



## **CHAPTER 3 - EMPLOYMENT**

### **3.1 Introduction**

3.1.1 Since the 1960's the British economy has witnessed the gradual decline of its manufacturing base, due to falling demand for many long established products, improvements in labour productivity / increased computer controlled mechanisation and greater international competition, particularly from Asia.

3.1.2 During the 1980's, the British economy experienced more dramatic restructuring and rationalisation, particularly within the traditional 'heavy' manufacturing industries of the North and Midlands. This was largely the result of national anti-inflationary policies, greater use of technology, more flexible working practices and a move away from subsidised state ownership to privatised companies based on competition. This in turn accentuated and increased the reliance on the move towards financial, personal and other services and the attraction of inward investment from foreign owned high-tech industries to replace the loss of jobs in traditional manufacturing, heavy engineering and textiles.

3.1.3 In order to try to offset the contraction of traditional industries, greater encouragement was also given to the creation and expansion of small firms. This became particularly important for local authorities who were unsuccessful in attracting the limited amount of mobile capital, labour and other resources available. However, the expansion of these sectors has been unable to create the numbers of jobs required to replace those lost, and which continue to be lost, by old large manufacturing employers, particularly during the recent recession. In addition, the expansion of the labour force has compounded this situation.

3.1.4 The problems facing the older industrialised regions of the country have been exacerbated recently by the colliery review programme and the defence review, which have resulted in large job losses in mining, shipbuilding and other defence industries.

3.1.5 At the same time, there has been a greater awareness of the damage being inflicted on the environment by human activity and increased public pressure for legislation by governments to control such damage, resulting in particular, in a wave of legislation and regulation directives by the European Union.

### **3.2 Mansfield District**

3.2.1 The effect on Mansfield of the globalisation of competition and the restructuring of the economy has been traumatic, mainly due to its dependence on a narrow economic base. As with other areas of the United Kingdom, which have relied on heavy manufacturing industry, textiles and / or coal mining for their prosperity, Mansfield suffered economically not only during the national recession of the early 1980's but also during the economic upturn of the late 1980's, when metal goods, textiles and footwear and coal mining continued to decline. The rapid contraction of these sectors, combined with the resulting poor environment and the ageing infrastructure of the District, made it difficult for the area to attract enough of the growing service and high-tech sectors to compensate.

3.2.2 Consequently, unemployment rates in the Mansfield Travel To Work Area (M.T.T.W.A.) and the District have remained consistently above those at regional and national levels, as illustrated in Figure 3. Between March 1985 and March 1996, the M.T.T.W.A. unemployment rate has been 3.0% higher on average over the past 10 years or so than the U.K. average rate and 2.4% higher than the County. The District likewise has

averaged 1.4% higher unemployment rates than the U.K. average and 0.7 % higher than the County. In addition, whereas since March 1993 the U.K. unemployment rate has been steadily falling, the County, M.T.T.W.A. and District unemployment rates have resisted the downward trend. In March, 1996, the official unemployment rate for the M.T.T.W.A. was 13.0% and for the District 10.6%, compared to Nottinghamshire's 10.7% and the U.K., seasonally adjusted, total of 9.2%. The loss of the traditional sources of employment which were mainly male dominated (the exception being textiles), has reflected the national trend of rising male unemployment.

Figure 3: **UNEMPLOYMENT RATES 1985 TO 1996**

Area/Year	Mar. 1985	Mar. 1986	Mar. 1987	Mar. 1988	Mar. 1989	Mar. 1990	Mar. 1991	Mar. 1992	Mar. 1993	Mar. 1994	Mar. 1995	Mar. 1996
U.K.*	13.5	13.7	12.8	10.5	7.9	6.7	8.8	11.1	12.2	11.4	9.9	9.2
Nottinghamshire	13.2	13.5	13.1	11.1	9.0	7.4	9.2	11.4	12.6	12.9	11.2	10.7
Mansfield T.T.W.A.	14.2	15.0	15.9	14.4	12.6	9.2	10.8	13.5	14.8	16.5	14.8	13.0
Mansfield District	12.9	13.8	14.2	13.1	12.1	8.4	9.9	11.7	12.7	13.5	11.6	10.6

\* Narrow base rates, comparable with the County rates.

- 3.2.3 The results of the coal review and coal privatisation measures have contributed to this problem. It is generally accepted that for every two jobs lost in coal mining, one is lost in the remainder of the economy due to the adverse impact on supporting firms and the reduction of money circulating in the local economy for goods and services (although this may be delayed as miners spend their redundancy).
- 3.2.4 The Council aims to prevent further industrial decline within the Plan area by encouraging appropriate forms of development and redevelopment and where possible preventing the loss of industrial land to other uses. Most importantly, the Council will facilitate and encourage the diversification of the local economy by assisting the start-up of new firms, the expansion of existing firms and the attraction of inward investment. A major element of this strategy will be the provision of a range of factory units and sites (in terms of size, location and quality of environment), fully serviced where possible, throughout the time-span of the Plan. This will be complemented by improvements to the environment, the upgrading of leisure and cultural facilities and the provision of infrastructure and housing, as detailed in the appropriate chapters of the Plan.
- 3.2.5 As Local Authority funds continue to be limited, the Council's role will frequently be as an enabler rather than provider. However, the Council has been successful in providing starter and medium sized units for new firms and expanding small firms. Small, indigenous firms have become very important for the national economy, as larger, heavy industries and the amount of mobile capital has declined.
- 3.2.6 Further assistance is available from the Government and European Union through grants, which have been extensively utilised by the Council in the past. The Mansfield Travel To Work area has recently been designated a Development Area, part of the District is included in the Nottinghamshire Rural Development Area and European grants through EMROP and RECHAR programmes are available. Development Area status, in particular, should provide additional encouragement for companies to move to the Mansfield area. Enterprise Zones have also been designated in the Newlands Road / former Mansfield Colliery area. In addition, Derelict Land Grant is available for land which has been so damaged by industrial and other development that it is incapable of beneficial use without treatment.

### 3.3 **Town Centres**

3.3.1 Town centres are the hub of local economies and the one place where all aspects of community life interact. Town centres also allow developments to capitalise on and gain maximum benefits from the vast amount of previous infrastructure investment and so make the best use of the resources available. This reinforces the important role of town centres in achieving sustainable living, offering as they do the widest range of opportunities and facilities in a confined area. They also reduce the need for excessive travel and facilitate the greater use of public transport services. However, care needs to be taken not to overload centres with demand.

3.3.2 Mansfield town centre is the most important single area in the District for job provision. It provides about one third of all employment in the District, and is a particularly important source of employment for women.

