



Mansfield
District Council

Mansfield District Council

Employment Land Monitoring Report 2023

1 April 2022 – 31 March 2023

Planning Policy Team

Purpose of this report

This document will be used as a basis for monitoring the performance of the adopted 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 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 Team at 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 (E(g)(iii), B2 and B8 use classes), in Mansfield district.

This report covers the monitoring period 1 April 2022 to 31 March 2023. It also includes the backdated data from the monitoring periods 1 April 2020 to 31 March 2022. This report will also reflect the changes made to the Use Class Order in 2020¹.

The National Planning Policy Framework (NPPF) expects planning authorities to assess the existing and future supply of land available for economic development and its sufficiency and suitability to meet identified needs. The employment land requirements of the district are set out in the Mansfield District Local Plan 2013-2033 Policy S2: The Spatial Strategy and are based on the findings of the Joint Core Nottingham HMA and Outer HMA Employment Land Forecasting Study 2015 (ELFS)².

The ELFS identifies a minimum employment requirement for the district of 26,100 sqm office floorspace and 42 ha industrial land for the period of 1 April 2011 – 31 March 2033. However, the Mansfield District Local Plan period is between 2013 and 2033. Therefore, the employment land has been pro-rated for the plan period giving a total requirement of:

- 23,727 sqm for Class E(g)(i)/(ii) office use³ and;
- 38 ha for E(g)(iii)⁴/B2/B8.

For the purposes of the Local Plan, the floorspace (square meters) requirement for office use was converted to office land requirement, so that the total employment land requirement for 2013 to 2033 is a minimum of 41 hectares (ha).

The information in this Employment Monitoring report has been prepared using records and information that is available to the public. The information collected is as accurate as records permit but no guarantees can be given with regards to errors or omissions.

¹ <https://www.legislation.gov.uk/ukxi/2020/757/made>

² <https://www.mansfield.gov.uk/downloads/file/913/e1-nottingham-core-hma-and-nottingham-outer-hma-employment-land-forecasting-study-2015>

³ Formerly Class B1(a) and B1(b)

⁴ Formerly Class B1(c)

2. Background

For the purpose of the Mansfield District Local Plan 2013-2033, the floorspace (sqm) requirements for the district have been converted to office land (ha) requirements. The Employment Land Forecasting Study 2015 (ELFS) identified the requirement for offices on the basis of floor area in square meters. This reflected that different areas are likely to have different plot coverage. For Mansfield, offices are likely to be two or three storeys and have a site coverage of 40%, therefore there is the following office land requirement:

$23,727 \text{ sqm} / 2 \text{ floors} = 11,863 \text{ sqm}$, site coverage 40% = 3 ha.

The total employment land requirement for the purpose of the Local Plan is a minimum of 41ha for the plan period 2013-2033. Table 1 summarises the employment land supply for the Local Plan period, when floorspace has been converted to land.

Employment Land Update (2013-2023)	Total (ha)
Type of Development	
Completions	4.49
Sites with Planning Permission	19.10
Local Plan Allocations	17.95
Pleasley Hill Farm - SUE 1 Land off Jubilee Way - SUE 2	3.3
Ratcher Hill Quarry Employment Area - E2a	3.45
Oakfield Lane, Market Warsop - E2b	2.2
Penniment Farm - E2c	9.0
Sites Available on Key Employment Areas	7.54
Total	49.08

Table 1- Employment Land Update (2013-2023).

2.1 Mansfield Labour/Business Profile

The following data from the Office for National Statistics (ONS⁵) provides a background of the labour and business profile for Mansfield district:

Employment and unemployment (April 2022 – March 2023)				
	Mansfield (numbers)	Mansfield (%)	East Midlands (%)	Great Britain (%)
All people				
Economically active	55,800	75.4	77.7	78.4
In employment	55,800	75.4	75.1	75.5
Employees	50,800	69.7	66.3	66.0
Self employed	#	#	8.6	9.2
Unemployed (model based)	1,800	3.2	3.2	3.6

Table 2 - Employment and unemployment (April 2022-March 2023). Source: ONS annual population survey.

Key

- Sample size too small for reliable estimate

! – estimate is not available since sample size is disclosive

† - numbers are for those aged 16 and over, % are for those aged 16-64

§ - numbers and % are for those aged 16 and over. % is a proportion of economically active

Earnings by place of residence (2022)						
Gross weekly pay	Mansfield (£)	% change from last monitoring report	East Midlands (£)	% change from last monitoring report	Great Britain (£)	% change from last monitoring report
Full time workers	540.2	+3.67%	603.7	+7.84%	642.2	+4.8%
Male full time workers	579.6	+9.23%	648.9	+8%	687.5	+5.1%

⁵ [Labour Market Profile - Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](https://nomisweb.co.uk/)

Female full time workers	508.6	-0.2%	536.6	+8.89%	584.5	+4.73%
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Table 3 – Earning by place of residence (2022). Source: ONS annual survey of hours and earnings.

Employee jobs (2021)				
	Mansfield (employee jobs)	Mansfield (%)	East Midlands (%)	Great Britain (%)
Total employee jobs	40,000	-	-	-
Full-time	25,000	62.5	66.8	68.1
Part-time	15,000	37.5	33.2	31.9
Employee jobs by industry				
B: Mining and quarrying	10	0.0	0.2	0.1
C: Manufacturing	3,500	8.8	12.0	7.6
D: Electricity, gas, steam and air conditioning supply	50	0.1	0.8	0.4
E: Water supply, sewerage, waste management and remediation activities	250	0.6	0.7	0.7
F: Construction	2,250	5.6	4.7	4.9
G: Wholesale and retail trade, repair of motor vehicles and motorcycles	8,000	20.0	16.3	14.4
H: Transportation and storage	1,000	2.5	6.5	5.1
I: Accommodation and food service activities	2,500	6.2	6.5	7.5
J: Information and communication	700	1.8	3.0	4.5
K: Financial and insurance activities	800	2.0	1.9	3.6
L: Real estate activities	500	1.2	1.4	1.8
M: Professional, scientific and technical activities	1,750	4.4	7.1	8.9
N: Administrative and support service activities	4,500	11.2	8.1	8.9
O: Public administration and defence, compulsory social security	2,000	5.0	4.0	4.6

P: Education	4,000	10.0	8.9	8.8
Q: Human health and social work activities	5,000	12.5	13.8	13.7
R: Arts, entertainment and recreation	1,250	3.1	2.3	2.3
S: Other social activities	700	1.8	1.8	1.9

Table 4 - Employee jobs by industry. Source: ONS business register and employment survey.

UK business counts (2023)				
	Mansfield (numbers)	Mansfield (%)	East Midlands (numbers)	East Midlands (%)
Enterprises				
Micro (0 to 9)	2,970	88.4	162,915	88.8
Small (10 to 49)	325	9.7	16,890	9.2
Medium (50 to 249)	50	1.5	2,955	1.6
Large (250 +)	15	0.4	750	0.4
Total	3,360	-	183,510	-
Local units				
Micro (0 to 9)	3,360	81.5	178,870	83.8
Small (10 to 49)	615	14.9	27,955	13.1
Medium (50 to 249)	130	3.2	5,830	2.7
Large (250+)	15	0.4	835	0.4
Total	4,125	-	213,490	-

Table 5 - UK business counts (2023). Source: Inter Departmental Business Register (ONS).

3. Employment land gained

This section of the report shows the completions of employment land within the monitoring period. The completions relate to both net gains and net losses of employment land space. An overview of the net change in employment land space, in hectares (ha) can be seen below in table 2.

As stated earlier, the ELFS 2015 identified the requirement for office floorspace in square metres, therefore the tables throughout this section will show office floorspace in square metres (sqm) and industrial land in hectares (ha).

Any sites that have seen completions but are still under construction will be recorded within section 4.1. Once the site is completed, it will then be recorded within completions in future monitoring reports.

Employment completions – net change (all in ha)	2020-21	2021-22	2022-23
New development completions (including extensions)	0.173	0.021	0.801
Change of use completions	-0.261	0.110	-0.114
Total completed	-0.089	0.131	0.687

Table 2- Summary of the net change in employment permissions.

3.1 New development completions

The tables below relate to the new development row in table 2 from above and is split into office floor space and industrial land space. New developments include completions from full and reserved matters applications, developments may be whole new buildings or an extension to an existing building.

Overall, the total amount of net employment floor/land space completed was 0.801 ha, which is shown in a breakdown below:

- Office floor space: 0 sqm
- Industrial land space: 0.801 ha
- Total when converted to land (ha): 0.801 ha.

3.1.1 Office floorspace new development completions

There was no new office floorspace completions during the monitoring period of the E(g)(i) or E(g)(ii) use class.

Site reference	Planning application reference	Site name	Use class	E(g)(i) (sqm)	Total net change (sqm)
-	-	-	-	-	-
Total					-

Table 3- Office floorspace new development completions.

3.1.2 Industrial land space new development completions

Table 4 below shows a breakdown of the completions for industrial land space. Overall, the total change for industrial land space was a net gain of 0.801 ha. The developments at Sherwood Avenue and Oxford Street contributed to the majority of the industrial land space completions.

Site reference	Planning application reference	Site name	Use class	E(g)(iii)	B2	B8	Mixed	Net change (ha)
E-Gf001	2022/0335/FUL	Intake Business Park, Kirkland Avenue	Mixed (B2, B8 & E(g))				0.03	0.03
E-Li002	2022/0061/FUL	Acorns, Oak Tree Lane, NG18 3HG	B8			0.002		0.002
E-Me001	2021/0578/FUL	5-7 Sherwood Street, Warsop	Mixed				0.016	0.016
E-Nw005	2022/0627/FUL	Crown Speciality Packaging UK, Crown Farm Way, NG19 0FT	B2		0.013			0.013
E-Oa003	2021/0808/FUL	Unit 43, Bleak Hill Way, NG18 5EZ	E(g)(iii)	0.001				0.001
E-Po003	2021/0093/FUL	5 Bradder Way, NG18 5DQ	E(g)(iii)	0.012				0.012
E-Rw002	2019/0444/FUL	Land at Sherwood Avenue	Mixed (B2, B8, E(iii))				0.336	0.336
E-Sh002	2019/0113/FUL	Double A Kebabs, Enterprise Road	E(g)(iii)	0.02				0.02
E-Wi006	2020/0568/FUL	Tackle Shack Ltd, 11 Millway, NG19 9BG	B8			0.003		0.003
E-Yh001	2021/0235/FUL	Jewsons, Oxford Street, NG18 2BE	B8			0.368		0.368

Total								0.801
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Table 4 - Industrial land space new development completions.

3.2 Change of use completions

Within this section, the tables below relate to the change of use row in table 2. Again, split into office floor space and industrial land space. Overall, the total amount of net employment floor/land space completed is shown in a breakdown below:

- Office floor space: -2,290.30 sqm
- Industrial land space: 0.115 ha
- Total when converted to land (ha): -0.114 ha.

3.2.1 Office floor space change of use completions

Table 5 below shows the amount of office floor space that was developed through change of use. This led to a net loss of 2,290.30 sqm. The majority of this loss came through a conversion from offices to residential use.

Site reference	Planning application reference	Site name	Use class	E(g)(i) (sqm)	Total net change (sqm)
E-Ng001	2020/0648/COU	110 Newgate Lane, NG18 2QB	E(g)(i)	-85	-85
E-Po001	2020/0572/PNSCUO	Holmes House, Ratcliffe Gate, NG18 2JW	E(g)(i)	-1,999	-1,999
E-Po005	2021/0429/PNSCUO	4-6 Leeming Street, NG18 1NE	E(g)(i)	-110	-110
E-Sh006	2016/0364/NT	108 Chesterfield Road North, NG19 7HZ	E(g)(i)	-96.3	-96.3
Total					-2,290.30

Table 5 – Office floor space change of use completions.

3.2.2 Industrial land space change of use completions

Table 6 below shows the amount of industrial land space completed. The total net change of industrial land space completed was a net gain of 0.115 ha.

Site reference	Planning application reference	Site name	Use classes	E(g)(iii)	B2	B8	Unspecified / mixed	Total net change(ha)
E-Cb008	2020/0405/COU	49-51 Terrace Road, NG18 2BP	B2		-0.002			-0.002
E-Ki001	2021/0844/COU	Car Wash, Clipstone Road West, NG19 0BT	B2		0.01			0.01
E-Oa022	2022/0102/COU	2 Stanley Road, NG18 5AA	B2		0.04			0.04
E-Oa023	2022/0103/COU	Unit 2/5 Abbey Industrial Park, Hermitage Lane, NG18 5GH	Mixed (B2, B8, E(g))				0.067	0.067
Total								0.115

Table 6 – Industrial land space change of use completions.

4. Employment land availability

4.1 Sites under construction

This section shows sites that are under construction. Sites within this section that have seen completions, but the site is still on-going, will be marked as under construction. Once a site is fully developed, it will then be marked as completed, which will be reflected in future monitoring reports. A summary of the sites under construction can be seen below:

- Office floor space: -73 sqm
- Industrial land space: 0.574 ha
- Total when converted to land (ha): 0.567 ha.

4.1.1 Office floor space under construction

Table 7 below shows sites that are under construction containing office floor space, which results in a net loss of 73 from office space to residential.

Site reference	Planning application reference	Site name	Development type	Use class	E(g)(i) (sqm)	Total net change (sqm)
E-Cb007	2021/0916/PNSCUO	22 Woodhouse Road, NG18 2AF	Change of use	E(g)(i)	-73	-73
Total						-73

Table 7 – Office floor space under construction.

4.1.2 Industrial land space under construction

Table 8 below shows sites that are under construction that contain industrial land space, it can be seen that there are a mix of use classes.

