

Employment Monitoring Report 2018

Position as of 1st April 2018



The Planning Policy Team

www.mansfield.gov.uk



Mansfield
District Council



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Purpose of this Report

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

Information Contained in the Report

Each employment site included in this report has a unique reference number which identifies the site. Site boundaries identify the approximate areas of land remaining for employment development, excluding completed areas and other non-employment uses, e.g. major landscaping.

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.

Further Information

Further information on this report is available from the PLANNING POLICY GROUP: Mansfield District Council, Civic Centre, Chesterfield Road South, Mansfield, NG19 7BH.

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1 Introduction

Each year Mansfield District Council publishes an Employment Land Monitoring Report. This report includes details of annual employment land “take-up”, since 2013, and provides information on future development opportunities, i.e. sites with planning permission or identified as being suitable for employment use developments (i.e. B1, B2 and B8 use classes), in Mansfield district. Surveys of all sites were undertaken in April 2018, to reflect their status and overall position in the district as at 31st March 2018. The report also contains information on employment land losses i.e. employment sites developed for non-employment uses during the monitoring period (1st April 2017 to 31st March 2018).

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

As set out in the ELFS, the district has an employment land requirement of at least 26,100sqm office floorspace and 42ha industrial land for the period of 1st April 2013 – 31st March 2033. Since 1st April 2013, there has been a total loss of 13,968.7m² office floorspace, and a gain of 1.70ha employment land/floorspace in the district (see table 2.1). As of 31st March 2018, there is a further 66,102m² and 24.65ha with planning permission; of which 627m² / 0.43ha has begun construction. Hence, there is currently a shortfall of 15.65ha industrial land that remains to be found and a surplus of 24,927.3m² office floorspace.



2 Employment Land/Floorspace Take-Up

The table below shows the progress of employment land supply in the district from 2013-18; including new developments (together with extensions), demolitions and losses and gains from change of use.

Table 2.1

Employment Land/Floorspace Take-Up (ha) 2013/18												
Development Type	2013/14		2014/15		2015/16		2016/17		2017/18		Sub-Total (2013/18)	
	Office (sqm)	Industrial (ha)	Office (sqm)	Industrial (ha)	Office (sqm)	Industrial (ha)	Office (sqm)	Industrial (ha)	Office (sqm)	Industrial (ha)	Office (sqm)	Industrial (ha)
New Developments	-	0.12	152	0.02	2,865	0.47	412	0.95	220	0.07	3,649	1.63
Gains due to Change of Use	-	0.27	-	-	-	0.16	24.5	0.3	702	0.02	276.5	0.75
Losses due to Change of Use	-2,878	-0.05	-9,475	-	-414	-0.1	-1151.2	-0.27	-3976	-0.26	-17,894.2	-0.68
Demolitions	-	-	-	-	-	-	-	-	-	-	-	-
Planning Permissions (Gains)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	66,102	24.65	66,102	24.65
Planning Permissions (Losses)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	-1106	-	-1106	-
Sub-Total	-2,878	0.34	-9,173	0.02	2,451	0.69	-714.7	0.98	64,801	22.73		
Total											51,027.3	26.35
Still to Find											0	15.65



3 Employment Land/Floorspace Gained

New Development

The table below shows the employment land (use classes B1c, B2 and B8) and floorspace (use class B1a/b) that was developed during 2017-18; this includes new developments, and extensions to existing employment sites. The industrial land completions are shown in hectares (ha), while the office floorspace has been given in square meters (m²). The total employment land/floorspace developed during the monitoring period was 0.07ha and 220m². Of these completions, 100% were developed on previously developed land (PDL) and none on greenfield sites.

Table 3.1

Employment Land/Floorspace Developed (ha) – 01/04/2017-31/03/2018										
Site Planning Reference	Site Name	Development Type	PDL	Employment Type						
				B1a	B1b	B1c	B2	B8	Mixed B1/B2/B8	Sub-Total
2015/0236/ST	Lucky Dip Limited , Unit 1b Brunt Street, Mansfield	Extension	Yes			0.007				0.007
2015/0580/ST	68 - 70 Carter Lane, Mansfield	Extension	Yes					0.002		0.002
2014/0684/ST	Sherwood Oaks Leisure Ltd, 296 Southwell Road East, Mansfield	New	Yes	220			0.02	0.02		220m ² & 0.04
2013/0395/ST	Mansfield Anodisers Limited, 46 Hermitage Way, Mansfield	Extension	Yes			0.008				0.008
2013/0378/ST	Unit 3, Sherwood Oaks Close, Sherwood Oaks Business Park, Mansfield	Extension & New	Yes					0.004		0.004
2013/0255/ST	Ecofibre Ltd, Robin Hood House, Strawberry Way, Forest Town	Extension	Yes			0.008				0.008
			Sub-Total	220m ²	-	0.02	0.02	0.03	-	
									Total	220m ² & 0.07ha

* PDL: Previously developed land. Note: The total has been rounded to two decimal places.

Three: Employment Land/Floorspace Gained



New Development on Allocated Sites

The following table summarises the annual employment land/floorspace developed on allocated sites of the Mansfield District Local Plan 1998, from 2013-2018. There was no employment land/floorspace developed on allocated sites during 2017-18, with only 152m² / 0.02ha developed on allocated sites over the last 5 years. The council is in the process of producing the Mansfield District Council Local Plan 2013 to 2033, which will replace the 1998 plan. The 2013 to 2033 Local Plan will incorporate new employment site allocations, so there should be an increase in this figure in following years.

Table 3.2

Employment Land/Floorspace Developed on Allocated Sites in the Adopted Mansfield District Local Plan 1998 (ha) – 01/04/2017-31/03/2018						
Use Class	2013/14	2014/15	2015/16	2016/17	2017/18	Sub-Total (2013/18)
B1a		152m ²				152m ²
B1b						
B1c						
B2						
B8		0.02				0.02
Mixed B1/B2/B8						
Sub-Total		152 / 0.02				
Total						152m ² / 0.02

New Development on Unallocated Sites

The table overleaf summarises the annual employment land/floorspace developed on unallocated sites, from 2013-2018. There was 0.09ha employment land/floorspace developed on unallocated sites during 2017-18. Over the last 5 years, the total amount developed on unallocated sites is 1.90ha.



Table 3.3

Employment Land/Floorspace Developed on Unallocated Sites (ha) – 01/04/2017-31/03/2018						
Use Class	2013/14	2014/15	2015/16	2016/17	2017/18	Sub-Total (2013/18)
B1a			2865m ²	412m ²	0.02 / 220m ²	0.29
B1b						-
B1c			0.35	0.15	0.023	0.52
B2	0.12		0.12	0.15	0.02	0.41
B8				0.31	0.026	0.34
Mixed B1/B2/B8				0.34		0.34
Sub-Total	0.12	-	2865 / 0.47	0.95	0.09	
Total						1.90

Note: The sub-totals and total have been rounded to two decimal places.

Employment Land Gained from Alternative Uses

Table 2.4 displays the employment land/floorspace that was gained from alternative use classes (A, C, D and SUI GENERIS) during 2017-18. This does not include changes from other employment uses. The total net gain from change of use is 702m² office floorspace and 0.02ha industrial land.

Table 3.4

Employment Land/Floorspace Gained from Alternative Uses (ha) – 01/04/2017-31/03/2018				
Site/Permission Ref	Site Name	Former Use Class	New Use Class	Employment Land Gain
2017/0658/FUL	Innisdoon, 1 Crow Hill Drive, Mansfield	D1	B1a	702 m ²
2015/0068/NT	1a Vale Road, Mansfield Woodhouse	Vacant	B1c	0.02
Total Gain				702m ² / 0.02



The following table displays the annual employment land/floorspace which has been gained from other use classes, from 2013-2018. There was 702m² floorspace and 0.02ha land gained from other uses in 2017-18. Over the last 5 years, the total amount of employment land/floorspace gained from change of use is 726.5m² / 0.75ha.

Table 3.5

Employment Land/Floorspace Gained from Alternative Uses (ha) 2013/18						
	Year					
	2013/14	2014/15	2015/16	2016/17	2017/18	Sub-Total (2013/18)
Floorspace/Land gained from Residential Uses (C)	-	-	-	-	-	-
Floorspace/Land gained from Other Uses	0.27	-	0.16	24.5m ² / 0.3	702m ² / 0.02	726.5m ² / 0.75
Sub-Total	0.27	-	0.16	24.5m ² / 0.3	702m ² / 0.02	
					Total	726.5m ² / 0.75



4 Employment Land/Floorspace Losses

Employment Land Lost to Alternative Uses

The table below shows the employment land/floorspace which has been lost to alternative use classes (A, C, D and SUI GENERIS) during 2017-18. This does not include changes to other B uses. The total net loss was 3976m² floorspace and 0.26ha land (see table 4.1).