3.3.3 The town centre is the major source of service sector jobs in the District. These service sector jobs depend on the businesses who locate there (to exploit the town centre's access and catchment opportunities) and on the visiting public, some of whom are tourists. However, Mansfield has failed to accommodate and generate an expansion of service sector employment at the same rate as the national economy, in contrast to many other regional centres. This has exacerbated Mansfield's reliance on its narrow, declining economic base. This is partly due to the lack of flexible, purpose built offices within the centre.

3.3.4 In order to facilitate the expansion of the service sector, Mansfield is highlighted as being in need of new modern office developments. Targeting the town centre for this type of activity would support the existing facilities already there and help expand its role as a sub-regional centre. Similar but smaller scale proposals would be beneficial in other district and local centres.

3.3.5 Additionally, the town centre contains a number of small and large manufacturing firms, most of which are located on the fringe (where they do not detract from the character and essential retail and service role of the centre) whilst capitalising on the accessibility and potential linkage benefits to other businesses and markets. These make an important contribution to local employment and the range of opportunities available in the town.

3.3.6 In conclusion, town centres provide a range of different but complementary uses both during the day and evening which can reinforce each other and increase their attractiveness to businesses, the indigenous population and tourists alike. The Plan, therefore, aims to strengthen the role of Mansfield, Woodhouse and Warsop town centres and the many important local centres, through policies and proposals contained in this and other chapters.

### 3.4 **The Take-up of Industrial Land**

3.4.1 Mansfield has suffered from low levels of industrial development activity (less than 2 ha. per annum during the 1980's) partly as a result of infrastructure problems and partly as a result of investors having a poor perception of the area.

3.4.2 Between March 1991 and 1996, development has increased with over 44 hectares of land being taken up. This includes developments such as the 'Toray' factory at Forest Town, Johnsons Controls at the Oakham Business Park and other major schemes at Southwell Road and Hermitage Lane. The remaining developments have largely been

the result of activities by Mansfield District Council with the assistance of others at Tenter Lane (Mansfield), Grove Street (Mansfield Woodhouse) and Burns Lane (Warsop). With the winning of Development Area status, Enterprise Zone designations and continued assistance from Europe, land take-up is likely to increase significantly in the future, as developers take advantage of Mansfield's favourable financial incentives which are now some of the best in the country.

- 3.4.3 Although commercial developments do create employment opportunities, it is the medium to large manufacturing and industrial developments which create hundreds of jobs and which Mansfield urgently requires. Therefore, sites which can accommodate this sort of development have and will continue to be identified in the Local Plan and protected from other development uses.
- 3.4.4 The attraction of small and large commercial and manufacturing businesses, and regional and head offices of large companies, are important in bringing finance and jobs into the District. Therefore, a complementary range of general employment sites, business parks and prestigious employment sites are identified in the Local Plan. Within the total land allocation, there are sites for which employment is one of a number of acceptable uses, thus providing flexibility in the overall allocation of employment land. This range of employment sites reinforces the Council's commitment that no desirable industrial, commercial or office development should be lost to the District for want of a suitable site.
- 3.4.5 As at April, 1996, 190 hectares of land were available for employment developments, of which 72 hectares was immediately so, having planning permission. Mansfield can demonstrate a reasonable portfolio of fully serviced sites, supplemented by those which are yet to come on stream subject to infrastructure and / or land ownership constraints, as identified in the Plan.
- 3.4.6 Oakham Business Park will continue to be a focus for major industrial development during the Plan period. Located to the east of Hermitage Lane it has already had much of the infrastructure and services provided (including substantial landscaping). Major developments have already been undertaken by British Coal Enterprises, Johnson Controls and by English Estates. The site has received planning permission for B1, B2 and B8 uses. A development brief has been produced which stipulates that land fronting the main distributor road will be restricted to B1 uses only.



- 3.4.7 In the long term the distributor road, which accesses Hermitage Lane, will be extended through Bleak Hills to Sheepbridge Lane. This will give direct access to the town centre via Quarry Lane. Bleak Hills will be an extension of the Oakham Business Park, but will ostensibly be for smaller scale employment development.
- 3.4.8 A woodland has been created on the southern and eastern boundaries of the site to both enhance the environment of the development and prevent a major visual intrusion into the open countryside. The Council will continue to encourage developments to have a 'wooded' character / setting which will contribute towards the Greenwood Community Forest initiative and improve the living and working environment. Bleak Hills Lane is retained, with its existing hedgerows, allowing the general public to continue to use it as a bridleway and as a footpath link between Cauldwell Brook and the River Maun Valley.
- 3.4.9 Mansfield Colliery closed in 1988. Since that time an extensive reclamation scheme has been carried out by the Council at the site, now referred to as Crown Farm, using Derelict Land Grant. The reclaimed site now has planning permission for major employment development uses, with B1 and B8 uses being allowed between the existing access road and nearby houses. A buffer landscape zone has been created adjacent to Violet Hill and further landscaping has been established bordering housing on the south side of the site. The majority of the site is now a designated Enterprise Zone. Planning permission has also been granted for earthworks to facilitate employment development on land south of Newlands Road. As at Crown Farm, an Enterprise Zone has been designated on the majority of the site. Its development will help secure the implementation of the link road between Violet Hill and Clipstone Road East which has already been partially developed along the former railway mineral line. The provision of the link road, together with the on-going improvements to the Mansfield Outer Ring Road will greatly assist development at these sites and their access to the wider transport network.
- 3.4.10 The District Council is seeking to enhance the environment and image of the industrial estates by way of environmental improvements. For example a 'Gateway' project for Hermitage Lane, has now been completed. This action will also help ensure that an attractive approach to major industrial sites is offered, and to assist their development. The District Council will liaise with land / property owners of existing, vacant and derelict buildings / sites and other relevant bodies to improve such premises and bring them into optimum use.
- 3.4.11 Employment site proposals have been made possible due to the investment of substantial sums of money in Mansfield District's sewerage network by Severn Trent. A major expansion of the Bath Lane Works is now underway.
- 3.4.12 New recreational and leisure complexes (Manor Park, Water Meadows, Superbowl) have greatly improved the attractiveness of the District to outside employees and local residents alike. The relevant chapters within this Plan will expand on these successes as part of the comprehensive, inter-related package of policies and proposals which are required to create employment opportunities and enhance the vitality of the District.
- 3.5 **Employment Policy Guidance**
- 3.5.1 Planning Policy Guidance Notes 4 and 6 produced by the Government, emphasise the need to provide a wide portfolio of employment sites (in terms of size, location and environment) in order to accommodate the range and quantity of jobs required by a modern, diverse and secure local economy and to sustain and enhance the vitality of town centres.