Site reference	Planning application reference	Site name	Development type	Use classes	E(g)(i) ii)	B2	B8	Unspecified / mixed	Total net change (ha)
E-Li001	2021/0842/FUL	Units 4-7 Oakwood Road,	Extension	E(g)(i) ii)	0.0142				0.014

		NG18 3HQ							
E- Me002	2020/0045/F UL	2 Hetts Lane, NG20 0AS	New developmen t (full)	E(g)(i ii)	0.055				0.055
E- Rw001	2021/0347/F UL	Coating Plant, Ratcher Hill Quarry, NG18 4GE	New developmen t (full)	B2		0.19			0.19
E-Sh001	2021/0663/F UL	Mason House, Unit 10a, Enterpris e Road	Extension	B2		0.21 2			0.212
E-Sh009	2022/0687/C OU	134 Chesterfi eld Road South, NG19 7AP	Change of use	B8			0.18 6		0.186
E-Yh002	2020/0360/F UL	Land adj 6 Sherwoo d Street	New developmen t (full)	E(g)(i ii)	0.088				0.088
Total									0.574

Table 8 – Industrial land space under construction.

As these sites are under construction, it is expected that they will be completed in coming years, however it is unknown when. Any completions in the future will be reflected in monitoring reports.

4.2 Live planning permissions

This section shows live planning permissions, split into office floor space and industrial land space. The permissions shown have been decided, meaning a commencement can occur (subject to conditions) although no commencements or completions have yet been recorded. Any permissions below that are at outline stage, require further planning permissions before commencement can occur. The total amount of floor and land space is shown as a summary below:

- Office floor space: -405 sqm;
- Industrial land space: 0.39 ha
- Total when converted to land (ha): 0.35 ha.

4.2.1 Office floor space live planning permissions

Table 9 shows live permissions for office floor space, this amounts to a net loss of 478 sqm; predominantly through a change of use to non-employment uses.

Site reference	Planning application reference	Site name	Development type	Use class	E(g)(i) (sqm)	Total net change (sqm)
E-Cb009	2022/0293/OUT	Land at Samuel Brunts Way	New development (outline)	E(g)(i)	280	280
E-Po002	2020/0599/FUL	125 Moor Street, NG18 5SG	New development (full)	E(g)(i)	32	32
E-Po006	2021/0375/PNSCUO	Titchfield House, 96 Nottingham Road	Change of use	E(g)(i)	-99	-99
E-Po008	2021/0090/PNSCUO	31 Market Place, NG18 1HZ	Change of use	E(g)(i)	-88	-88
E-Wo001	2021/0537/COU	Bromley Croft, Unit 1 Oxclose Lane	Change of use	E(g)(i)	-530	-530
Total						-405

Table 9 – Live planning permissions that include office floor space.

4.2.2 Industrial land space live planning permissions

Table 10 below shows the live permissions for industrial land space, which amounts to a net gain of 0.39 ha. This is split across the range of industrial use classes and types of development which includes new developments and extensions to existing buildings.

Site reference	Planning application reference	Site name	Development type	Use classes	E(g)(ii)	B2	B8	Unspecified / mixed	Total net change (ha)
E-Li003	2020/0246/FUL	Unit 8, Acorn Way, NG18 3HD	Extension	B2		0.013			0.013
E-Ma001	2020/0353/FUL	27 Ley Lane, NG19 8LD	New development (full)	B2		-0.027			-0.027
E-Mw001	2020/0620/FUL	Rear of 40a, Mansfield Road, Spion Kop	New development (full)	E(g)(ii)	-0.03				-0.03
E-Nw002	2020/0156/FUL	Plot 6, Mansfield Brick, Crown Farm Way	New development (full)	B2		0.022			0.022
E-Oa024	2021/0736/FUL	Easihire Ltd, Kestral Road, NG18 5FT	New development (full)	B8			0.016		0.016
E-Oa025	2022/0359/COU	Land at Maunside	Change of use	B8			0		0
E-Po004	2021/0132/FUL	Unit 1b, Brunt Street,	New development	E(g)(ii)	0.017				0.017

		NG18 1AX	t (full)						
E-Po010	2020/0296/C OU	36 Belvedere Street, NG18 1LL	Change of use	B2		0.34 6			0.346
E-Sa001	2022/0518/C OU	Former ATS Eastern Ltd, Great Central Road, NG18 2RJ	Change of use	B8			- 0.01 4		-0.014
E-Sh008	2022/0270/F UL	Berry Hill Foods, Enterprise Road, NG19 7JX	Extension	E(g)(ii i)	0.047				0.047
Total									0.39

Table 10 – Live planning permissions that include industrial land space.

5. Where is development taking place?

This section shows where employment development is taking place within Mansfield district. This contains the sites looked at in the sections before, including completions, under construction and live permissions. The maps may also include sites from previous reports, not referred to in this report.

The maps focus on the committed and new employment sites in the district, some maps may also include developments located outside, but in close proximity to an allocated site.

5.1 Completions

In total there are 18 sites that have been completed in the district during the 2022-2023 monitoring period. Of those, 13 were identified as net gain whereas the remaining 5 completions were net losses. Of the 13 net gain sites, 12 were identified as development on previously developed land. The total amount of employment net gain on brownfield land amounted to 0.60 ha.

Of the 18 sites, 8 were located within a key / general employment area or employment allocation as designated by policies E2 and E3 of the adopted Mansfield District Local Plan 2013-2033 (<https://www.mansfield.gov.uk/downloads/file/1645/mdc-adopted-local-plan-2020>). These are shown in the following maps. Sites that have seen completions are shown on the maps in green.

5.2 Sites under construction

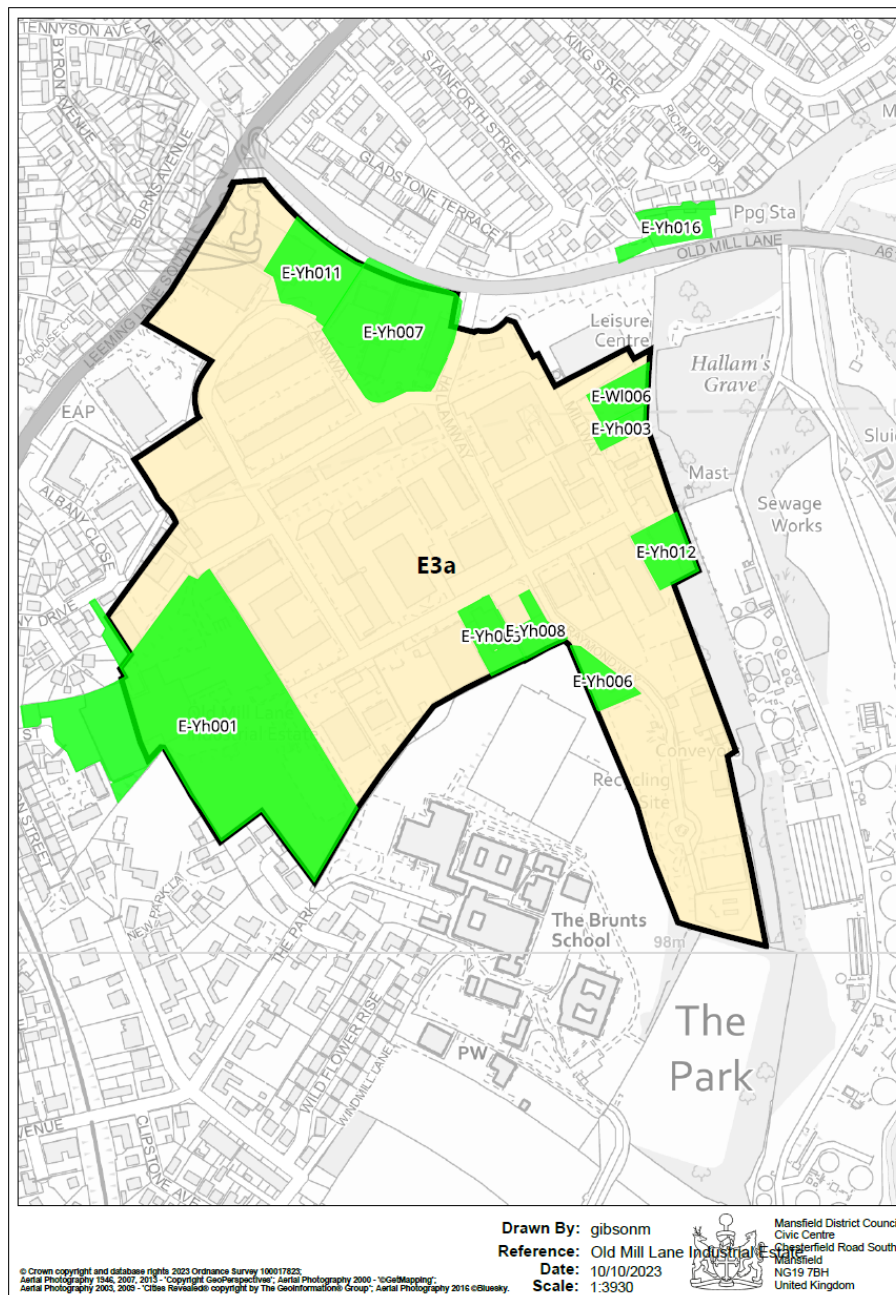
Within the district there are 7 sites identified as under construction, all of these developments were identified as development on previously developed land. Of the 7 sites, 3 were also identified as development within a key / general employment area or employment allocations. Sites that are under construction are shown on the maps in purple.

5.3 Live permissions

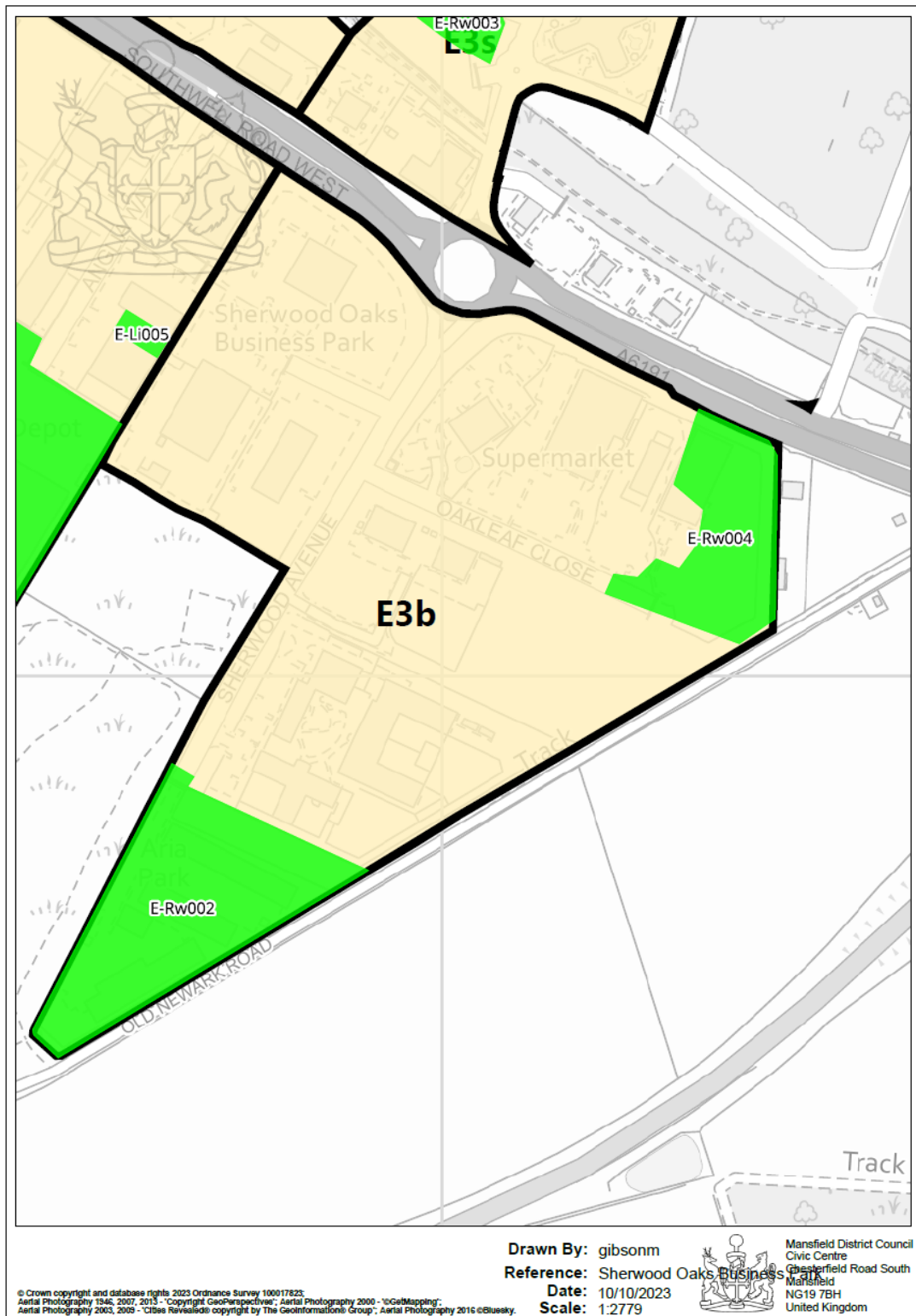
Within the district there are 15 sites that currently have in-date, live planning permissions. 13 sites have been identified as development on previously developed land and 6 of the sites are located within a key / general employment area or employment allocation. Sites with live planning permissions are shown on the maps in blue.