Table 4.1

Employment Land/Floorspace Lost to Alternative Uses (ha) – 01/04/2017-31/03/2018				
Site/Permission Ref	Site Name	Former Use Class	New Use Class	Employment Land Loss
2017/0113/FUL	15 Sherwood Street, Warsop, Mansfield	B1a	C3	-44m ²
2017/0495/COU	Unit 2, The Broadway, Mansfield, Nottinghamshire	B2	D2	-0.05
2017/0743/COU	Unit 2a, The Broadway, Great Central Road, Mansfield	B2	D2	-0.05
2017/0727/COU	4 Layton Avenue, Mansfield, Nottinghamshire	B1a	C3	-94m ²
2016/0716/COU (retrospective)	Site at Universal Carpets, Old Mill Lane, Mansfield Woodhouse	B8	D2	-0.09
2016/0055/ST	Unit 1, Kings Mill Way, Mansfield	B1c	D1	-0.07
2015/0227/ST	96 Rosemary Street, Mansfield, Nottinghamshire	B1a	C4	-66m ²
2015/0258/NT	Unit 3, The Stables, Windmill Lane, Mansfield	B1a	A3	-139m ²
2015/0624/ST	12 Centre, Oakham Business Park, Hamilton Way, Mansfield	Mixed B1 & B8	Mixed D1, B1 & B8	-3486m ²
2013/0393/ST	20-21 Brunts Business Centre, Samuel Brunts Way, Mansfield	B1a	D1	-147m ²
Total Loss				-3976m² / -0.26

The table overleaf displays the annual employment land/floorspace which has been lost to other use classes, from 2013-2018. There was 3,976m² floorspace and 0.26ha of land lost to other uses during 2017-18. Over the last 5 years, the total amount of employment land/floorspace lost due to change of use is 8569.2m² / 0.68ha.



Table 4.2

Employment Land/Floorspace Lost to Alternate Uses (ha) 2013/18						
	Year					
	2013/14	2014/15	2015/16	2016/17	2017/18	Sub-Total (2013/18)
Floorspace/Land lost to Residential Uses (C)	-460m ²	-9475m ²	-132 m ²	-470.3m ² / -0.02	-204m ²	-10,741.3m ² / -0.02
Floorspace/Land lost to Other Uses	-2418m ² / 0.05	-	-282m ² / -0.10	-680.9 m ² / -0.25	-3772m ² / -0.26	-7152.9m ² / -0.66
Sub-Total	-2878m ² / -0.05	-9475m ²	-414m ² / -0.10	-1151.2m ² / -0.27	-3976m ² / -0.26	
					Total	17,894.2m² / -0.68

* Note: The total has been rounded to two decimal places.

Change of Use Planning Permissions

The following table shows all the employment sites that have been granted permission for alternative uses in 2017/18. In total, the amount of floorspace approved for change of use is 1106m².

Table 4.3

Land/Floorspace with Permission for Alternative Use(s) (ha) – 01/04/2017-31/03/2018					
Site/Permission Ref	Expiry Date	Site Name	Employment Use	New Use Class	Planned Loss
2018/0083/PNSCUO	20/03/2021	Hill House, Commercial Gate, Mansfield	B1a	C3	Unknown
2017/0754/FUL	09/01/2023	The Old Town Hall, Market Place, Mansfield	B1a	A1	-80m ²
2017/0013/COU	06/03/2022	First and Second Floor, 28a Leeming Street, Mansfield	B1a	C4	-178m ²
2016/0364/NT	15/08/2021	108 Chesterfield Road North, Mansfield	B1a	C3	Unknown
2015/0439/NT	28/08/2018	Unit 6, The Stables, Windmill Lane, Mansfield	B1a	D1	-645m ²
2015/0760/ST	25/05/2019	62 Commercial Gate	B1a	D1	-117m ²
2015/0667/NT	08/12/2018	Units 1-2 Carr Bank Stables, Windmill Lane, Mansfield	B1a	SUI GENERIS	-86m ²
				Total	-1106

Note: The total has been rounded to two decimal places.



5 Employment Land/Floorspace Availability

Employment Planning Permissions

Table 5.1 displays all the live planning permissions for employment land/floorspace in Mansfield District.

Table 5.1

Site Information Schedule at 31 st March 2018									
Site (Ward)	Site Name	Development Type	Grid Reference		Status	Site Details			
			(E)	(N)		Previously Developed Land (PDL)	Office (sqm)	Industrial (ha)	Use Class
E-Ne001 2014/0731/NT (Netherfield)	LAND OFF MEDEN SIDE, Netherfield Lane, Meden Vale	New Development	457852	369326	Full	No	-	0.61	B1c/B2/B8
E-Li001 2015/0021/ST (Lindhurst)	THE ENGINE, Sovereign Way, Mansfield	Change of Use	456520	359674	Change of Use	Yes	-	0.02	B1c/B8
E-Rw001 2015/0045/ST 2016/0599/ST 2017/0014/RES (Ransom Wood)	Lindhurst – Land adjacent to the MARR (A617), between Nottingham Road and Southwell Road West	New Development	455480	358251	Reserved Matters	No	60000	12.5	Mixed
E-Bf001 2015/0502/ST (Bull Farm & Pleasley Hill)	PENNIMENT FARM, Off Abbott Road (A6075), Mansfield	New Development	451562	362341	Reserved Matters	No	3300	9.00	Mixed
E-Po001 2015/0776/ST (Portland)	1 BRADDER WAY, Mansfield	Extension	453214	360224	Full	Yes	-	0.008	B8



Site Information Schedule at 31st March 2018

Site (Ward)	Site Name	Development Type	Grid Reference		Status (e.g. FULL)	Site Details			
			(E)	(N)		Previously Developed Land (PDL)	Office (sqm)	Industrial (ha)	Use Class
E-Po002 2016/0674/ST (Portland)	NOTTINGHAMSHIRE POLICE, PHOENIX HOUSE, Lime Tree Place, Mansfield	New Development	454147	360819	Full	Yes	-	0.009	B8
E-Sh001 2016/0715/FUL (Sherwood)	PLOT 10A, Enterprise Road, Mansfield	New Development	452136	363280	Full	No	-	1.5	B1a/B2
E-Yh001 2017/0066/FUL (Yeoman Hill)	UNITS 1-2, Hallamway, Mansfield	New Development	454525	362281	Full	Yes	-	0.12	B2
E-Sh002 2017/0100/FUL (Sherwood)	LAND BEHIND TAKBRO LTD, Concorde Way, Mansfield	New Development	452154	362975	Full	Yes	-	0.06	B1/B2/B8
E-Oa001 2017/0155/FUL (Oakham)	CONSTRUCTION HOUSE, Hermitage Way, Mansfield	New Development	452167	359520	Full	Yes	-	0.02	B1c
E-Oa002 2017/0685/FUL (Oakham)	MARSTON'S MANSFIELD DISTRIBUTION CENTRE, Lower Oakham Way, Mansfield	Extension	452801	359279	Full	Yes	-	0.2	B8
E-Oa003 2017/0687/FUL (Oakham)	UNIT 2, Hamilton Place, Mansfield	Extension	452769	359828	Full	Yes	-	0.03	B1a/B2/B8
E-Oa004 2017/0720/FUL (Oakham)	40 LOWER OAKHAM WAY, Mansfield	Extension	452824	359464	Full	Yes	1935	-	B1a
E-Ab001 2017/0723/FUL (Abbott)	CHURCH OF ST AUGUSTINE, Abbott Road, Mansfield	New Development	452178	362530	Full	Yes	-	0.005	B2



Site Information Schedule at 31st March 2018

Site (Ward)	Site Name	Development Type	Grid Reference		Status (e.g. FULL)	Site Details			
			(E)	(N)		Previously Developed Land (PDL)	Office (sqm)	Industrial (ha)	Use Class
E-Yh002 2017/0782/FUL (Yeoman Hill)	CWBD, Raymand Way, Mansfield Woodhouse	Change of Use	454584	362237	Full	Yes	-	0.02	B1c
E-Wo001 2017/0804/COU (Woodlands)	4 WOOD STREET, Mansfield	Change of Use	453518	361411	Full	Yes	-	0.02	B8
E-Nw001 2017/0843/FUL (Newlands)	CROWN SPECIALITY PACKAGING UK LTD, Crown Farm Way, Forest Town	New Development	457659	361866	Full	Yes	-	0.08	B2
E-Oa005 2017/0850/FUL (Oakham)	LAND TO THE REAR OF UNIT 1, Bleak Hill Way, Mansfield	New Development	452062	359712	Full	Yes	-	0.02	B2
E-Oa006 2018/0050/FUL (Oakham)	4A HAMILTON WAY, Mansfield	Extension	452593	359397	Full	Yes	240	-	B1a
Total							65,475m ² & 24.22ha		