- 3.5.2 The East Midlands Regional Planning Guidance published in March 1994, highlights the considerable disparities in the region between the successful towns in the south which have outperformed the national economy over the past decade and those towns in the north, such as Mansfield, which have and still rely on declining industries and which have higher unemployment levels than the national average. These towns have failed to benefit from relocating businesses from the south east and the national economic shift to high technology and service industries. Consequently, the Guidance emphasises the need to diversify the economic base of these settlements and to incorporate policies in Development Plans which attract inward investment.
  
- 3.5.3 The Government has recently granted Development Area status to the Mansfield Travel To Work Area to encourage further indigenous and inward investment. In addition Enterprise Zones have been designated at the Crown Farm sites. These are East Midlands Enterprise Zone No. 5 (Crown Farm), the former Mansfield Colliery site, and East Midlands Enterprise Zone No. 6 (Crown Farm), the neighbouring greenfield land off Newlands Road. Within these two areas, a simplified planning regime will be brought into force which will have the effect of granting planning permission for employment developments (B1 and B2 uses) subject to certain exclusions and standard conditions.
  
- 3.5.4 The District Council will continue to press for assistance from the European Union to provide funding for infrastructure and other works, in order to encourage employment generating developments.
  
- 3.5.5 The Nottinghamshire Structure Plan provides the general background and supporting framework for the detailed land use planning put forward in this Local Plan. Guided by Central Government advice contained in the East Midlands Regional Planning Guidance, the Structure Plan indicates the amount of employment land required in the District and places importance on local authorities providing a wide portfolio of employment sites, whilst at the same time taking steps to safeguard existing employment land uses.
  
- 3.5.6 The Structure Plan states that employment land should be provided, where possible, within or adjoining existing urban areas, to capitalise on the available infrastructure and conserve the countryside from unnecessary development. However, in order to expand the economies of local communities, by attracting large companies (to offset the decline of other large employers such as British Coal) and higher level professional, technical and managerial expertise, large greenfield sites would be acceptable where they are intended for exceptional, prestige or other business/ science park developments that cannot be incorporated on existing urban land. The Plan also acknowledges that this type of investment is attracted by the opportunity to incorporate hotel and conference facilities.



### 3.6 Level of Employment Land Required

- 3.6.1 In March 1996, there were 7,066 people unemployed within the Mansfield Travel to Work Area and 4,595 within the District, rates of 13.0% and 10.6% respectively, compared to the U.K. equivalent rate of 9.2%. Traditionally much employment in the area was underground and, therefore, hidden from view in miles of tunnels, the only visible sign being the pit heads and spoil tips.
- 3.6.2 This requires the identification of land. In order to adhere to the concept of sustainability and to preserve the natural environment as much as possible, the Council prioritises the redevelopment of suitable derelict land and the allocation of underdeveloped land within the urban area where appropriate. Unfortunately, the amount of land required necessitates the development of some greenfield sites. This is because much more land is needed to accommodate the same level of employment above ground, because of the less labour intensive nature of the majority of modern manufacturing industry and commercial industries.
- 3.6.3 The Nottinghamshire Structure Plan Review was adopted in November 1996. It makes provision for 305 hectares of land in Mansfield District to be protected for employment development, during the period between 1991 and 2011. A breakdown figure of 230 hectares has been identified as appropriate for the first fifteen year period, i.e. up to 2006, coinciding with the end of the Mansfield District Local Plan period. The figures for employment land include land for all types of uses under Classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended), including most office uses as well as research industrial and storage uses. These consequently exclude a variety of important job creating uses such as retailing, leisure and tourism and minerals for which there are separate policy chapters.
- 3.6.4 In addition, following the consultation exercises on the Plan, undertaken since the beginning of 1994, the policies and proposals contained herein have been modified to take account of those representations received and the changed circumstances. As with all development plans, once produced the District Local Plan begins to be overtaken by economic events, developments and other environmental and legislative changes. For instance, in the interim, much of the land originally identified in the Consultative Draft has been granted planning permission (either in outline or detail) and some has been developed and is, therefore, no longer available.
- 3.6.5 As detailed in Figure 4 the Local Plan allows for the development of just under 234 hectares of land for employment uses, in the period between 1991 and 2006. An element of this total, i.e. 44.4 hectares, had already been completed by the end of March 1996. The Local Plan, therefore, makes provision for the development of 190 hectares of land for employment uses during the Local Plan period, i.e. 1996 to 2006. Some of this land (71.6 hectares), had the benefit of planning permission as at April 1996. Of the remaining total, it should be borne in mind that a number of sites are included as optional proposals and may, therefore, not necessarily be developed for employment uses.

Figure 4: **LOCAL PLAN EMPLOYMENT LAND PROVISION BREAKDOWN**

Employment land required, between 1/4/1991 and 31/3/2006	230.0
Employment land developed between 1/4/1991 and 31/3/1996	44.4
Employment land required in Mansfield District Local Plan up to 31/3/2006	185.6
Employment land with planning permission at 1/4/1996	71.6
Local Plan proposals between 1/4/1996 and 31/3/2006	
Employment use proposals	50.5
Business Park proposals	24.5
Exceptional employment use proposal	28.4
Office use proposals	1.1
Optional employment use proposals	1.8
Optional business use proposal	0.8
Optional office use proposals	10.7
	189.4

- 3.6.6 The Council believes that there is a need for the District to capitalise on the attractive financial assistance, whilst it is still available to businesses, in order to tackle the significantly higher unemployment rate in the area (which has continued for many years and is likely to be prolonged due to the delayed effects of the colliery closure programme) and to successfully diversify Mansfield's economic base. The provision and promotion of economic development is the central element in the strategy of this Local Plan. In order to achieve this, it is important that a range of sites are available to give potential developers a choice in terms of size, location and environment and to provide flexibility and competition in accordance with PPG12.
- 3.6.7 A number of large employment sites have been identified in order to try to attract new large employers that could create significant employment opportunities quickly and have major multiplier effects for the economy. Left solely to the development of small and medium sized enterprises the process of economic regeneration would take much longer. Another aspect of attracting large companies, such as Toray, to the area is that they can raise the profile of the District within the region and nationally and encourage investor confidence. Likewise, the attraction of the headquarters or regional offices of major companies within a prestigious office development would have a similar impact.
- 3.6.8 Although this has meant the need to utilise some greenfield sites (as larger sites are hard to find within urban areas and become available very infrequently) it is felt that the need to strike a balance between development and environmental protection has been accomplished. It must also be remembered that the identification of employment sites does not mean that they will all be developed during the Plan period. As already stated, the aim is to provide a range of opportunities that are attractive to the wide range of potential employers.

