

Employment Land Review

Annex 1: Site Assessment Summaries

May 2017

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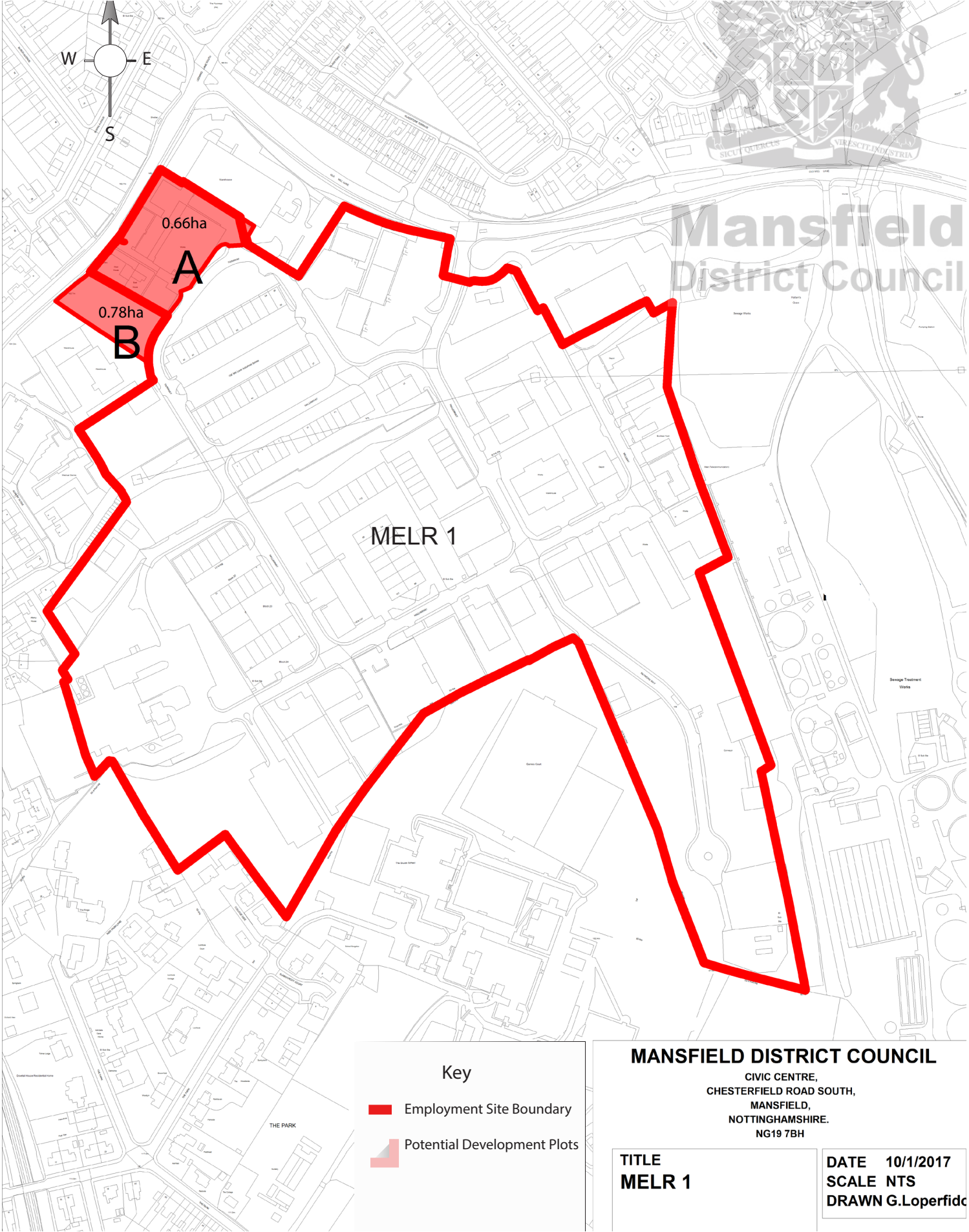
Mansfield
District Council

Introduction

This Annex sets out detailed findings of the survey of employment sites within Mansfield District undertaken in September-October 2016.

Vacancy rates: The summary information includes an assessment of the vacancy rates on each site. Owing to limitations in data availability it has only been possible to provide an estimate of vacancies based on a visual assessment.

Site Name: Old Mill Lane Industrial Estate		Area (ha): 20.03	Ref
Criteria	Comment		MELR1
Current Use/s	A1 (5%), A5 (2%), B1 (46%), B1c(7%), B2 (10%), B8 (30%), D2 (3%) Total: 413		Score
Public Access including: access to local labour supply and access to local facilities	The site is accessible via a limited number of bus services (routes 11, 12 and 12B) which run adjacent to the site along the A60 with only one bus stop located at along the site boundary. The site is adjacent to residential areas of Albany Close/Drive and Yeoman Hill Park. Access to local services and facilities is poor with no access to a local or district center within a 10 minute walk.		2
Private Access including: access to strategic road network, local road access to existing sites and parking	The site is situated on the A60, with access from the A6117. The A60 is the main road from Mansfield and suffers from congestion in the vicinity of the site. The site has a single access.		2
Quality of Environment of site and site characteristics	The site is level with minimal level change. The development is tired and run down with some derelict buildings.		2
Compatibility of adjoining uses	Adjoining uses include retail and residential.		3
Market Attractiveness	The overall quality of the employment area is moderate.		3
Vacancy rates	Low (estimated)		
Potential Uses and scope for intensification and/or redevelopment/ alternative use	The site has two sites that are vacant and would be suitable for redevelopment as shown on the accompanying plan.		
Planning and Deliverability Factors	The employment area is located within the urban area. The whole of the site was shown as a committed employment site in the 1998 Mansfield Local Plan. The commitment in the 1998 local plan is now fully built out with a large extension to the north of the site.		
		Score	12



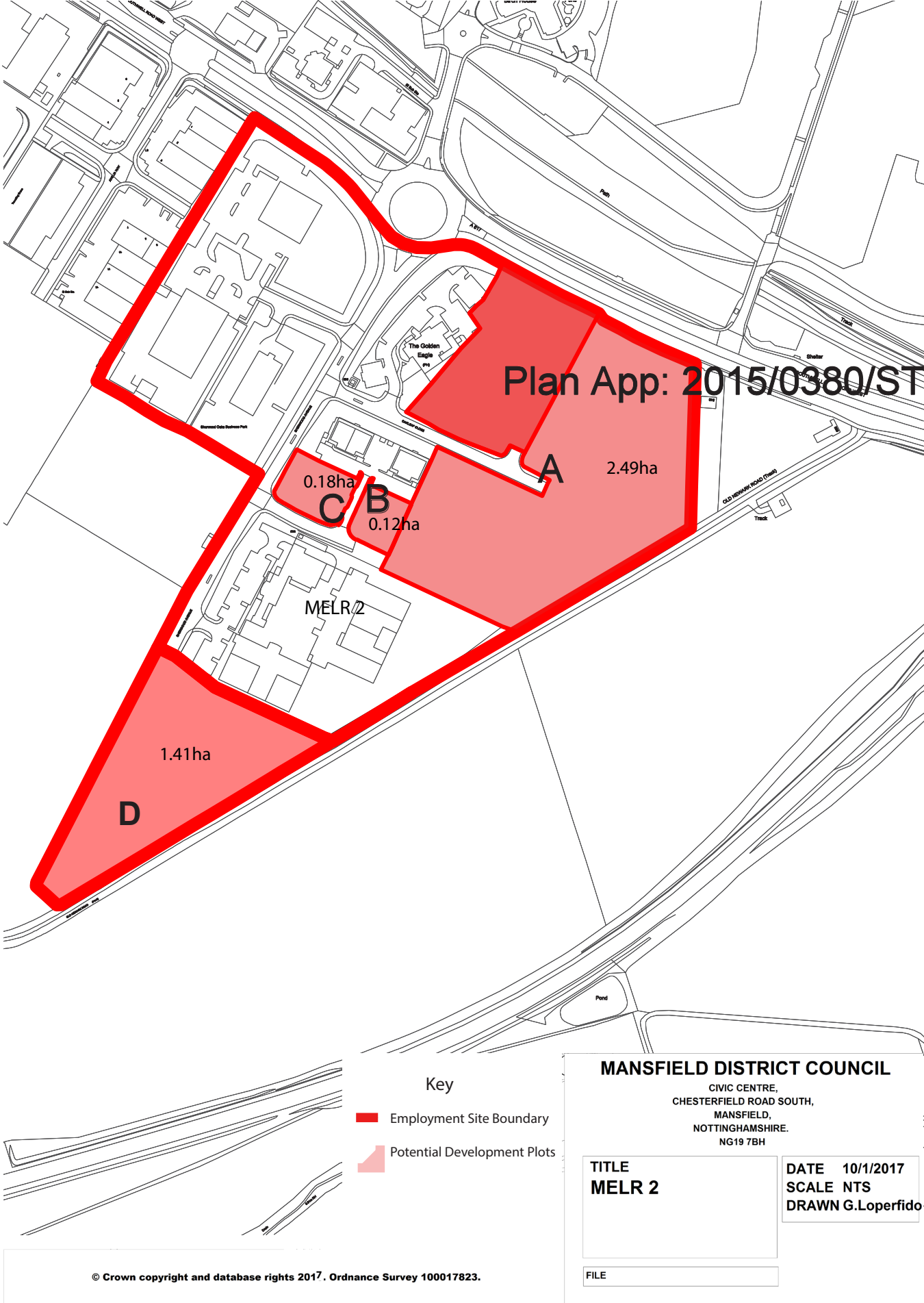


Outcome Summary

Assessment Outcome	Description	Designation & Policy Approach	Recommendation (if C state type of other employment or mixed use)
A	Key Employment Area	An area/ site of significance for existing and future business development in the District which should be identified and allocated solely for office/light industrial, general industrial or distribution uses (Class B1, B2, B8) (or as further limited by policy) by either a collective or individual policy as appropriate.	
B	General Employment Area	An area/ site which is generally fit for purpose for business uses but which should be subject to policies to promote upgrade/ renewal for continued employment based uses by either a collective or individual policy as appropriate.	The development has a mix of employment uses and is an important in employment site. There is scope for promotion of the site to attract employment development on the two vacant sites.
C	Lower Quality Employment Area	An area/ site that the assessment indicates does not warrant specific allocation for employment uses and can be considered for release to other non-employment uses as appropriate (subject to further site assessment).	



Site Name: Sherwood Oaks Business Park		Area (ha): 11.45	Ref
Criteria	Comment	MELR2	
Current Use/s	A1 (25%), A3 (13%), B1 (38%), D1(13%), SG (13%) Total: 8	Score	
Public Access including: access to local labour supply and access to local facilities	The site is accessible via a number of bus services (routes 27,27x,28,28B &141) which run close to the site along the A6191 with bus stops located close to the site (although convenient safe pedestrian crossing facilities are absent).The site is located within close to the residential areas of Oak Tree, Bellamy estate and Rainworth. The proposed Lindhurst urban extension site is located close by to the south west. Access to local services and facilities is poor apart from the Golden Eagle Public House located at the junction of Sherwood Avenue and the A6191.	3	
Private Access including: access to strategic road network, local road access to existing sites and parking	The site is located close to the junction of the A6191 and A671 and has excellent access to the strategic road network linking to the A1 and M1. The site has good parking and servicing arrangements.	5	
Quality of Environment of site and site characteristics	The site is generally level with a gentle slope to south east. The development is modern with an open layout and high quality purpose built buildings providing an attractive working environment.	5	
Compatibility of adjoining uses	Adjoining uses include employment, residential, major highway beyond which is the large committed housing site at Lindhurst.	4	
Market Attractiveness	Prominent site and high quality of occupiers, attractive modern high quality development. Build out of the site has been slow despite it's good location and environmental quality.	4	
Vacancy rate	Low (estimated).		
Potential Uses and scope for intensification and/or redevelopment/ alternative use	There are four vacant sites within the current employment area as shown the accompanying plan with potential for further employment use. This is a high profile, well located site and should be attractive to a range of business uses.		
Planning and Deliverability Factors	The employment area is located within the urban area. The larger part of the site was shown as a committed employment site in the 1998 Mansfield Local Plan. The south west part of site was originally allocated in the same Local plan. Build out has been slow on both areas with large areas still undeveloped.		
Score		21	

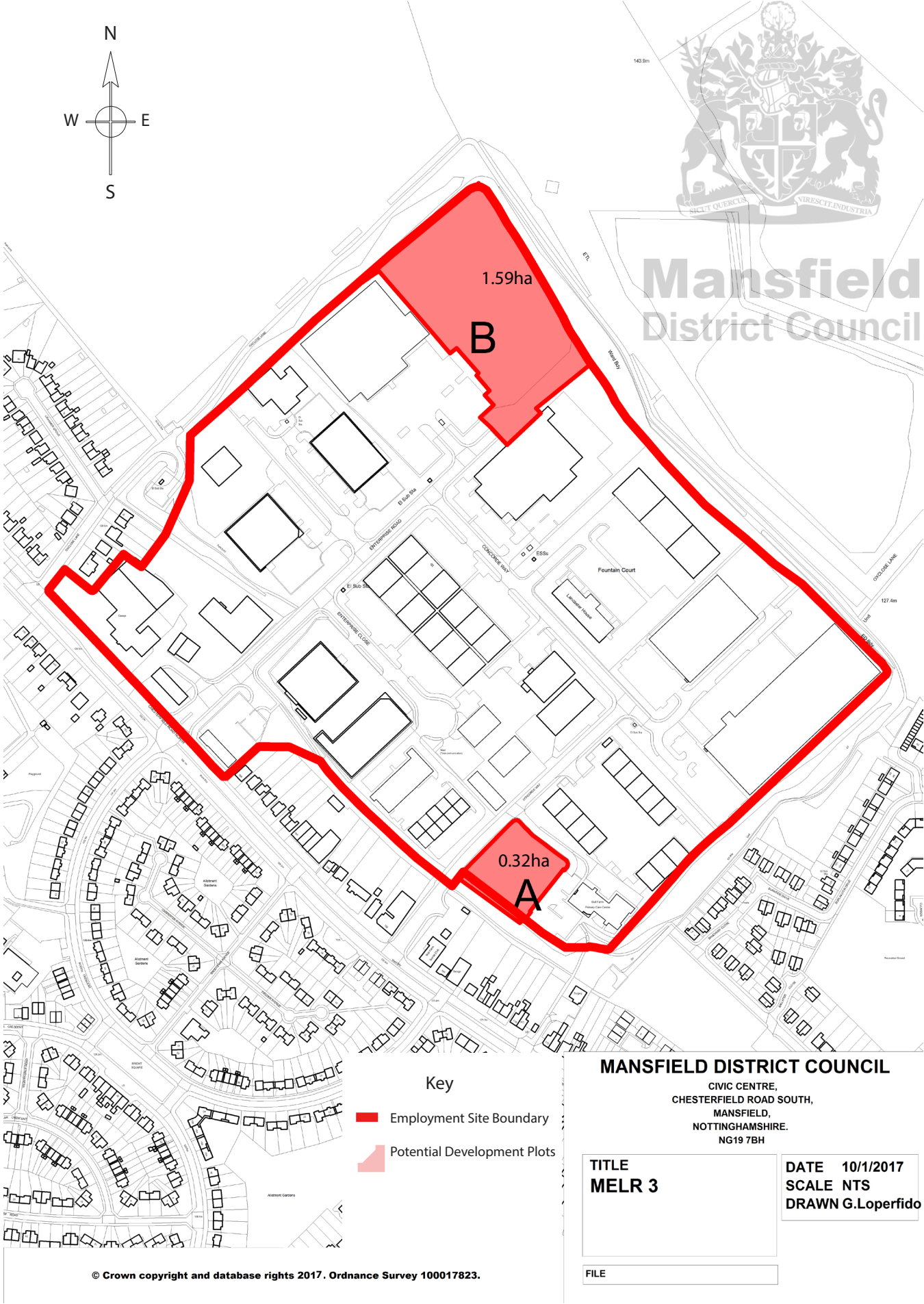




Outcome Summary

Assess- ment Out- come	Description	Designation & Policy Approach	Recommendation (if B state type of other employment or mixed use)
A	Key Employment Area	An area/ site of sig- nificance for existing and future business development in the District which should be identified and allocated solely for office/light industrial, general industrial or distribution uses (Class B1, B2, B8) (or as limited by policy) by either a collective or individu- al policy as appropri- ate.	Key high profile employment area, with potential scope for new employment development on vacant sites.
B	General Employment Area	An area/ site which is generally fit for purpose for business uses but which should be subject to policies to promote upgrade/ renewal for continued employment based uses by either a col- lective or individual policy as appropriate.	
C	Lower Quality Employ- ment Area	An area/ site that the assessment indicates does not warrant specific allocation for employment uses and can be considered for release to other non- employment uses as appropriate (subject to further site assess- ment).	

