

Employment Monitoring Report 2013



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, 2013, to reflect their status and overall position in the District as at 31st March 2013. 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, 2013:



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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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	
2010/0784/N E-Wh001	Oxclose Lane, Mansfield Woodhouse	PDL	0.09 (435)							0.09 (435)
2009/0701/NT (E-Yh002)	Old Mill Lane Industrial Park, Off Hallam Way, Mansfield Woodhouse	GF						0.58 (0)		0.58 (0)
Sub-Total			0.09 (435)	-	-	-	-	0.58 (0)	-	0.67 (435)

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	
2012/0553/NT (E-Cb001)	1 Nursery Street, Mansfield	PDL			0.00 (221)					0.00 (221)
2011/0440/ST (E-Li001)	5 Anglia Way, Southwell Road West, Mansfield	PDL	0.00 (41)						0.00 (465)	0.00 (506)
2012/0042/ST (E-Oa005)	19 Hamilton Way, Oakham Business Park, Mansfield	PDL			0.00 (1388)					0.00 (1388)
2012/0004/NT (E-Yh004)	Unit 19 Millway, Old Mill Lane Industrial Estate, Mansfield Woodhouse	PDL						0.00 (450)		0.00 (450)



Floorspace/Land Developed on Unallocated Sites Ha (m ²)									
Sub-Total		0.00 (41)	-	0.00 (1609)	-	-	0.00 (450)	0.00 (465)	0.00 (2565)

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	Total (2011/2013)
B1a		0.09 (435)	0.09 (435)
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	Total (2011/2013)
B1a	0.05 (84)	0.00 (41)	0.05 (125)
B1b			-
B1c	0.00 (339)	0.00 (1609)	0.00 (1948)

Floorspace/Land Developed on Unallocated Sites Ha (m ²)			
B1a/b/c			-
B2	0.00 (1050)		0.00 (1050)
B8	0.02 (630)	0.00 (450)	0.02 (1080)
Mixed	0.69 (1994)	0.00 (465)	0.69 (2459)
Total	0.76 (4097)	0.00 (2565)	0.76 (6662)
Grand Total	0.76 (4097)	0.67 (3000)	1.43 (7097)

Table 2.5

Land Take-Up 2011/2013 Ha				
Site Ref	Site Name	11/12	12/13	Total
E-Oa001	Oakham Business Park	0.69*		0.69
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	1.43
* Employment site has been fully developed				



Table 2.6

Floorspace change between 'B' Uses 2012/2013 (m ²)						
Permission Ref	Site Name	Previous Use	Floorspace	New Use Class	Floorspace	Net Gain
2012/0321/ST	1 Anglia Way, Mansfield	Mixed (B1/B8)	(475)	B2	(475)	(0)
2012/0326/NT	126 Chesterfield Road North, Mansfield	B1a	(125)	Mixed (B1a/SG)	(125)	(0)
Total			(600)		(600)	(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)
2012/0575/ST	Bleak Hill Way, Mansfield	B8	(564)	B1c	(564)	0
Total			(1352)		(1635)	(791)

3 Employment Floorspace/Land Losses

Table 3.1

Floorspace/Land Lost to Alternative Uses 2012/2013 Ha (m ²)				
Site/Permission Ref	Site Name	Employment Use	New Use Class	Total
2010/0292/ST	27 Beresford Street, Mansfield	B1c	C3	0.04 (228)
2011/0666/ST	3 Goodacre Street, Mansfield	B8	SG	0.02 (53)
2011/0688/ST	140 Maltby Road, Mansfield	B1c/B8	SG	0.03 (137)
2011/0696/ST	Unit 22a, 2 Wood Street, Mansfield	B1c	D2	0.01 (148)
2012/0236/NT	Woodcroft, Crow Hill Drive, Mansfield	B1a	D1	0.09 (151)
2012/0399/ST	20 Newgate Lane, Mansfield	B1a	D2	0.12 (162)
2012/0507/ST	Unit 7, Abbey Park Industrial Estate, Hermitage Way, Mansfield	B1/B2/B8	SG	0.61 (1330)
2012/0542/ST	The Learning Zone, 42 St. John Street, Mansfield	B1a	D1	0.02 (150)
2012/0585/ST	Unit 5, Fox Covert Way, Forest Town	B1c	D2	0.05 (142)
Total				0.99 (2501)

Table 3.2

Floorspace/Land Lost to Alternative Uses 2011/2013 Ha (m ²)			
	Year		Total
	2011/12	2012/13	
Floorspace/Land lost to Residential Uses (C3)	0.08 (413)	0.04 (228)	0.12 (641)



Floorspace/Land Lost to Alternative Uses 2011/2013 Ha (m ²)			
Floorspace/Land lost to Other Uses	0.01 (90)	0.95 (2273)	0.96 (2363)
Total	0.09 (503)	0.99 (2501)	1.08 (3004)

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-Po012 2011/0085/ST	17/03/2014	104 Nottingham Road, Mansfield	B1a	C3	0.03 (231)
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/	C3	0.09 (340)
H-WI013 2011/0648/ST	14/02/2015	37 Westfield Lane, Mansfield	B1a	C3	0.04 (135)
H-Sh007 2012/0003/NT	28/02/2015	182 Chesterfield Road North, Mansfield	B1a	C3	0.07 (94)
2012/0109/ST	08/05/2015	Former Remploy Factory, Sutton Road, Mansfield	B1c	D1	0.39 (1399)
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	04/02/2016	The Old Ford Dairy, Rear of 24-26 High Street, Warsop	B1a	C3	0.01 (50)