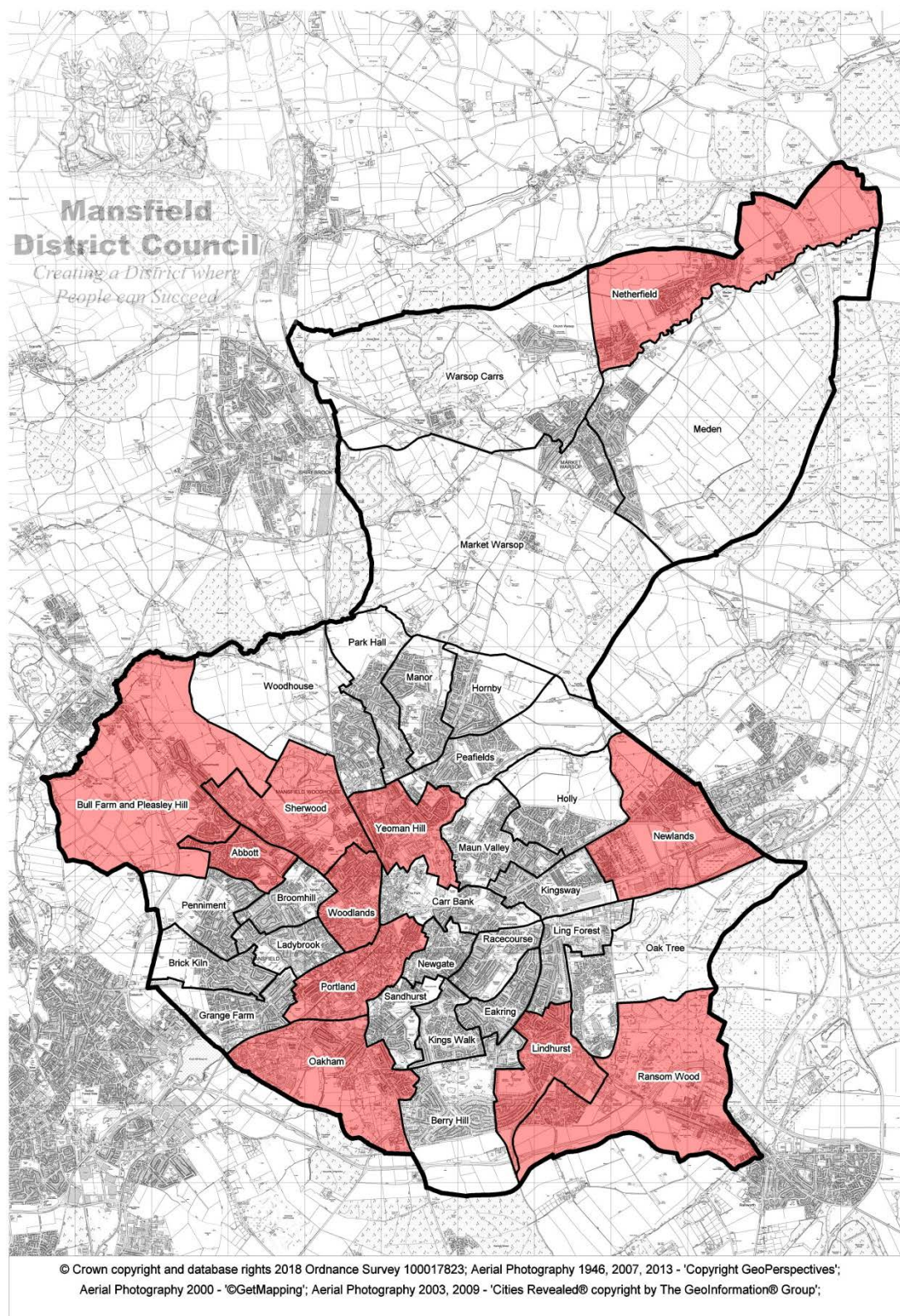
Note: The total has been rounded to two decimal places.



Site Maps

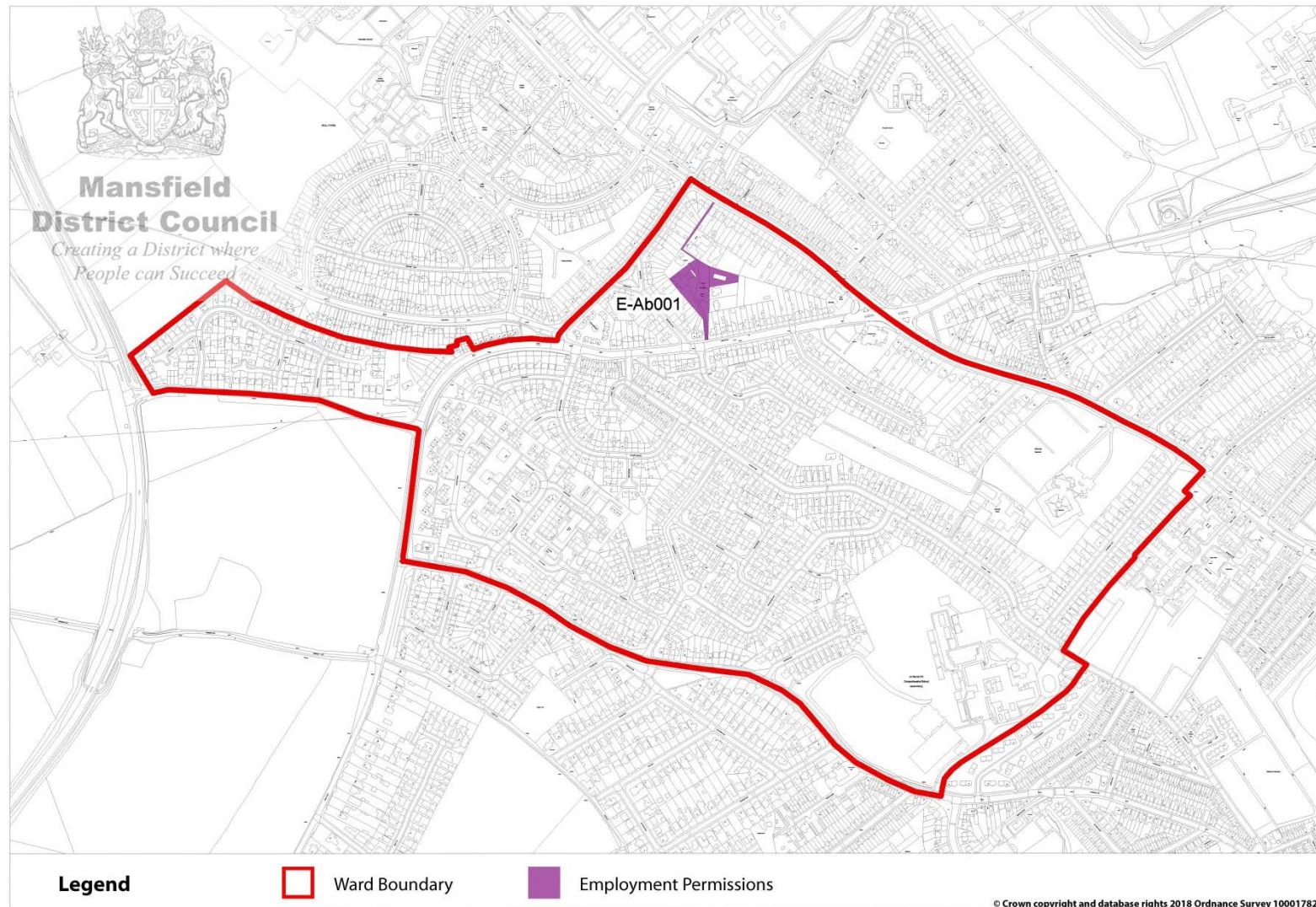
The following maps show the location of the sites with employment planning permission in Mansfield District.