Site Name: Millennium Business Park		Area (ha): 20.16	Ref
Criteria	Comment		MELR3
Current Use/s	A5 (3%), B1 (65%), B1c9 1%), B2(17%), B8 (5%), D1 (1%), D2 (1%), SG (8%) Total: 249		Score
Public Access including: access to local labour supply and access to local facilities	The site is accessible via a number of bus services (routes 23, 53, 53a, 53A N12 and Pronto) which run adjacent to the site along the A6191 with bus stops located at multiple sites along the site boundary. The site is adjacent to residential areas of Bellamy Estate and Rainworth. Access to local services and facilities is moderate with a local center on Chesterfield road and the Town Centre.		4
Private Access including: access to strategic road network, local road access to existing sites and parking	The site is located on the A6191 and close to the A617 and has excellent access to the strategic road network linking to the M1. The site has good parking and servicing arrangements.		5
Quality of Environment of site and site characteristics	The site is generally level with a gentle slope to south east. The development is modern with a spacious attractive layout and high quality purpose built buildings providing an attractive working environment.		5
Compatibility of adjoining uses	Adjoining uses include retail and residential with a local wildlife site to the north east.		4
Market Attractiveness	This site is a prominent site with a good range of uses. There are some issues with vacancies through the site but this is minimal.		4
Floorspace/Vacancy/ Vacant sites	Vacancy Rate: Low (estimated).		
Potential Uses and scope for intensification and/or redevelopment/ alternative use	There are two large sites (see accompanying plan) with potential for further employment development.		
Planning and Deliverability Factors	The employment area is located within the urban area. The majority of the site was shown as a committed employment site in the 1998 Mansfield Local Plan . The commitment in the 1998 local plan is now fully built out with two additional units extending the site to the east.		
		Score	22



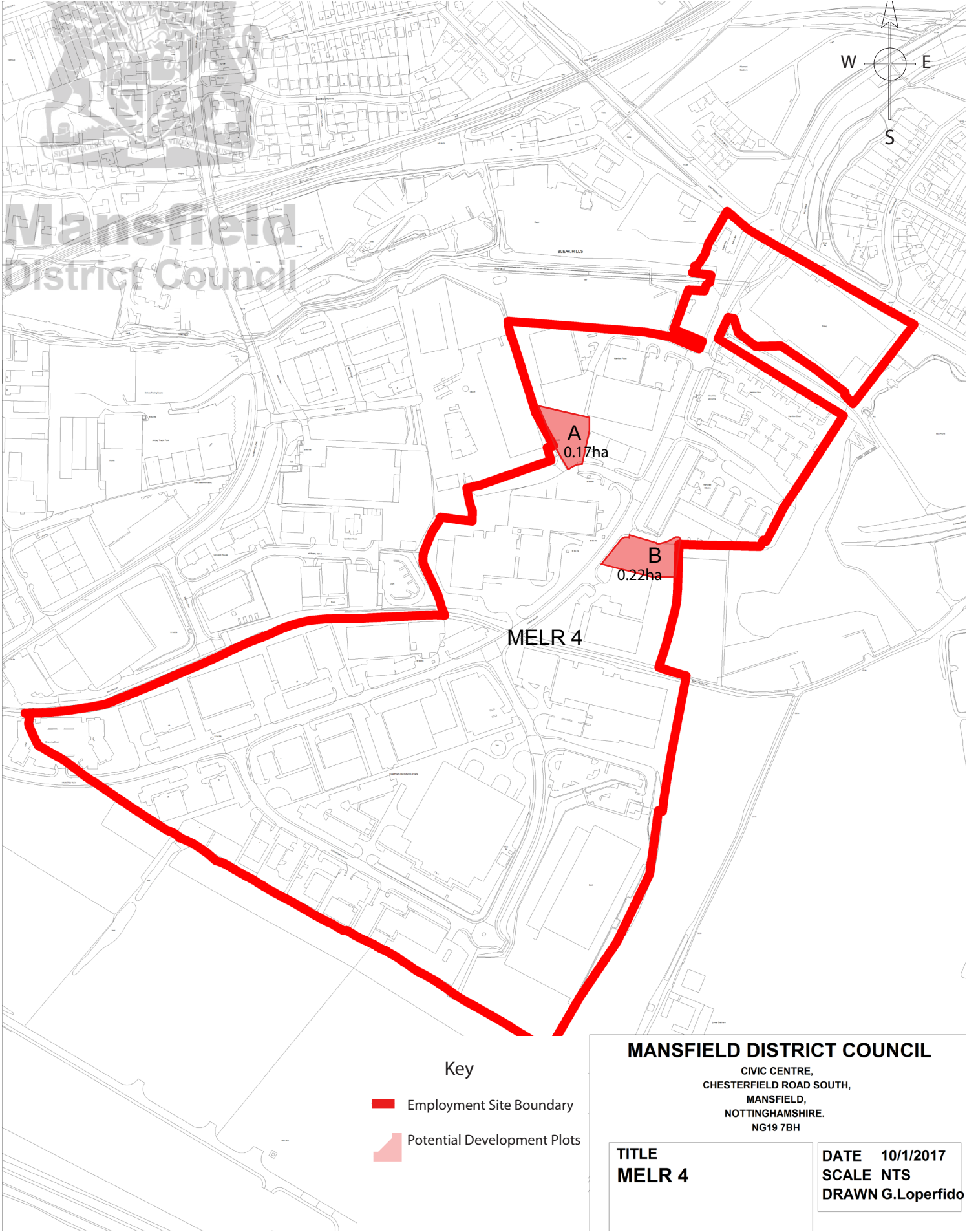


Outcome Summary

Assessment Outcome	Description	Designation & Policy Approach	Recommendation (if C state type of other employment or mixed use)
A	Key Employment Area	An area/ site of significance for existing and future business development in the District which should be identified and allocated solely for office/light industrial, general industrial or distribution uses (Class B1, B2, B8) (or as further limited by policy) by either a collective or individual policy as appropriate.	This is a key employment site with a large range of industrial uses, with potential scope for new employment development on two vacant sites.
B	General Employment Area	An area/ site which is generally fit for purpose for business uses but which should be subject to policies to promote upgrade/ renewal for continued employment based uses by either a collective or individual policy as appropriate.	
C	Lower Quality Employment Area	An area/ site that the assessment indicates does not warrant specific allocation for employment uses and can be considered for release to other non-employment uses as appropriate (subject to further site assessment).	



Site Name: Oakham Business Park		Area (ha): 25.69	Ref
Criteria	Comment		MELR4
Current Use/s	B1 (82%), B1b (1%), B1c (1%), B2 (7%), B8(6%), D1 (1%), SG (6%) Total: 330		Score
Public Access including: access to local labour supply and access to local facilities	The site is served by convenient bus stops.		4
	The site is located within a short distance existing residential areas. Access to local facilities is poor.		
Private Access including: access to strategic road network, local road access to existing sites and parking	The site is located close to the A671 and A38 with good access to the strategic road network linking to the A1 and M1. The site has good parking and servicing arrangements.		4
Quality of Environment of site and site characteristics	This is a high quality modern employment area based on the Hamilton Lane corridor. The overall environmental quality is high. The site is flat.		5
Compatibility of adjoining uses	Adjoining uses include, employment, open countryside, residential		4
Market Attractiveness	This is a high quality, high profile employment area, with a range of modern attractive office and industrial premises. The site has good access to the strategic road network, and occupancy levels are high. The Oakham Business Park is a popular and established business location with a number of quality companies represented.		4
Floorspace/Vacancy/ Vacant sites	Vacancy Rate: Low (estimated).		
Potential Uses and scope for intensification and/or redevelopment/ alternative use	The area is mostly fully developed although there are two vacant areas with potential for employment as shown on the accompanying plan.		
Planning and Deliverability Factors	The employment area is located within the urban area. A small area in the northern western part of the site lies within flood zones 2 & 3.		
		Score	20



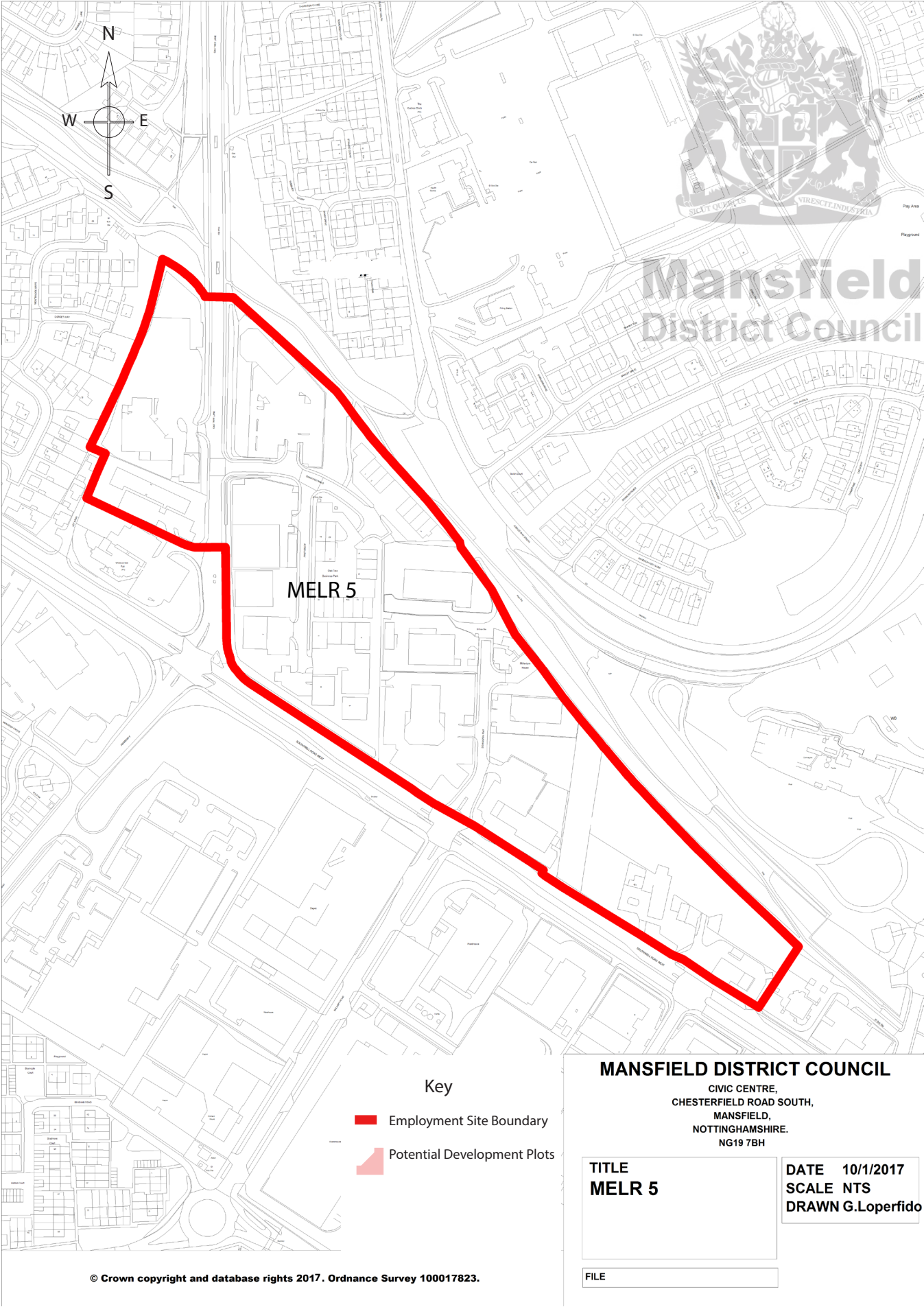


Outcome Summary

Assess- ment Out- come	Description	Designation & Policy Approach	Recommendation
A	Key Employment Area	An area/ site of sig- nificance for existing and future business development in the District which should be identified and allocated solely for office/light industrial, general industrial or distribution uses (Class B1, B2, B8) (or as further limited by policy) by either a collective or individu- al policy as appropri- ate.	Key employment area with some potential for small scale employment development.
B	General Employment Area	An area/ site which is generally fit for purpose for business uses but which should be subject to policies to promote upgrade/ renewal for continued employment based uses by either a col- lective or individual policy as appropriate.	
C	Lower Quality Employ- ment Area	An area/ site that the assessment indicates does not warrant specific allocation for employment uses and can be considered for release to other non- employment uses as appropriate (subject to further site assess- ment).	



Site Name: Oak Tree Business Park		Area (ha): 10.05	Ref
Criteria	Comment		MELR5
Current Use/s	A1 (10%), A5 (2%), B1 (61%), B2 (5%), B8(7%), D1 (7%), SG (5%) Total: 123		Score
Public Access including: access to local labour supply and access to local facilities	<p>The site is accessible via a number of bus services (routes 27,27x,28,28B&141) which run close to the site along the A6191 with bus stops located close to the site. The 218 route is routed along Oak Tree lane with convenient stops.</p> <p>The residential areas of Oak Tree, Bellamy Estate and Rainworth are close by. The proposed Lindhurst urban Extension site is located close by to the south west. Access to local services and facilities is poor apart from the Golden Eagle Public House located at the junction of Sherwood Avenue and the A6191.</p> <p>The Oak Tree District centre is within 400m of the northern and central sections of the employment area providing access to supermarket and leisure facilities.</p>		4
Private Access including: access to strategic road network, local road access to existing sites and parking	The site is located close to the junction of the A6191 and A671 and has excellent access to the strategic road network linking to the A1 and M1. The site has good parking and servicing arrangements although there is some evidence of overflow on street parking in places.		4
Quality of Environment of site and site characteristics	The quality of this employment area is generally fair with many buildings dating from circa 1980/ 1990s but with some notable exceptions in particular the modern purpose built car sales premises.		3
Compatibility of adjoining uses	Adjoining uses include employment and residential.		4
Market Attractiveness	Prominent site, with high occupancy, public realm and some building frontages and signage would benefit from investment.		4
Floorspace/Vacancy/ Vacant sites	Vacancy Rate: Low (estimated).		
Potential Uses and scope for intensification and/or redevelopment/ alternative use	None identified.		
Planning and Deliverability Factors	The employment area is located within the urban area.		
		Score	19



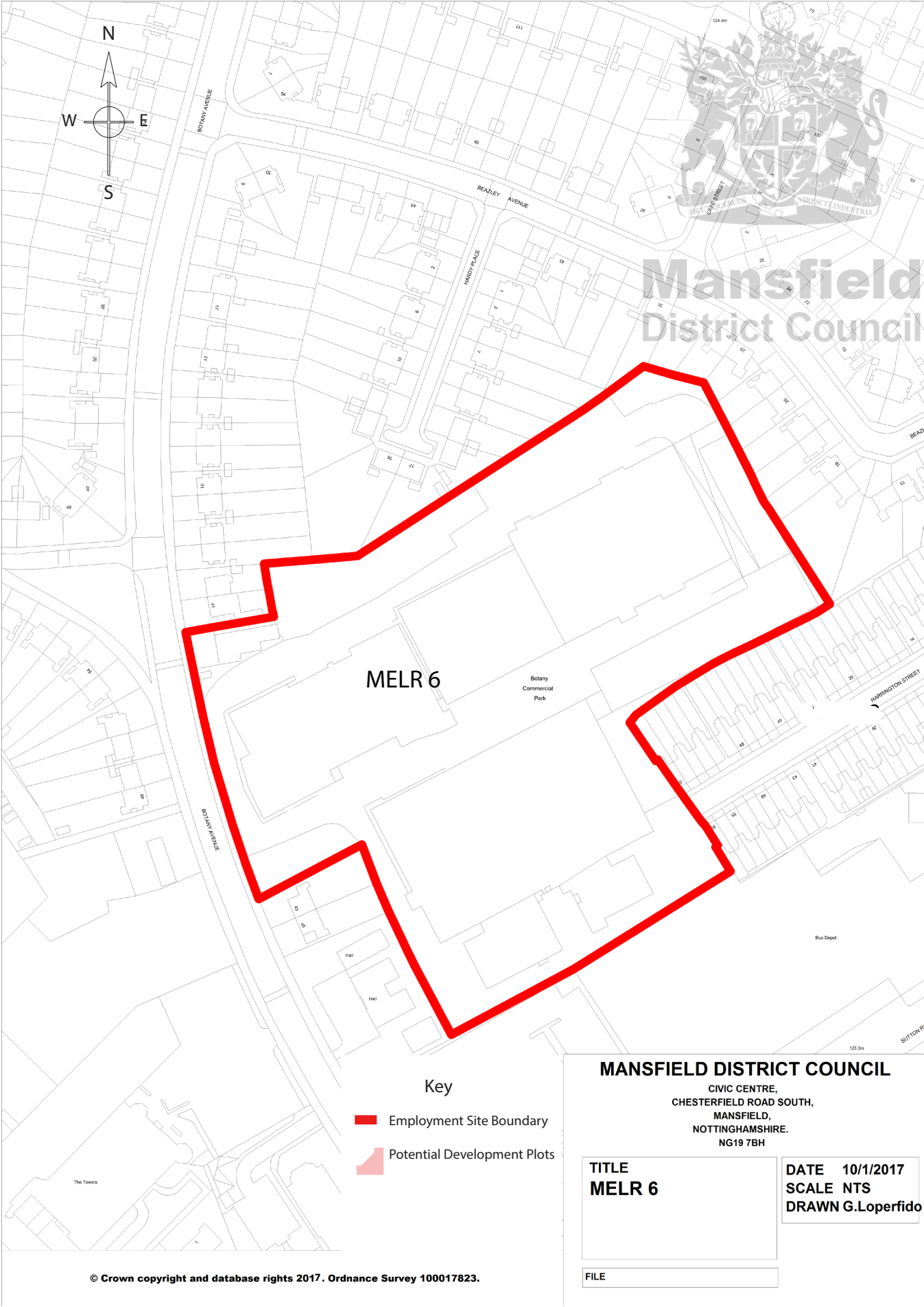


Outcome Summary

Assess- ment Out- come	Description	Designation & Policy Approach	Recommendation (if B state type of other employment or mixed use)
A	Key Employment Area (Good)	An area/ site of sig- nificance for existing and future business development in the District which should be identified and allocated solely for office/light industrial, general industrial or distribution uses (Class B1, B2, B8) (or as further limited by policy) by either a collective or individu- al policy as appropri- ate.	
B	General Employment Area (Average)	An area/ site which is generally fit for purpose for business uses but which should be subject to policies to promote upgrade/ renewal for continued employment based uses by either a col- lective or individual policy as appropriate.	Important employment area which would benefit from investment in public realm, boundaries and landscaping.
C	Lower Quality Employ- ment Area (Poor)	An area/ site that the assessment indicates does not warrant specific allocation for employment uses and can be considered for release to other non- employment uses as appropriate (subject to further site assess- ment).	



Site Name: Botany Commercial Park		Area (ha): 3.64	Ref
Criteria	Comment		MELR6
Current Use/s	A1 (4%), B1 (89%), B8(4%), D2 (2%), SG (2%) Total: 159		Score
Public Access including: access to local labour supply and access to local facilities	<p>The site is served by a number of bus routes (1, 141, 9.1,9.3, 3A, 3B, 3C) with convenient stops on the A38.</p> <p>The site adjoins existing residential areas. There are no facilities within 400m of the site although it is short bus ride from the Town Centre. The Asda Supermarket on Bancroft lane is also relatively close by.</p>		4
Private Access including: access to strategic road network, local road access to existing sites and parking	The site is located to the west of the Town Centre off the A38. Parking and servicing on the site are intermixed and not formalised.		3
Quality of Environment of site and site characteristics	<p>This site comprises a former factory dating form the 1930s-1950s. The factory has been subdivided into a range of business and offices uses. The general quality of the environment is poor, and buildings and environment in need of significant investment.</p> <p>The site is flat.</p>		2
Compatibility of adjoining uses	Residential.		3
Market Attractiveness	<p>This former individual factory complex ha been subdivided into a range of small to medium sized business units.</p> <p>The site has reasonable access to the strategic road network, and occupancy levels are high. The environment is poor.</p>		3
Floorspace/Vacancy/ Vacant sites	Vacancy Rate: Medium (estimated)		
Potential Uses and scope for intensification and/or redevelopment/ alternative use	There are no vacant sites within the complex, but there are several vacant premises which may benefit from redevelopment.		
Planning and Deliverability Factors	The employment area is located within the urban area.		
		Score	15

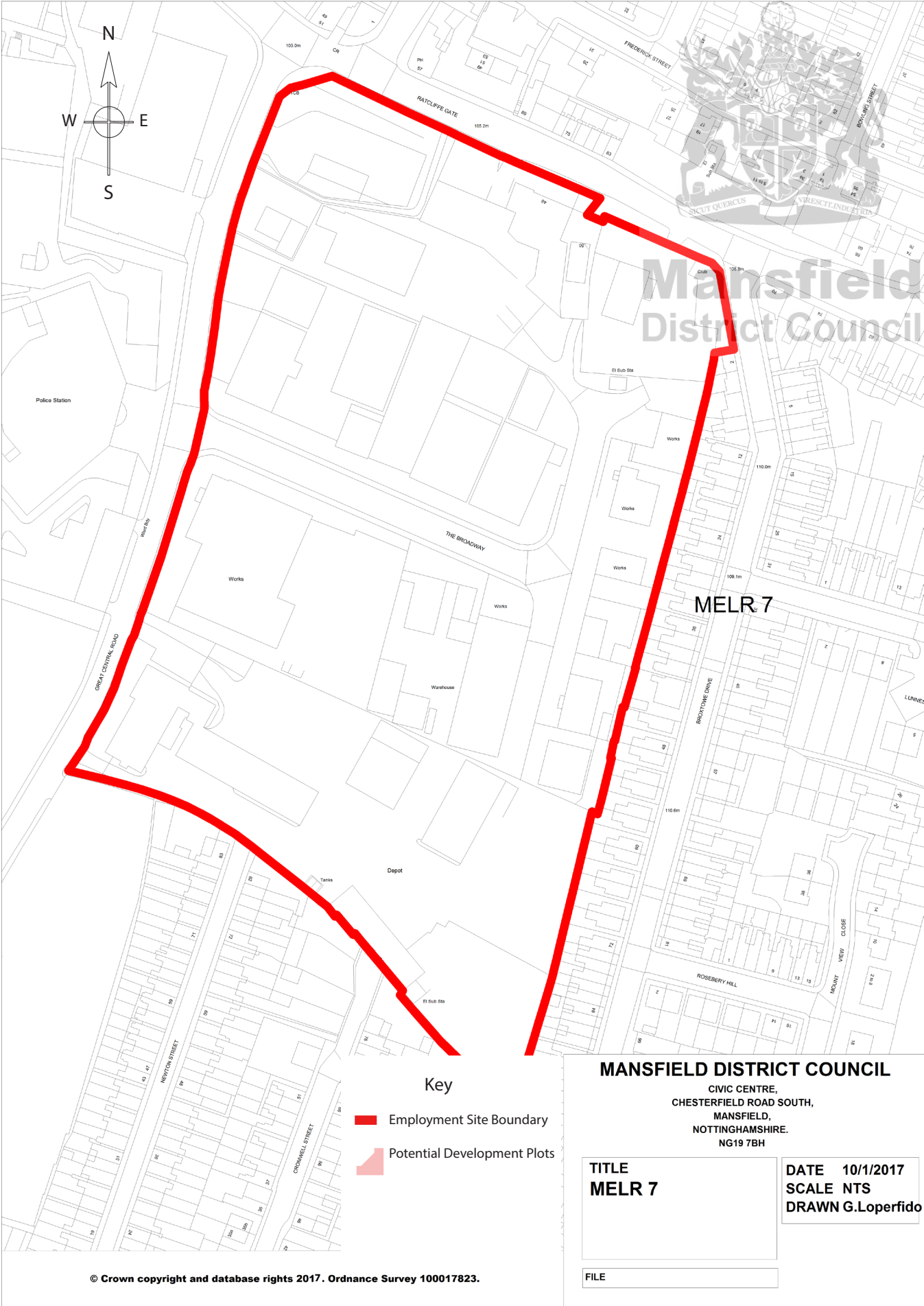




Outcome Summary

Assess- ment Out- come	Description	Designation & Policy Approach	Recommendation
A	Key Employment Area	An area/ site of significance for existing and future business development in the District which should be identified and allocated solely for office/light industrial, general industrial or distribution uses (Class B1, B2, B8) (or as further limited by policy) by either a collective or individual policy as appropriate.	
B	General Employment Area	An area/ site which is generally fit for purpose for business uses but which should be subject to policies to promote upgrade/ renewal for continued employment based uses by either a collective or individual policy as appropriate.	This area is a marginal site which requires investment in premises, and public realm. It provides a range of business space for small businesses including startups.
C	Lower Quality Employment Area	An area/ site that the assessment indicates does not warrant specific allocation for employment uses and can be considered for release to other non-employment uses as appropriate (subject to further site assessment).	