5.4 Maps

E3a – Old Mill Lane Industrial Estate

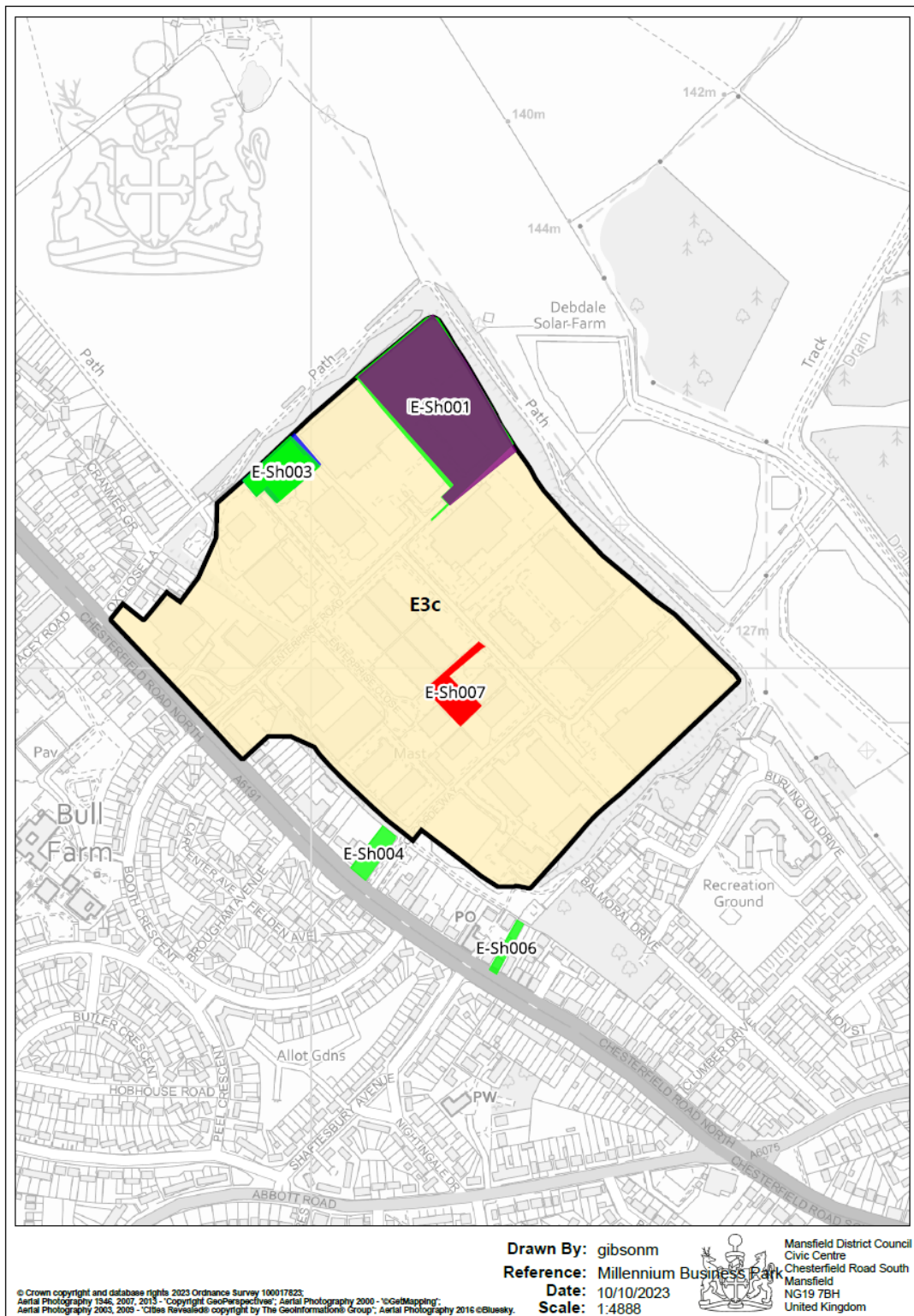


E3b – Sherwood Oaks Business Park



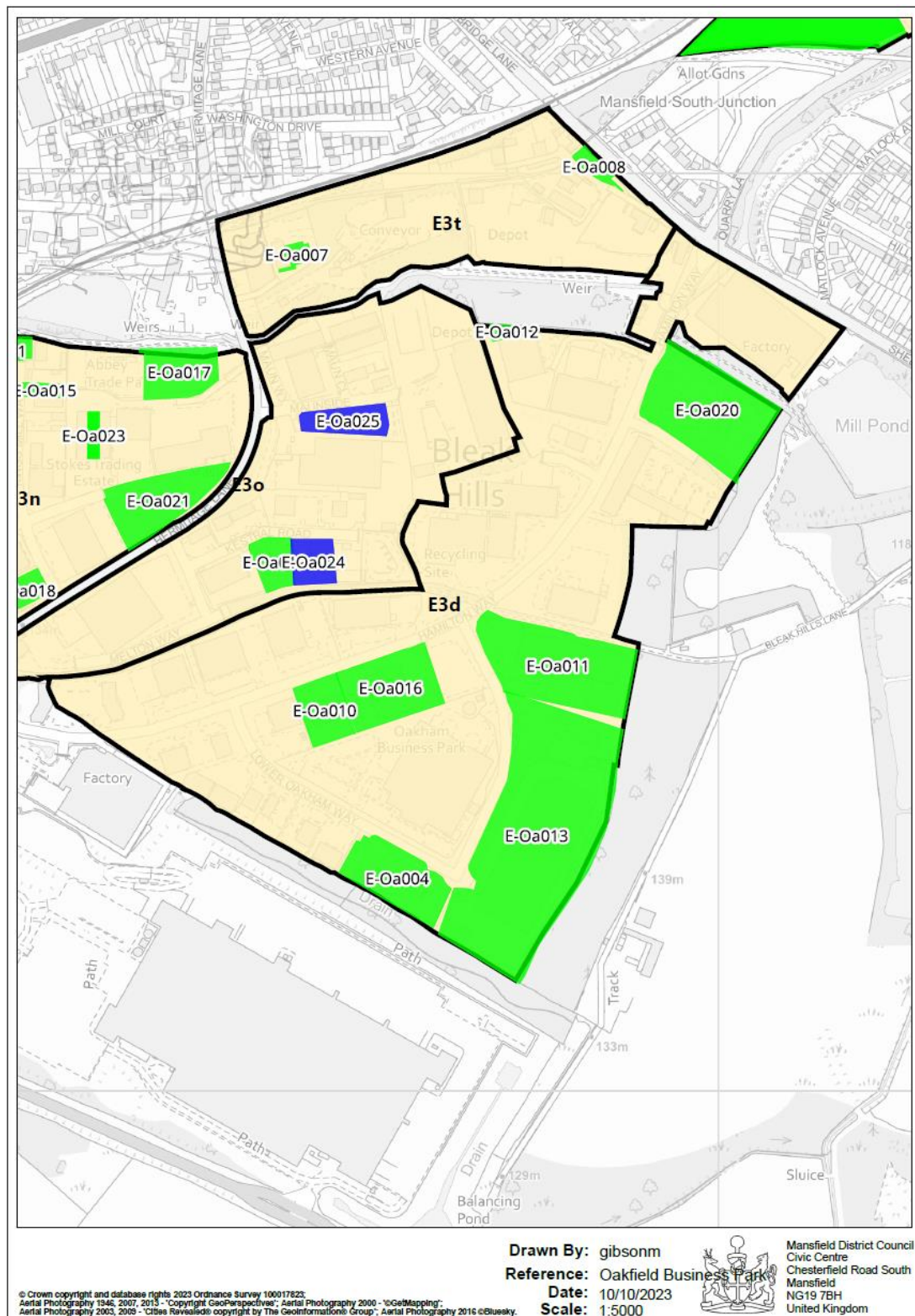
- Complete
- Under construction
- Live permission

E3c – Millennium Business Park



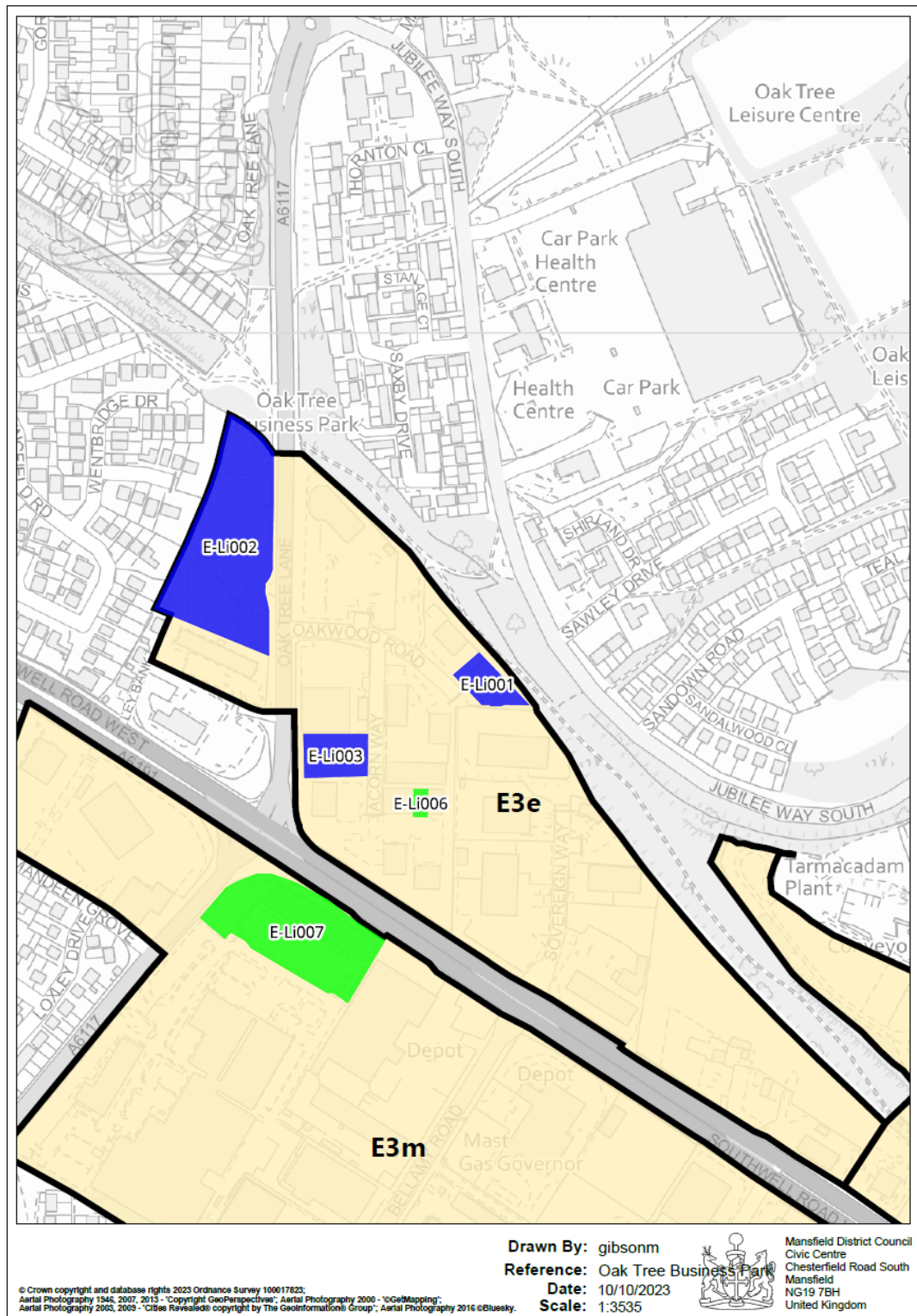
- Complete
- Under construction
- Live permission

E3d – Oakfield Business Park



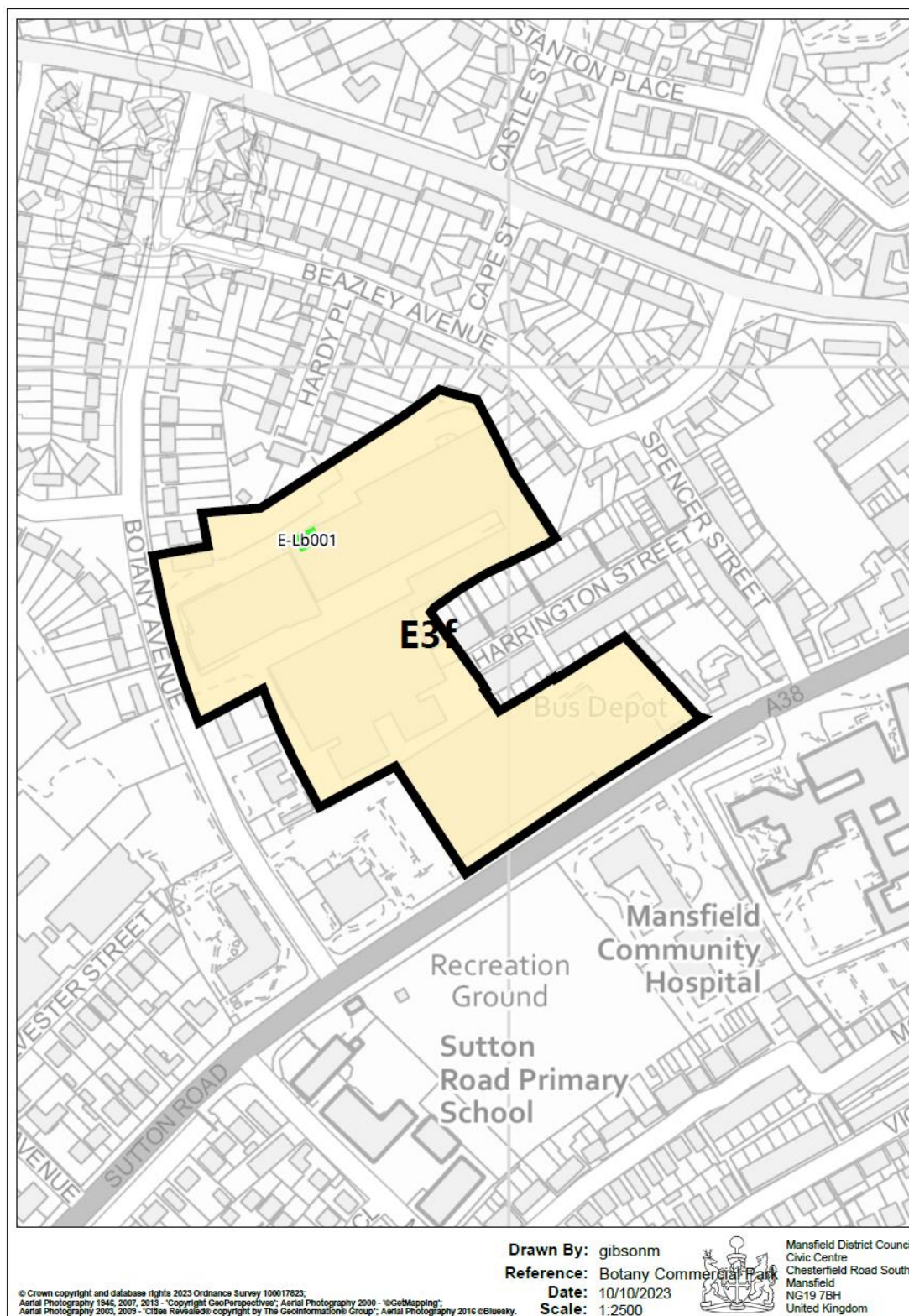
- Complete
- Under construction
- Live permission