### 3.7 Objectives

3.7.1 Increase the diversity of the economic base of the District and so ensure a range of employment opportunities in the future by:-

- identifying and securing an adequate supply of serviced land for employment purposes;
- ensuring that there is a range of sites available throughout the Plan period in terms of size, location and quality;
- catering for the needs of new and expanding indigenous firms and inward investment;
- integrating policies for infrastructure, telecommunications, tourism, movement and the environment.

3.7.2 Maintain employment opportunities by protecting existing industrial land and buildings from inappropriate changes of use.

3.7.3 Ensure that employment development has a minimal impact on the environment and implements the philosophy of sustainable development by:-

- reducing the need to utilise greenfield sites through the rapid reclamation of derelict land and the recycling of other land within the urban area;
- the creation of employment opportunities near labour markets across the District to reduce the need to commute;
- locating employment sites near to public transport routes to reduce the reliance on private transport and encouraging developers to accommodate cyclists / pedestrians;
- encouraging developers to achieve a high level of design, energy / efficiency, security and quality of landscaping;
- encouraging the trend towards home working.

3.7.4 Throughout the Local Plan reference is made to various classes of employment uses. These are taken from the Town and Country Planning (Use Classes) Order 1987 (as amended) and are outlined below.

Class B1 = Business Use. This includes offices (other than those falling in Class A2 Financial and Professional Services), research and development and industrial processes provided the use could be carried out in any residential area without detriment to amenity by reasons of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

Class B2 = General Industrial Uses. This includes uses for the carrying out of industrial processes. Since March 1995 this class has also included the former B4 to B7 uses (special industrial groups B-E). As such the District Council will give particular attention to the potential impact from operations/processes, now included in this use, on nearby land and properties, e.g. in terms of noise, vibration, fumes, smoke, dust, etc.

Class B8 = Storage and Distribution Use. This includes uses for storage or as a distribution centre.

## **POLICIES AND PROPOSALS**

### **3.8 Scale of Employment Land Provision**

3.8.1 In order to meet the above objectives the District Council considers it appropriate to provide the level of new employment land as detailed in Policy E1.

**E1 PROVISION WILL BE MADE FOR APPROXIMATELY 190 HECTARES OF EMPLOYMENT LAND TO BE DEVELOPED IN THE LOCAL PLAN AREA DURING THE PERIOD BETWEEN 1996 AND 2006.**

3.8.2 The above level of employment land provision is required to meet:-

- the demands of industry and commerce;
- to improve the employment prospects of Mansfield residents;
- to enable local businesses to expand and relocate;
- to attract new enterprises and investment to the District;
- to ensure a supply and range of readily available sites for employment purposes;
- to cater for a range of different types of employment sites;
- to encourage job opportunities within the District and to reduce the need for local residents to travel long distances to obtain employment;
- to strike a required balance between employment needs and environmental protection.

3.8.3 A number of sites within the District had the benefit of outline or detailed planning permission, at April 1996, for the development of employment uses. The majority of such sites are identified on the proposals map as employment development commitments. New or revised planning applications for the same uses on these sites will normally be granted provided that there are no other policies or proposals to the contrary.

### **3.9 Locations for Employment Developments**

3.9.1 In accordance with the Local Plan's District Planning Strategy, new employment developments will normally be directed to sites within or adjoining the defined built up areas.

**E2 PLANNING PERMISSION WILL BE GRANTED FOR THE DEVELOPMENT OF EMPLOYMENT USES OUTSIDE THE URBAN BOUNDARY, AS DEFINED ON THE PROPOSALS MAP, PROVIDED THAT THEY WOULD MEET ONE OR MORE OF THE FOLLOWING CRITERIA:-**

- 1) **BE WITHIN A SITE IDENTIFIED FOR SPECIAL EMPLOYMENT PURPOSES, AS DEFINED ON THE PROPOSALS MAP;**
- 2) **INVOLVE THE REUSE OF AN EXISTING BUILDING, WHICH IS OF PERMANENT AND SUBSTANTIAL CONSTRUCTION, AND WHOSE FORM, BULK AND GENERAL DESIGN IS IN KEEPING WITH ITS SURROUNDINGS;**

- 3) **IT CAN BE CLEARLY DEMONSTRATED THAT THE PROPOSAL CANNOT BE ACCOMMODATED WITHIN THE DEFINED URBAN BOUNDARY AND WOULD MAKE A SIGNIFICANT CONTRIBUTION TO THE DIVERSIFICATION OF THE RURAL ECONOMY;**

**ALL PROPOSALS MUST DEMONSTRATE THAT THEY WOULD NOT HAVE A DETRIMENTAL EFFECT ON THE RURAL ENVIRONMENT DUE TO VISUAL IMPACT, NOISE, VIBRATION, SMELL, FUMES OR TRAFFIC GENERATION.**

3.9.2 This policy will assist the process of urban regeneration and take advantage of existing infrastructure, service provision and established local labour markets. Just as important, it will help prevent or reduce the outward expansion of development into open countryside wherever possible.

3.9.3 The Local Plan has aimed to identify as much land as possible, that can be suitably developed for employment purposes, within the built up areas. In addition, priority will be given to the reclamation and return to productive use of derelict land, in the majority of cases for employment creating uses. However, in an exception to this general principle, the Plan does recognise that suitable employment developments can be located in rural areas where proposals make use of rural buildings and are acceptable on environmental grounds. Additionally the District Council recognises that in exceptional circumstances certain employment generating uses / activities may require a rural location. Any such proposals must clearly demonstrate that they would not have an adverse impact on the environment, e.g. visual impacts, noise, etc.