Site Name: Broadway Industrial Estate		Area (ha): 4.24	Ref
Criteria	Comment		MELR7
Current Use/s	A1 (17%), A3 (3%), B1(54%),B1c (3%), B2 (6%), B8(14%), SG (3%) Total: 105		Score
Public Access including: access to local labour supply and access to local facilities	The site is served by a number of bus routes (27, 27X, 28, 28B,141) with convenient stops on the A6191 The site is located within a short distance existing residential areas, and to the Town Centre and the St. Peter's Retail park.		4
Private Access including: access to strategic road network, local road access to existing sites and parking	The site is located close to the eastern edge of the Town Centre access off the A6191 which links to the A617 and M1 to the north and A38. Peak time congestion may be an issue. The site has good parking and servicing arrangements.		3
Quality of Environment of site and site characteristics	The premises on this estate generally date from circa 1980's. The site is flat. The environmental quality is reasonable but requires investment in public realm and landscaping. The frontage to the A6191 is poor.		3
Compatibility of adjoining uses	Adjoining uses include, residential, retail and public buildings (Police).		4
Market Attractiveness	This site comprises a range of medium and smaller business premises dating from circa 1980s. The site has reasonable access to the strategic road network, and occupancy levels are high. The environment is reasonable but would benefit from public realm/ signage investment in places. The site is close to the Town Centre with its full range of amenities.		3
Floorspace/Vacancy/ Vacant sites	Vacancy Rate: Low (estimated).		
Potential Uses and scope for intensification and/or redevelopment/ alternative use	There is currently no potential for further employment or alternative development within the current employment area.		
Planning and Deliverability Factors	The employment area is located within the urban area.		
		Score	17



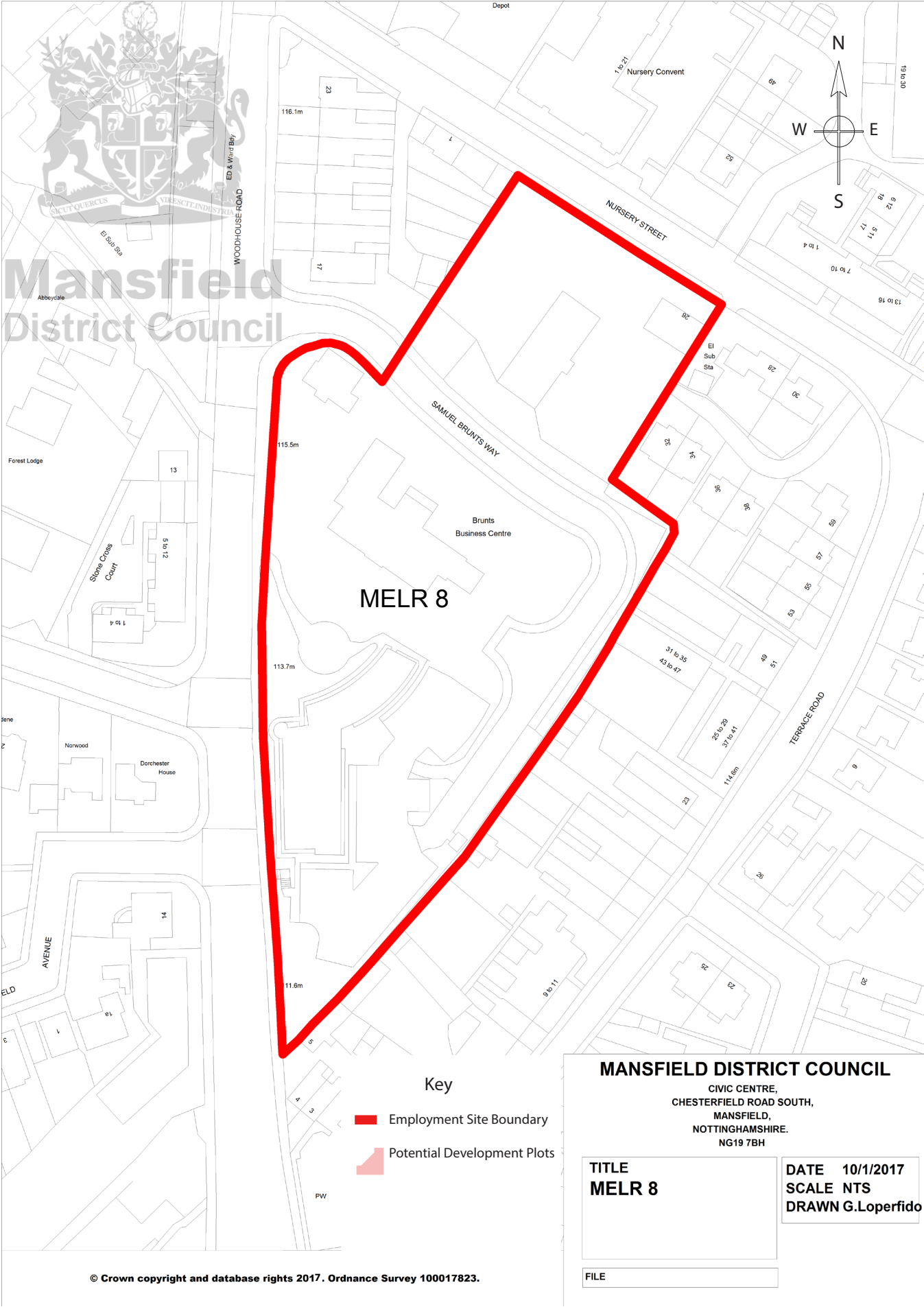


Outcome Summary

Assess- ment Out- come	Description	Designation & Policy Approach	Recommendation
A	Key Employment Area	An area/ site of sig- nificance for existing and future business development in the District which should be identified and allocated solely for office/light industrial, general industrial or distribution uses (Class B1, B2, B8) (or as further limited by policy) by either a collective or individu- al policy as appropri- ate.	
B	General Employment Area	An area/ site which is generally fit for purpose for business uses but which should be subject to policies to promote upgrade/ renewal for continued employment based uses by either a col- lective or individual policy as appropriate.	This is an important employment area located close to the Town Centre. It would benefit from investment in public realm and landscaping.
C	Lower Quality Employ- ment Area	An area/ site that the assessment indicates does not warrant specific allocation for employment uses and can be considered for release to other non- employment uses as appropriate (subject to further site assess- ment).	



Site Name: Brunts Business Centre		Area (ha): 1.14	Ref
Criteria	Comment		MELR8
Current Use/s	B1 (100%) Total: 78		Score
Public Access including: access to local labour supply and access to local facilities	<p>The site is served by a number of bus routes (1,11,12,12B) with convenient stops on the A60. Mansfield Railway Station is convenient.</p> <p>The site adjoins existing residential areas, and is a short distance from the Town Centre.</p>		4
Private Access including: access to strategic road network, local road access to existing sites and parking	The site is located to the north of the Town Centre off the A60 . The site has good parking and servicing arrangements.		3
Quality of Environment of site and site characteristics	This is a small modern office development (circa 2000) offering a range of office sizes and shared facilities. The site is flat. The environmental quality is good, but could benefit from some investment in landscaping.		4
Compatibility of adjoining uses	Residential.		5
Market Attractiveness	<p>This is a small modern attractive development offering a range of office and shared office spaces. Located in an established residential area close to the Town Centre with its full range of amenities.</p> <p>The site has reasonable access to the strategic road network, and occupancy levels are high. The environment is good.</p>		4
Floorspace/Vacancy/ Vacant sites	Vacancy Rate: Low (estimated).		
Potential Uses and scope for intensification and/or redevelopment/ alternative use	There is no potential for further employment or alternative development within the current employment area.		
Planning and Deliverability Factors	The employment area is located within the urban area.		
		Score	20

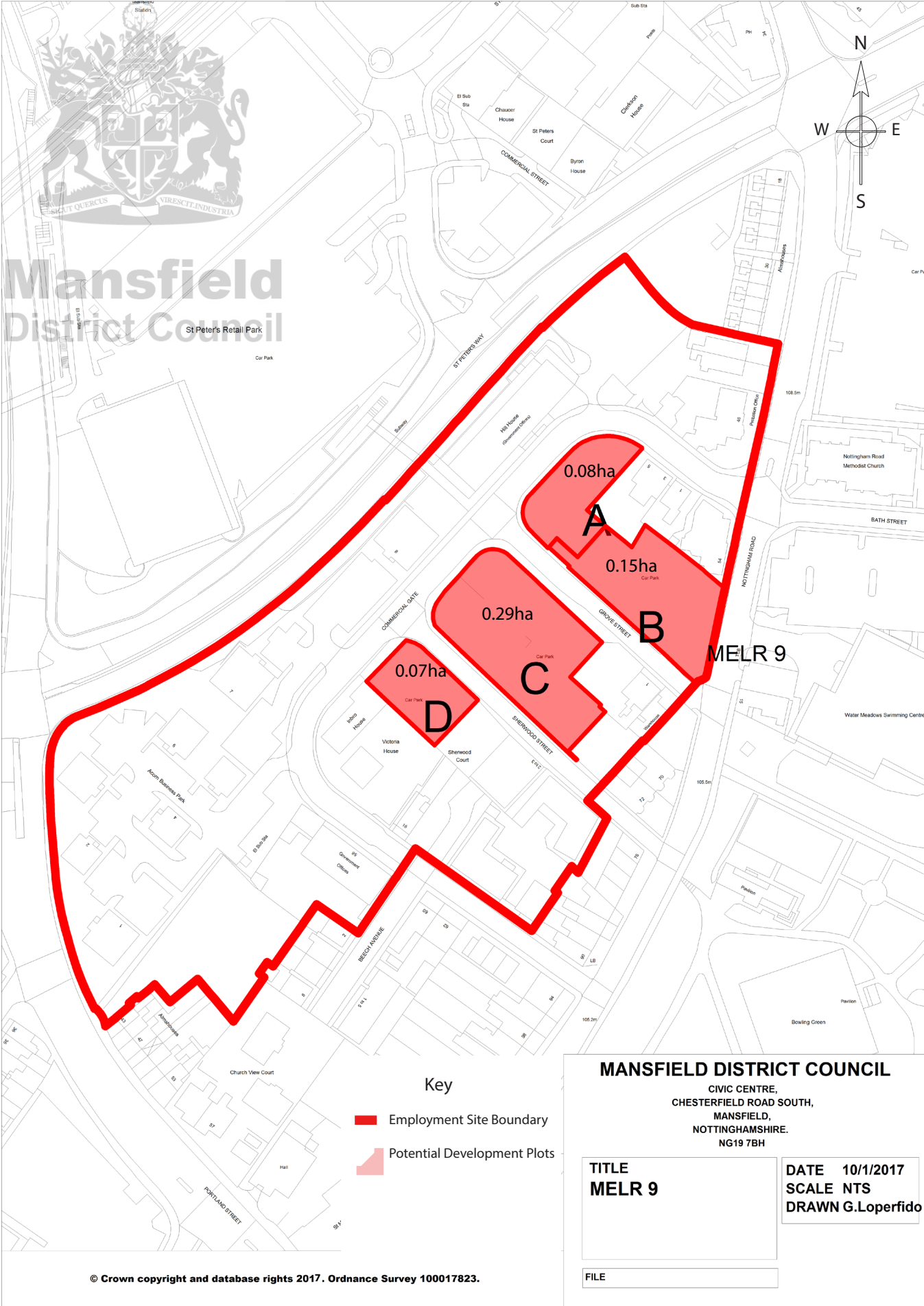




Outcome Summary

Assess- ment Out- come	Description	Designation & Policy Approach	Recommendation
A	Key Employment Area	An area/ site of significance for existing and future business development in the District which should be identified and allocated solely for office/light industrial, general industrial or distribution uses (Class B1, B2, B8) (or as further limited by policy) by either a collective or individual policy as appropriate.	Key employment area providing small scale office provision close to the Town Centre.
B	General Employment Area	An area/ site which is generally fit for purpose for business uses but which should be subject to policies to promote upgrade/ renewal for continued employment based uses by either a collective or individual policy as appropriate.	
C	Lower Quality Employment Area	An area/ site that the assessment indicates does not warrant specific allocation for employment uses and can be considered for release to other non-employment uses as appropriate (subject to further site assessment).	

Site Name: Commercial Gate, Mansfield		Area (ha): 3.23	Ref
Criteria	Comment		MELR9
Current Use/s	A3 (3%) B1 (68%), B8(3%), C1 (3%) D1 (12%), SG (12%) Total: 102		Score
Public Access including: access to local labour supply and access to local facilities	The site is accessible to all bus and rail routes for the area as it is a 5 minute walk from the Bus and Train station. The site is adjacent to residential areas of Victoria Street, Princess Street and Moore Lane. The site has excellent access to the town center with all facilities available within a 10 minute walk.		5
Private Access including: access to strategic road network, local road access to existing sites and parking	The site is located on the A38 and the inner ring road and has excellent access to the strategic road network linking to the M1. The site has good parking and servicing arrangements.		5
Quality of Environment of site and site characteristics	The development on site is in a good state of repair with a range of modern purpose built office buildings. The site also has some converted Victorian buildings that are well maintained.		3
Compatibility of adjoining uses	Adjoining uses include retail and residential.		3
Market Attractiveness	The site has a good central location with good access to local facilities. There is scope for redevelopment of vacant sites.		3
Floorspace/Vacancy/ Vacant sites	Vacancy rate: Low estimated.		
Potential Uses and scope for intensification and/or redevelopment/ alternative use	The site has 4 vacant plots that are currently being used as car parking. These sites would be suitable for redevelopment for employment purposes.		
Planning and Deliverability Factors	The employment area is located within the urban area. The whole of the site was shown as a committed employment site in the 1998 Mansfield Local Plan.		
Score		19	



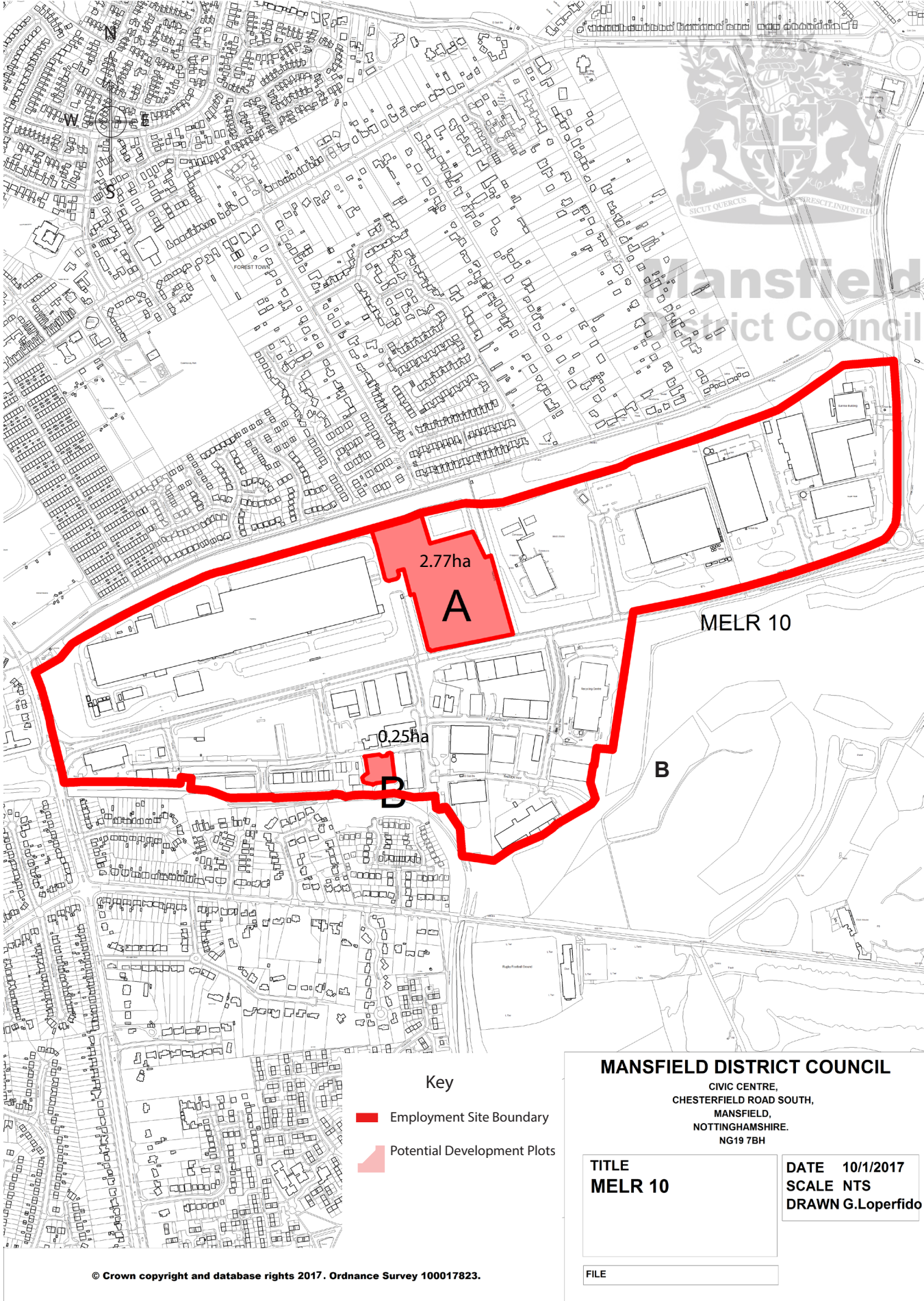


Outcome Summary

Assessment Outcome	Description	Designation & Policy Approach	Recommendation (if C state type of other employment or mixed use)
A	Key Employment Area	An area/ site of significance for existing and future business development in the District which should be identified and allocated solely for office/light industrial, general industrial or distribution uses (Class B1, B2, B8) (or as further limited by policy) by either a collective or individual policy as appropriate.	
B	General Employment Area	An area/ site which is generally fit for purpose for business uses but which should be subject to policies to promote upgrade/ renewal for continued employment based uses by either a collective or individual policy as appropriate.	The development has a mix of uses and should continue to be protected for employment purposes. There is scope for promotion of the site to attract development on the four vacant plots.
C	Lower Quality Employment Area	An area/ site that the assessment indicates does not warrant specific allocation for employment uses and can be considered for release to other non-employment uses as appropriate (subject to further site assessment).	