Employment Floorspace/Land With Permission for Alternative Use(s) Ha (m ²)					
2012/0595/NT					
2013/0050/ST	15/03/2016	Cedar House, Ransomwood Business Park, Southwell Road West, Mansfield	B1a	D1	0.32 (239)
				Total	2.48 (7719)



4 Employment Floorspace/Land Availability

Site Information Schedules

Table 4.1

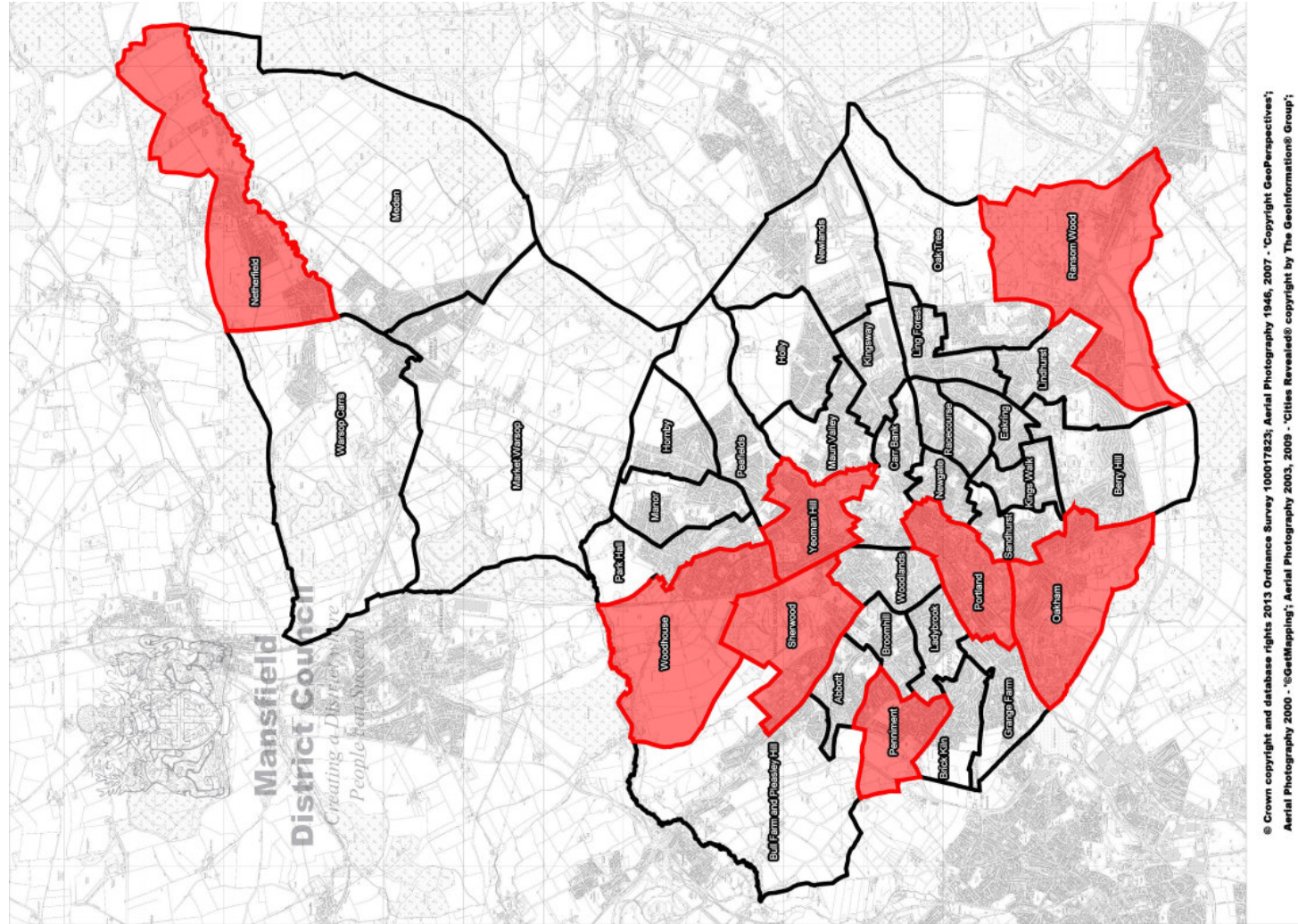
Site Information Schedule at 31 st March 2013									
Site (Plan)	Site Name	1998 LP Policy	Grid Reference		Site Details				Owners/Developers and other comments
			(E)	(N)	Status	Area Ha (m ²)	PDL	Use Class	
E-Ne001 (Netherfield)	NETHERFIELD LANE Off Netherfield Lane, Meden Vale	E5i	457744	369326	ALL	3.30	No	B1c	Serviced site. Some starter / workshop units exist.
E-Oa004 2010/0767/ST (Oakham)	MAUNSIDE Mansfield	N/A	452595	359731	DPP	0.27 (1050)	Yes	B1/ B8	Detailed Planning Permission for B1 and B8 industrial units
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 (Ransom Wood) 2012/0018/ST	SHERWOOD OAKS BUSINESS PARK Off Southwell Road West (A617), Mansfield	N/A	456976	358987	LCP	5.95	No	B (mixed)	Sandora. Attractive "greenfield" site. Prominent position off the main A617 Mansfield - Newark road.