Ward Location Plan



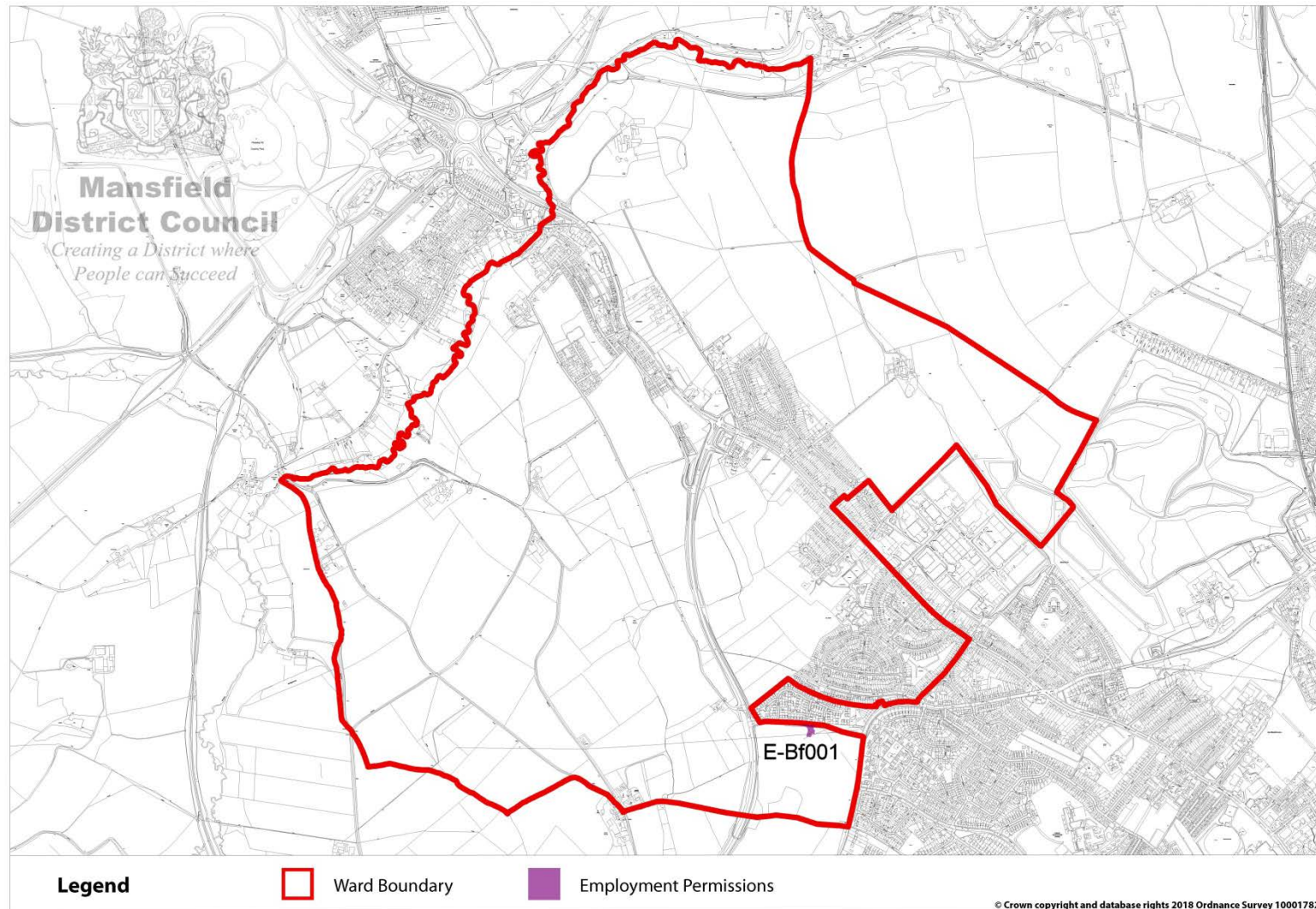


Abbott



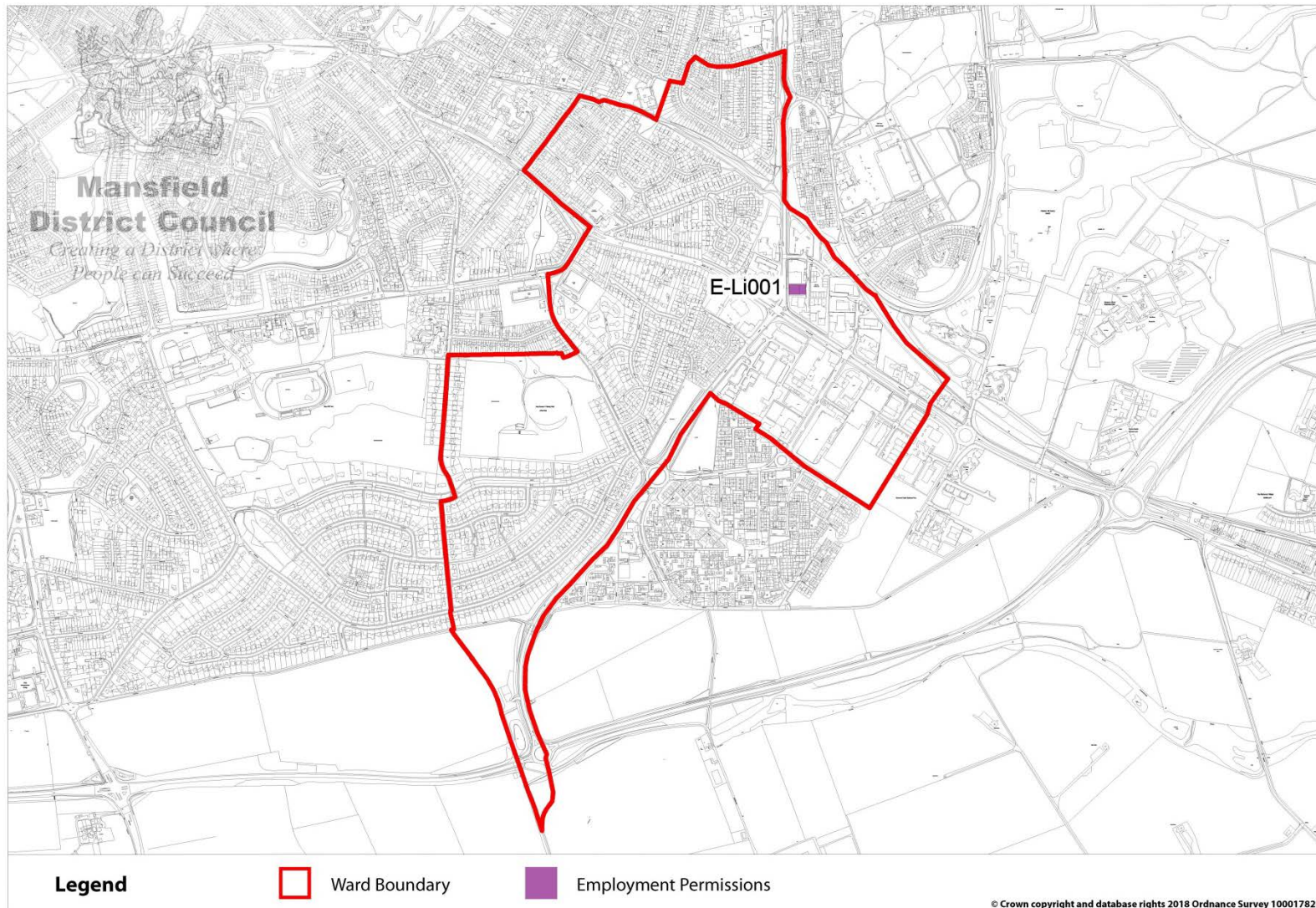


Bull Farm & Pleasley Hill



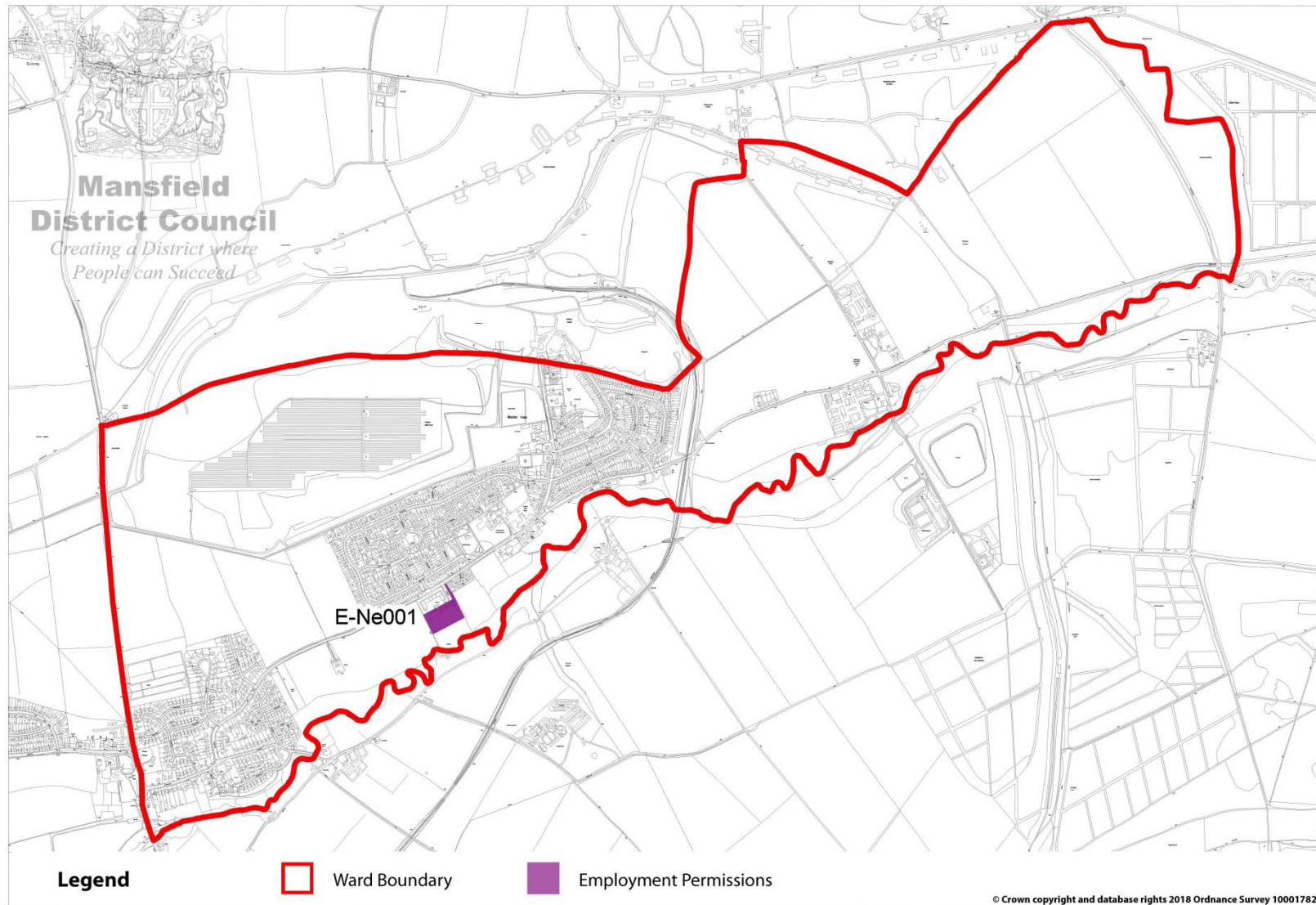


Lindhurst



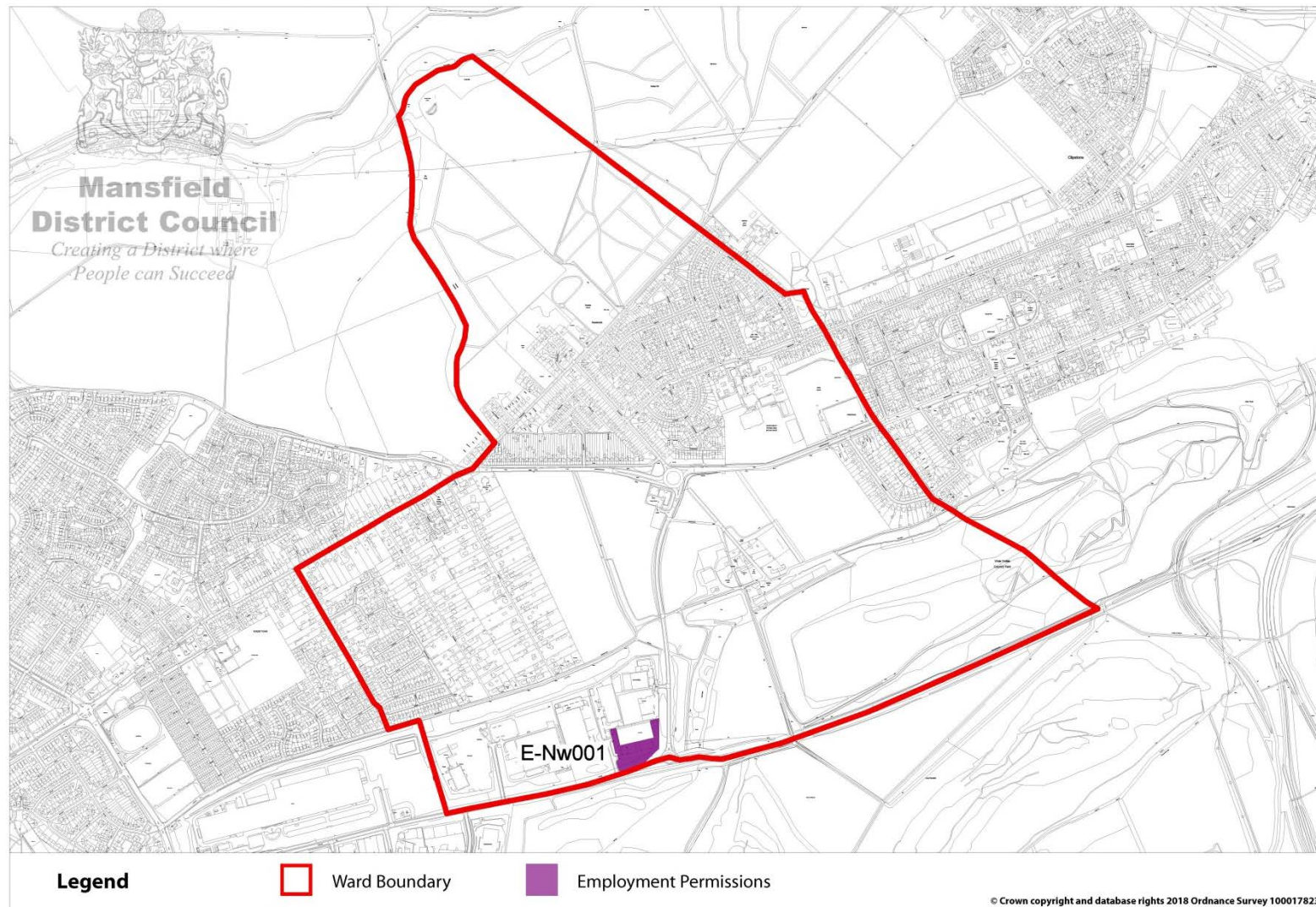


Netherfield



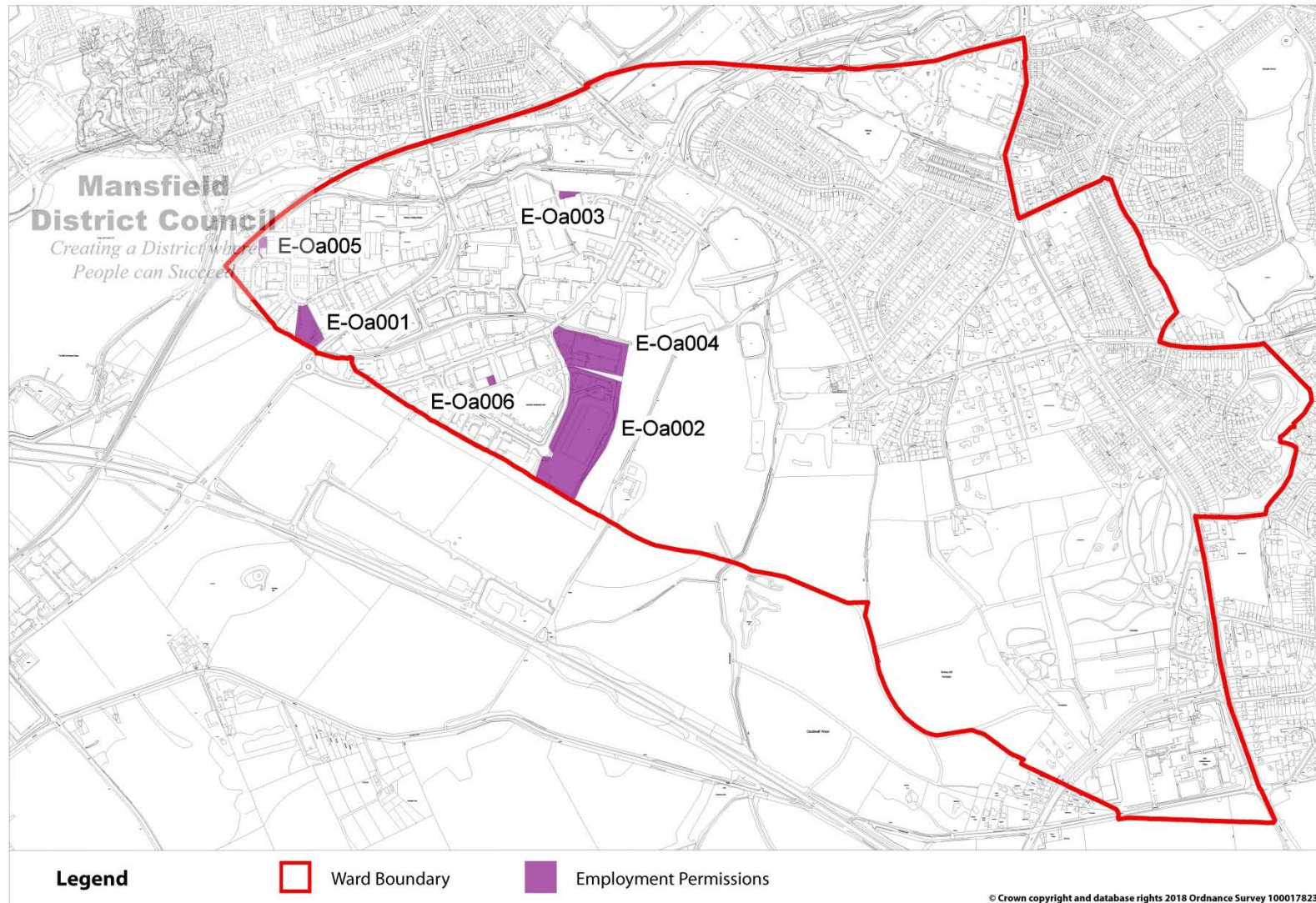


Newlands



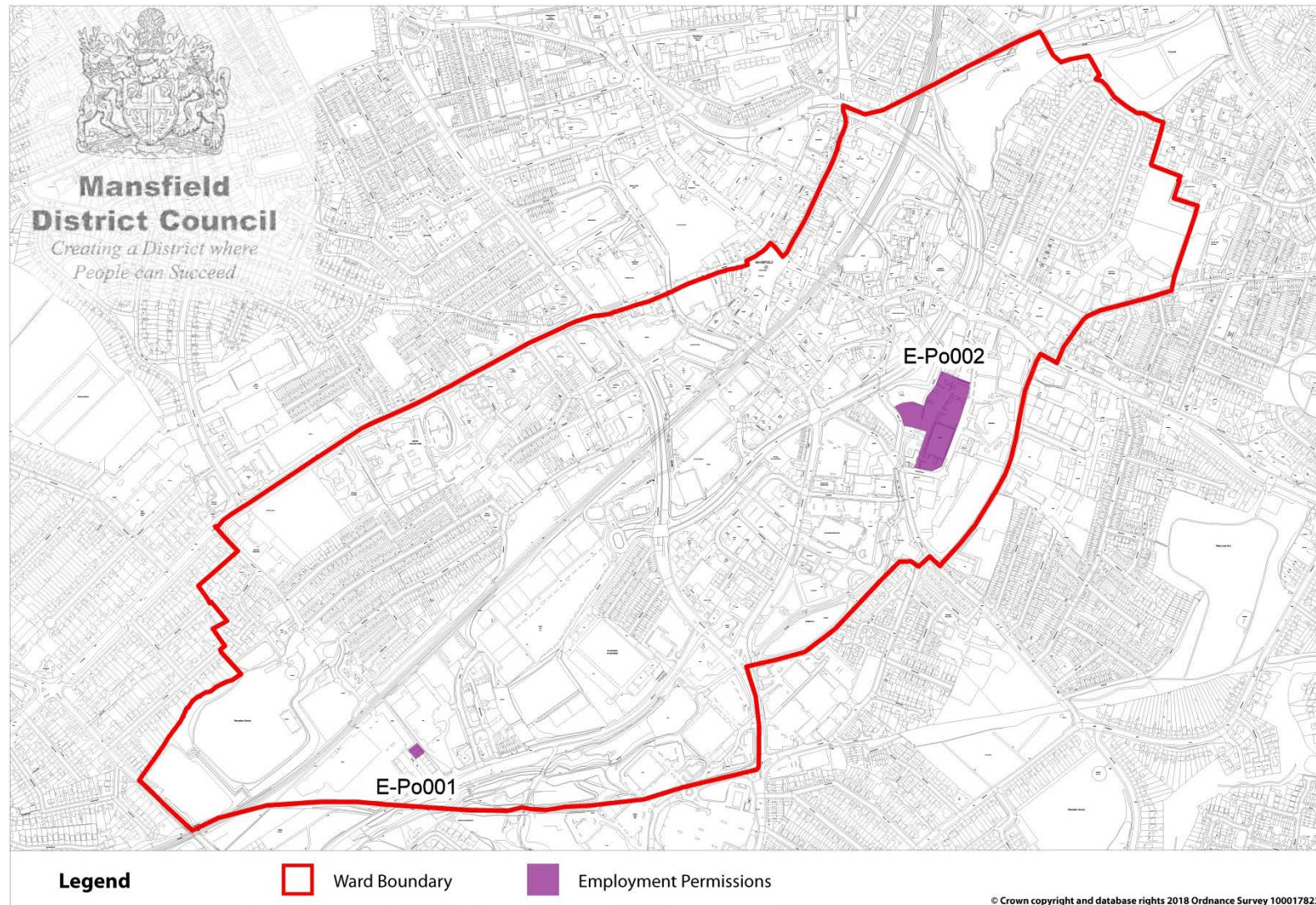


Oakham



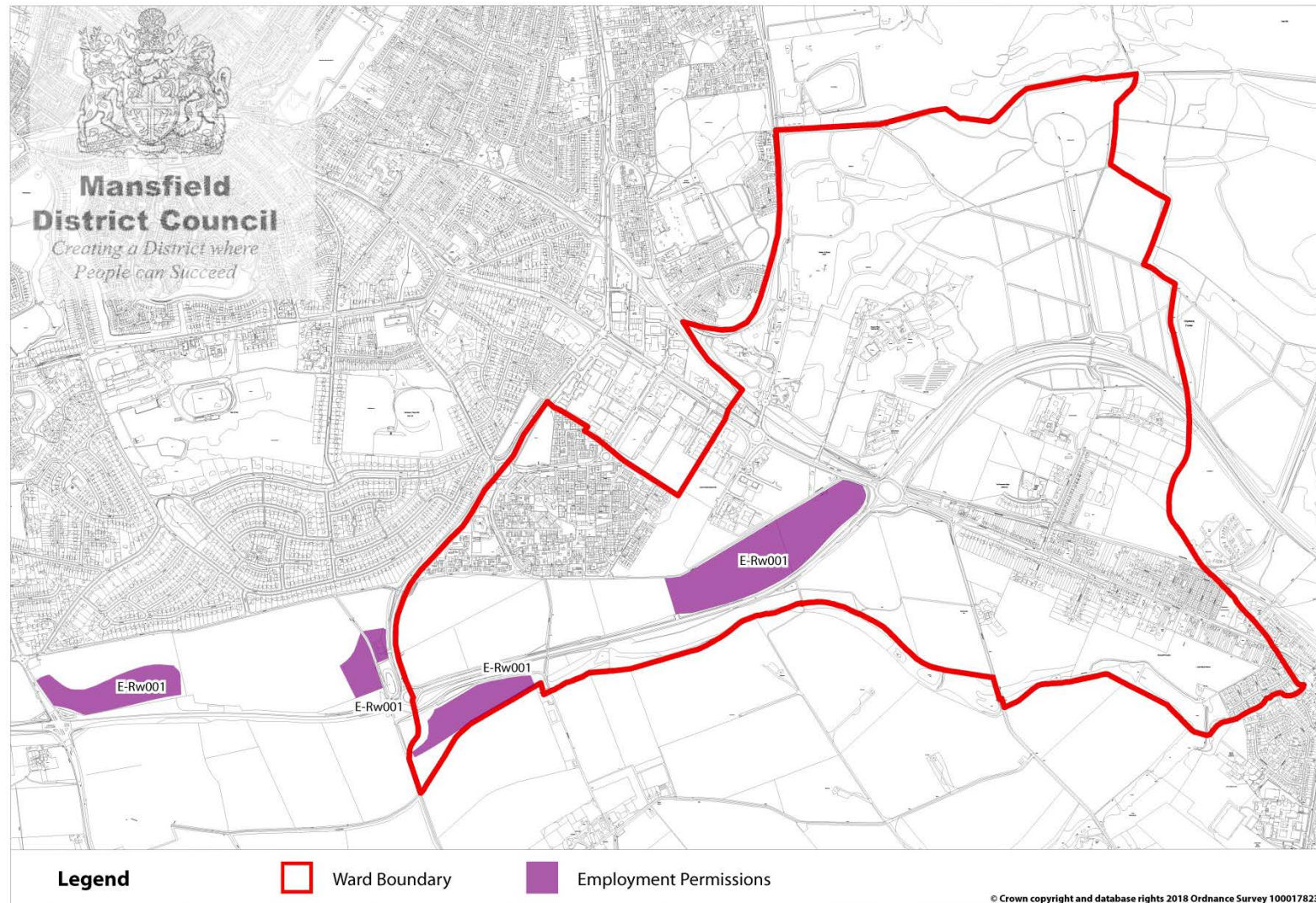


Portland



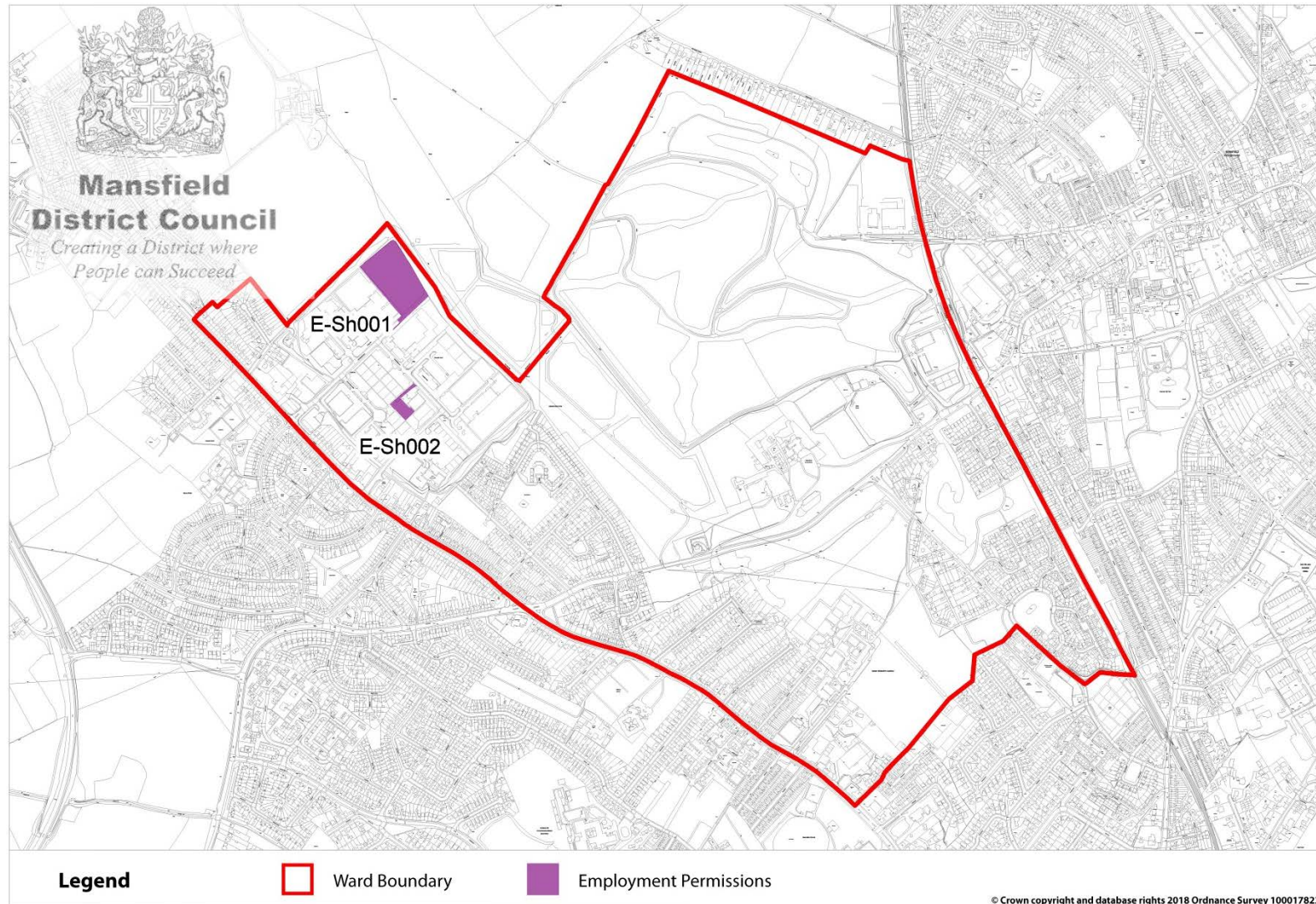


Ransom Wood



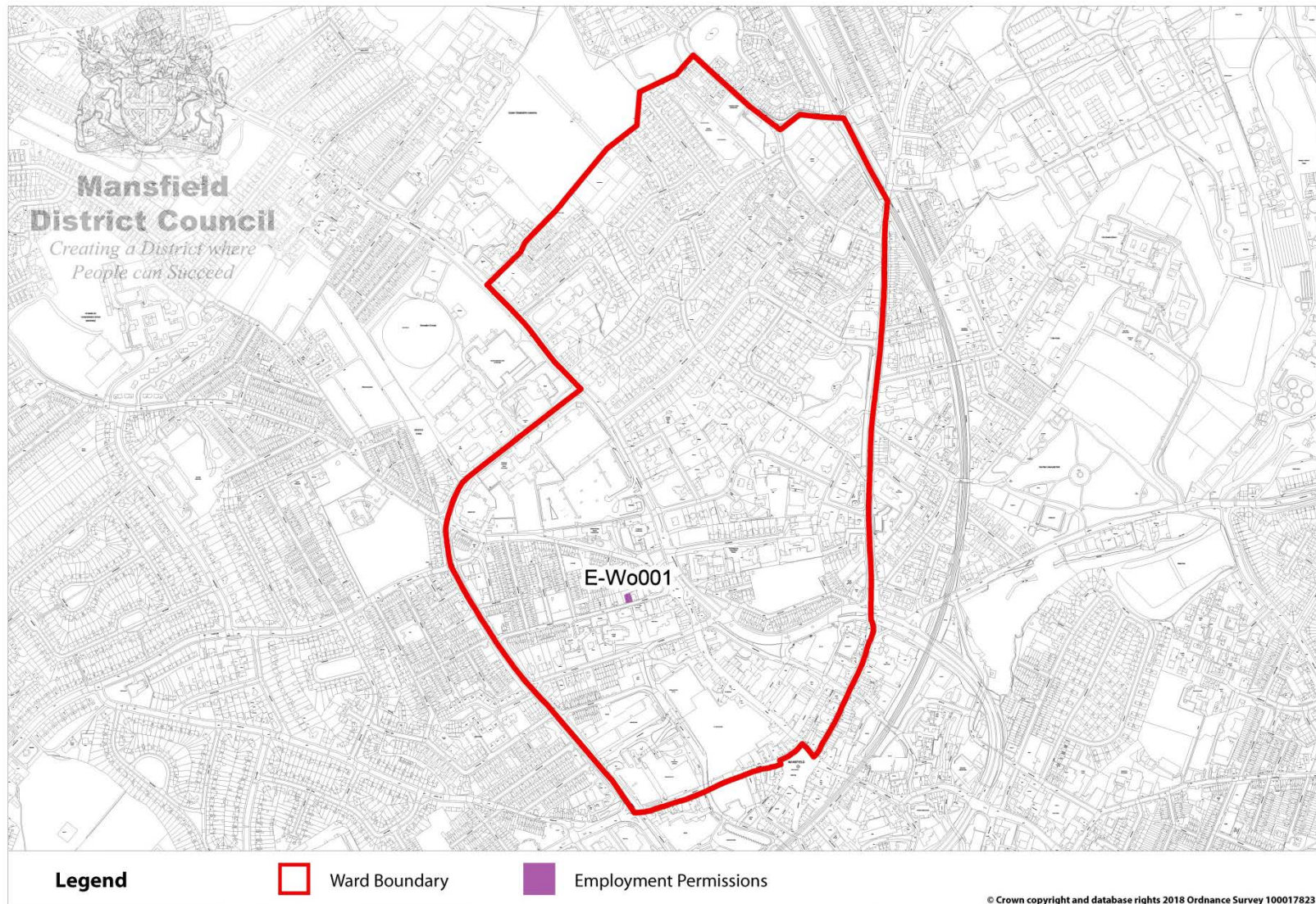


Sherwood



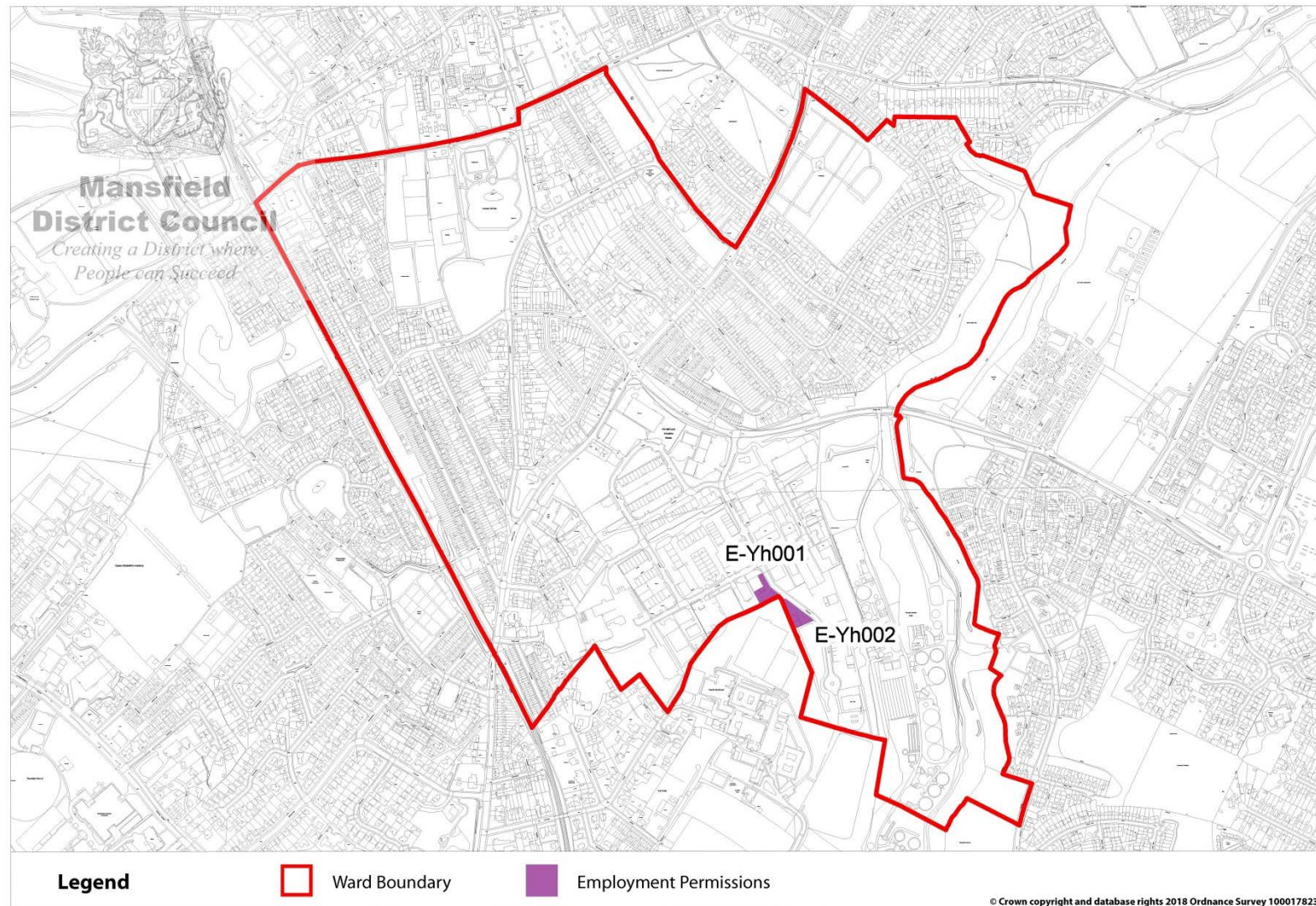


Woodlands





Yeoman Hill





Employment Sites under Construction

Table 5.2 shows the employment sites that were under construction as of 31st March 2018. There is currently 627 square meters floorspace and 0.43ha land that has commenced. If/when these sites are complete they will be recorded in a future employment monitoring report.