Site Name: Crown Farm Industrial Estate		Area (ha):56.64	Ref
Criteria	Comment		MELR10
Current Use/s	A5 (2%),B1 (51%), B1c (2%), B2 (30%), B8(12%), SG (4%) Total: 330		Score
Public Access including: access to local labour supply and access to local facilities	The site is served by convenient bus stops on Crown Farm Way, Long Stop Way and Fletchers Way. The site is located within 400m existing residential areas. Access to local facilities is poor.		4
Private Access including: access to strategic road network, local road access to existing sites and parking	The site is located on the eastern edge of Mansfield with access off the A6117 which links to the A6169 and A617 and A38 with good access to the strategic road network linking to the A1 and M1. The site has good parking and servicing arrangements.		4
Quality of Environment of site and site characteristics	This is a modern employment area based on the Crown Farm Way corridor. The overall environmental quality is good. The site is flat.		5
Compatibility of adjoining uses	Adjoining uses include, residential and open countryside.		4
Market Attractiveness	This is a large modern employment area with a range of premises including large purpose built premises to smaller business uses. There are a number of prominent business including Toray Textile, Mansfield Brick, Crown Packaging, and Veolia Recycling The site has good access to the strategic road network, and occupancy levels are high. The environment is reasonable but would benefit from public realm/ signage investment in places.		4
Floorspace/Vacancy/ Vacant sites	Vacancy Rate: Low (estimated)		
Potential Uses and scope for intensification and/ or redevelopment/ alternative use	There is potential for further employment development on two vacant plots within the current employment area as shown the accompanying plan.		
Planning and Deliverability Factors	The employment area is located within the urban area.		
		Score	21



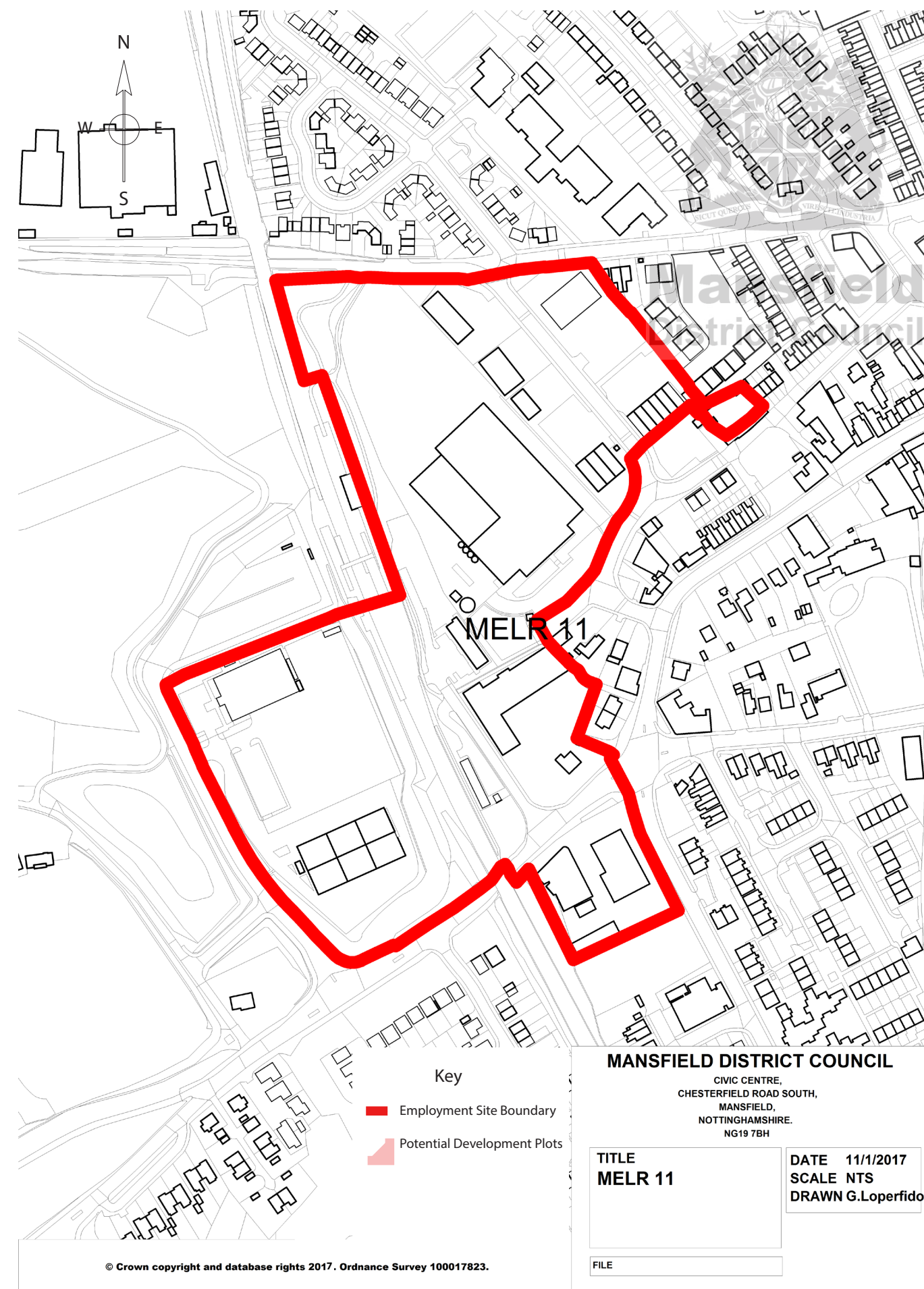


Outcome Summary

Assess-ment Out-come	Description	Designation & Policy Approach	Recommendation
A	Key Employment Area	An area/ site of significance for existing and future business development in the District which should be identified and allocated solely for office/light industrial, general industrial or distribution uses (Class B1, B2, B8) (or as further limited by policy) by either a collective or individual policy as appropriate.	Key employment area with some potential limited scope for further employment development. The area would benefit from investment in public realm, signage and landscaping in places.
B	General Employment Area	An area/ site which is generally fit for purpose for business uses but which should be subject to policies to promote upgrade/ renewal for continued employment based uses by either a collective or individual policy as appropriate.	
C	Lower Quality Employment Area	An area/ site that the assessment indicates does not warrant specific allocation for employment uses and can be considered for release to other non-employment uses as appropriate (subject to further site assessment).	



Site Name: Mansfield Woodhouse Gateway		Area (ha): 7.35	Ref
Criteria	Comment	MELR11	
Current Use/s	A1 (4%), A3 (2%), B1 (71%), B2 (12%), B8(8%), D2 (2%) Total: 147	Score	
Public Access including: access to local labour supply and access to local facilities	There are a number of bus stops within 400m of the employment area (routes 1, 2,10, N12). Mansfield Woodhouse Railway Station is located within the area (The station is on the Robin Hood Line between Nottingham and Worksop) The site adjoins existing residential areas and is within 400m of the Mansfield Woodhouse District Centre.	4	
Private Access including: access to strategic road network, local road access to existing sites and parking	The employment area is located off the A6075 linking to the A60 to the north east and the A6191 to the south west. Parking and servicing are good.	3	
Quality of Environment of site and site characteristics	This employment area comprises a range of small to medium sized premises, including modern purpose built premises. The recently completed Mansfield Woodhouse gateway business centre is locate adjoining the railway station. The overall quality of the area is fair although it would benefit from investment in some older premises, public realm, boundary treatment, landscaping and signage in places. The site is generally flat.	4	
Compatibility of adjoining uses	Residential, open land	4	
Market Attractiveness	This employment area comprises a range of small to medium sized premises, including modern purpose built premises. The recently completed Mansfield Woodhouse gateway business centre is located adjoining the railway station. The site has reasonable access to the strategic road network, and occupancy levels are high. The environment is poor.	3	
Floorspace/Vacancy/ Vacant sites	Vacancy Rate: Low (estimated).		
Potential Uses and scope for intensification and/or redevelopment/ alternative use	There are no vacant sites.		
Planning and Deliverability Factors	The employment area is located within the urban area.		
Score		18	



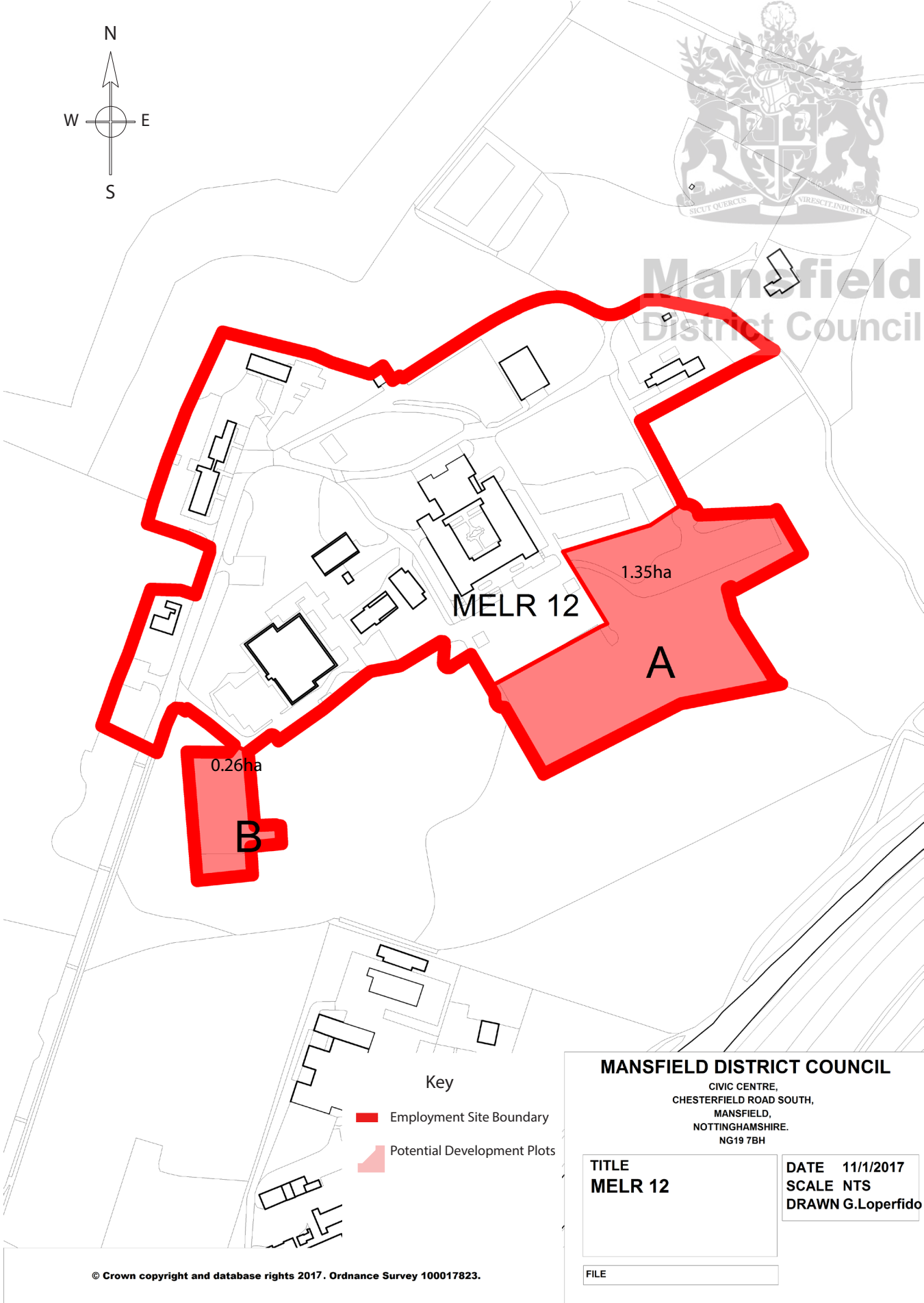


Outcome Summary

Assessment Outcome	Description	Designation & Policy Approach	Recommendation (if C state type of other employment or mixed use)
A	Key Employment Area	An area/ site of significance for existing and future business development in the District which should be identified and allocated solely for office/light industrial, general industrial or distribution uses (Class B1, B2, B8) (or as further limited by policy) by either a collective or individual policy as appropriate.	
B	General Employment Area	An area/ site which is generally fit for purpose for business uses but which should be subject to policies to promote upgrade/ renewal for continued employment based uses by either a collective or individual policy as appropriate.	This is an important local employment area which would benefit from investment in public realm, landscaping and on some older buildings.
C	Lower Quality Employment Area	An area/ site that the assessment indicates does not warrant specific allocation for employment uses and can be considered for release to other non-employment uses as appropriate (subject to further site assessment).	



Site Name: Ransom Wood Business Park		Area (ha): 7.23	Ref
Criteria	Comment		MELR12
Current Use/s	A3 (1%), B1 (98%), B8(1%) Total: 299		Score
Public Access including: access to local labour supply and access to local facilities	The site is accessible via a number of bus services (routes 27,27x,28,28B &141) which run close to the site along the A6191 with bus stops located close to the site (although convenient safe pedestrian crossing facilities are absent).The site is located within a reasonable distance of existing residential areas of Oak Tree, Bellamy Estate and Rainworth. The proposed Lindhurst urban extension site is located close by to the south west. The area has limited access to services and facilities but has an onsite restaurant and some leisure uses.		4
Private Access including: access to strategic road network, local road access to existing sites and parking	The site is located at the junction of the A6191 and A671 and has excellent access to the strategic road network linking to the A1 and M1. The site has good parking and servicing arrangements.		5
Quality of Environment of site and site characteristics	This employment area has a unique secluded woodland setting. Formerly a hospital it has been successfully converted for a range of employment and leisure uses.		5
Compatibility of adjoining uses	Adjoining uses include, quarry, employment uses and open land.		5
Market Attractiveness	This is a niche mixed use development set within a high quality environment, with high occupancy, public realm. Some older buildings would benefit from investment.		5
Floorspace/Vacancy/ Vacant sites	Vacancy Rate: Low (estimated).		
Potential Uses and scope for intensification and/or redevelopment/ alternative use	There is potential for further development on two vacant plots within the current employment area as shown the accompanying plan.		
Planning and Deliverability Factors	The employment area is located within the urban area.		
		Score	24



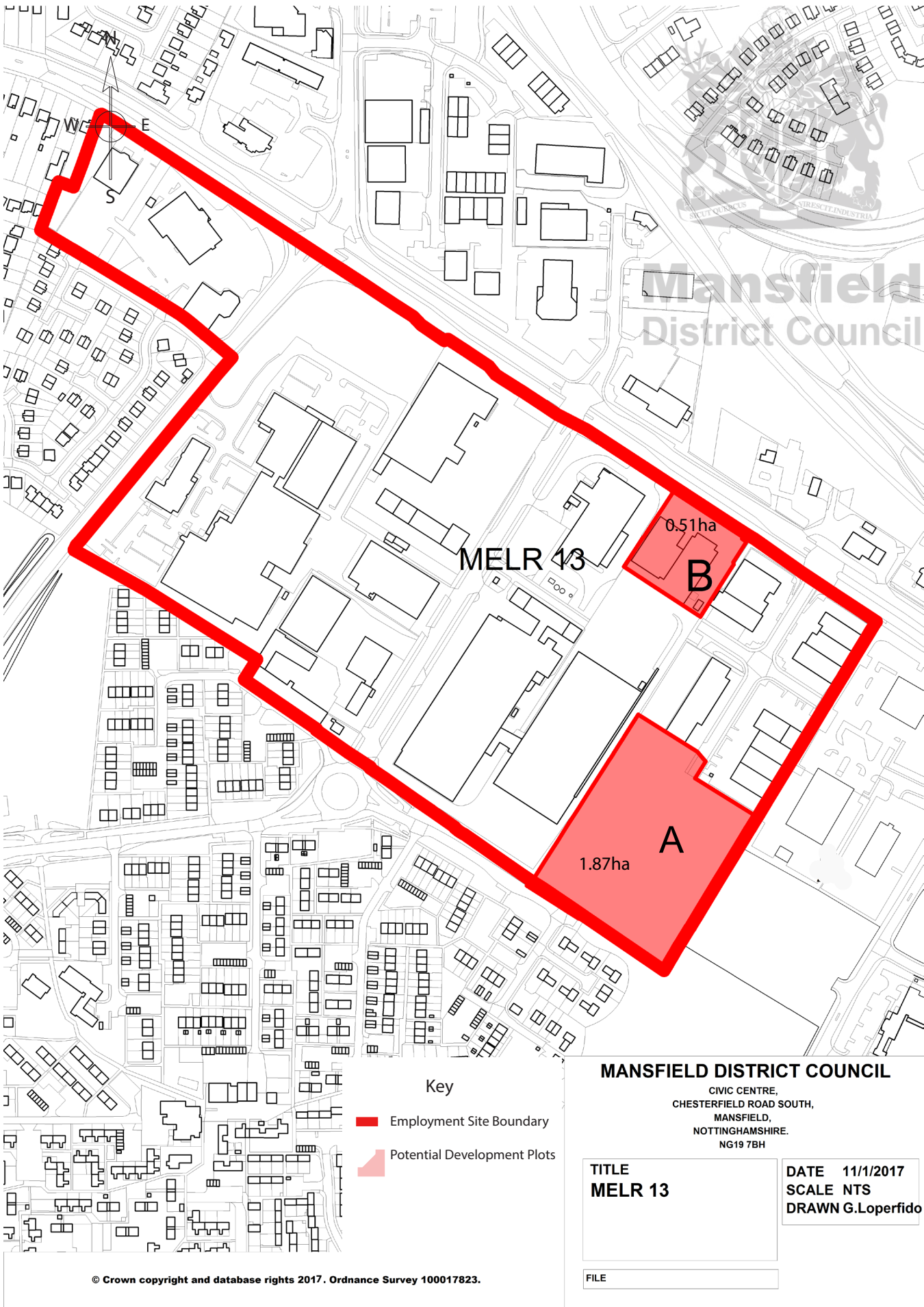


Outcome Summary

Assess-ment Out-come	Description	Designation & Policy Approach	Recommendation (if B state type of other employment or mixed use)
A	Key Employment Area	An area/ site of sig-nificance for existing and future business development in the District which should be identified and allocated solely for office/light industrial, general industrial or distribution uses (Class B1, B2, B8) (or as further limited by policy) by either a collective or individu-al policy as appropri-ate.	Key employment area but with potential scope for mixed use development B1, B2, C1 on vacant sites. Would benefit from investment on some premises.
B	General Employment Area	An area/ site which is generally fit for purpose for business uses but which should be subject to policies to promote upgrade/ renewal for continued employment based uses by either a col-lective or individual policy as appropriate	
C	Lower Quality Employ-ment Area	An area/ site that the assessment indicates does not warrant specific allocation for employment uses and can be considered for release to other non-employment uses as appropriate (subject to further site assess-ment).	