Site Information Schedule at 31 st March 2013									
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-SH003 (Sherwood)	DEBDALE LANE Off Debdale Lane, Mansfield Woodhouse	E5c	453565	362864	ALL	1.34	Yes	B (mixed)	Welbeck Estates Co. Ltd. / Coal Authority. Close to Mansfield Woodhouse railway station.
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 (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.
					LCP	0.36		B1/ B8	
E-Yh002 (Yeoman Hill)		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.

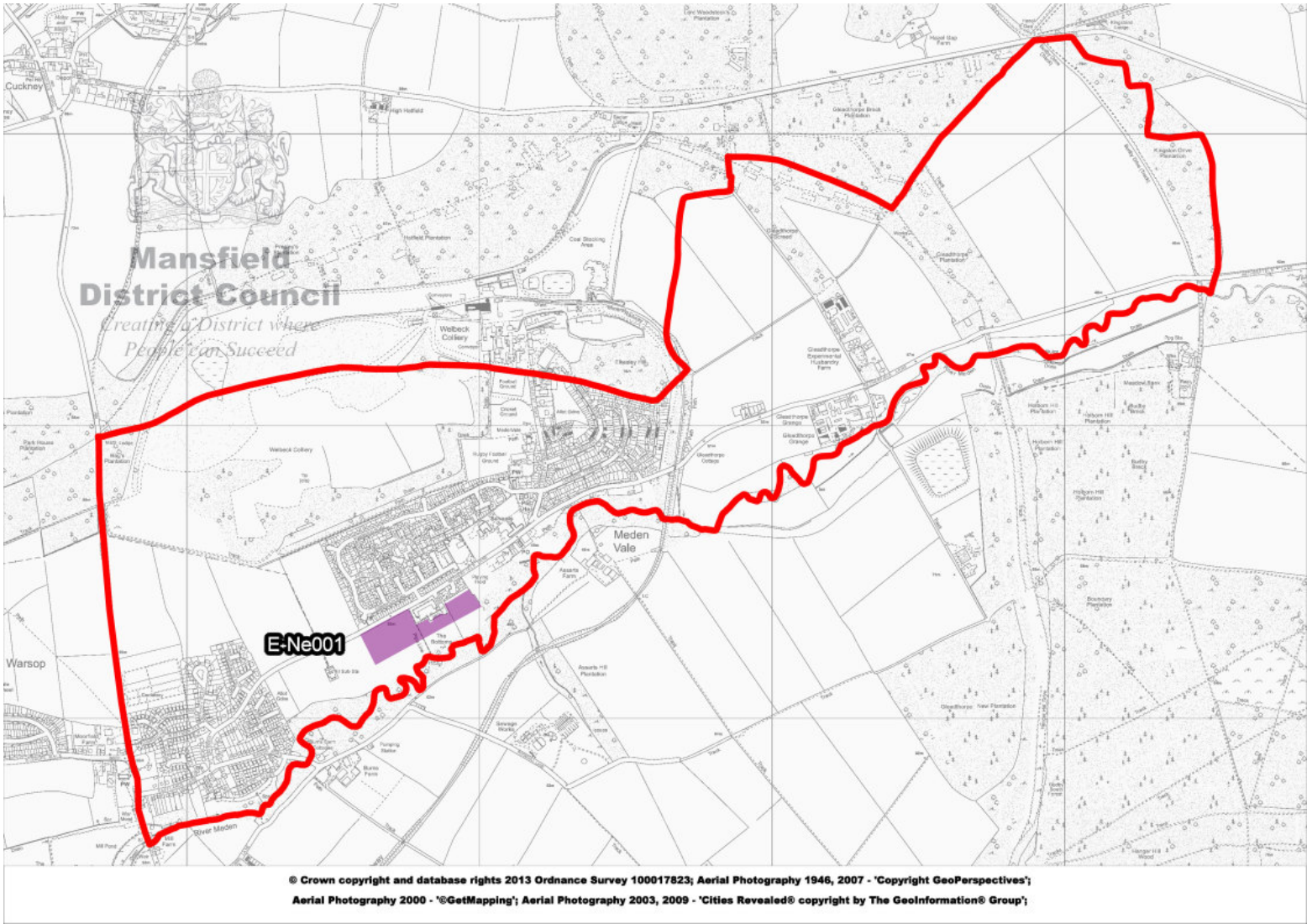


Site Maps

Ward Location Plan

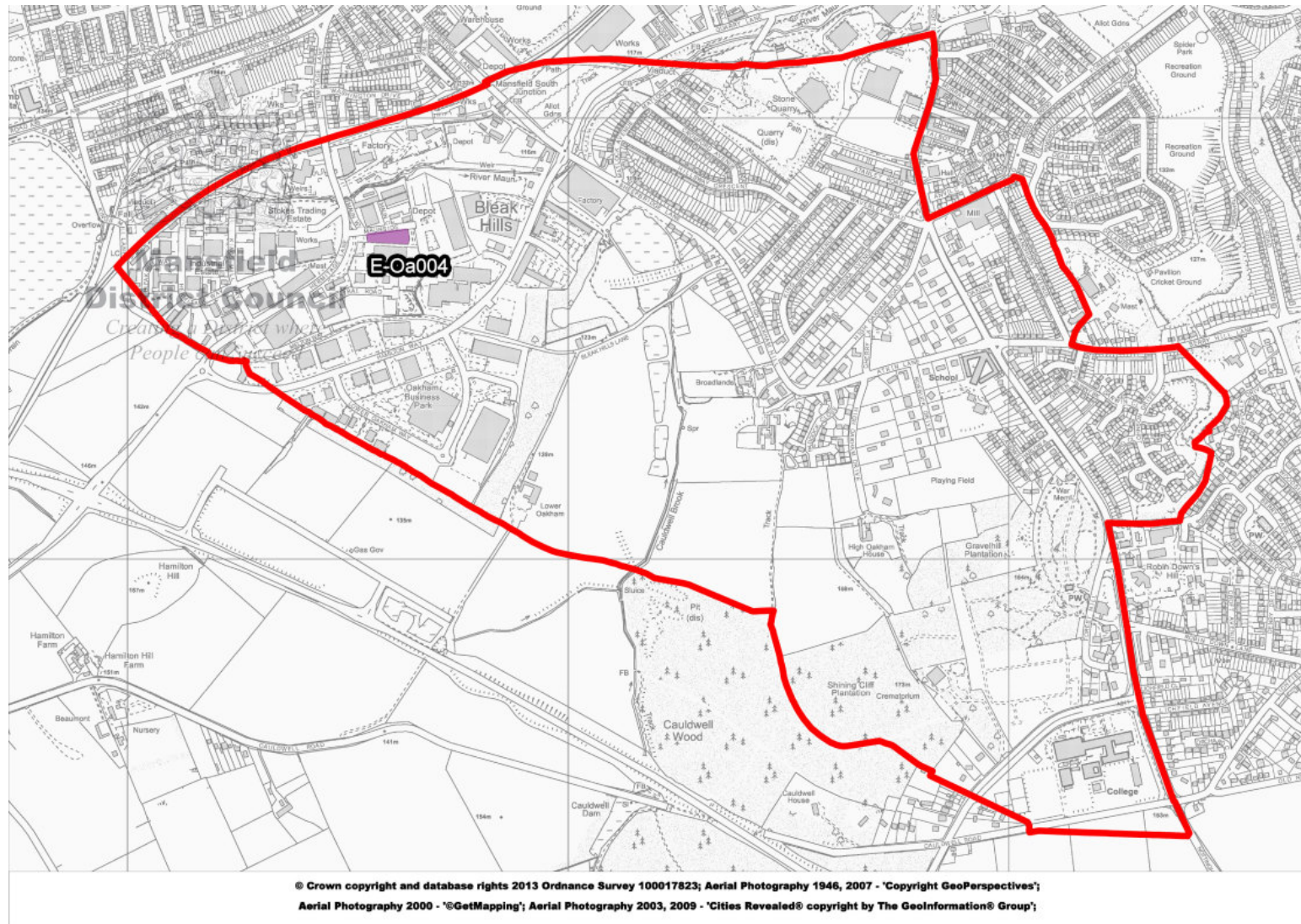


Netherfield

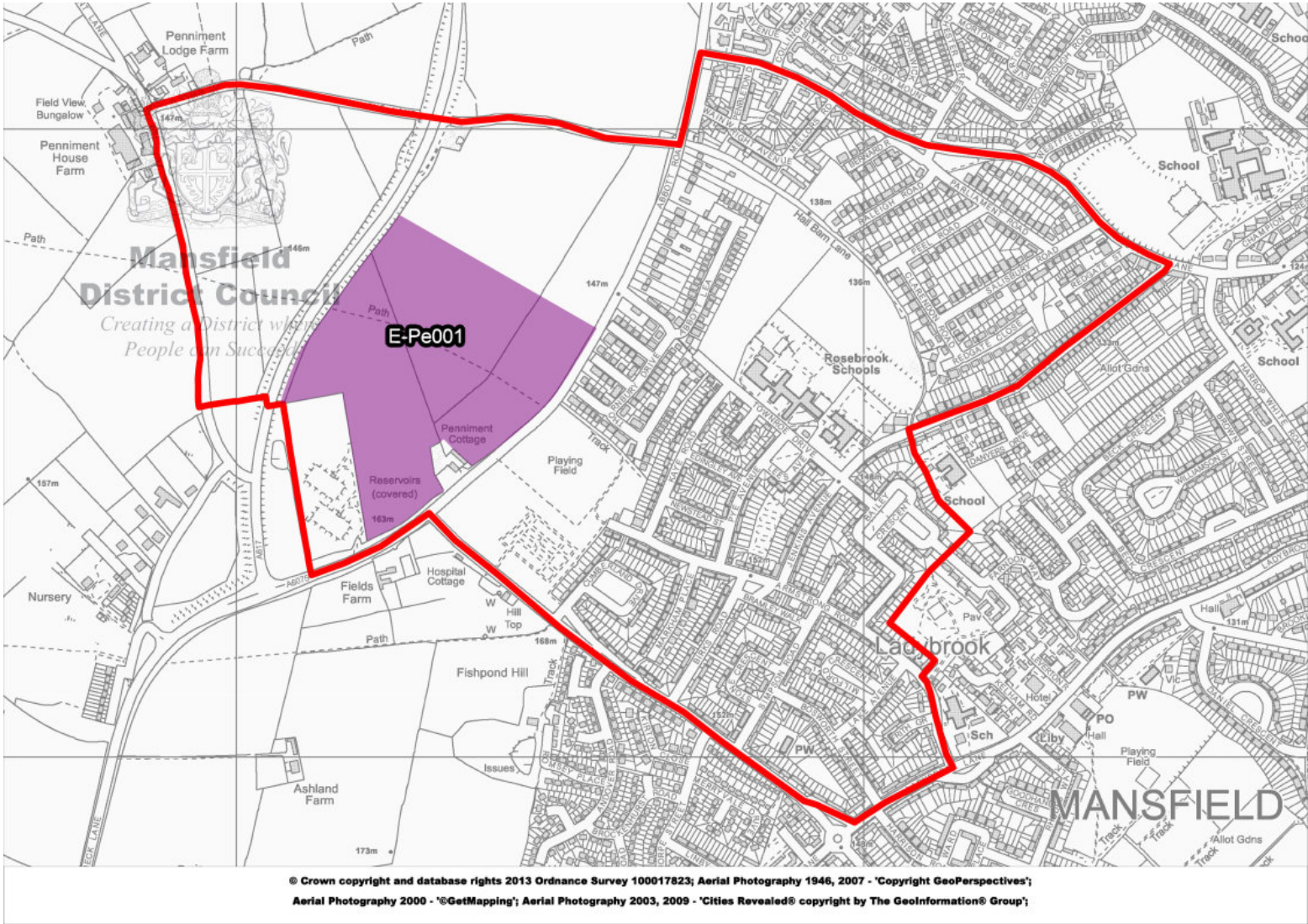




Oakham

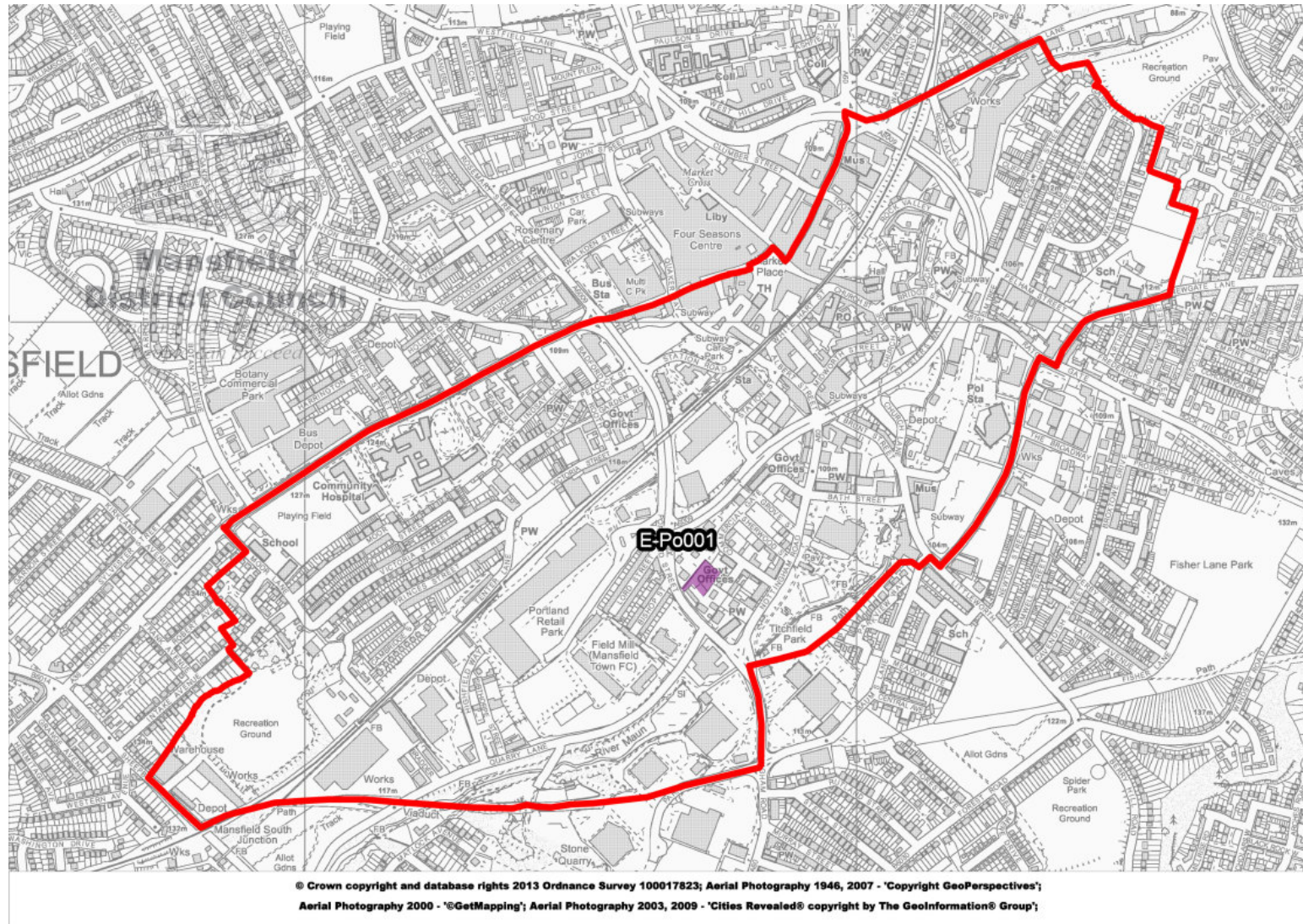


Penniment

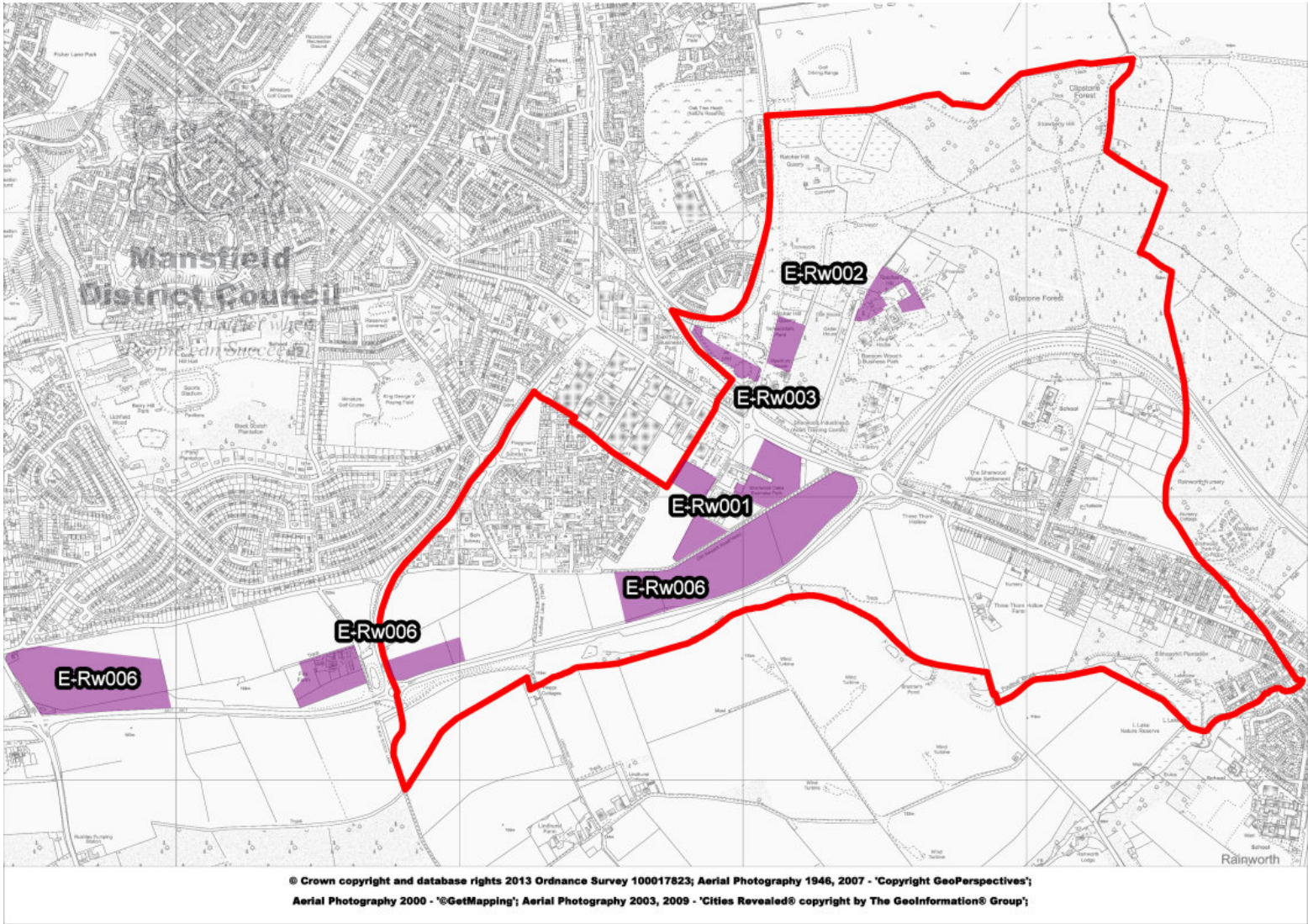




Portland

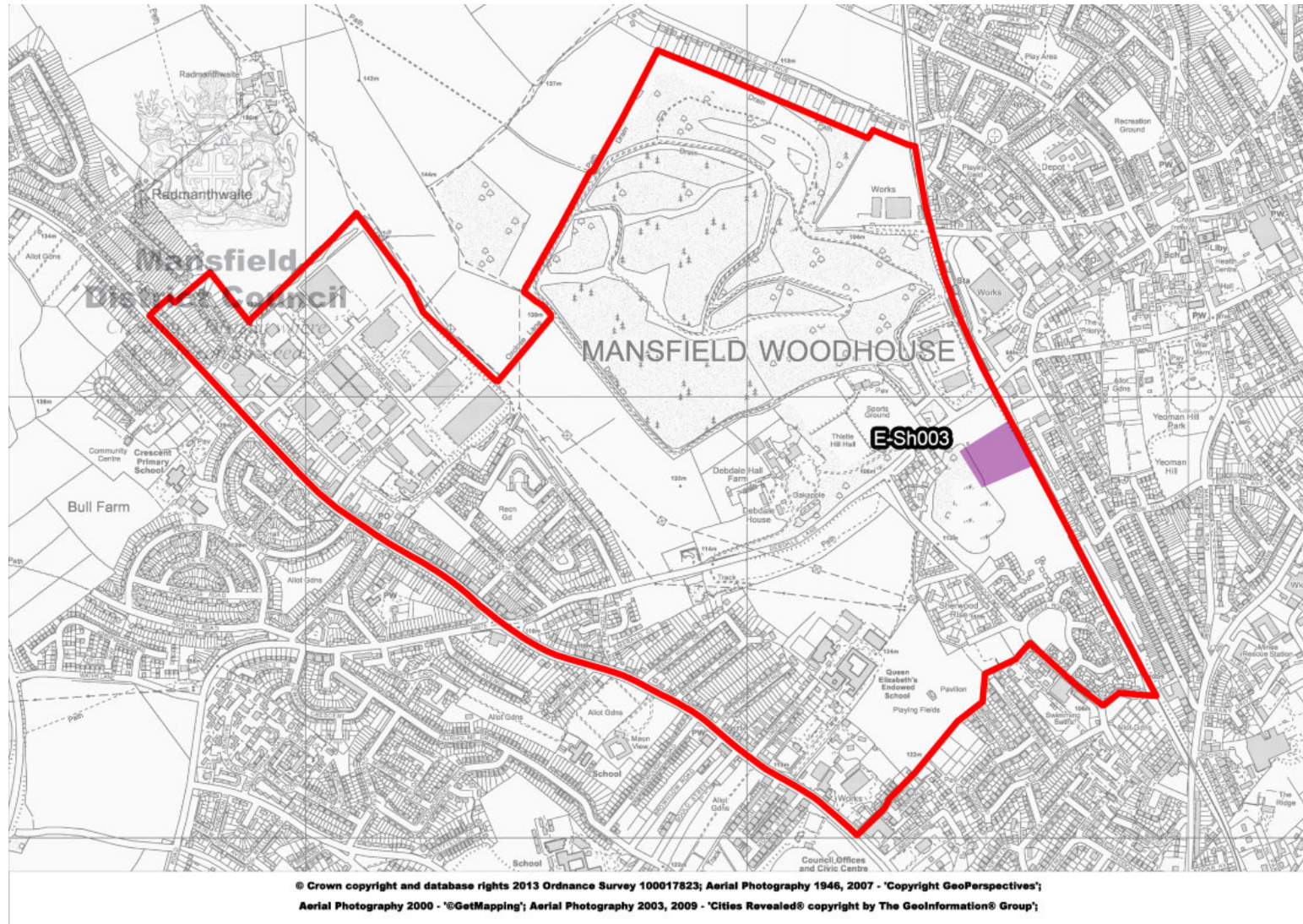


Ransom Wood

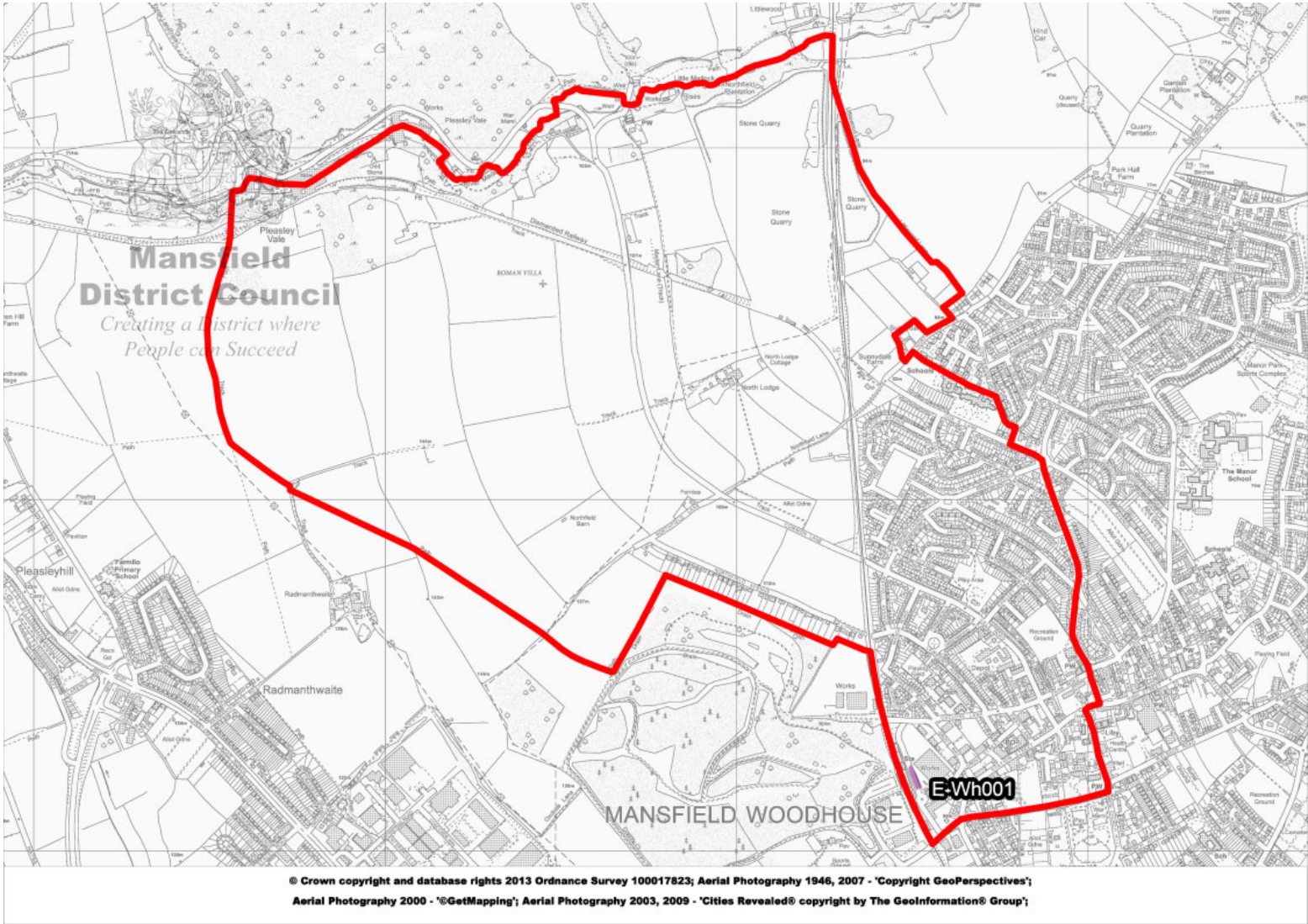




Sherwood



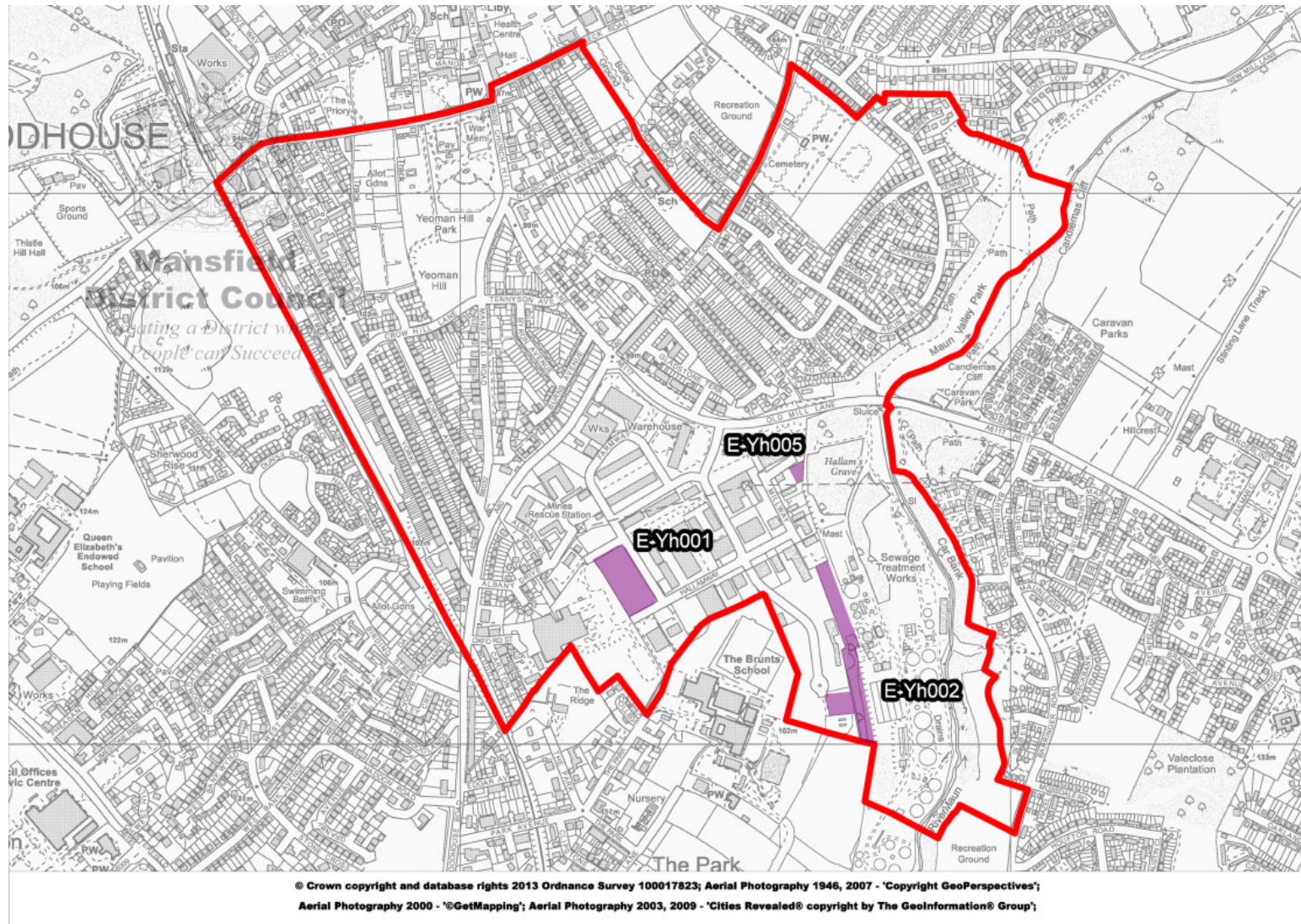
Woodhouse



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Yeoman Hill