**E3 PLANNING PERMISSION WILL BE GRANTED FOR THE DEVELOPMENT OF EMPLOYMENT USES WITHIN THE URBAN BOUNDARY, AS DEFINED ON THE PROPOSALS MAP, PROVIDED THAT THEY WOULD MEET ALL OF THE FOLLOWING CRITERIA:-**

- 1) **INTEGRATE WITH THE EXISTING PATTERN OF SETTLEMENT AND SURROUNDING LAND USES;**
- 2) **NOT HAVE A DETRIMENTAL EFFECT ON THE CHARACTER AND APPEARANCE OF THE SURROUNDING AREA;**
- 3) **NOT HAVE A DETRIMENTAL EFFECT ON THE AMENITY OF THE SURROUNDING AREA / NEARBY PROPERTIES, PARTICULARLY WITH RESPECT TO NOISE, VIBRATION, SMELL, FUMES, SMOKE, DUST, ETC.;**
- 4) **RETAIN IMPORTANT EXISTING SITE CHARACTERISTICS / FEATURES;**
- 5) **ARE LOCATED WHERE THERE IS, OR IS THE POTENTIAL FOR, EASY ACCESS TO PUBLIC TRANSPORT AND INCORPORATE PROVISION FOR CYCLISTS AND PEDESTRIANS;**
- 6) **INCORPORATE RELEVANT CRIME PREVENTION MEASURES.**

3.9.4 In order to increase the level of employment within the District and diversify the economic base to bring stability and security in the future, the development of existing and new industrial areas should be encouraged as far as possible, provided that it is environmentally acceptable to do so. This policy is designed to make sure that no potential investment is lost through want of a suitable, quality employment site.

- 3.9.5 Mansfield experienced a very low rate of industrial development during the 1980s which worsened the impact of the decline in the traditional industries. This was not simply due to the downturn in the economy, it was also a reflection of the poor image that grew in the minds of people living outside the area and, perhaps the most prohibitive factor, the lack of serviced industrial land and accommodation that could be offered to potential industrial investors.
- 3.9.6 In considering planning applications for employment developments the District Council will give particular attention to their potential impact on the site and its surrounding area. Developments will not be permitted where they would have an adverse impact on the environment. This issue has become more relevant recently with the inclusion in use class B2 of the former special industrial use classes B4 to B7. In this respect the District Council may approve developments in certain locations on condition that certain operations would not be permissible.
- 3.9.7 If a proposal for industrial development involves the creation of a new major hazards installation then it will be referred to the Health and Safety Executive (H.S.E.), to advise on the nature and severity of the risks associated with it. Due account will be taken of the advice from the H.S.E. when the application is determined. Major hazards installations include sites which require a consent under the Planning (Hazardous Substances) Act, sites which attract the application of the Control of Industrial Major Accident Hazards Regulations; licensed explosives factories and magazines, notifiable pipelines, etc. Planning permission will not be granted if there are existing users of land within the vicinity of the proposal site who would be placed at intolerable risk by the development.
- 3.9.8 The District Council will prepare where necessary planning and/or development briefs to guide and promote the development of appropriate parts of the Local Plan area, in order to try and make sure that proposals, by private developers, are in the interests of the community and mitigate as far as possible their environmental impact.

**E4 PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENTS WHICH WOULD LEAD TO THE LOSS OF EMPLOYMENT LAND AND / OR PREMISES, UNLESS THEY WOULD MEET ONE OF THE FOLLOWING CRITERIA:-**

- 1) INVOLVE THE REMOVAL OF AN ACTIVITY WHICH IS CAUSING ENVIRONMENTAL DAMAGE AND / OR IS CURRENTLY INCOMPATIBLE WITH THE SURROUNDING AREA / LAND USES;
  - 2) IT CAN BE CLEARLY DEMONSTRATED THAT ITS LOSS OR RELOCATION WOULD LEAD TO WIDER BENEFITS;
  - 3) IT CAN BE CLEARLY DEMONSTRATED THAT THE EXISTING PREMISES ARE INCAPABLE OF SUSTAINING ACCEPTABLE STANDARDS OF ACCOMMODATION FOR EMPLOYMENT PURPOSES.
- 3.9.9 Development which would result in the loss of employment land, or viable industrial premises, will not normally be permitted unless there are exceptional circumstances for doing so. Mansfield District Council has had a shortage of genuinely available serviced industrial land particularly near residential areas and town centres, which is now being rectified, and the loss of any such facilities to other uses would be undesirable.

3.9.10 Mansfield town centre is the main source of service sector jobs in most communities. Whilst the provision of the conditions for the growth of manufacturing industry in the District is an important priority, the Local Plan has highlighted the need for, and is committed to, the expansion of service sector employment as part of an overall package to diversify the local economy. The Central Areas Chapter contains a range of policies aimed at encouraging and facilitating the town centre's role in the provision of jobs, public and private services and administration. However, as mentioned earlier policies aimed at encouraging the reuse of rural buildings are an exception to the principle of urban concentration, which may lend itself to accommodating service sector jobs so helping to diversify and strengthen the rural economy.

### 3.10 **Employment Proposals**

3.10.1 The Local Plan identifies ten sites which the District Council considers appropriate for the development of employment uses.

#### **E5 PLANNING PERMISSION WILL BE GRANTED FOR THE DEVELOPMENT OF EMPLOYMENT USES AT THE FOLLOWING LOCATIONS:-**

##### **E5(A) 4.2 HECTARES OF LAND OFF OLD NEWARK ROAD/SOUTHWELL ROAD WEST.**

3.10.2 During the Plan period Southwell Road West is likely to be the focus of major industrial development. The location has good accessibility, with Southwell Road linking Mansfield with Newark and the A1. This will be further enhanced by the implementation of the proposed Rainworth Bypass and the proposed Southern Bypass which will provide improved access to western Mansfield and the M1. A large area of land at this location had the benefit of outline planning permission, as at April, 1996, for employment uses, although only part can be developed prior to construction of the Southern Bypass. The site subject of this proposal will be expected to integrate with adjacent commitments and be a high quality development. Particular attention will need to be given to the amenity of residential properties on Southwell Road and a buffer zone will need to be created between this proposal and the residents of Bellamy Road Housing Estate. Any development will be expected to provide appropriate landscaping to the site's western and southern boundaries.

##### **E5(B) 18.2 HECTARES OF LAND AT MILE HILL.**

3.10.3 The adopted Nottinghamshire Structure Plan previously sought to make provision for major employment development in north western Mansfield. A site has been identified at Mile Hill with direct access off the A617, which will form a critical part of the District Council's industrial land strategy. A high standard of design will be expected and extensive landscaping will be incorporated within the development to protect the amenity of nearby residential properties, including a woodland belt on the north east and south east edges of the site. A new access to this site from Chesterfield Road North (third party land will be required to facilitate the junction) will need to be provided, controlled by traffic lights and consideration given to the proposal's potential impact on the nearby highway network. The site offers an attractive environment with good transport communications to the M1 motorway, which will be further improved by the Pleasley Bypass extension and Western Bypass proposals. More importantly the location of this site will provide much needed employment opportunities for

the north west of Mansfield. This site, when combined with the land off Abbott Road (identified for exceptional employment development), will help to balance the current and future opportunities for employment development found elsewhere in Mansfield, particularly in the east. Consequently, the need for long distance, cross-town commuting for residents of western Mansfield (and others), will be much reduced, easing congestion and reducing energy consumption. Concentrations of employment sites, located on major public transport routes and near to residential areas throughout the District, are beneficial for employers, employees and the environment.