Site Name: Bellamy Road Industrial Estate		Area (ha): 19.54	Ref
Criteria	Comment		MELR13
Current Use/s	A1 (11%), A5 (2%), B1 (39%), B2 (15%), B8 (28%), SG (4%) Total: 46 The Linney Group is the prominent and major business.		Score
Public Access including: access to local labour supply and access to local facilities	The site is accessible via a number of bus services (routes 27,27x,28,28B&141) which run close to the site along the A6191 with bus stops located close to the site. Bus routes 28, 28b and 218 are routed along Bellamy Road with convenient bus stops. The site adjoins the Bellamy estate and is a short distance from other residential areas of Oak Tree, Rainworth and the proposed Lindhurst urban extension site is located close by to the south west. Within 400m of the site there is a small retail block on the Bellamy estate and Oak Tree District Centre.		4
Private Access including: access to strategic road network, local road access to existing sites and parking	The site is located close to the junction of the A6191 and A671 and has excellent access to the strategic road network linking to the A1 and M1. The site has good parking and servicing arrangements.		4
Quality of Environment of site and site characteristics	The quality of this employment area is generally fair with many buildings dating from circa 1960's/1970's but with some notable exceptions in particular the new Linney Group development at the junction of the A6191 and Adams Way which is a modern purpose built high quality building. The site is flat.		3
Compatibility of adjoining uses	Adjoining uses include employment and residential		4
Market Attractiveness	Prominent site, with high occupancy, public realm and some building frontages and signage would benefit from investment. Generally older premises but with scope for flexibility for multiple occupancy in the larger buildings.		4
Floorspace/Vacancy/ Vacant sites	Vacancy Rate: Low (estimated).		
Potential Uses and scope for intensification and/or redevelopment/ alternative use	There is one vacant site within the current employment area as shown the accompanying plan. There is also a cleared site which is currently being used for caravan sales which may be suitable for redevelopment for employment use.		
Planning and Deliverability Factors	The employment area is located within the urban area.		
		Score	19

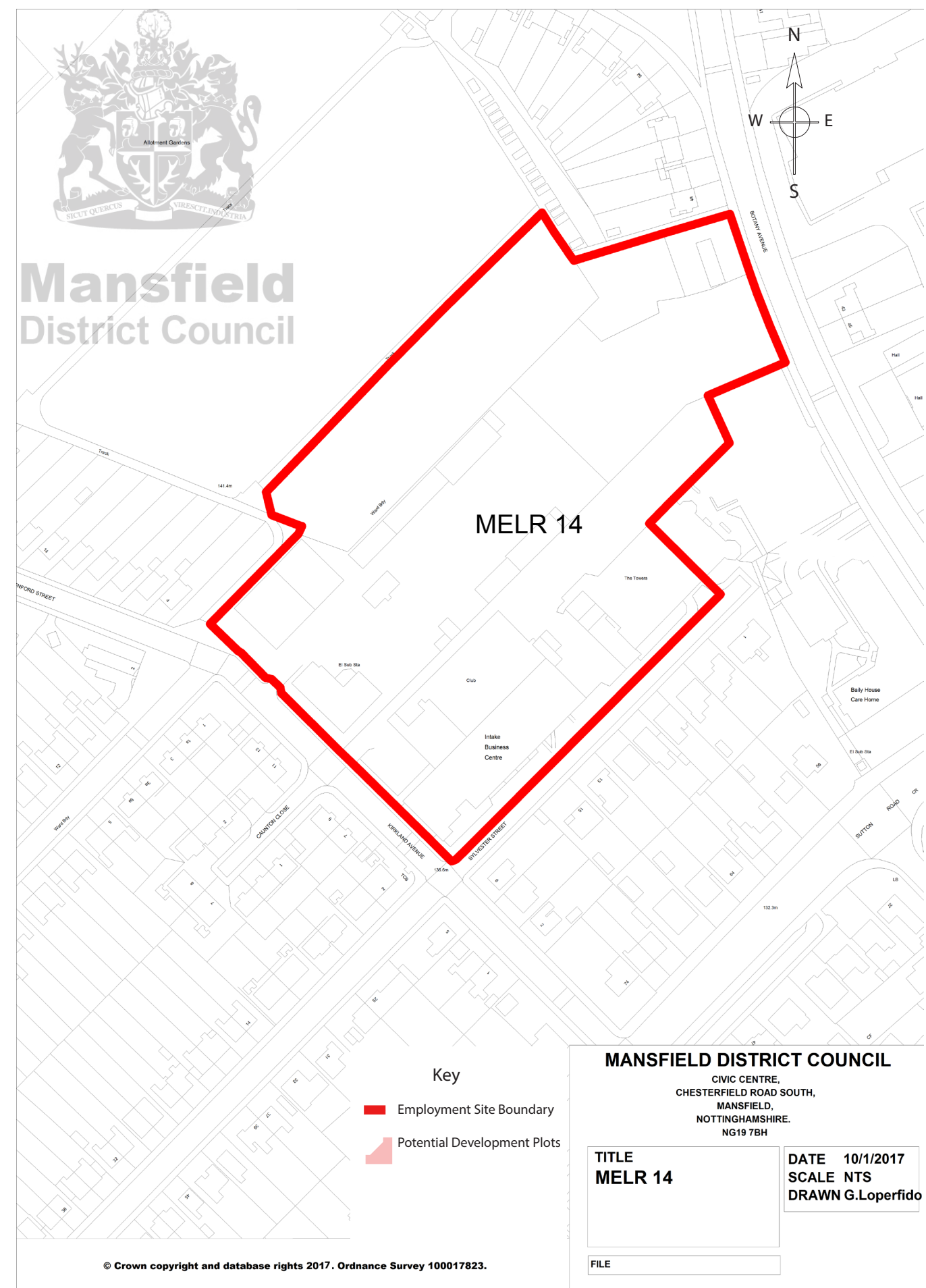




Outcome Summary

Assess- ment Out- come	Description	Designation & Policy Approach	Recommendation (if B state type of other employment or mixed use)
A	Key Employment Area (Good)	An area/ site of sig- nificance for existing and future business development in the District which should be identified and allocated solely for office/light industrial, general industrial or distribution uses (Class B1, B2, B8) (or as limited by policy) by either a collective or individu- al policy as appropri- ate.	
B	Important Employment Area (Average)	An area/ site which is generally fit for purpose for business uses but which should be subject to policies to promote upgrade/ renewal for continued employment based uses by either a col- lective or individual policy as appropriate.	Important employment area with potential for new economic development use on vacant or underutilised sites (A &B). The area would benefit from investment in public realm, boundaries and landscaping.
C	Lower Quality Employ- ment Area (Poor)	An area/ site that the assessment indicates does not warrant specific allocation for employment uses and can be considered for release to other non- employment uses as appropriate (subject to further site assess- ment).	

Site Name: Intake Business Centre		Area (ha): 0.81	Ref
Criteria	Comment		MELR14
Current Use/s	A1 (2%), A3 (11%), B1 (55%), B8(30%), SG (2%) Total: 44		Score
Public Access including: access to local labour supply and access to local facilities	<p>The site is served by a number of bus routes (1, 141, 9.1,9.3, 3A, 3B, 3C) with convenient stops on the A38.</p> <p>The site adjoins existing residential areas. The site is within 400m of local retail facilities on Ladybrook Lane and the Bold Forester Public House on the A38. The Asda Supermarket on Bancroft lane is also relatively close and the Town Centre is also a short bus ride away.</p>		3
Private Access including: access to strategic road network, local road access to existing sites and parking	The site is located a short distance from the A38. Local Road access is via residential roads with internal parking for the most part. However, parking on Sylvester Street is directly off the residential street and there is evidence of parking conflict with adjoining residents on this street at peak time for use of leisure and educational facilities.		2
Quality of Environment of site and site characteristics	<p>This site comprises a former factory dating form the 1930s-1950s. The factory has been subdivided into a range of business and offices uses with ancillary buildings subdivided for small business units. There is a large area of underutilised land currently used for car storage</p> <p>The general quality of the environment is poor, and buildings and environment in need of significant investment.</p> <p>The site is flat.</p>		2
Compatibility of adjoining uses	Residential and employment		2
Market Attractiveness	<p>This former individual factory complex has been subdivided into a range of small to medium sized business units.</p> <p>The site has reasonable access to the strategic road network, and occupancy levels are reasonably good. The environment is poor, especially within the site and in need of significant investment. The adjoining residential uses and the need to access the site via residential area may give rise to amenity issues.</p>		2
Floorspace/Vacancy/ Vacant sites	Vacancy Rate: Medium (estimated)		
Potential Uses and scope for intensification and/or redevelopment/ alternative use	There are no vacant sites within the complex, although there is a significant amount of underutilised land. The whole site could be considered for mixed use residential/ employment redevelopment (50/50 split subject to detailed planning).		
Planning and Deliverability Factors	The employment area is located within the urban area.		
Score		11	



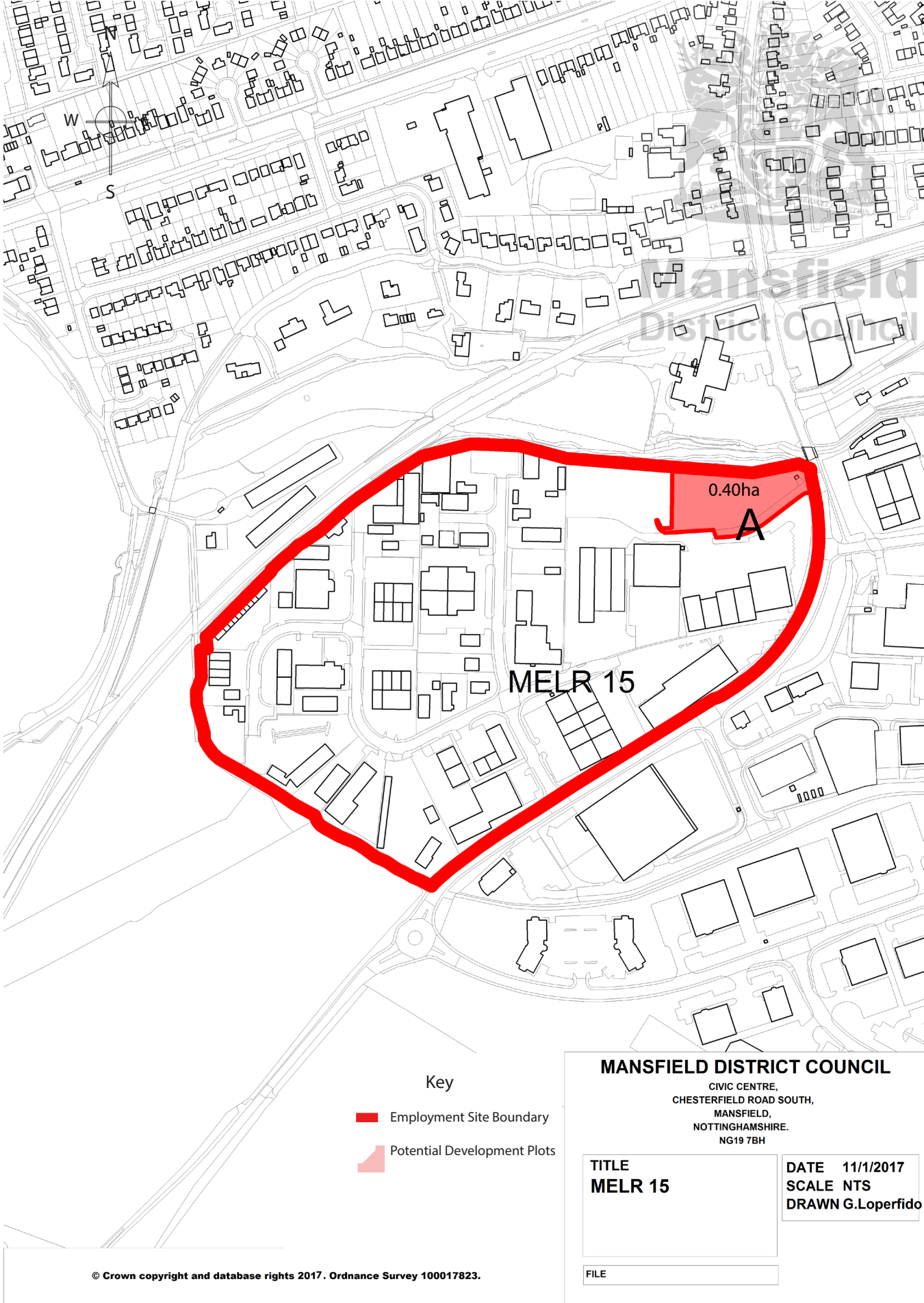


Outcome Summary

Assess- ment Out- come	Description	Designation & Policy Approach	Recommendation
A	Key Employment Area	An area/ site of sig- nificance for existing and future business development in the District which should be identified and allocated solely for office/light industrial, general industrial or distribution uses (Class B1, B2, B8) (or as further limited by policy) by either a collective or individu- al policy as appropri- ate.	
B	General Employment Area	An area/ site which is generally fit for purpose for business uses but which should be subject to policies to promote upgrade/ renewal for continued employment based uses by either a col- lective or individual policy as appropriate.	
C	Lower Quality Employ- ment Area	An area/ site that the assessment indicates does not warrant specific allocation for employment uses and can be considered for release to other non- employment uses as appropriate (subject to further site assess- ment).	This employment area requires significant investment to improve its environment and premises. A significant part of the site is underutilised and could be suitable for mixed use redevelopment (employment/ residential).



Site Name: Hermitage Lane Industrial Estate		Area (ha): 11.29	Ref
Criteria	Comment		MELR15
Current Use/s	A1 (1%), A3 (1%), B1 (60%), B1c (3%) B2 (16%), B8 (16%), D1 (1%) D2 (1%) Sg (1%) Total: 94.		Score
Public Access including: access to local labour supply and access to local facilities	The site is not served by bus routes. The site is located within 400m of existing residential areas. Access to local facilities is poor.		2
Private Access including: access to strategic road network, local road access to existing sites and parking	The site is located close to the A671 and A38 good access to the strategic road network linking to the A1 and M1. The site has reasonable parking and servicing arrangements, although there is some evidence of overflow on street parking.		3
Quality of Environment of site and site characteristics	This employment area is part of a larger area of employment at Bleak Hills. The overall quality of the estate is fair with the majority of premises dating from 1970's and 1980's. The site is flat. The streetscape would benefit from investment.		3
Compatibility of adjoining uses	Adjoining uses include, employment, open countryside, residential.		4
Market Attractiveness	The site has good access to the strategic road network. The general appearance of the area is fair but would benefit from investment in public realm and landscaping improvements. Occupancy levels are high and the estate is busy and active.		4
Floorspace/Vacancy/ Vacant sites	Vacancy Rate: Low (estimated).		
Potential Uses and scope for intensification and/or redevelopment/ alternative use	There is potential for further development on one vacant plot within the current employment area as shown the accompanying plan.		
Planning and Deliverability Factors	The employment area is located within the urban area. A small area in the north east of the site lies within flood risk zone 2 (affecting potential development site A).		
		Score	16



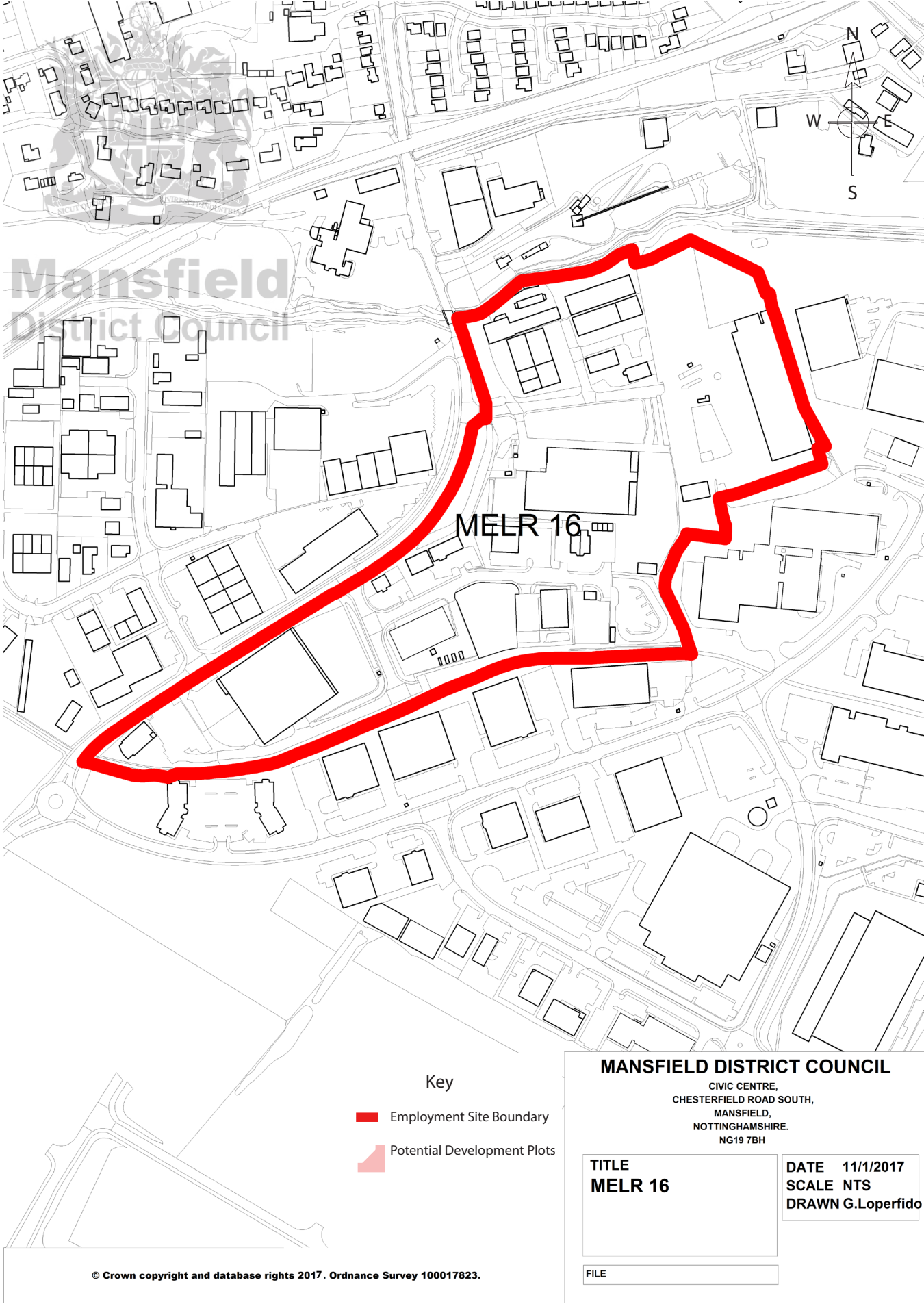


Outcome Summary

Assess-ment Out-come	Description	Designation & Policy Approach	Recommendation (if B state type of other employment or mixed use)
A	Key Employment Area	An area/ site of significance for existing and future business development in the District which should be identified and allocated solely for office/light industrial, general industrial or distribution uses (Class B1, B2, B8) (or as further limited by policy) by either a collective or individual policy as appropriate.	
B	General Employment Area	An area/ site which is generally fit for purpose for business uses but which should be subject to policies to promote upgrade/ renewal for continued employment based uses by either a collective or individual policy as appropriate.	Important employment area with potential for new economic development use on a vacant site The area would benefit from investment in public realm, boundaries and landscaping.
C	Lower Quality Employment Area	An area/ site that the assessment indicates does not warrant specific allocation for employment uses and can be considered for release to other non-employment uses as appropriate (subject to further site assessment).	



