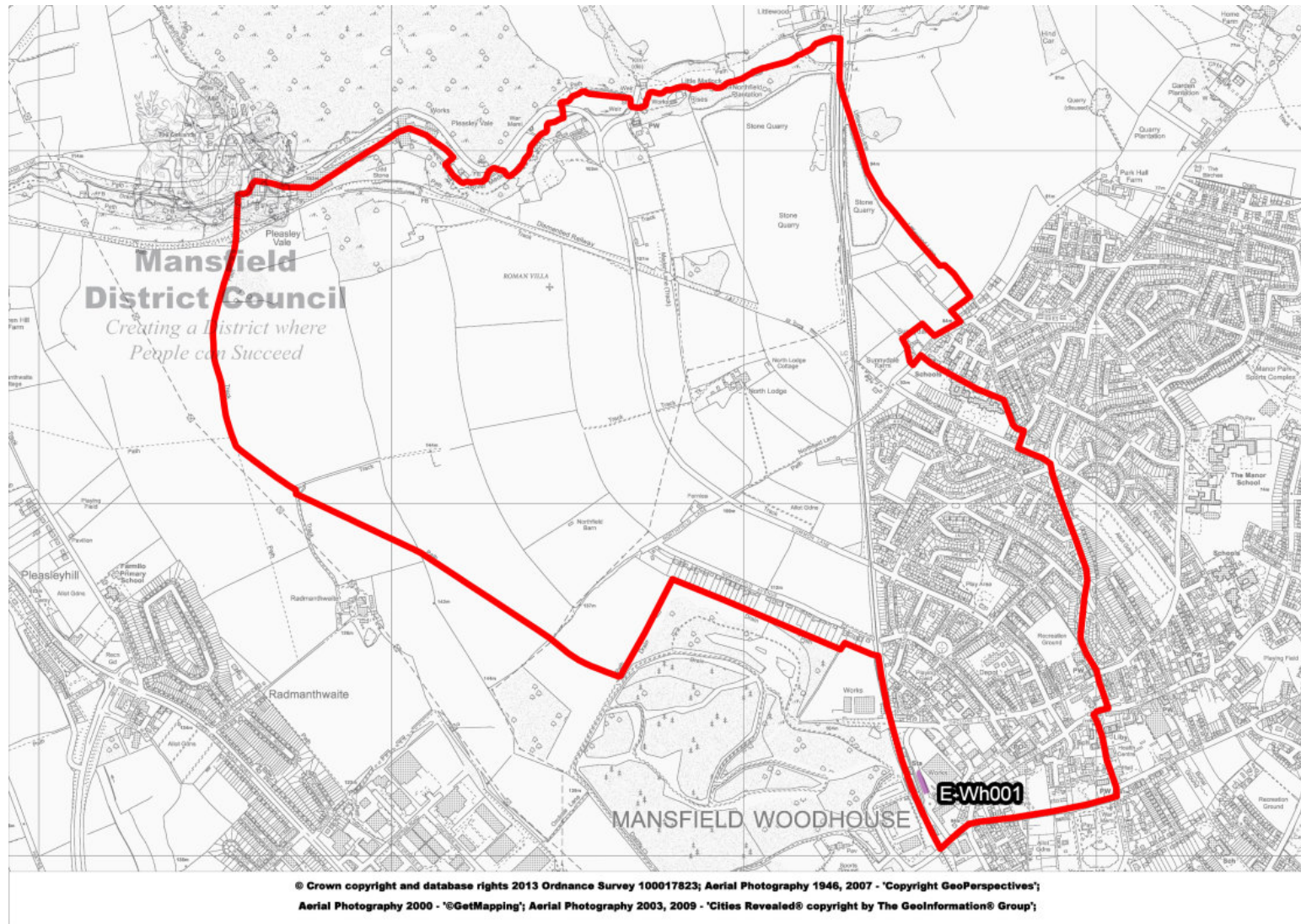


Ransom Wood

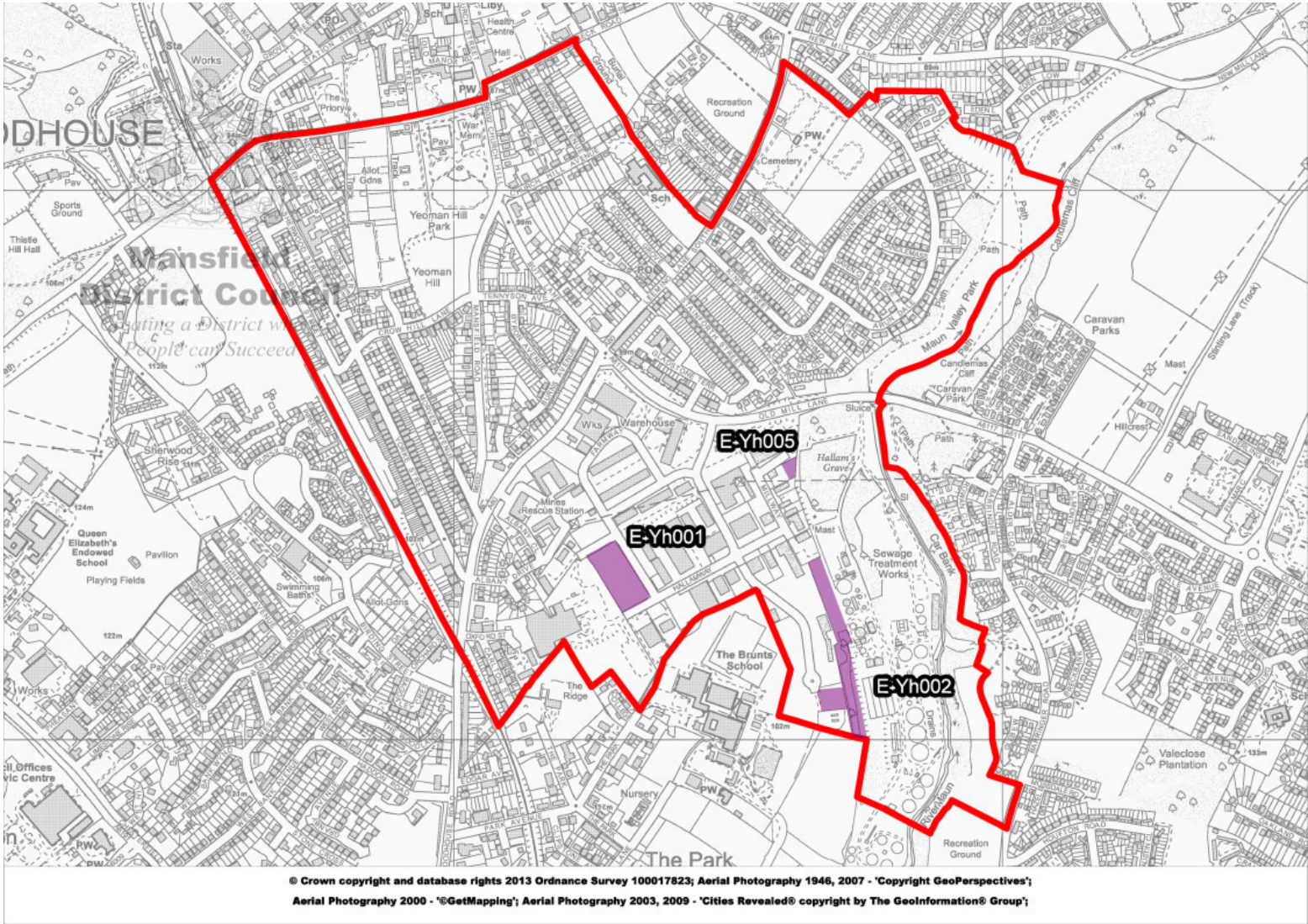




Woodhouse



Yeoman Hill





5 Employment Land Summary

Table 5.1

Summary of Employment Sites 2011 2015									
Site Ref	Site Name	Land Take-Up	Area Remaining (Ha)					Overall Totals	
		(Ha) 2011 - 2015	LCP	S106	DPP	OPP	L.P.*	Total	
E-Lf001	Plot 17 Long Stoop Way				0.25			0.25	0.25
E-Li002	The Engine,				0.15			0.15	0.15
E-Li003	The Engine,				0.31			0.31	0.31
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 2015									
E-Yh001	Old Mill Lane Industrial Park (West)				0.74			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	5.82	0.00	1.75	35.20	9.46	52.23	53.93

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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۔

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