**E5(C) 3.1 HECTARES OF LAND OFF DEBDALE LANE.**

- 3.10.4 The former Sherwood Colliery site has been cleared and levelled providing a good opportunity for employment creation uses between the two settlements of Mansfield and Mansfield Woodhouse. A development brief has been produced for the site which identified employment (B1, B2 and B8) uses on 3.1 hectares of land. A further 0.8 hectares has been identified for a variety of uses immediately to the north. Being only 1/2 mile from Mansfield town centre there is good access to central services. The planned local improvements to the A6075 (as part of the Mansfield Outer Ring Road) and the return of the Nottingham to Worksop railway line for passenger use (the Robin Hood Line), will improve access to the national road and rail networks. The location of the railway station just to the north of Debdale Lane will be a significant asset. It is recommended that interested developers should refer to the development brief at the earliest opportunity and familiarise themselves with the constraints affecting the site. The developer will be required to provide a high standard of landscaping, particularly where the site abuts the Robin Hood Line.

**E5(D) 3.6 HECTARES OF LAND AT MAUN VALLEY, MANSFIELD WOODHOUSE.**

- 3.10.5 Access to this site will be via the existing estate road network. One major constraint affecting the site, however, relates to the proposed installation of the bio-scrubber at the Bath Lane Sewerage Works. No built development will be allowed within fifty metres of the plant, in line with Severn Trent Water's Cordon Sanitaire policy. Consequently, within this area, only uses such as parking will be allowed. Development here may require improvements to nearby junctions.

**E5(E) 0.4 HECTARES OF LAND OFF OXCLOSE LANE, MANSFIELD WOODHOUSE.**

- 3.10.6 Between Oxclose Lane and Grove Street there is an already established industrial use, housed mainly in purpose built accommodation which has recently been improved with the building of a number of small industrial units and a new access road. With the construction of the new railway station off Debdale Lane, there is now the opportunity to complete the consolidation of the area by redeveloping the small site immediately south of Oxclose lane, adjacent to the railway line, this site will be used for car parking for the adjacent railway station.

**E5(F) 0.8 HECTARES OF LAND OFF BLAKE STREET, MANSFIELD WOODHOUSE.**

- 3.10.7 The development of this site would utilise derelict former railway sidings and would create jobs close to a residential area. Access to this site would be from Blake Street. Careful consideration must be given to the design of proposals due the proximity of housing.

### **E5(G) 6.5 HECTARES OF LAND AT BLEAK HILLS.**

- 3.10.8 With the completion of the infrastructure projects and the successful take-up of land at the Oakham Business Park, work can now proceed on the Bleak Hills extension, first identified in the non-statutory Mansfield Local Plan. This site will complete the industrial nature of the land between the railway line and Sheepbridge Lane and will utilise the proposed extension of the Oakham access road through to Sheepbridge Lane. It will, therefore, have good links with the town centre via Quarry Lane and the existing and proposed bypasses via Hamilton Road. This access road may require third party land and improvements to the junction with Sheepbridge Lane and to Quarry Lane depending on traffic generation. The land includes an area of Grade Two Biological value. Where possible development proposals should include mitigating measures to safeguard the biological value of the most important parts of this area.

### **E5(H) 2.0 HECTARES OF LAND AT SPION KOP.**

- 3.10.9 In order to try and provide further employment opportunities in the north of the District, where suitable employment land is very limited, the Council feels that this site could be attractive. Situated on the main north - south transport route (A60) between Mansfield and Worksop, this is a flat area of land, currently utilised as a timber yard. Unfortunately this presents a rather unattractive appearance on a major route, within a rural location adjacent to housing. Consequently, proposals to develop the site for employment uses, incorporating a high standard of design and landscaping, compatible with such a sensitive location, will be encouraged. Development would require the provision of a surface water sewer outfall into the Leas Brook, after discussion with Severn Trent Water and with Environment Agency consent. The foul flows from the site currently discharge into the public sewer in Mansfield Road (A60), which terminates at the pumping station on the nearby recreation ground. If foul flow from any proposal is balanced to the equivalent daily existing flow from the timber yard, then no alteration to the pumping station would be required. Otherwise, works would be required by the developer, in negotiation with Severn Trent Water. Being relatively flat, the maintenance of existing land drainage and the protection against surface water overland flows from adjacent fields, should be considered carefully as part of the development to prevent the risk of flooding.

### **E5(I) 3.3 HECTARES OF LAND OFF NETHERFIELD LANE, MEDEN VALE.**

- 3.10.10 Recent colliery closures at Warsop Vale, Shirebrook and reduction in manning at Welbeck Colliery has deprived the area of employment opportunities and further reduced Warsop's economic base. Compounding this Warsop has no serviced industrial land and limited scope for industrial development within the urban area. The District Council in association with the County Council and Rural Development Commission has already provided 1,368 square metres of workspace at this location, with all the associated infrastructure. This proposal continues that process and utilises semi-derelict / under-utilised land and poultry houses in an area that has few suitable locations for employment developments. The site is close to an electricity sub-station, pumping station and can be drained of surface water into the River Meden. The site will provide employment opportunities in the north of the Warsop area, complementing those in Warsop town centre. The site is suitable for small light-industrial or workshop units up to 465 square metres. Extensive screen planting will be required on the boundaries of the site, especially along the western boundary to reinforce the visual integrity of the remaining gap between Meden Vale and Church Warsop.

## **E5(J) 8.2 HECTARES OF LAND ADJACENT TO RATCHER HILL QUARRY.**

3.10.11 The main Ratcher Quarry will continue to be worked for the foreseeable future. However a section of the quarry forming a triangular piece of land between Jubilee Way and the Mansfield to Rainworth Walkway is now worked out and has been subject to partial filling. This brownfield site has development potential if a land reclamation scheme involving earthworks and levelling is carried out. Careful consideration will need to be given to the adjacent Mansfield to Rainworth Walkway and to nature conservation interests near the site. Development of this site will require improvements to the access on Southwell Road which should be carried out as part of a comprehensive scheme including other employment development sites in the area.

### **3.11 Business Park Proposals**

3.11.1 The Local Plan identifies two sites which the District Council considers appropriate for the development of Business Parks. The term Business Park refers to developments falling within use class B1 only, with a high standard of design, layout and landscaping. Such developments will be at a low building density with good accessibility to both public and private transport.