Site Name: Maunside, Hermitage Lane		Area (ha): 9.84	Ref
Criteria	Comment	MELR16	
Current Use/s	A1 (10%), B1 (48%), B1c (3%), B2 (5%), B8(30%), D2 (3%), SG (1%) Total: 40	Score	
Public Access including: access to local labour supply and access to local facilities	There are a number of convenient bus stops on Hermitage Lane. The site is located within a short distance existing residential areas. Access to local facilities is poor.	3	
Private Access including: access to strategic road network, local road access to existing sites and parking	The site is located close to the A671 and A38 good access to the strategic road network linking to the A1 and M1. The site has reasonable parking and servicing arrangements.	3	
Quality of Environment of site and site characteristics	This employment area is part of a larger area of employment at Bleak Hills. The overall quality of the estate is fair with the majority of premises dating from circa 1970's and 1980's. The site is flat. The streetscape would benefit from investment.	3	
Compatibility of adjoining uses	Employment	5	
Market Attractiveness	The site has good access to the strategic road network. Occupancy levels are high and the estate is busy and active. The general appearance of the area is fair.	4	
Floorspace/Vacancy/ Vacant sites	Vacancy Rate: Low (estimated).		
Potential Uses and scope for intensification and/or redevelopment/ alternative use	None.		
Planning and Deliverability Factors	The employment area is located within the urban area. The northern part of the site lies within flood risk zones 2 & 3.		
		Score	18

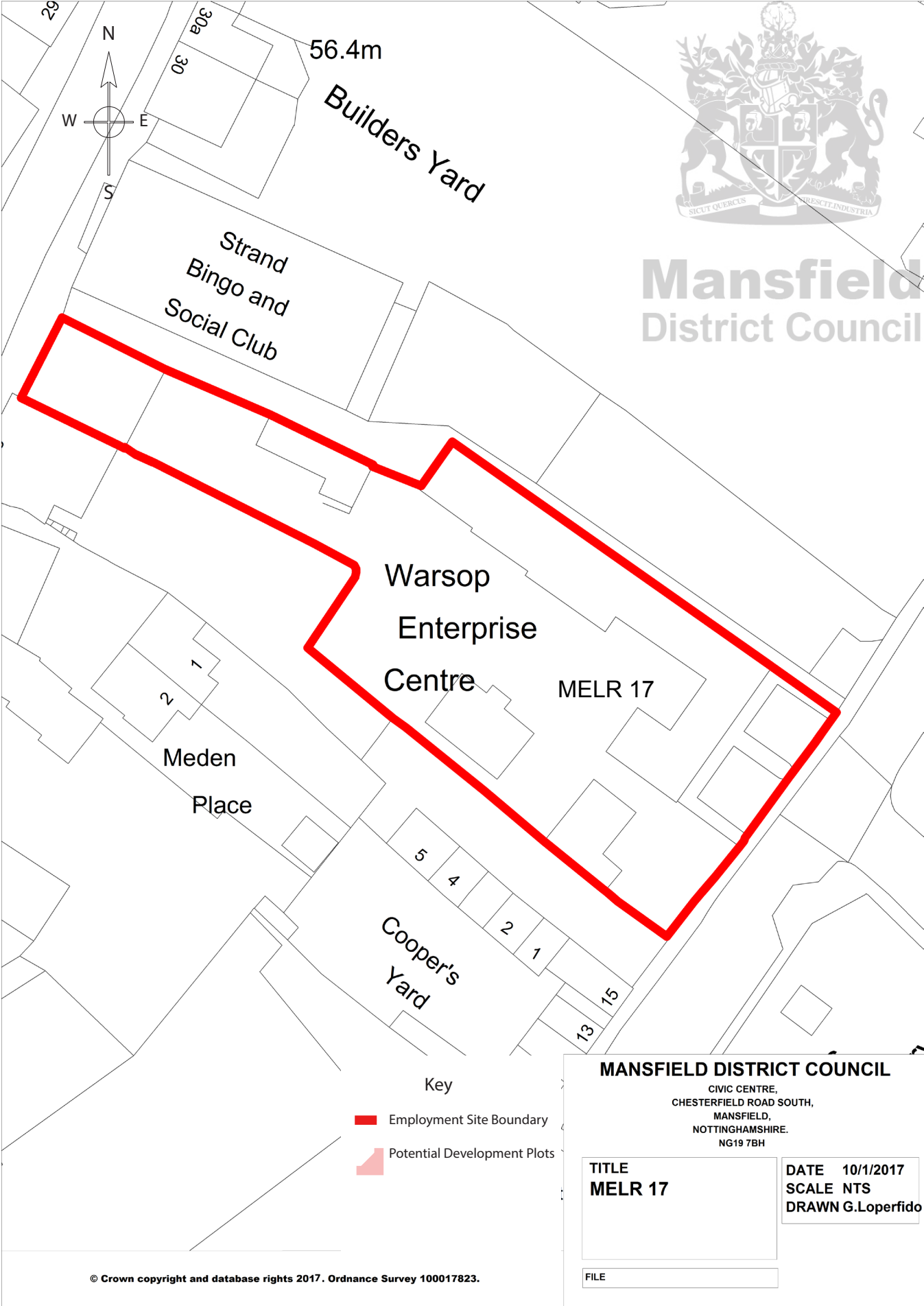




Outcome Summary

Assess- ment Out- come	Description	Designation & Policy Approach	Recommendation
A	Key Employment Area	An area/ site of significance for existing and future business development in the District which should be identified and allocated solely for office/light industrial, general industrial or distribution uses (Class B1, B2, B8) (or as further limited by policy) by either a collective or individual policy as appropriate.	
B	General Employment Area	An area/ site which is generally fit for purpose for business uses but which should be subject to policies to promote upgrade/ renewal for continued employment based uses by either a collective or individual policy as appropriate.	Important employment area. May benefit from improvements to bus services and investment in public realm.
C	Lower Quality Employment Area	An area/ site that the assessment indicates does not warrant specific allocation for employment uses and can be considered for release to other non-employment uses as appropriate (subject to further site assessment).	

Site Name: Warsop Enterprise Centre		Area (ha): 0.21	Ref
Criteria	Comment		MELR17
Current Use/s	A1 (6%), B1 (94%) Total: 16		Score
Public Access including: access to local labour supply and access to local facilities	The site is accessible via a number of bus services (routes 11, 12, 12B, 209 and N12) which run adjacent to the site along the A60 with a route also running outside the site on Burns Lane. Access to local services and facilities is good with the district center within a 2 minute walk.		5
Private Access including: access to strategic road network, local road access to existing sites and parking	The site is situated on the A60, with access from Burns Lane. The A60 is the main road from Market Warsop to both Mansfield and also Worksop.		4
Quality of Environment of site and site characteristics	The site is level with minimal level change. The development is circa 1960's with tired exterior.		3
Compatibility of adjoining uses	Adjoining uses include retail, residential and a vacant site.		3
Market Attractiveness	The site is in a moderate state of repair with the opportunity for redevelopment.		3
Floorspace/Vacancy/Vacant sites	Vacancy Rate: High (estimated).		
Potential Uses and scope for intensification and/or redevelopment/alternative use	The site has a high number of vacant units and offices. The site is an important facility for Market Warsop. Subject to further detailed assessment there may be potential for a mixed use redevelopment scheme in association with the adjoining retail development.		
Planning and Deliverability Factors	The employment area is located within the urban area. The whole of the site was shown as a committed employment site in the 1998 Mansfield Local Plan.		
		Score	18

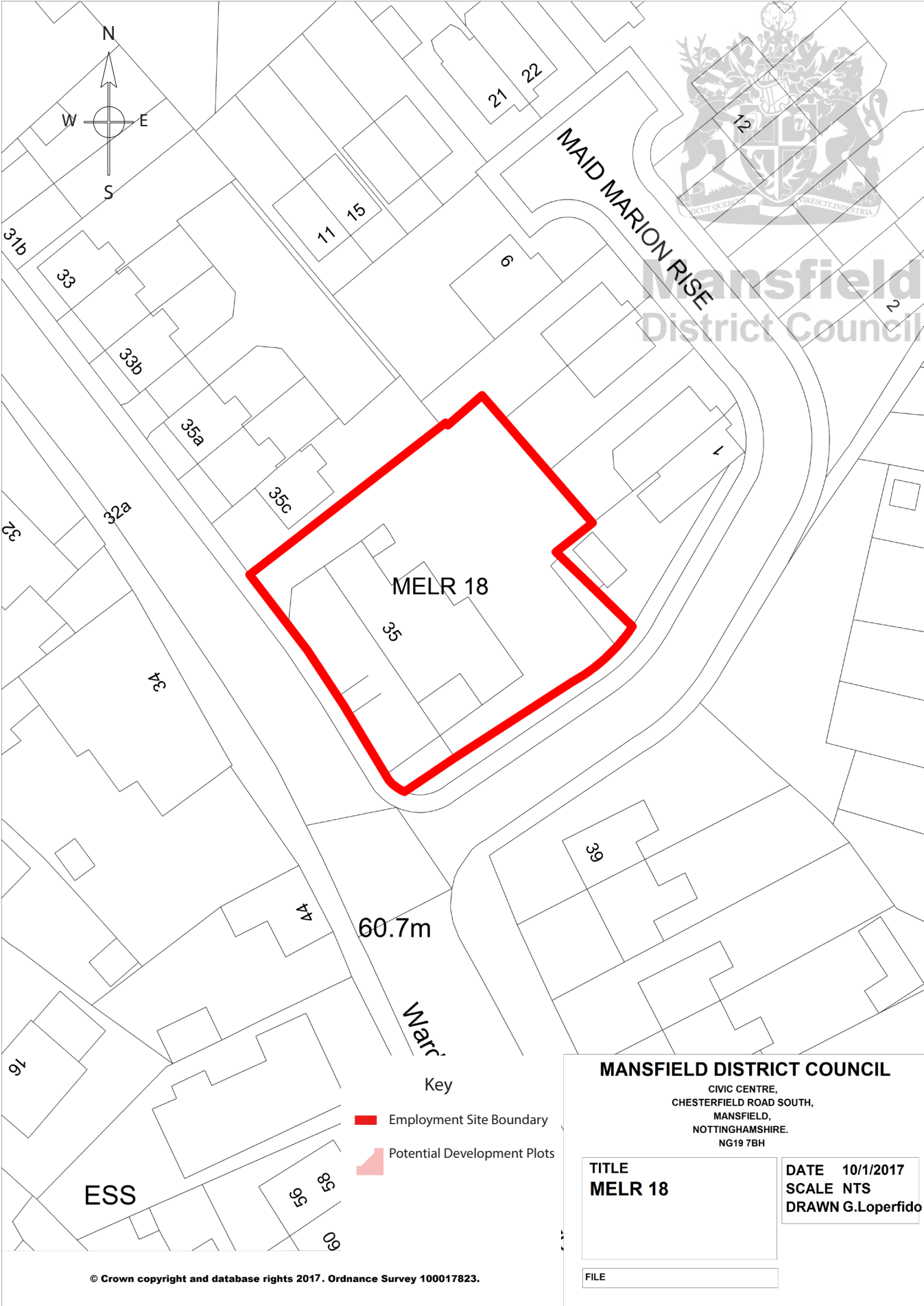




Outcome Summary

Assessment Outcome	Description	Designation & Policy Approach	Recommendation (if C state type of other employment or mixed use)
A	Key Employment Area	An area/ site of significance for existing and future business development in the District which should be identified and allocated solely for office/light industrial, general industrial or distribution uses (Class B1, B2, B8) (or as further limited by policy) by either a collective or individual policy as appropriate.	
B	General Employment Area	An area/ site which is generally fit for purpose for business uses but which should be subject to policies to promote upgrade/ renewal for continued employment based uses by either a collective or individual policy as appropriate.	This site should be protected for employment uses. There is a need for employment sites within Warsop and through promotion and policy support this site could be successful.
C	Lower Quality Employment Area	An area/ site that the assessment indicates does not warrant specific allocation for employment uses and can be considered for release to other non-employment uses as appropriate (subject to further site assessment).	

Site Name: The Hub, Sherwood Street, Market Warsop		Area (ha): 0.10	Ref
Criteria	Comment		MELR18
Current Use/s	B1(100%) 1		Score
Public Access including: access to local labour supply and access to local facilities	The premises are accessible via a number of bus services (routes 11, 12, 12B, 209 and N12) which can be picked up within a 5 minute walk on the A60 also within a 2 minute walk is access to the 209 bus route. Access to local services and facilities are excellent with the district center within a minute walk.		5
Private Access including: access to strategic road network, local road access to existing sites and parking	The site is situated on the A60, with access from Burns Lane. The A60 is the main road from Market Warsop to both Mansfield and also Worksop.		5
Quality of Environment of site and site characteristics	The building is set on a slope but is set well in its surroundings.		4
Compatibility of adjoining uses	Adjoining uses include retail, residential and a vacant site.		4
Market Attractiveness	The building is in excellent state of repair with modern facade.		4
Floorspace/Vacancy/Vacant sites	Vacancy Rate: Low (estimated).		
Potential Uses and scope for intensification and/or redevelopment/alternative use	The building is currently being used solely by an accountancy firm; there is some scope to take on additional professional services within the building.		
Planning and Deliverability Factors	The employment area is located within the urban area. The building was not identified for employment use in the 1998 Local Plan.		
		Score	22

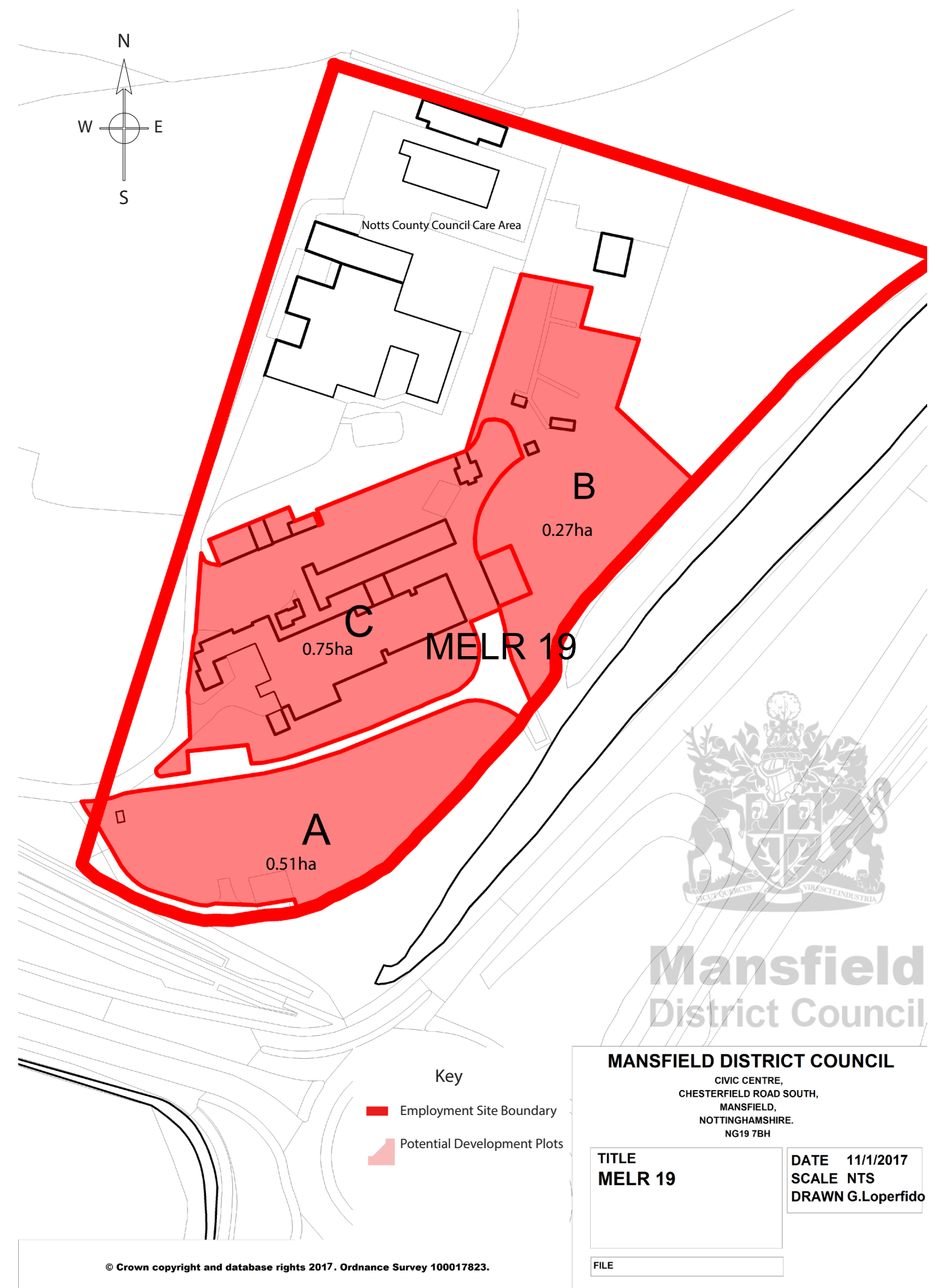




Outcome Summary

Assessment Outcome	Description	Designation & Policy Approach	Recommendation (if C state type of other employment or mixed use)
A	Key Employment Area	An area/ site of significance for existing and future business development in the District which should be identified and allocated solely for office/light industrial, general industrial or distribution uses (Class B1, B2, B8) (or as further limited by policy) by either a collective or individual policy as appropriate.	
B	General Employment Area	An area/ site which is generally fit for purpose for business uses but which should be subject to policies to promote upgrade/ renewal for continued employment based uses by either a collective or individual policy as appropriate.	Previously this property was used as a multi space business incubation facility. Now wholly used for A2.
C	Lower Quality Employment Area	An area/ site that the assessment indicates does not warrant specific allocation for employment uses and can be considered for release to other non-employment uses as appropriate (subject to further site assessment).	