E3e – Oak Tree Business Park



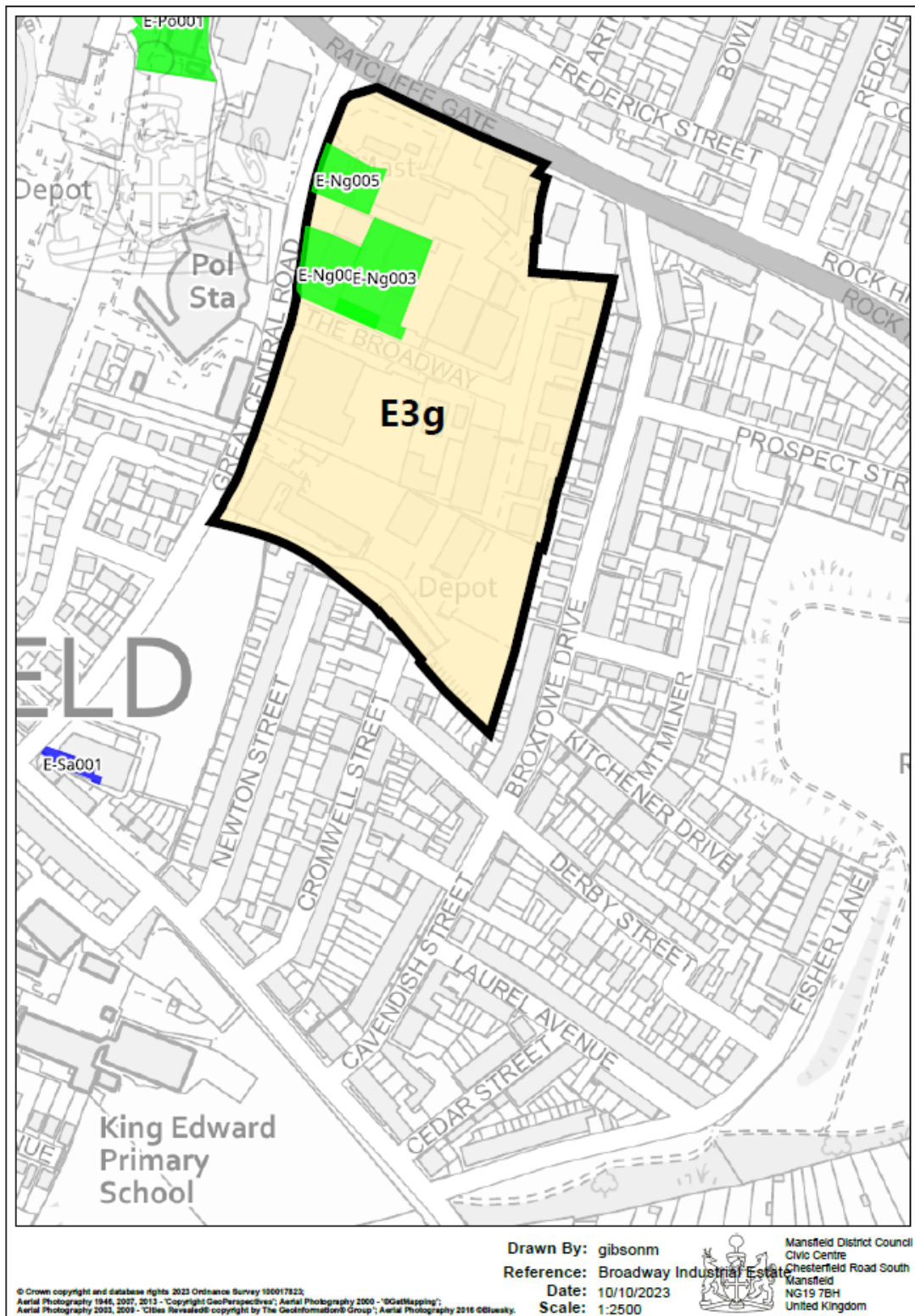
- Complete
- Under construction
- Live permission

E3f – Botany Commercial Park



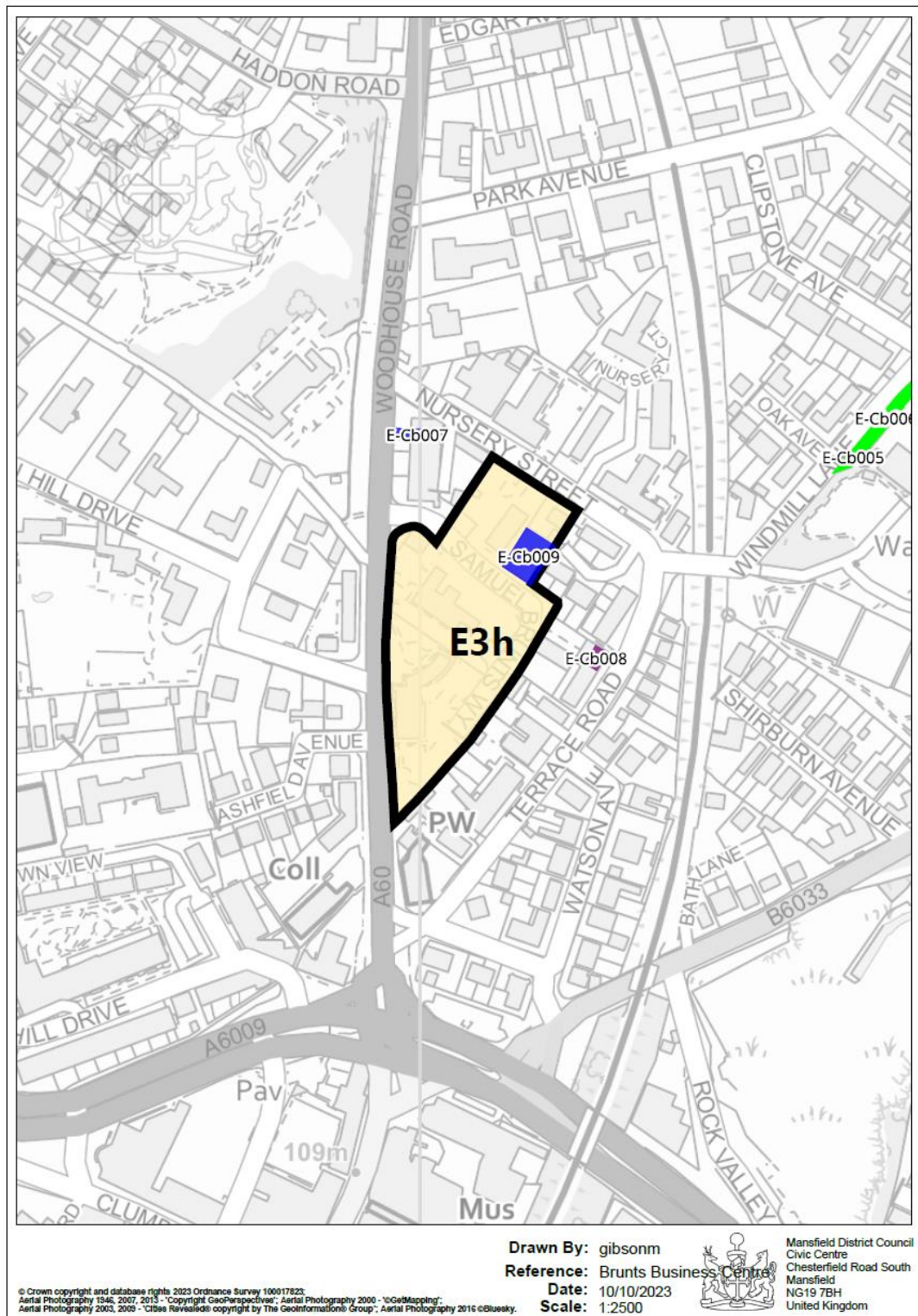
- Complete
- Under construction
- Live permission

E3g – Broadway Industrial Estate



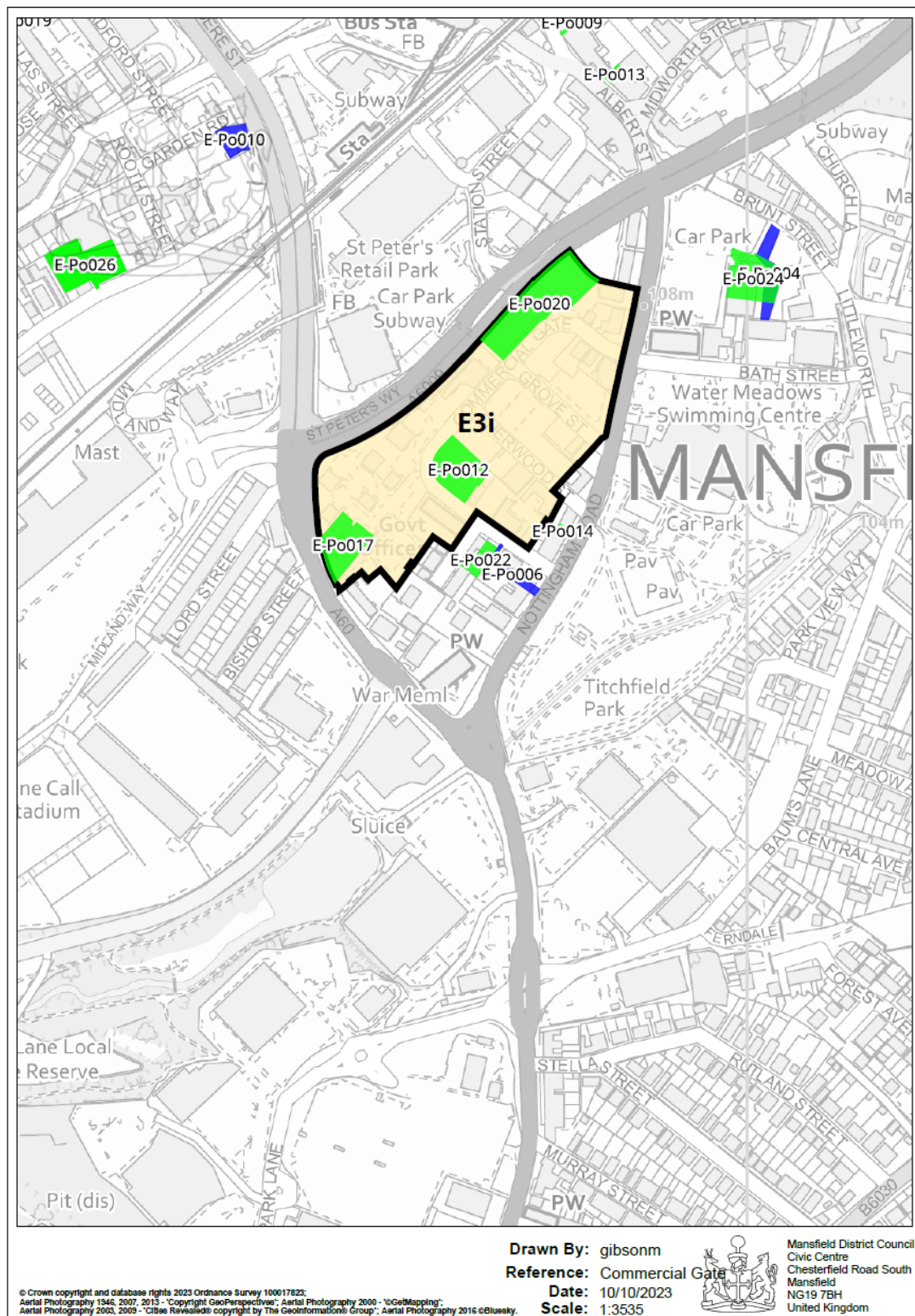
- Complete
- Under construction
- Live permission