## **E6 PLANNING PERMISSION WILL BE GRANTED FOR THE DEVELOPMENT OF BUSINESS PARK USES (USE CLASS B1 ONLY\*) AT THE FOLLOWING LOCATIONS:-**

### **E6(A) 5.4 HECTARES OF LAND AT RANSOM HILL.**

*(\* A definition of Use Class B1 is included in paragraph 3.7.4)*

3.11.2 Following demolition of some of the old hospital buildings at the former Ransom Hospital site, a very attractive woodland setting is left for suitable employment development. Construction of the Rainworth and Southern Bypasses will serve to increase the site's potential. In order to preserve the site's attractive setting, any new development should be of a scale and density commensurate with the footprint of the original hospital buildings and of a high standard of design. Care will also need to be taken to preserve the majority of the existing trees within the site and to maintain the open break with Rainworth on the eastern side. Access to and from the site will be via the existing entrance, although this could require improvements to the junction and the road network. Such highway works as are needed must be coordinated with any required for the development of land off Southwell Road West. Detailed proposals for the site should also include for the provision of appropriate crime prevention measures, in view of the site's location.

### **E6(B) 19.1 HECTARES OF LAND OFF CLIPSTONE ROAD EAST (WHICH MAY ALSO INCLUDE THE DEVELOPMENT OF A HOTEL).**

3.11.3 The intention to extend Crown Farm Way to establish a link road between Violet Hill and Clipstone Road East will increase the accessibility to and create the opportunity for further employment development in this area. Planning permission has already been granted for employment uses on land adjacent to Toray, which is now a designated Enterprise Zone. This leaves the above site which the District Council feels would be suitable for development as a Business Park to provide complementary but alternative employment opportunities in this locality. This proposal would provide a more open and environmentally attractive area in keeping with the character of adjoining housing and open areas. The site would also be suitable for the incorporation of a hotel development.



### 3.12 **Exceptional Employment Proposal**

3.12.1 The Local Plan identifies one site which the District Council considers appropriate for the development of exceptional employment uses.

**E7 PLANNING PERMISSION WILL BE GRANTED FOR THE DEVELOPMENT OF EXCEPTIONAL EMPLOYMENT USES ON 28.4 HECTARES OF LAND OFF ABBOTT ROAD, PROVIDED THAT THEY WOULD MEET ALL OF THE FOLLOWING CRITERIA:-**

- 1) THE EMPLOYMENT USES PROPOSED WOULD BE:-**
  - A TRAINING / CONFERENCE CENTRE;
  - A MAJOR COMPANY OFFICE CENTRE;
  - DEVELOPMENTS FOR MAJOR EMPLOYERS REQUIRING SITES OF 8 HECTARES OR MORE (USE CLASSES B1 AND B2 ONLY\*);
  - A HIGH TECHNOLOGY / SCIENCE DEVELOPMENT;
  - A COMBINATION OF THE ABOVE;

*(\*A definition of Use Classes B1 and B2 is included in paragraph 3.7.4)*

- 2) BE OF A “CAMPUS” STYLE DEVELOPMENT, WITH AROUND 40% OF THE GROSS SITE AREA DEVOTED TO LANDSCAPING (EITHER EXISTING OR PROPOSED);**
- 3) THE PROPOSAL WOULD NOT HAVE A DELETERIOUS IMPACT ON HIGHWAY SAFETY OR TRAFFIC FLOWS ON SURROUNDING ROADS AND WOULD NOT CAUSE HARM TO LOCAL ENVIRONMENTAL QUALITY DUE TO NOISE, POLLUTION OR VISUAL INTRUSION;**
- 4) THE TYPE OF DEVELOPMENT ENVISAGED COULD NOT BE ACCOMMODATED ON OTHER LAND PROPOSED FOR EMPLOYMENT USES IN THE LOCAL PLAN;**

**5) THE PROPOSAL INCLUDES PROVISION FOR ACCESS TO BE GAINED FROM THE WESTERN BYPASS WHEN IT IS CONSTRUCTED AND FOR ANY NECESSARY IMPROVEMENTS TO BE UNDERTAKEN TO ABBOTT ROAD PENDING CONSTRUCTION OF THE BYPASS.**

3.12.2 The area of land to the west of Abbott Road represents the best opportunity within the District for the development requirements of major companies / employers (i.e. those requiring a site of eight or more hectares and / or would provide at least 300 jobs), in a good accessible location and affording a quality environment. This location is flat, with an attractive environment and has very good accessibility to junctions 28 and 29 of the M1 motorway, which will be further enhanced by programmed improvements to the A6075 and the proposed Western Bypass between the A6075 and A617. In recognition of its "fringe" location and to keep its visual impact on the surrounding area to a minimum, there will be a need to incorporate approximately 40% landscaping as part of any development of this site. The development will be accessed from the Western Bypass upon its completion. In the meantime access may be gained from Abbott Road, subject to detailed approval from the Highway Authority. The site offers an excellent opportunity for any of the uses referred to in policy E7, but in particular the development for major employers who require a large site for manufacturing or product assembly.

**3.13 Office Proposals**

3.13.1 The Local Plan identifies a number of sites which it considers appropriate for the development of offices.

**E8 PLANNING PERMISSION WILL BE GRANTED FOR THE DEVELOPMENT OF OFFICES ON 0.2 HECTARES OF LAND OFF COMMERCIAL GATE.**

3.13.2 This small site is considered appropriate for the development of offices, being located adjacent to existing office developments. It is ideally located next to the ring road and close to the railway station.

**E9 PLANNING PERMISSION WILL BE GRANTED FOR THE DEVELOPMENT OF EITHER OF THE FOLLOWING:-**

- 1) OFFICES;
- 2) WORKSPACE UNITS,

**ON 0.2 HECTARES OF LAND SOUTH OF NURSERY STREET.**

3.13.3 This site is located in an area that already includes a range of business users. It is, therefore, appropriate that proposals for offices and workspace units be granted planning permission.

**E10 PLANNING PERMISSION WILL BE GRANTED FOR A MIXED DEVELOPMENT OF OFFICES AND CAR PARKING ON 0.7 HECTARES OF LAND OFF SHERWOOD STREET.**

3.13.4 This site is currently used as a temporary car park. A mixed use development incorporating offices and car parking would be acceptable. Sufficient public car parking should be included in the scheme to replace that lost through development, i.e. 60 spaces.

### 3.14 **Optional Employment Proposals**

3.14.1 The Local Plan identifies two sites which the District Council considers appropriate for employment uses, as alternatives to other developments.