Site Name: Ransom Wood Business Park		Area (ha): 3.74	Ref
Criteria	Comment	MELR19	
Current Use/s	B2 (25%), D1 (75%) Total: 4	Score	
Public Access including: access to local labour supply and access to local facilities	The site is located within a reasonable distance from existing residential areas of Oak Tree and Rainworth. The proposed Lindhurst urban extension site is located close by to the south west. Bus services (routes 27,27x,28,28B&141) run close to the site along the A6191 with bus stops located close to the site (although convenient safe pedestrian crossing facilities are absent). Access to local facilities is poor.	3	
Private Access including: access to strategic road network, local road access to existing sites and parking	The site is located at the junction of the A6191 and A671 and has excellent access to the strategic road network linking to the A1 and M1. The site has good parking and servicing arrangements.	4	
Quality of Environment of site and site characteristics	The site is set in a high profile location on the south east edge of Mansfield at the junction of the A6191 and A671. It is set in attractive open setting with a wooded backdrop. The site is flat.	3	
Compatibility of adjoining uses	Adjoining uses include, employment uses, open land and major highway.	5	
Market Attractiveness	This is a high profile site set in open land with a woodland backdrop. The existing day care uses may restrict employment uses on the site owing to potential amenity issues.	3	
Floorspace/Vacancy/Vacant sites	Vacancy Rate: High (estimated).		
Potential Uses and scope for intensification and/or redevelopment/ alternative use	There is potential for further development within the employment area as shown the accompanying plan: Site A: Potentially suitable for B1,B2,B8, C1 uses; Site B: Potentially suitable for B1, B2 uses; Site C: Existing factory -potentially suitable for conversion/ subdivision for small business use-or redevelopment.		
Planning and Deliverability Factors	The employment area is located within the urban area.		
		Score	18

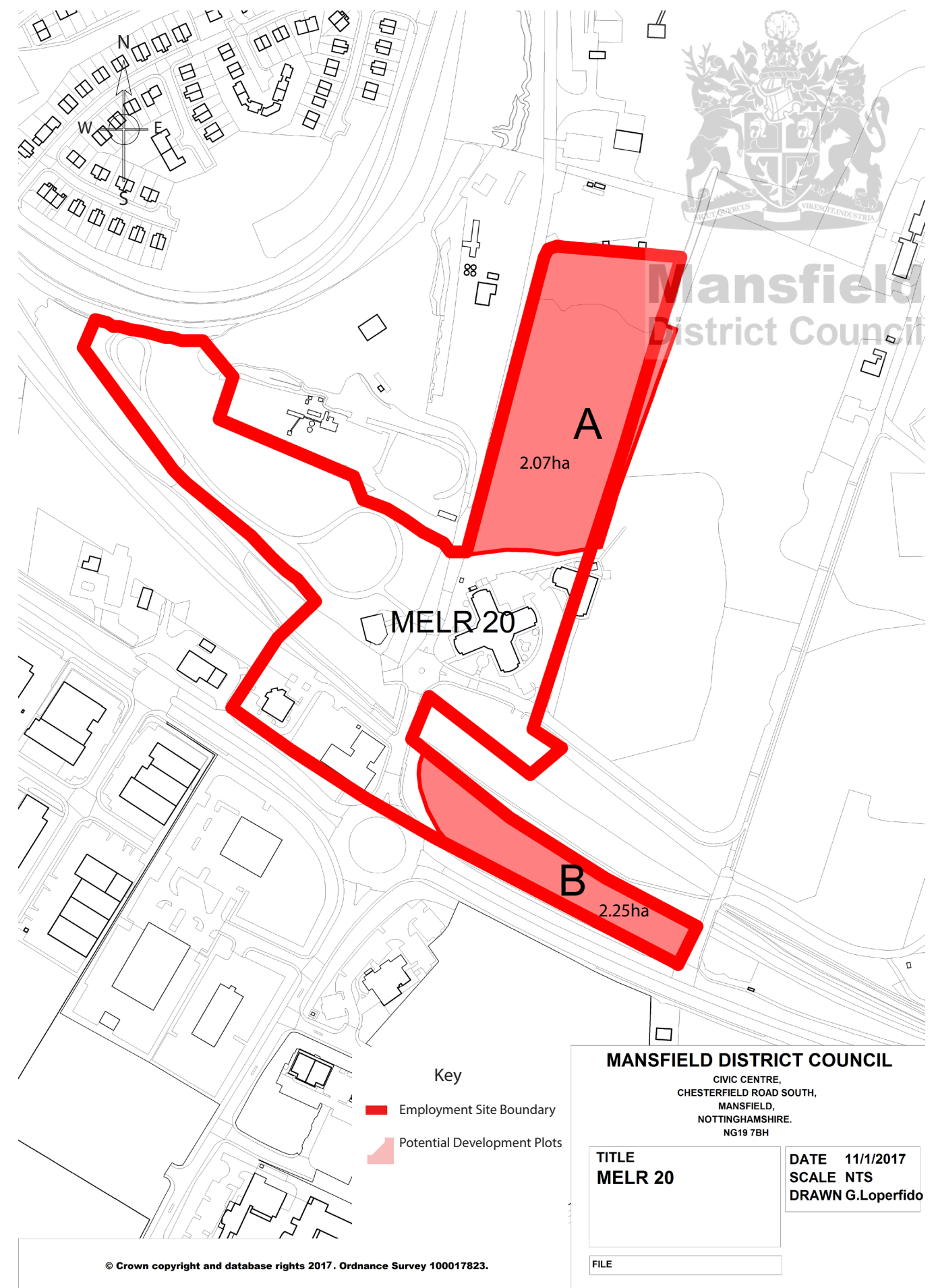




Outcome Summary

Assess- ment Out- come	Description	Designation & Policy Approach	Recommendation (if B state type of other employment or mixed use)
A	Key Employment Area	An area/ site of sig- nificance for existing and future business development in the District which should be identified and allocated solely for office/light industrial, general industrial or distribution uses (Class B1, B2, B8) (or as further limited by policy) by either a collective or individu- al policy as appropri- ate.	
B	General Employment Area	An area/ site which is generally fit for purpose for business uses but which should be subject to policies to promote upgrade/ renewal for continued employment based uses by either a col- lective or individual policy as appropriate	Located in a high profile location with potential for further development and improvement. There are potentially two vacant sites which could be developed for employment and mixed use (C1). The existing factory may have potential for conversion or redevelopment for employment use.
C	Lower Quality Employ- ment Area	An area/ site that the assessment indicates does not warrant specific allocation for employment uses and can be considered for release to other non- employment uses as appropriate (subject to further site assess- ment).	

Site Name: Ratcher Hill		Area (ha): 3.80	Ref
Criteria	Comment	MELR20	
Current Use/s	B1 (100%), Total: 46	Score	
Public Access including: access to local labour supply and access to local facilities	The site is located within a reasonable distance from existing residential areas of Oak Tree and Rainworth. The proposed Lindhurst urban extension site is located close by to the south west. Bus services (routes 27,27x,28,28B&141) run close to the site along the A6191 with bus stops located near to the site (although convenient safe pedestrian crossing facilities are absent). Access to local facilities is poor.	3	
Private Access including: access to strategic road network, local road access to existing sites and parking	The site is located close to the junction of the A6191 and A671 and has excellent access to the strategic road network linking to the A1 and M1. The site has good parking and servicing arrangements. The main access road serves the active Ratcher Hill Quarry.	4	
Quality of Environment of site and site characteristics	This employment area is located at the entrance to the Ratcher Hill active quarry. Whilst the frontage to the A6191 and entrance to Ransom Wood is attractive with modern quality purpose built buildings this gives way after a short distance to the service area of the quarry with unmade roads and generally poor environment. Investment in public realm would improve this.	3	
Compatibility of adjoining uses	Adjoining uses include, quarry, employment uses, major highway.	4	
Market Attractiveness	This is a high profile and well located employment area with excellent access to the strategic road network. There are a three modern office blocks .	4	
Floorspace/Vacancy/ Vacant sites	Vacancy Rate: Low (estimated) modern purpose built office block is vacant.		
Potential Uses and scope for intensification and/or redevelopment/ alternative use	There is potential for further development on two vacant plots within the current employment area as shown the accompanying plan: Site A: Potential for B1, B2 uses; Site B: Potential for B1, B2, C1 uses.		
Planning and Deliverability Factors	The employment area is located within the urban area.		
Score		18	

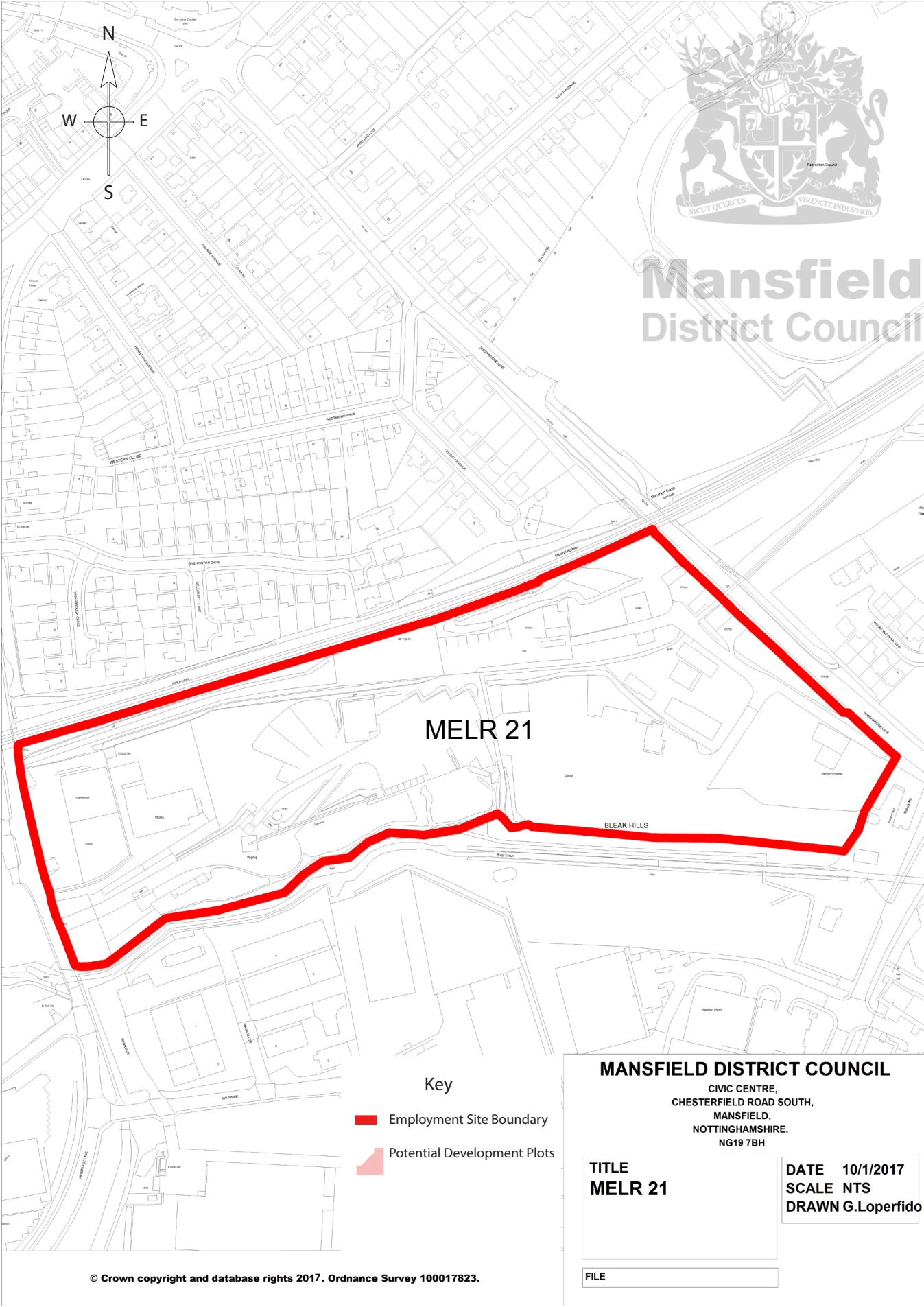




Outcome Summary

Assess- ment Out- come	Description	Designation & Policy Approach	Recommendation
A	Key Employment Area	An area/ site of significance for existing and future business development in the District which should be identified and allocated solely for office/light industrial, general industrial or distribution uses (Class B1, B2, B8) (or as further limited by policy) by either a collective or individual policy as appropriate.	
B	General Employment Area	An area/ site which is generally fit for purpose for business uses but which should be subject to policies to bring about upgrade / renewal for continued employment based uses (or in some cases mixed) uses, subject to further site assessment and the overall employment demand / supply balance), by either a collective or individual policy as appropriate	<p>Important employment area in a high profile location. The existing area has potential for further employment and mixed use development.</p> <p>The site would benefit from investment in public realm particularly near its interface with the existing quarry. This may be resolved as part of future restoration works to the quarry.</p>
C	Lower Quality Employment Area	An area/ site that the assessment indicates does not warrant specific allocation for employment uses and can be considered for release to other non-employment uses as appropriate (subject to further site assessment).	

Site Name: Bleak Hills		Area (ha): 6.08	Ref
Criteria	Comment		MELR21
Current Use/s	A1 (6%), A5 (6%) B1 (47%), B2 (12%), B8(24%), SG (6%) Total: 17		Score
Public Access including: access to local labour supply and access to local facilities	<p>The site is located within a short distance existing residential areas.</p> <p>The site is only served by bus services along its western boundary.</p> <p>Access to local facilities is poor.</p>		3
Private Access including: access to strategic road network, local road access to existing sites and parking	<p>Access to the site is achieved via Heritage Lane and Sheepbridge Lane, which have access to the strategic highway network via the A617 and A38 linking to the A1 and M1.</p> <p>Parking is adequate but informal in places.</p> <p>Access arrangements to the site are poor from Sheepbridge Lane with unmade roads.</p>		3
Quality of Environment of site and site characteristics	<p>This employment area is part of a larger area of employment at Bleak Hills. It is located between the railway line and the River Maun.</p> <p>The overall quality of the estate is poor owing to the nature of the uses. The area would benefit from investment in public realm, formation of roads, landscaping.</p>		1
Compatibility of adjoining uses	Adjoining uses include, employment, railway, proposed housing (Sheepbridge Lane).		4
Market Attractiveness	The overall quality of the estate is poor due to the nature of uses.		3
Floorspace/Vacancy/ Vacant sites	Vacancy Rate: Low (estimated).		
Potential Uses and scope for intensification and/ or redevelopment/ alternative use	None identified.		
Planning and Deliverability Factors	The employment area is located within the urban area. A small section at the south west corner of the area lies within flood zone 3.		
Score			14



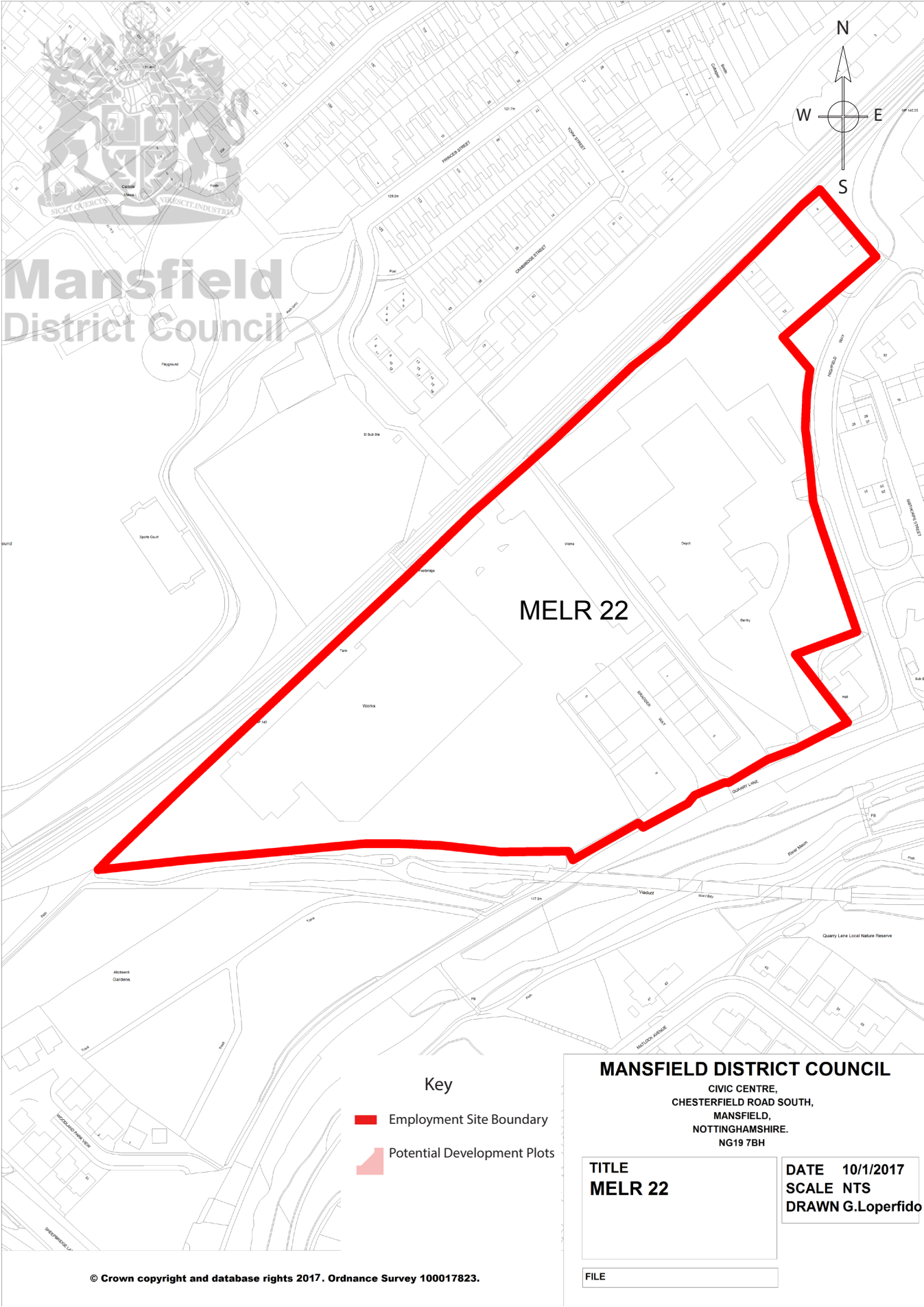


Outcome Summary

Assess-ment Out-come	Description	Designation & Policy Approach	Recommendation
A	Key Employment Area	An area/ site of sig-nificance for existing and future business development in the District which should be identified and allocated solely for office/light industrial, general industrial or distribution uses (Class B1, B2, B8) (or as further limited by policy) by either a collective or individu-al policy as appropri-ate.	
B	General Employment Area	An area/ site which is generally fit for purpose for business uses but which should be subject to policies to promote upgrade/ renewal for continued employment based uses by either a col-lective or individual policy as appropriate.	This a poor quality employment area, but serves an important role in providing space for uses such as recycling and concrete mixing/ open storage.
C	Lower Quality Employ-ment Area	An area/ site that the assessment indicates does not warrant specific allocation for employment uses and can be considered for release to other non-employment uses as appropriate (subject to further site assess-ment).	