E3h – Brunts Business Centre



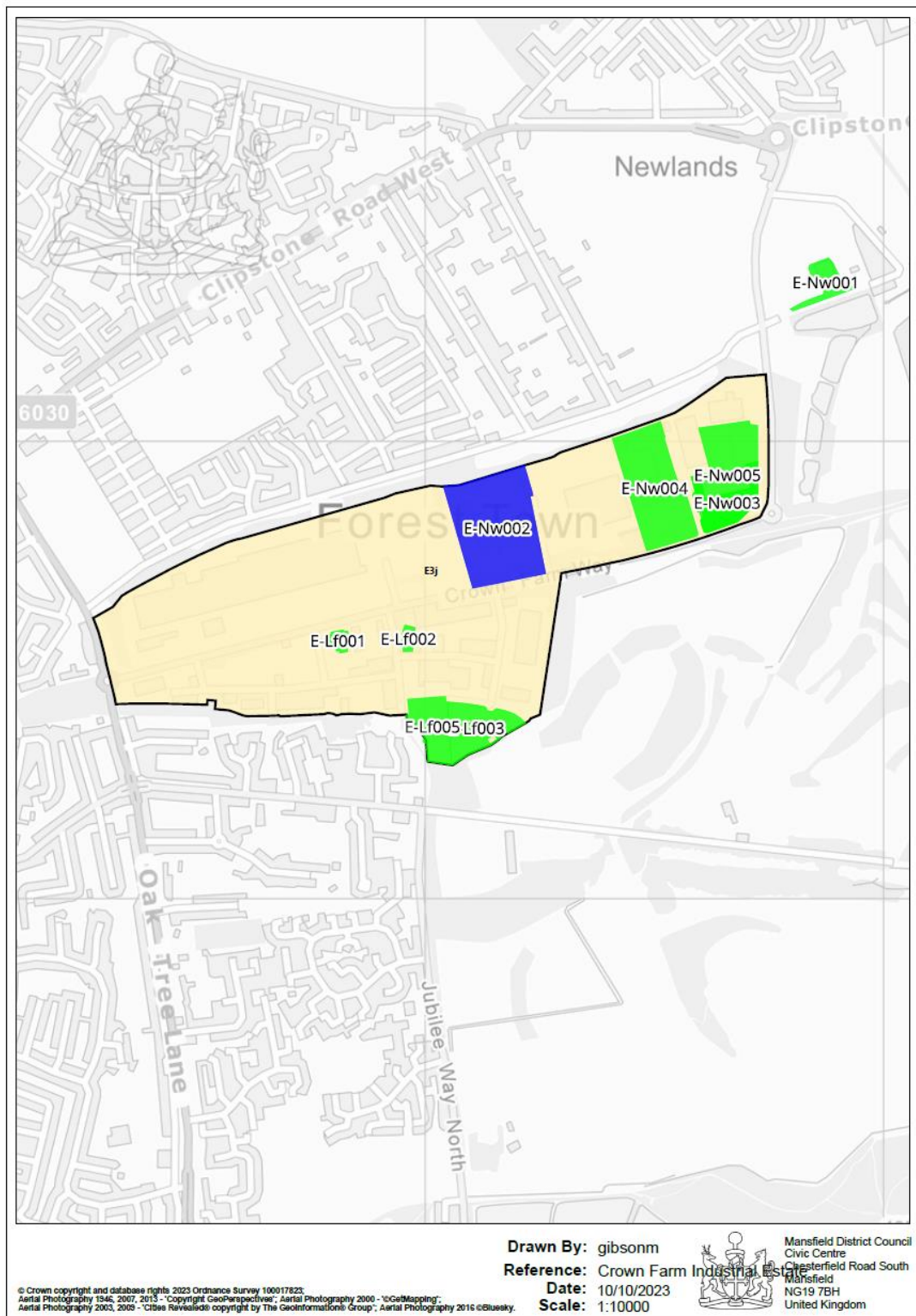
- Complete
- Under construction
- Live permission

E3i – Commercial Gate



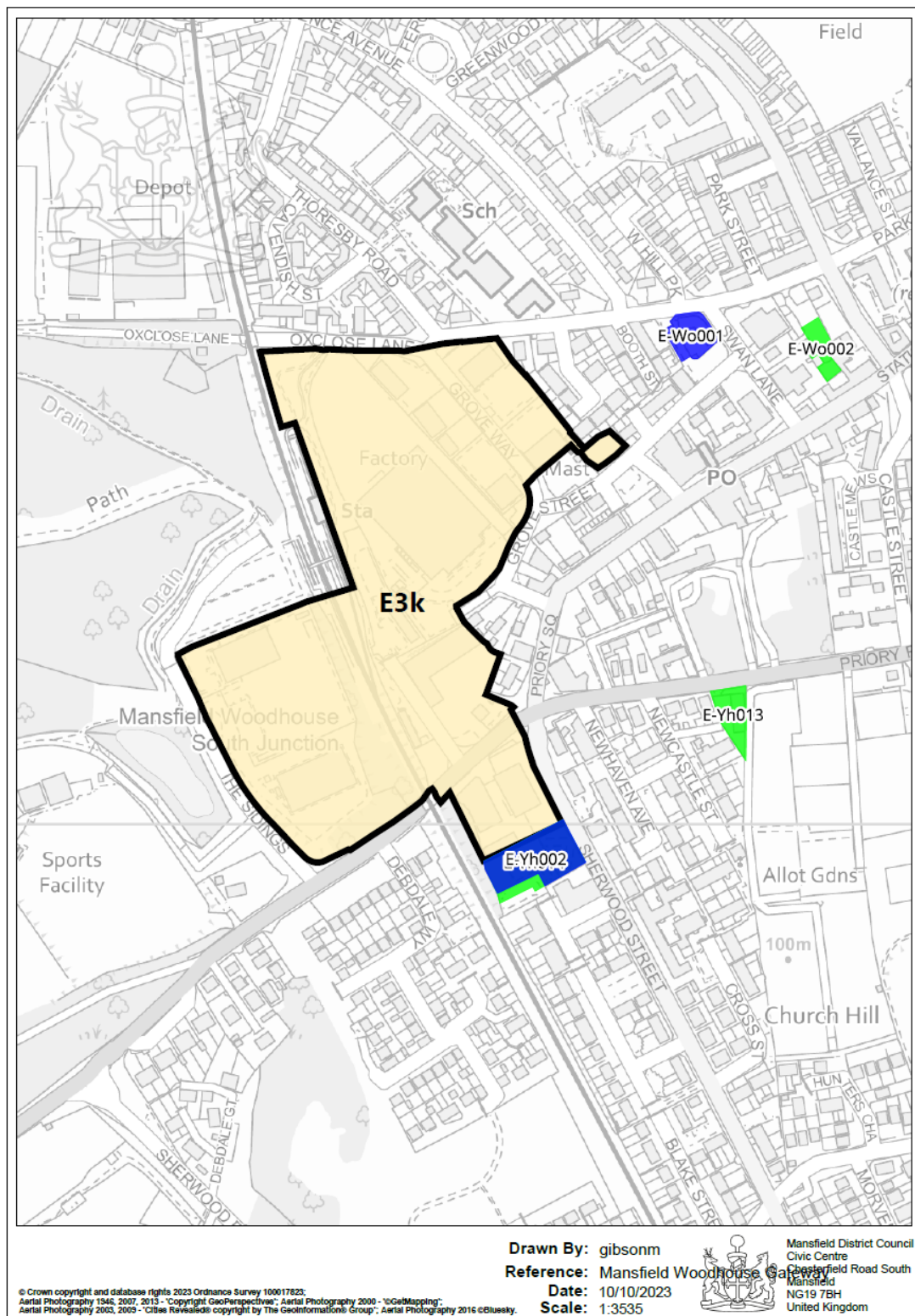
- Complete
- Under construction
- Live permission

E3j – Crown Farm Industrial Estate



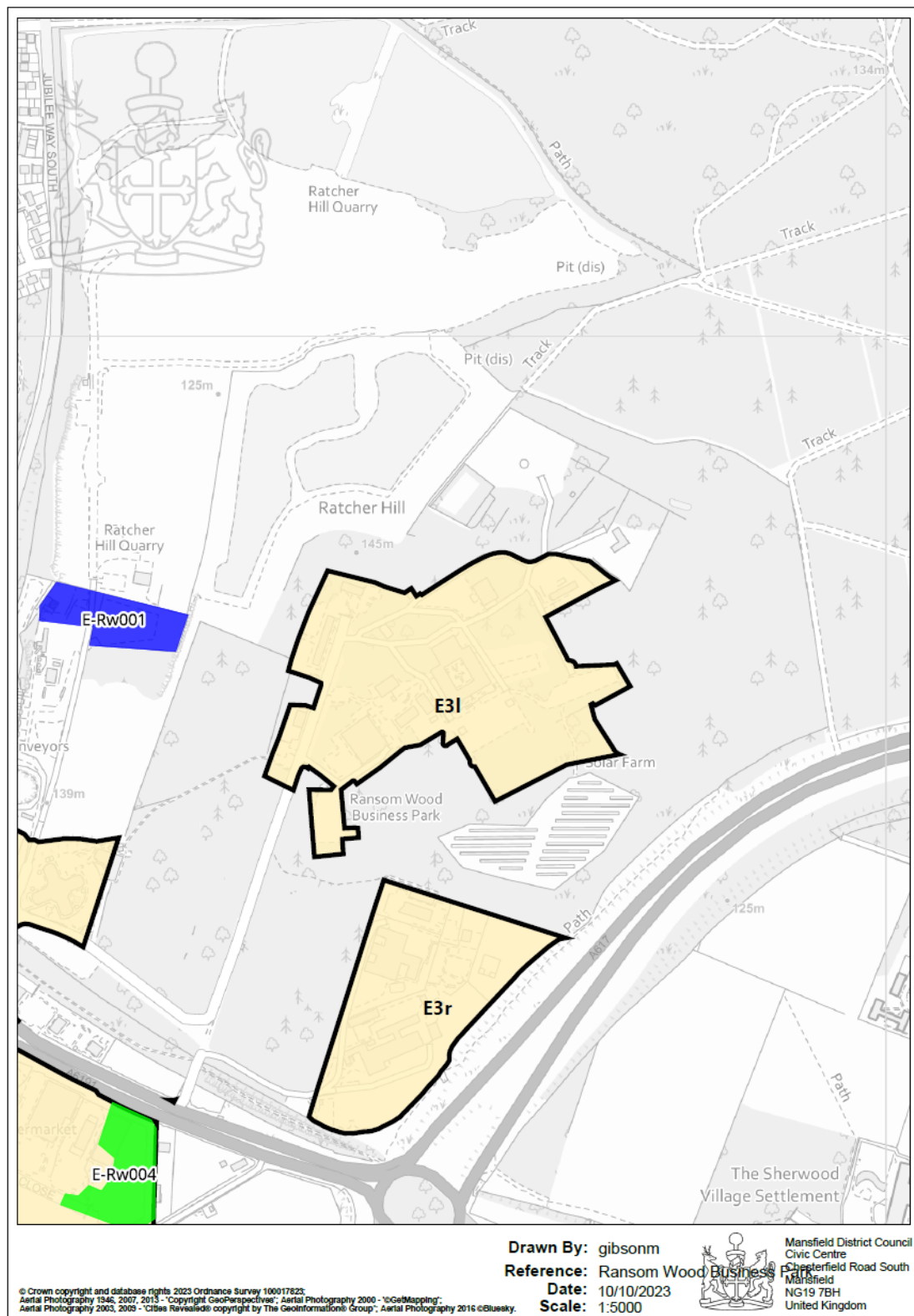
- Complete
- Under construction
- Live permission