**E11 PLANNING PERMISSION WILL BE GRANTED FOR THE DEVELOPMENT OF EMPLOYMENT USES (USE CLASSES B1 AND B2 ONLY\*), AS ALTERNATIVES TO OTHER LAND USE OPTIONS, AT THE FOLLOWING LOCATIONS:-**

#### **E11(A) 0.6 HECTARES OF LAND OFF SUTTON ROAD**

3.14.2 Previously used as an informal car park, this site has been vacant for quite some time, yet is a prime frontage location on the main Mansfield to Sutton road. Consequently, the Council would wish to see the site developed to a high standard of design and feel it is suitable for a number of alternative uses. Alternative uses for the site could include hotel, restaurant, leisure or motor vehicle related retail operations, e.g. petrol filling station.

#### **E11(B) 1.2 HECTARES OF LAND OFF NOTTINGHAM ROAD.**

*(\* A definition of Use Classes B1 and B2 is included in paragraph 3.7.4)*

3.14.3 This vacant site and buildings were previously used for car sales / showroom. Interest has been expressed for retail warehouse development of this site. Following a Retail Study of the area undertaken by Hillier Parker, however, the District Council considers that such development would be inappropriate. The development of Employment uses, however, would be acceptable as would alternative land use options, such as leisure or its previous use as a motor vehicle related retail operation.

### 3.15 **Optional Business Use Proposal**

3.15.1 The Local Plan identifies one site which the District Council considers appropriate for business uses as alternatives to other developments.

**E12 PLANNING PERMISSION WILL BE GRANTED FOR THE DEVELOPMENT OF BUSINESS USES (USE CLASS B1 ONLY\*), AS ALTERNATIVES TO OTHER LAND USE OPTIONS, ON 0.8 HECTARES OF LAND OFF DEBDALE LANE.**

*(\*A definition of Use Class B1 is included in paragraph 3.7.4)*

3.15.2 This is a prime location off a busy north / south route between Mansfield and Mansfield Woodhouse, which is close to the Mansfield Woodhouse railway station. A high standard of design will be required for such a prime frontage development. The site will have to be accessed from a suitable junction on Debdale Lane which must be compatible with the proposed car park entrance to the railway station opposite.

### 3.16 **Optional Office proposals**

3.16.1 The Local Plan identifies a number of sites which the District Council considers appropriate for offices as alternatives to other developments.

**E13 PLANNING PERMISSION WILL BE GRANTED FOR THE DEVELOPMENT OF OFFICES, AS ALTERNATIVES TO OTHER LAND USE OPTIONS, AT THE FOLLOWING LOCATIONS:-**

**E13(A) 0.3 HECTARES OF LAND AT THE FORMER BRUNTS SCHOOL SITE.**

- 3.16.2 This site was formally part of the Brunts school and is available for development of either offices or a hotel. The site offers a prominent location on the A60 to the immediate north of Mansfield town centre close to the Inner Ring Road.

**E13(B) 0.4 HECTARES OF LAND AT AVENUE HOUSE.**

- 3.16.3 Avenue House is situated to the north of the Mansfield General Hospital complex. Whilst the remainder of the hospital site is proposed to be developed for housing, Avenue House also has the potential for conversion to offices.

**E13(C) 0.4 HECTARES OF LAND OFF WOODHOUSE ROAD.**

- 3.16.4 The Queen Elizabeth Girls School has recently re-located. The site comprises the oldest part of the former school and includes a listed building which should be retained in any proposals for the site. The building has an extremely attractive setting and offers the potential for re-use for a number of employment uses: offices, hotel, restaurant / public house or non-residential institution.

3.17 **Employment Consolidation Areas.**

- 3.17.1 The Local Plan identifies three areas where the District Council considers it would be appropriate to consolidate employment uses.

**E14 PLANNING PERMISSION WILL BE GRANTED FOR DEVELOPMENTS, INCLUDING THE CONVERSION OF RESIDENTIAL PROPERTIES WHERE APPLICABLE, WHICH WOULD CONSOLIDATE EMPLOYMENT USES AT THE FOLLOWING LOCATIONS:-**

**E14(A) LAND OFF BOTANY AVENUE.**

- 3.17.2 Until 1988, Mansfield Hosiery Mills on Botany Avenue was a major employer, at its peak employing nearly 2,000 people. The decline in the textile industry, however, was no more poignantly emphasised than by its closure with the loss of 1,000 jobs. Since that time, most of the buildings have remained vacant. There is a great deal of local support for the complex to remain in employment generating use. This, combined with the fact that there is a consistently high level of unemployment within Ladybrook and few suitable alternative employment sites, means that the Council would wish to see the site reused for industrial / commercial purposes. Consequently, the above policy will be pursued to obtain this goal and help resist pressure for retail development, currently being experienced at the site.

**E14(B) LAND OFF VICTORIA STREET / GARDEN ROAD.**

- 3.17.3 Over time, the eastern end of Victoria Street and Garden Road has become predominantly industrial / commercial in character. Consequently, the environment for the few remaining residents has deteriorated and there are areas of cleared land suitable for employment use. Further new residential development or conversion to residential uses is, therefore, not considered desirable and so the Council will seek to consolidate the industrial character of this area, whilst seeking ways of improving the amenity of nearby residents.

**E15 PLANNING PERMISSION WILL BE GRANTED FOR THE DEVELOPMENT OF EMPLOYMENT USES, AS ALTERNATIVES TO OTHER LAND USE OPTIONS, WHICH WOULD CONSOLIDATE THE NEWGATE LANE / RATCLIFFE GATE LOCAL CENTRE.**

3.17.4 In addition to the large number of small shops along Newgate Lane, which meet local needs, the area also contains a significant number of small commercial concerns who are unable or do not wish to pay higher rents that prevail elsewhere. Unfortunately, the general environment is very poor, with a number of small derelict sites. The Council is keen to consolidate small scale employment uses such as offices and small businesses as well as the range of other uses which are appropriate in this local centre. These alternative uses include retailing, food and drink and leisure uses.

**3.18 Office Consolidation Areas**

3.18.1 The Local Plan identifies three areas which the District Council considers appropriate for the consolidation of office uses.

**E16 PLANNING PERMISSION WILL BE GRANTED FOR DEVELOPMENTS WHICH WOULD CONSOLIDATE OFFICE USES WITHIN THE FOLLOWING AREAS:-**

**E16(A) NOTTINGHAM ROAD.**

**E16(B) BRUNTS STREET.**

3.18.2 These areas are substantially in office use through conversions and are well defined. There is a continued demand for small, low rental space which should be accommodated near to the town centre (a further office consolidation area is defined at St. John Street by policy MTC1, in the Central Areas chapter).