Site Name: Quarry Lane, Mansfield		Area (ha): 4.62	Ref
Criteria	Comment		MELR22
Current Use/s	B1 (84%), B2 (5%), B8(5%), D2 (5%) Total: 19		Score
Public Access including: access to local labour supply and access to local facilities	The site is accessible to all bus and rail routes for the area as it is a 10 minute walk from the Bus and Train station. The site is adjacent to residential areas of Oakham and Intake avenue. The site has excellent access to the town center with all facilities available within a 10 minute walk.		5
Private Access including: access to strategic road network, local road access to existing sites and parking	The site is located on Quarry Lane. It has excellent access to the strategic road network through the A38 linking to the M1. The site has good parking.		4
Quality of Environment of site and site characteristics	The site is level with minimal level change. The development is tired and run down with some derelict buildings.		2
Compatibility of adjoining uses	Adjoining uses include retail, residential and a local nature reserve.		3
Market Attractiveness	The site has good transport links but is tired and in need of regeneration/ investment.		3
Floorspace/Vacancy/ Vacant sites	Vacancy Rate: Medium (estimated).		
Potential Uses and scope for intensification and/or redevelopment/ alternative use	The site has one vacant properties and some vacant workshops. The vacant property has potential for redevelopment and the workshops are in need of some maintenance.		
Planning and Deliverability Factors	The employment area is located within the urban area.		
		Score	17

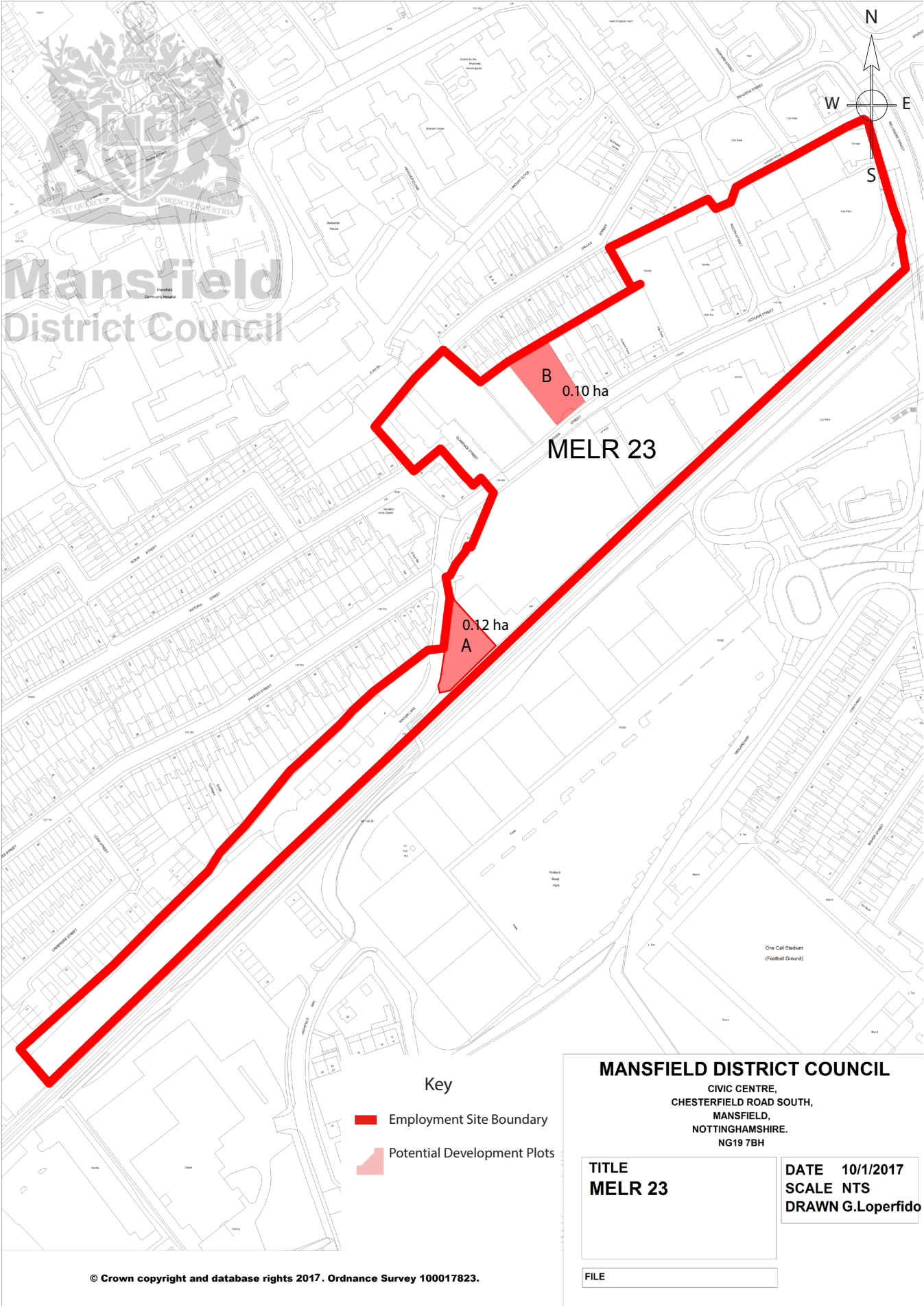




Outcome Summary

Assessment Outcome	Description	Designation & Policy Approach	Recommendation (if C state type of other employment or mixed use)
A	Key Employment Area	An area/ site of significance for existing and future business development in the District which should be identified and allocated solely for office/light industrial, general industrial or distribution uses (Class B1, B2, B8) (or as further limited by policy) by either a collective or individual policy as appropriate.	
B	General Employment Area	An area/ site which is generally fit for purpose for business uses but which should be subject to policies to promote upgrade/ renewal for continued employment based uses by either a collective or individual policy as appropriate.	The site has a good central location but is in need of some repair and maintenance. There is a low vacancy rate on site which warrants the site to continue as employment use.
C	Lower Quality Employment Area	An area/ site that the assessment indicates does not warrant specific allocation for employment uses and can be considered for release to other non-employment uses as appropriate (subject to further site assessment).	

Site Name: Victoria Street		Area (ha): 4.52	Ref
Criteria	Comment		MELR23
Current Use/s	A1 (3%), A5 (3%) B1 (59%), B2 (13%), B8(13%), D2 (6%), SG (3%) Total: 96		Score
Public Access including: access to local labour supply and access to local facilities	The site is accessible to all bus and rail routes for the area as it is a 5 minute walk from the Bus and Train station. The site is adjacent to residential areas of Victoria Street, Princess Street and Moore Lane. The site has excellent access to the town center with all facilities available within a 10 minute walk.		5
Private Access including: access to strategic road network, local road access to existing sites and parking	The site is located on the A38 and the inner ring road and has excellent access to the strategic road network linking to the M1. The site has good parking and servicing arrangements.		4
Quality of Environment of site and site characteristics	The site is level with minimal level change. The development is tired and run down with some derelict buildings.		2
Compatibility of adjoining uses	Adjoining uses include retail and residential.		3
Market Attractiveness	The site has good transport links but is tired and in need of regeneration.		3
Floorspace/Vacancy/ Vacant sites	Vacancy Rate: Low (estimated).		
Potential Uses and scope for intensification and/or redevelopment/ alternative use	The site has a large vacant former mill style building that is in a poor state of repair and may be suitable for refurbishment/ redevelopment. There are also two vacant sites which have potential for further employment development.		
Planning and Deliverability Factors	The employment area is located within the urban area. The whole of the site was shown as a committed employment site in the 1998 Mansfield Local Plan . The commitment in the 1998 local plan is now fully built out with additional units extending the site to the south west.		
		Score	17



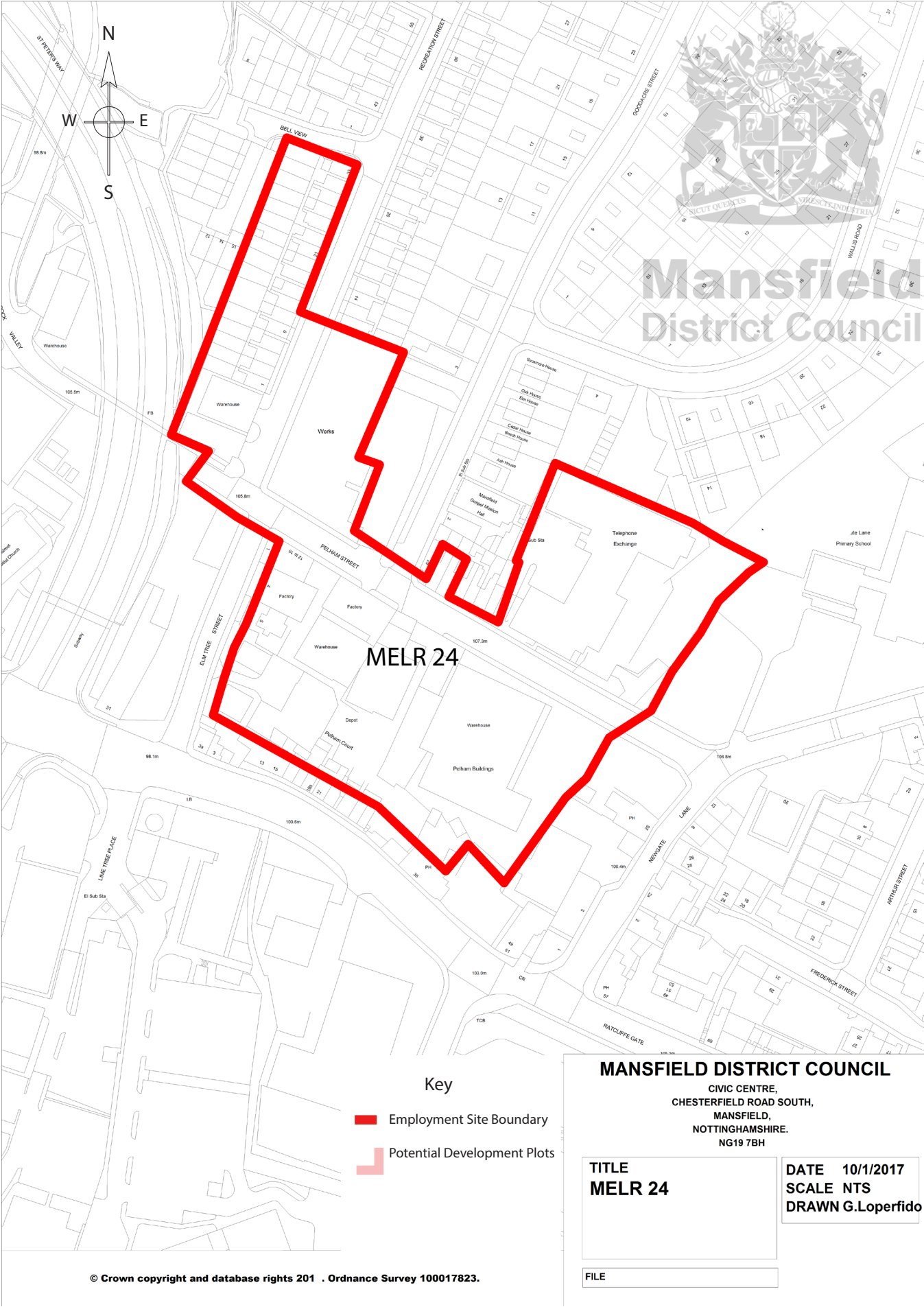


Outcome Summary

Assessment Outcome	Description	Designation & Policy Approach	Recommendation (if C state type of other employment or mixed use)
A	Key Employment Area	An area/ site of significance for existing and future business development in the District which should be identified and allocated solely for office/light industrial, general industrial or distribution uses (Class B1, B2, B8) (or as further limited by policy) by either a collective or individual policy as appropriate.	
B	General Employment Area	An area/ site which is generally fit for purpose for business uses but which should be subject to policies to promote upgrade/ renewal for continued employment based uses by either a collective or individual policy as appropriate.	The development has a mix of uses and should continue to be protected for employment use. There is scope for promotion of the site to attract development on the two large vacant sites.
C	Lower Quality Employment Area	An area/ site that the assessment indicates does not warrant specific allocation for employment uses and can be considered for release to other non-employment uses as appropriate (subject to further site assessment).	



Site Name: Pelham Street		Area (ha): 1.89	Ref
Criteria	Comment	MELR24	
Current Use/s	A1 (4%), A3 (2%) B1 (39%), B8(43%), SG (7%) Total: 28	Score	
Public Access including: access to local labour supply and access to local facilities	The site is accessible via a number of bus services (routes 7, 27, 27x, 28, 28B and 141 which run adjacent to the site along the A6191 with bus stops located at multiple sites along the site boundary. The site has excellent access to the town center with all facilities available within a 10 minute walk.	5	
Private Access including: access to strategic road network, local road access to existing sites and parking	The site is located on the A6191 and the inner ring road and has excellent access to the strategic road network linking to the M1 and the A1. The site has limited parking but has access to town center parking.	5	
Quality of Environment of site and site characteristics	The site is tired and in need of regeneration. The buildings present are a predominantly brick built factory units with two steel structures.	2	
Compatibility of adjoining uses	Adjoining uses include retail, education and residential.	3	
Market Attractiveness	The site has good transport links but is tired and in need of regeneration.	3	
Floorspace/Vacancy/ Vacant sites	Vacancy Rate: Low (estimated).		
Potential Uses and scope for intensification and/or redevelopment/ alternative use	The site has no vacant units but there is there is scope for redevelopment of some of the older units.		
Planning and Deliverability Factors	The employment area is located within the urban area. The site was not protected in the 1998 local plan but was identified in the ARUP Employment Land Study 2008.		
		Score	18



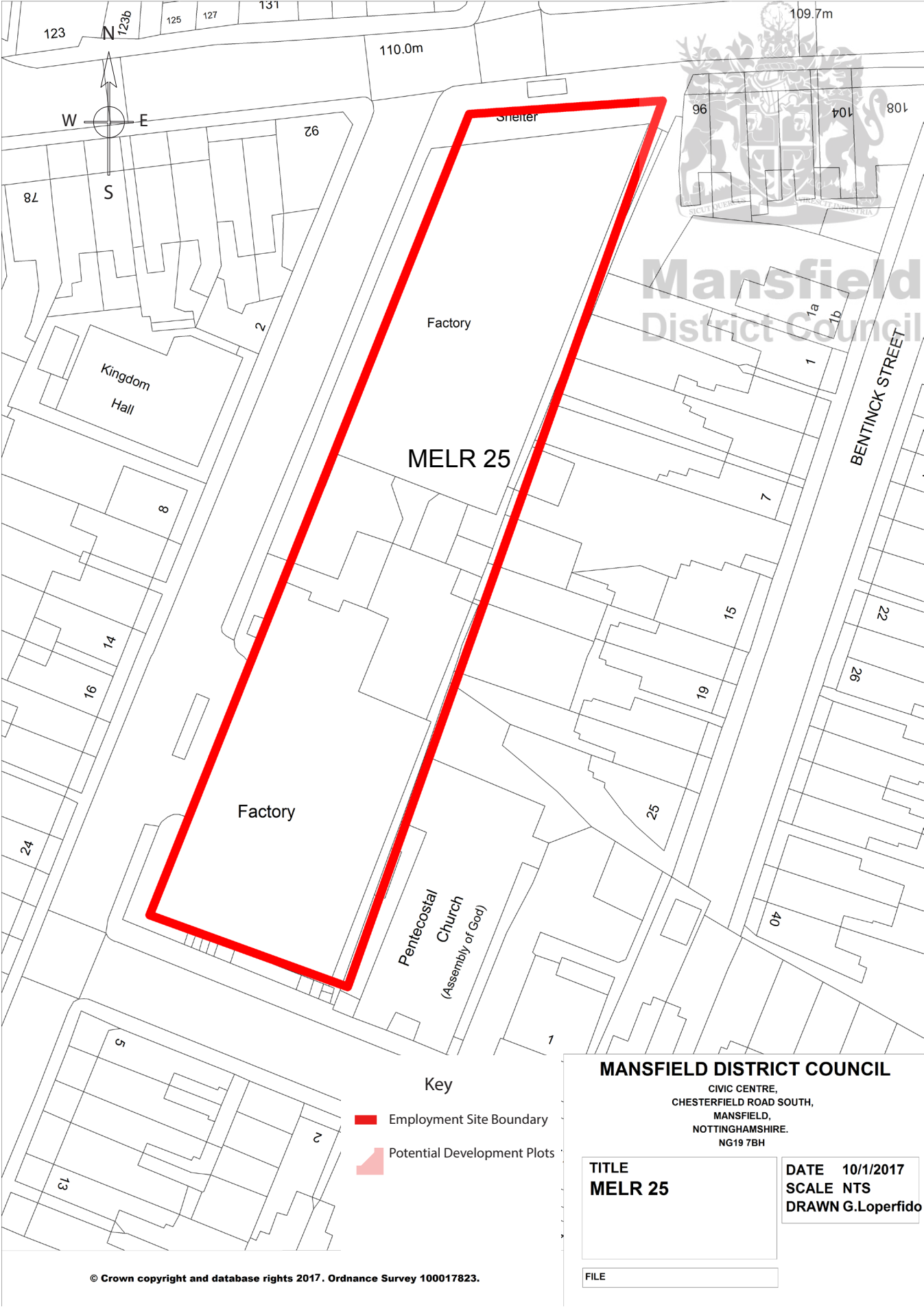


Outcome Summary

Assessment Outcome	Description	Designation & Policy Approach	Recommendation (if C state type of other employment or mixed use)
A	Key Employment Area	An area/ site of significance for existing and future business development in the District which should be identified and allocated solely for office/light industrial, general industrial or distribution uses (Class B1, B2, B8) (or as further limited by policy) by either a collective or individual policy as appropriate.	
B	General Employment Area	An area/ site which is generally fit for purpose for business uses but which should be subject to policies to promote upgrade/ renewal for continued employment based uses by either a collective or individual policy as appropriate.	This site has a good location but suffers from a high vacancy rate. The buildings are tired and in need of regeneration and redevelopment for continued employment purposes.
C	Lower Quality Employment Area	An area/ site that the assessment indicates does not warrant specific allocation for employment uses and can be considered for release to other non-employment uses as appropriate (subject to further site assessment).	



Site Name: Redcliffe Road		Area (ha): 0.23	Ref
Criteria	Comment	MELR25	
Current Use/s	B2 (33%), B8(33%), SG (33%) Total: 3	Score	
Public Access including: access to local labour supply and access to local facilities	The site is accessible via the number 7 bus services which run adjacent to the site along the Newgate Lane. The site has excellent access to facilities being located in a local center and within a 15 minute walk of the Town Centre.	4	
Private Access including: access to strategic road network, local road access to existing sites and parking	The site is located on Newgate Lane which has excellent access to the inner ring road and the strategic road network linking to the M1 and the A1. The site has limited parking on street parking but ample off street parking.	4	
Quality of Environment of site and site characteristics	One of the premises on site is tired and in a poor state of repair the building is a mixture of brick and possibly asbestos sheeting. The second building is brick built and in a good state of repair.	2	
Compatibility of adjoining uses	Adjoining uses include retail, education and residential.	3	
Market Attractiveness	The brick built premises is in a good state of repair and could be occupied with minimal alterations. The large warehouse is in poor state of repair and is in need of redevelopment.	2	
Floorspace/Vacancy/ Vacant sites	Vacancy Rate: Low (estimated).		
Potential Uses and scope for intensification and/or redevelopment/ alternative use	There is one vacant unit on site and this is in a good state of repair and has the potential to be re-occupied with minimal work. The warehouse is currently occupied but is in need of major renovation and would benefit from redevelopment.		
Planning and Deliverability Factors	The employment area is located within the urban area. The site was not allocated in the 1998 local plan and was not assessed in the 2008 ARUP Employment Land Study.		
		Score	15





Outcome Summary

Assessment Outcome	Description	Designation & Policy Approach	Recommendation (if C state type of other employment or mixed use)
A	Key Employment Area	An area/ site of significance for existing and future business development in the District which should be identified and allocated solely for office/light industrial, general industrial or distribution uses (Class B1, B2, B8) (or as further limited by policy) by either a collective or individual policy as appropriate.	
B	General Employment Area	An area/ site which is generally fit for purpose for business uses but which should be subject to policies to promote upgrade/ renewal for continued employment based uses by either a collective or individual policy as appropriate.	
C	Lower Quality Employment Area	An area/ site that the assessment indicates does not warrant specific allocation for employment uses and can be considered for release to other non-employment uses as appropriate (subject to further site assessment).	This site does not warrant protection as an employment area. Only one of the two premises present are in use and this is in a poor state of repair.



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