E3k – Mansfield Woodhouse Gateway

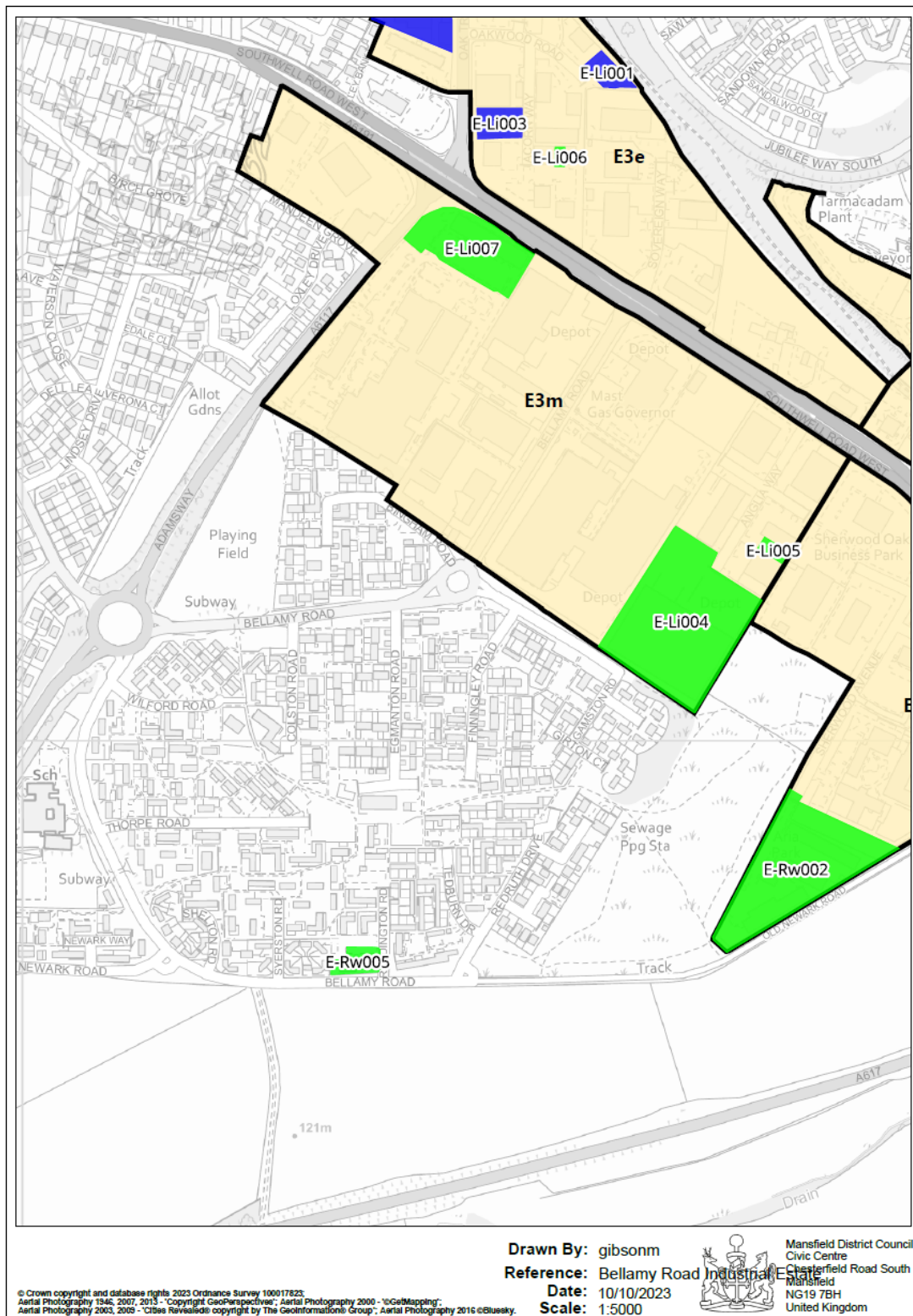


- Complete
- Under construction
- Live permission

E3I – Ransom Wood Business Park

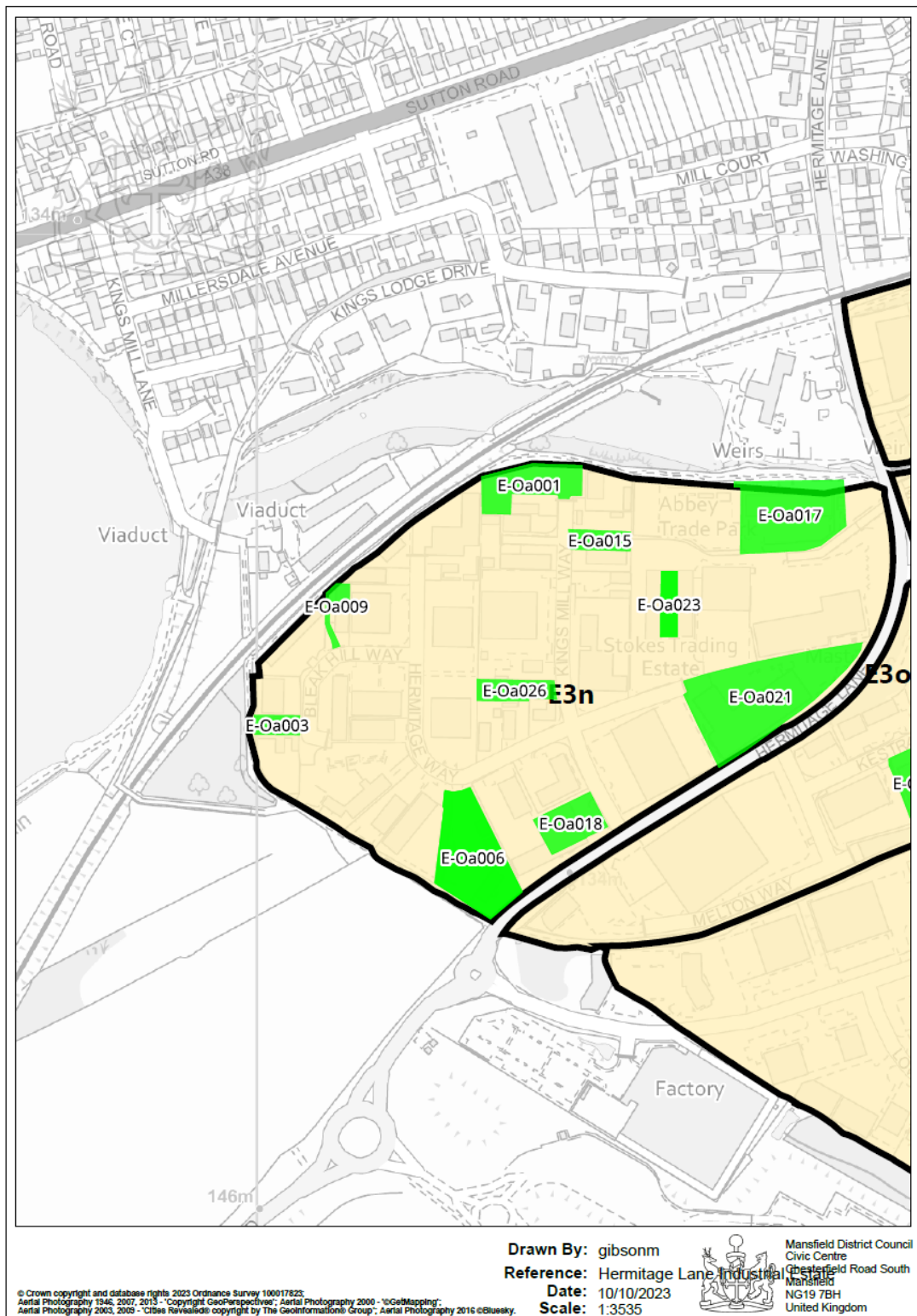


E3m – Bellamy Road Industrial Estate



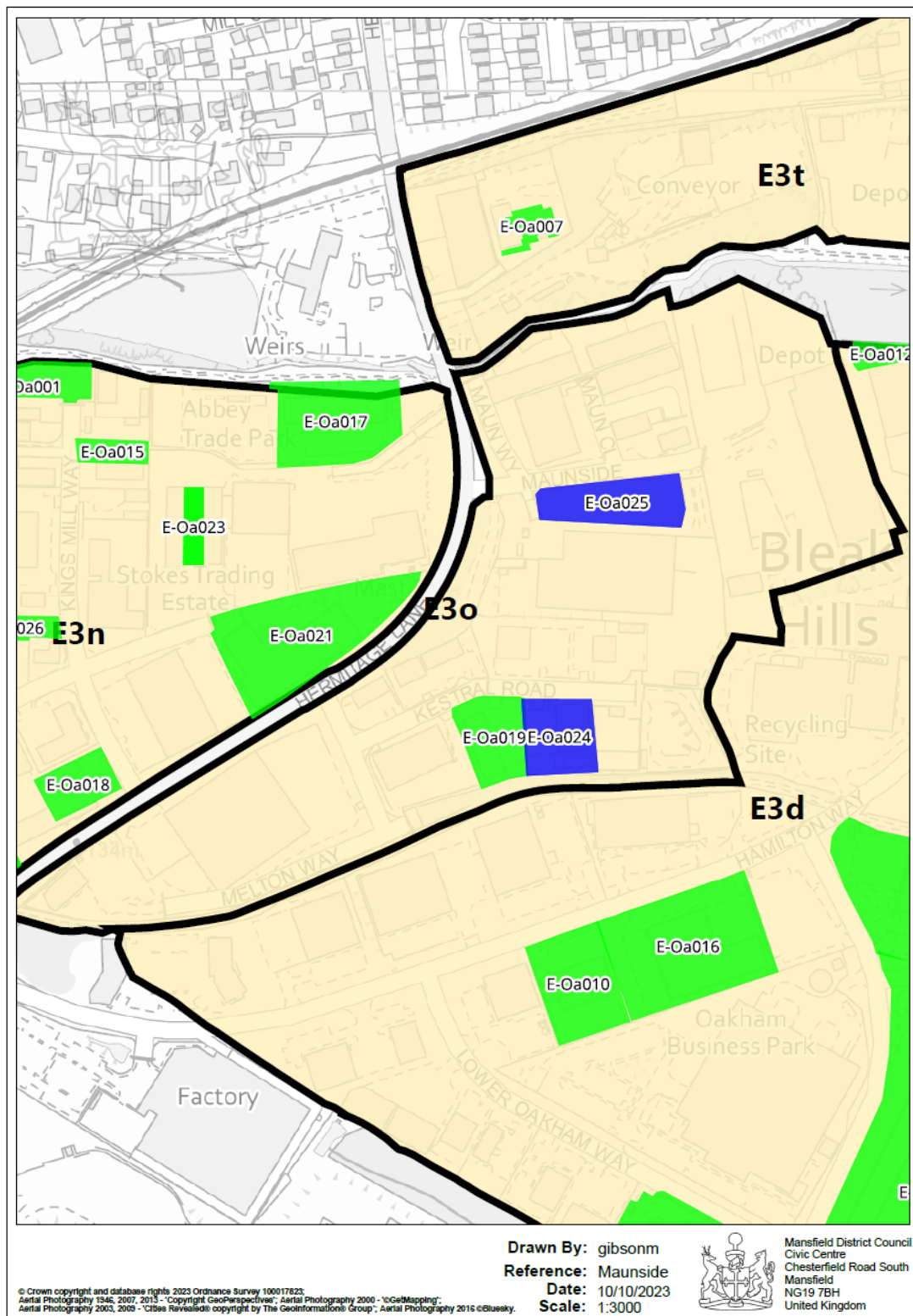
- Complete
- Under construction
- Live permission

E3n – Heritage Lane Industrial Estate



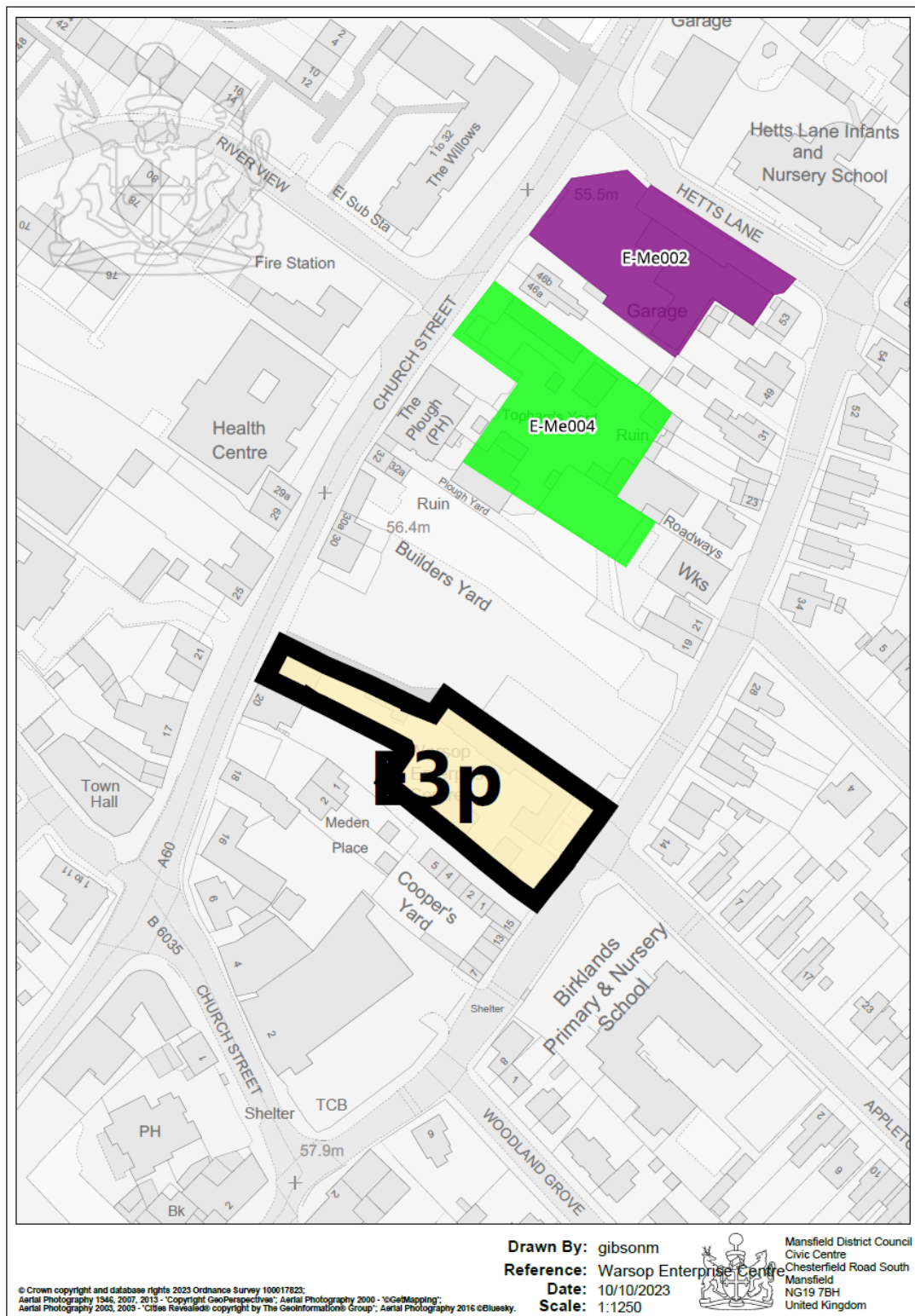
- Complete
- Under construction
- Live permission

E3o – Maunside



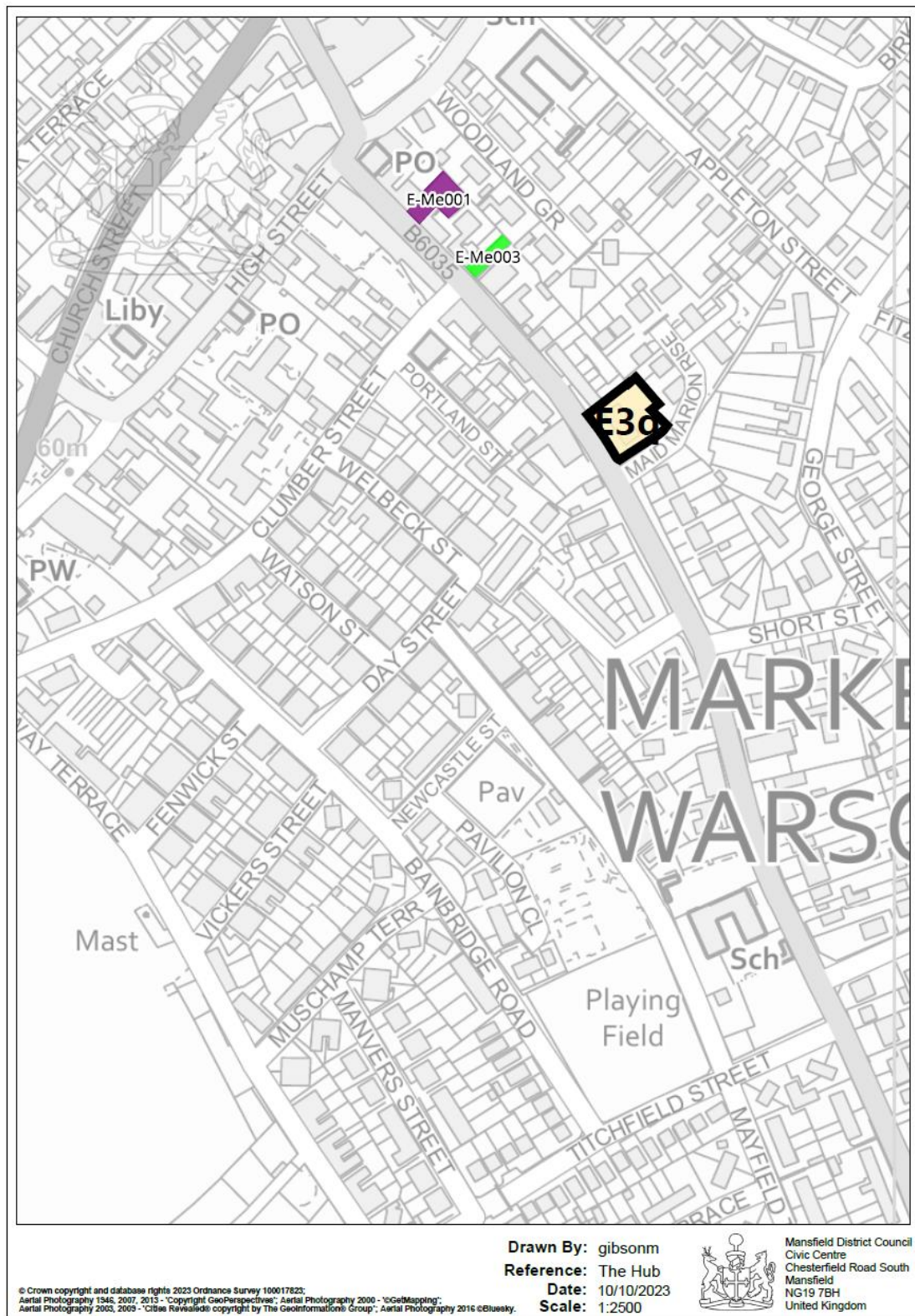
- Complete
- Under construction
- Live permission