Table 5.2

Site Commencement Information (ha) – 01/04/2017-31/03/2018										
Site Ref	Site Name	PDL	Employment Type							Sub-Total
			B1a	B1b	B1c	B1	B2	B8	Mixed B1/B2/B8	
2013/0276/ST	Plot 17 Long Stoop Way, Crown Farm Industrial Estate, Forest Town	Yes						0.25		0.25
2013/0376/ST	Land adjacent to Unit 3, Sherwood Oaks Close, Mansfield	No	627m ²							627m ²
2013/0432/NT	11 Poplar Grove, Forest Town	Yes			0.00					0.00*
2016/0002/ST	Land off Kestral Road, Mansfield	Yes					0.06			0.06
2017/0409/FUL	Land between Hallamway and Units 1 – 3, Old Mill Lane Industrial Estate, Old Mill Lane	Yes					0.12			0.12
		Sub-Total	627m ²		0.00		0.18	0.25		
									Total	627m² / 0.43

* Permission 2013/0432/NT involves the demolition of 0.02ha of a B1c unit, and the erection of a B1c unit of the same size. Hence, the total gain of land is showing as 0.00.

Note: PDL- Previously developed land



6 Plots Available on Existing Employment Sites

The table below summarises the vacant sites in the district which have potential for employment use; within existing key employment areas.

Table 6.1

Plots Available in Key Employment Areas (ha) – 01/04/2017-31/03/2018	
Site Name	Land/Floorspace
Land South of Sherwood Avenue	1.41
Land at Bellamy Road Industrial Estate	1.87
Oakham Business Park (Site A)	0.17
Oakham Business Park (Site B)	0.22
Crown Farm Industrial Estate (Site A)	2.77
Sherwood Business Park (Site A)	0.51
Sherwood Business Park (Site B)	0.27
Millenium Business park (Site A)	0.32
Ransom Wood (Site A)	1.61
Ransom Wood (Site B)	1.4
Total	10.55



7 Lapsed Employment Land/Floorspace Planning Permissions

Table 7.1 shows the employment planning permissions that lapsed in 2017-18. The total loss from expired permissions was 170 square meters of floorspace, and 0.14ha employment land/floorspace.