5 Employment Land Summary

Table 5.1

Summary of Employment Sites 2011 2013									
Site Ref	Site Name	Land Take-Up	Area Remaining (Ha)						Overall Totals
		(Ha) 2011 - 2013	LCP	S106	DPP	OPP	L.P.*	Total	
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	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		5.95					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-Sh003	Debdale Lane						1.34	1.34	1.34
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 2013									
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		1.43	6.31		0.75	35.27	10.80	53.13	54.56

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
Total amount of land/premises completed between 1/04/2011 & 31/03/2013	1.43
Residual employment land requirement up to 2031	52.57
Land / premises with detailed planning permission at 31/03/2013	0.75
Land / premises with outline planning permission at 31/03/2013	35.27
Land / premises supported subject to signing a section 106 agreement at 31/03/2013	0.00
Land / premises with lapsed employment permission which has continued development potential at 31/03/2013	6.31
Total amount of land / premises with planning permission or development potential at 31/03/2013	42.33
Total amount of land / premises available on sites proposed in the adopted Mansfield District Local Plan at 31/03/2013	10.80
Total amount of land/premises permitted, proposed or identified between 01/04/2011 & 31/03/2013	53.13
Balance of supply of land / premises as compared to gross employment land requirement taking into account total amount of land completed up to 31/03/13	+0.56

**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 2013. 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 2013).

**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.**

Polish

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Latvian

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Russian

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Urdu

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

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