E3p – Warsop Enterprise Centre



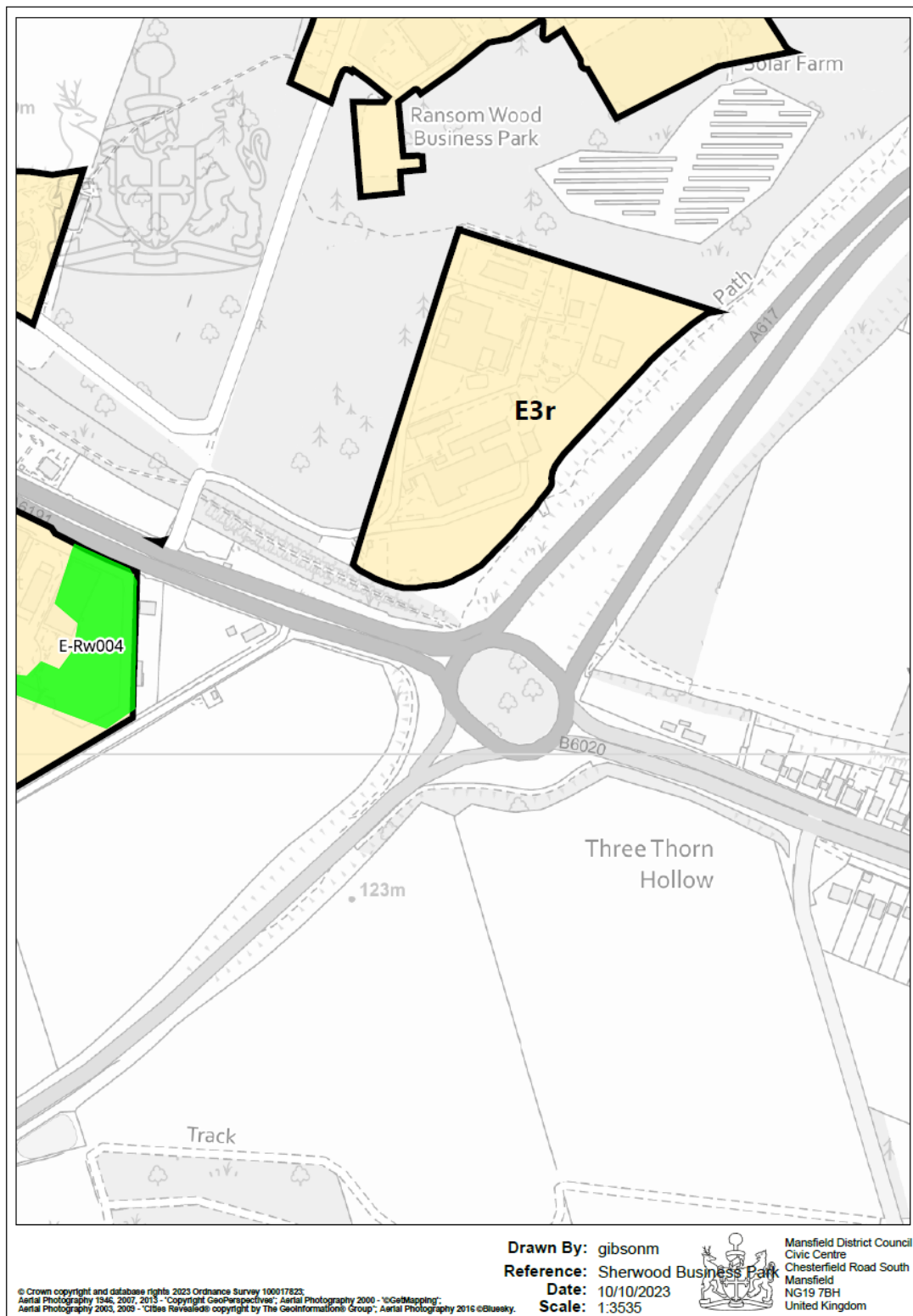
- Complete
- Under construction
- Live permission

E3q – The Hub



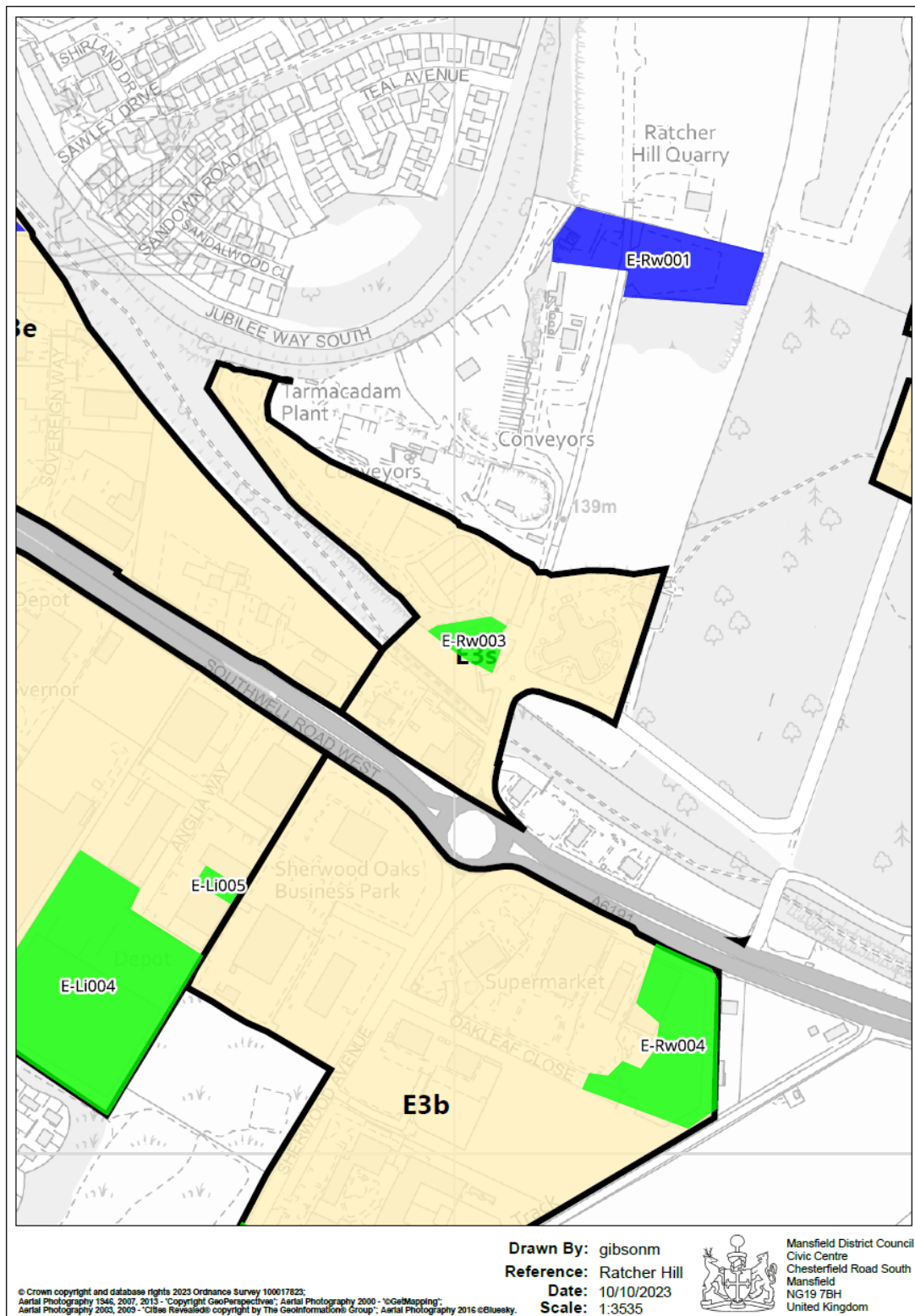
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- Under construction
- Live permission

E3r – Sherwood Business Park



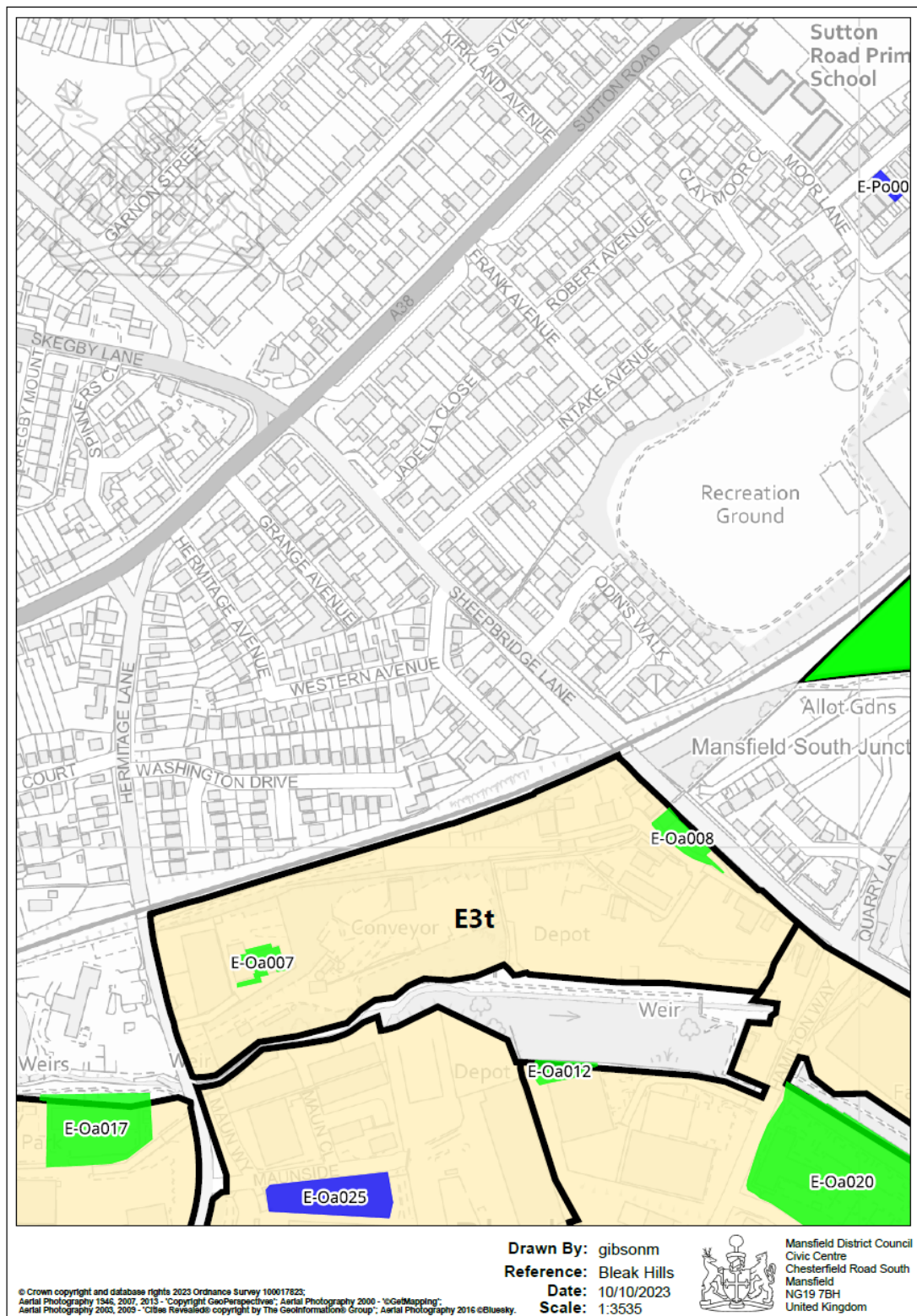
- Complete
- Under construction
- Live permission