Table 7.1

Lapsed Site Information (ha) – 01/04/2017-31/03/2018										
Site Ref	Site Name	PDL	Employment Type							Sub-Total
			B1a	B1b	B1c	B1	B2	B8	Mixed B1/B2/B8	
2014/0630/ST	Mansfield Plant, Near Ratcher Hill Quarry, Southwell Road West, Mansfield	Yes					0.006			0.006
2014/0242/NT	11 Millway, Old Mill Lane Industrial Estate, Mansfield Woodhouse	Yes						0.07		0.07
2013/0543/NT	Raymond Crane Hire Ltd, Old Mill Lane Industrial Estate, Mill Way, Mansfield Woodhouse	Yes					0.06			0.06
2013/0512/ST	Matlock Mill, Hamilton Way, Mansfield	Yes	142					0.01		142m ² & 0.01
2013/0326/NT	7a Albert Street, Mansfield, Nottinghamshire	Yes	28							28m ²
		Sub-Total	170m²	0	0	0	0.066	0.08	0	
									Total	170m² & 0.14

* PDL: Previously developed land. Note: The total has been rounded to two decimal places.



8 Employment Land Summary

Overall, there has been a total loss of -1.34ha employment land/floorspace in 2017-18; 0.02ha B1, -0.08ha B2, -0.06ha B8 and -1.24ha mixed B1/B2/B8. However, when taking into account the granted planning permissions, there has been an increased supply of 23.49ha.

Employment Land/Floorspace Take-Up (ha) 2013/18						
	Office Floorspace (sqm)	Industrial Land (ha)				
Development Type	B1a/b	B1c	B2	B8	Mixed B1/B2/B8	Sub-Total
New Developments	220	0.02	0.02	0.03	-	220 / 0.07
Gains due to Change of Use	702	0.02	-	-	-	702 / 0.02
Losses due to Change of Use	-490	-0.07	-0.1	-0.09	-3486m ²	-3976 / -0.26
Demolitions	-	-	-	-	-	0
Permission Granted (Gain)	2,175m ²	0.04	0.23	0.24	63,300m ² / 23.72	65,475 / 24.22
Permission Granted (Loss)	-1106	-	-	-	-	-1106
Site Commencements	627	-	0.18	0.25	-	627 / 0.43
Sub-Total					Total	64,801 / 23.16

Note: The sub-total and total has been rounded to two decimal places.



Mansfield District Council
Creating a District where People can Succeed