E3s – Ratcher Hill



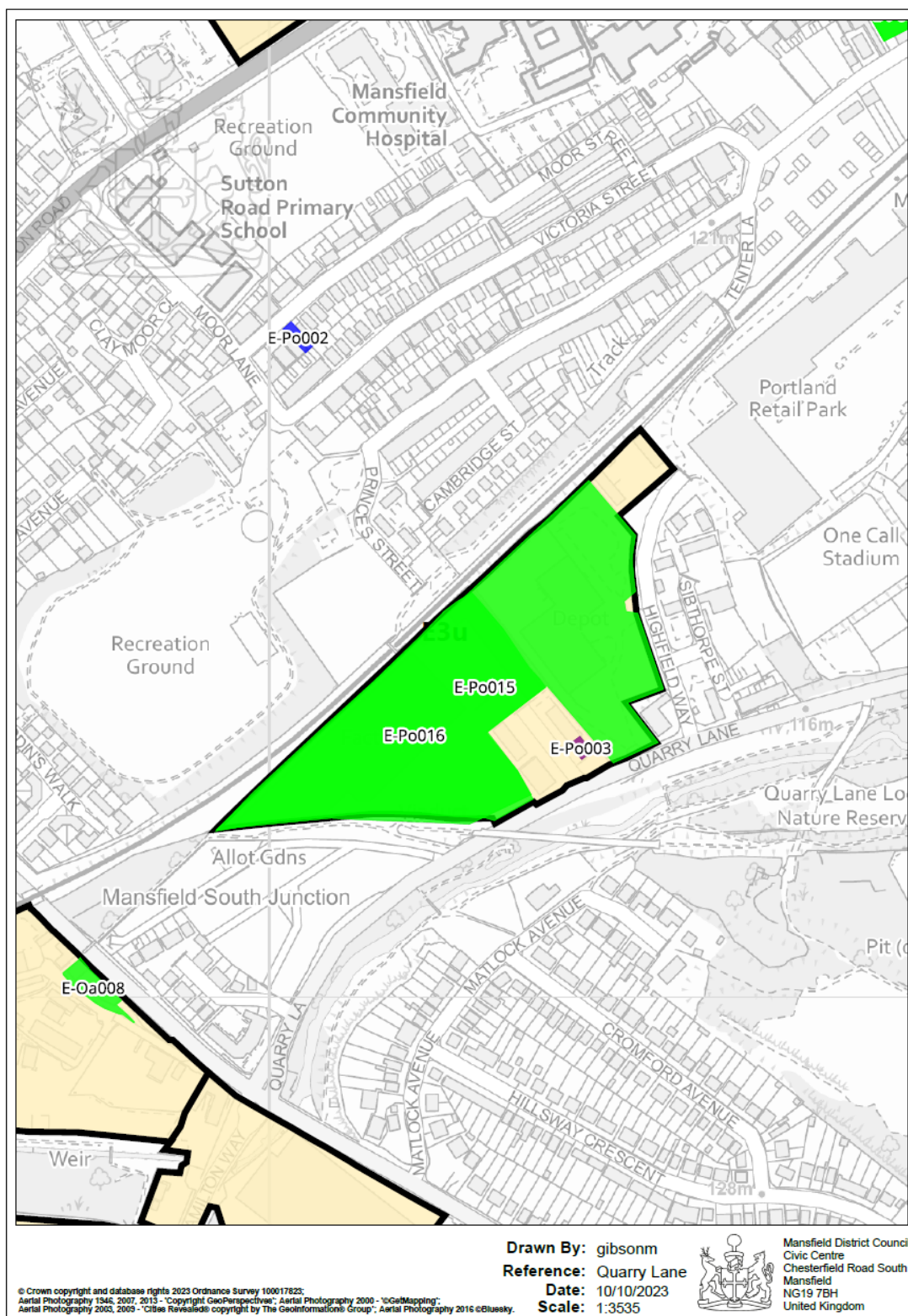
- Complete
- Under construction
- Live permission

E3t – Bleak Hills



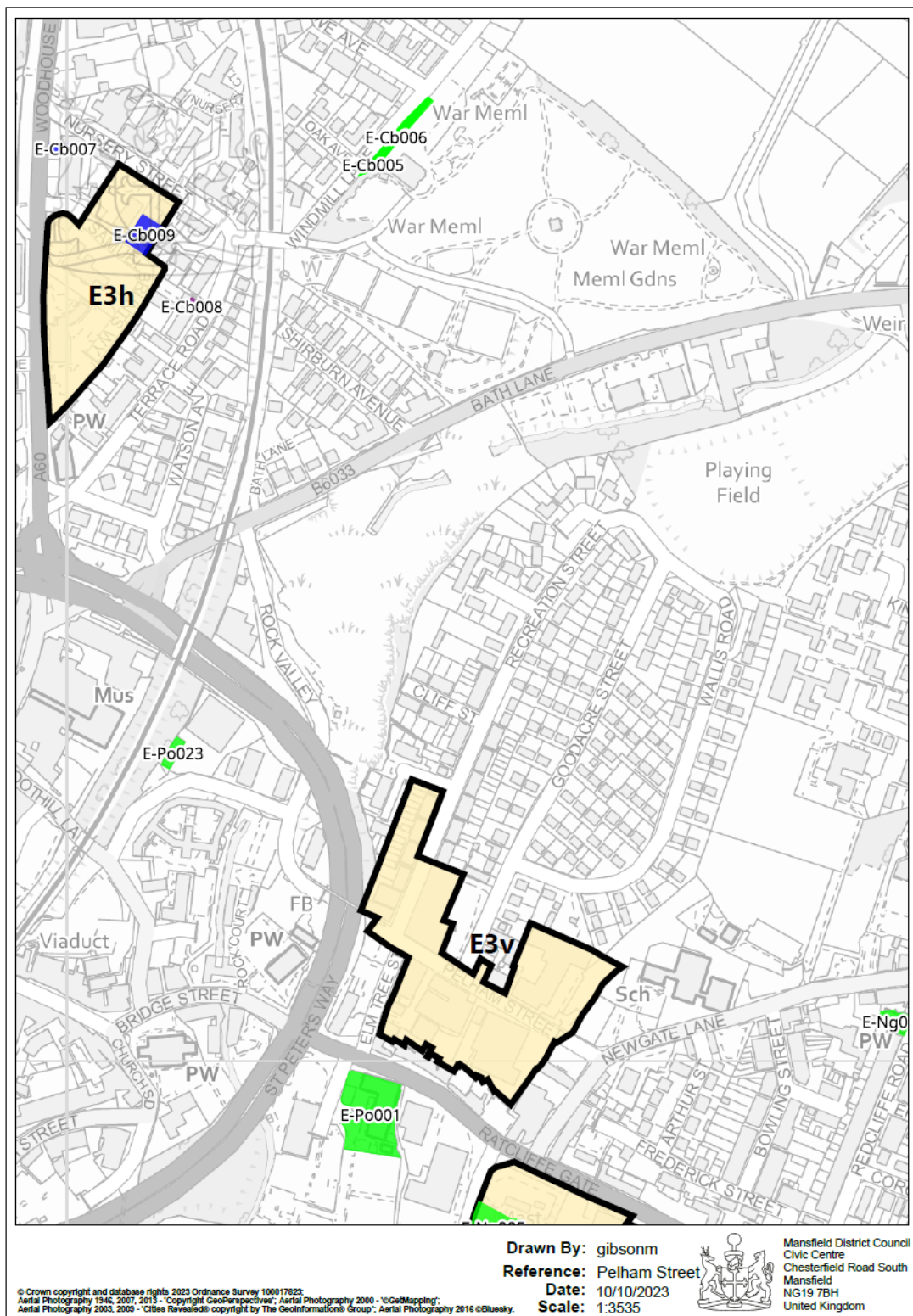
- Complete
- Under construction
- Live permission

E3u – Quarry Lane



- Complete
- Under construction
- Live permission

E3v- Pelham Street



- Complete
- Under construction
- Live permission

5.5 Summary of sites

Throughout this report, 40 sites have been referred to. Of these, 37 have been identified as development on previously developed land. This amounts to 92.5% of the development.

Of the 40 sites, 18 are allocated within an area that is designated for employment use within the Local Plan. This amounts to 45% of the development, which can be seen on the maps previous.

	Completions	Sites under construction	Live permissions
Total number of sites	18	7	15
% on previously developed land	94.44%	100%	86.66%
% on allocated employment land	50%	42.86%	40%

Table 11 – Summary table of employment permissions and the location.

6 Available employment sites

Although this report shows the progress of employment floor and land space within the Mansfield district, there are still units and sites across the district that are vacant.

The Regeneration and Property Services teams at Mansfield District Council can help to identify properties to meet the needs of businesses - <https://www.mansfield.gov.uk/xfp/form/214>.

6.1 Plots and vacancies within Key Employment Areas

A summary of plots available on existing employment sites can be seen below:

Plots Available in Key Employment Areas (ha) – 01/04/2022 - 31/03/2023	
Site Name	Land/Floorspace
Oakham Business Park (Site A) – E3d	0.17
Oakham Business Park (Site B) – E3d	0.22
Crown Farm Industrial Estate (Site A) – E3j	2.77
Sherwood Oaks Business Park – E3b	1.68
Sherwood Business Park (Site A) – E3r	0.51
Sherwood Business Park (Site B) – E3r	0.27
Millennium Business Park (Site A) – E3c	0.32
Ransom Wood Business Park (Site A) – E3l	1.34
Ransom Wood Business Park (Site B) – E3l	0.26
Total	7.54

Table 12 – Plots available in key employment areas in Mansfield District.

6.1 Status of Strategic Urban Extensions (SUEs)

Alongside existing employment areas and allocated sites, the Mansfield District Local Plan 2013-2033 has identified 3 sites as suitable for SUEs - these sites can deliver a mix of uses, including employment land. The SUE sites are all at a different stage of development.

This section provides a brief update on these sites regarding the employment aspect of the developments.

SUE1 – Pleasley Hill Farm

- Screening opinion - 2019/0127/SCRE (01/04/2019)
- Scoping opinion - 2019/0467/SCOP (11/09/2019)
- Outline application - 2020/0169/OUT granted (05/05/2023)
 - application includes 10.48 ha of employment / commercial land

SUE2 – Land off Jubilee Way

- Screening/scoping opinion - 2022/0552/SCOP (21/10/2022)

SUE3 – Land at Berry Hill

- Outline application - 2010/0089/ST (17/04/2013)
 - application included 18.8 ha of employment land
- Masterplan (2017/0064/CON) shows employment land to be developed across multiple plots
- Discharge of condition (2019/0479/CON) shows a revised masterplan with 17.2 ha of employment land
- Housing aspect of this development is well underway and delivering, the employment side is expected to be delivered in later phases.

The status of these sites will be updated in future monitoring reports.

7 Summary

Summary table 2022-23	Office (sqm)	Industrial (ha)
Completions	-2,290.30	0.916
Under construction	-73	0.574
Live permissions	-405	0.39

Table 13 – Summary table of the employment monitoring report.

Overall, this report has shown:

- Employment office floorspace decreased within the 2022-23 period;
- Industrial land space increased during the 2022-23 period;
- Sites under construction and live permissions suggest this trend may continue into the next monitoring period;
- 45% of development occurred within employment land designated by the Local Plan;
- 92.5% of development occurred on previously developed land.
- Development land available within key employment areas, as defined in the Local Plan;
- Strategic urban extensions moving at different stages.

Mansfield District Council will continue to monitor employment land which will be published in future reports.

8 Appendices

Appendix 1: Use Classes Order

Use Class	Description
B2 (General industrial)	Use for industrial process other than one falling within class E(g) (previously class B1) (excluding incineration purposes, chemical treatment or landfill or hazardous waste).
B8 (Storage or distribution)	This class includes open air storage.
C1 (Hotels)	Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).
C2 (Residential institutions)	Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
C2A (Secure Residential Institution)	Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.
C3 (Dwellinghouses)	<p>This class is formed of three parts</p> <ul style="list-style-type: none"> • C3(a) covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child • C3(b) covers up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems • C3(c) allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger
C4 (Houses in multiple occupation)	Small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.

<p>Class E (Commercial, Business and Service)</p>	<p>In 11 parts, Class E more broadly covers uses previously defined in the revoked Classes A1/2/3, B1, D1(a-b) and ‘indoor sport’ from D2(e):</p> <ul style="list-style-type: none"> • E(a) Display or retail sale of goods, other than hot food • E(b) Sale of food and drink for consumption (mostly) on the premises • E(c) Provision of: <ul style="list-style-type: none"> ○ E(c)(i) Financial services, ○ E(c)(ii) Professional services (other than health or medical services), or ○ E(c)(iii) Other appropriate services in a commercial, business or service locality • E(d) Indoor sport, recreation or fitness (not involving motorised vehicles or firearms or use as a swimming pool or skating rink,) • E(e) Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner) • E(f) Creche, day nursery or day centre (not including a residential use) • E(g) Uses which can be carried out in a residential area without detriment to its amenity: <ul style="list-style-type: none"> ○ E(g)(i) Offices to carry out any operational or administrative functions, ○ E(g)(ii) Research and development of products or processes ○ E(g)(iii) Industrial processes
<p>Class F (Local Community and Learning)</p>	<p>In two main parts, Class F covers uses previously defined in the revoked classes D1, ‘outdoor sport’, ‘swimming pools’ and ‘skating rinks’ from D2(e), as well as newly defined local community uses.</p> <ul style="list-style-type: none"> • F1 Learning and non-residential institutions – Use (not including residential use) defined in 7 parts: <ul style="list-style-type: none"> ○ F1(a) Provision of education ○ F1(b) Display of works of art (otherwise than for sale or hire) ○ F1(c) Museums ○ F1(d) Public libraries or public reading rooms ○ F1(e) Public halls or exhibition halls

	<ul style="list-style-type: none"> ○ F1(f) Public worship or religious instruction (or in connection with such use) ○ F1(g) Law courts • F2 Local community – Use as defined in 4 parts: <ul style="list-style-type: none"> ○ F2(a) Shops (mostly) selling essential goods, including food, where the shop’s premises do not exceed 280 square metres and there is no other such facility within 1000 metres ○ F2(b) Halls or meeting places for the principal use of the local community ○ F2(c) Areas or places for outdoor sport or recreation (not involving motorised vehicles or firearms) ○ F2(d) Indoor or outdoor swimming pools or skating rinks
Sui Generis	<p>'Sui generis' is a Latin term that, in this context, means 'in a class of its own'.</p> <p>Certain uses are specifically defined and excluded from classification by legislation, and therefore become 'sui generis'.</p>