



**Mansfield**  
District Council

**Mansfield District Council**

# **Employment Land Monitoring Report 2024**

**1 April 2023 – 31 March 2024**

Planning Policy Team

October 2024

## **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 2023 to 31 March 2024.

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)<sup>1</sup>.

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 use<sup>2</sup> and;
- 38 ha for E(g)(iii)<sup>3</sup>/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.

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<sup>1</sup> <https://www.mansfield.gov.uk/downloads/file/913/e1-nottingham-core-hma-and-nottingham-outer-hma-employment-land-forecasting-study-2015>

<sup>2</sup> Formerly Class B1(a) and B1(b)

<sup>3</sup> 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)   |
|--|--------------|
| <b>Type of Development</b>                                 |              |
| <b>Completions</b>   | <b>5.23</b>  |
| <b>Sites with Planning Permission</b>                      | <b>19.10</b> |
| <b>Local Plan Allocations</b>                              | <b>17.95</b> |
| Pleasley Hill Farm - SUE 1<br>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          |
| <b>Sites Available on Key Employment Areas</b>             | <b>7.54</b>  |
| <b>Total</b>   | <b>49.82</b> |

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

## 2.1 Mansfield Labour/Business Profile

The following data from the Office for National Statistics (ONS<sup>4</sup>) provides a background of the labour and business profile for Mansfield district:

| Employment and unemployment (January 2023 – December 2023) |                        |                  |                      |                      |
|--|------------------------|------------------|----------------------|----------------------|
|  | Mansfield<br>(numbers) | Mansfield<br>(%) | East Midlands<br>(%) | Great Britain<br>(%) |
| <b>All people</b>  |                        |                  |                      |                      |
| Economically active  | 50,800                 | 71.9             | 78.4                 | 78.8                 |
| In employment  | 50,800                 | 71.9             | 75.5                 | 75.8                 |
| Employees  | 44,000                 | 62.5             | 66.4                 | 66.3                 |
| Self employed  | #                      | #                | 8.8                  | 9.3                  |
| Unemployed (model based)                                   | 2,000                  | 3.6              | 3.7                  | 3.7                  |

Table 2 - Employment and unemployment (January 2023-December 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 (2023) |               |                                      |                   |                                      |                   |                                      |
|---------------------------------------|---------------|--------------------------------------|-------------------|--------------------------------------|-------------------|--------------------------------------|
| 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                     | 595.6         | +10.25%                              | 640.2             | +6.05%                               | 682.6             | +6.29%                               |
| Male full time workers                | 597.0         | +3.0%                                | 687.8             | +5.99%                               | 728.3             | +5.93%                               |

<sup>4</sup> [Labour Market Profile - Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](https://nomisweb.co.uk/)

|                          |       |       |       |        |       |        |
|--------------------------|-------|-------|-------|--------|-------|--------|
| Female full time workers | 590.0 | 16.0% | 571.1 | +6.43% | 628.8 | +7.58% |
|--------------------------|-------|-------|-------|--------|-------|--------|

Table 3 – Earning by place of residence (2022). Source: ONS annual survey of hours and earnings.

| Employee jobs (2022)  |                           |               |                   |                   |
|---|---------------------------|---------------|-------------------|-------------------|
|   | Mansfield (employee jobs) | Mansfield (%) | East Midlands (%) | Great Britain (%) |
| <b>Total employee jobs</b>  | 44,000                    | -             | -                 | -                 |
| Full-time   | 28,000                    | 63.6          | 67.8              | 68.8              |
| Part-time   | 15,000                    | 34.1          | 32.2              | 31.2              |
| Employee jobs by industry   |                           |               |                   |                   |
| B: Mining and quarrying   | 20                        | 0.0           | 0.2               | 0.2               |
| C: Manufacturing  | 4,000                     | 9.1           | 11.4              | 7.6               |
| D: Electricity, gas, steam and air conditioning supply                  | 0                         | 0.0           | 0.6               | 0.4               |
| E: Water supply, sewerage, waste management and remediation activities  | 250                       | 0.6           | 0.7               | 0.7               |
| F: Construction   | 3,000                     | 6.8           | 5.5               | 4.9               |
| G: Wholesale and retail trade, repair of motor vehicles and motorcycles | 8,000                     | 18.2          | 15.6              | 14.0              |
| H: Transportation and storage   | 1,250                     | 2.8           | 6.7               | 5.0               |
| I: Accommodation and food service activities                            | 3,000                     | 6.8           | 7.5               | 8.0               |
| J: Information and communication  | 800                       | 1.8           | 2.7               | 4.6               |
| K: Financial and insurance activities                                   | 700                       | 1.6           | 1.7               | 3.3               |
| L: Real estate activities   | 500                       | 1.1           | 1.3               | 1.9               |
| M: Professional, scientific and technical activities                    | 1,500                     | 3.4           | 6.9               | 9.1               |
| N: Administrative and support service activities                        | 7,000                     | 15.9          | 9.0               | 9.0               |
| O: Public administration and defence, compulsory social security        | 2,000                     | 4.5           | 4.0               | 4.7               |

|  |       |      |      |      |
|--|-------|------|------|------|
| P: Education                               | 4,000 | 9.1  | 8.6  | 8.6  |
| Q: Human health and social work activities | 6,000 | 13.6 | 13.8 | 13.5 |
| R: Arts, entertainment and recreation      | 1,000 | 2.3  | 2.1  | 2.4  |
| S: Other social activities                 | 350   | 0.8  | 1.4  | 2.0  |

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 (%) |
| <b>Enterprises</b>        |                     |               |                         |                   |
| 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                 | -                 |
| <b>Local units</b>        |                     |               |                         |                   |
| 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.

| <b>Employment completions – net change (all in ha)</b> | <b>2021-22</b> | <b>2022-23</b> | <b>2023-24</b> |
|--|----------------|----------------|----------------|
| New development completions (including extensions)     | 0.021          | 0.801          | 0.192          |
| Change of use completions                              | 0.110          | -0.114         | 0.543          |
| <b>Total completed</b>                                 | <b>0.131</b>   | <b>0.687</b>   | <b>0.735</b>   |

*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 0.192 ha, which is shown in a breakdown below:

- Office floor space: 0 sqm
- Industrial land space: 0.192 ha
- Total when converted to land (ha): 0.192 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) |
|----------------|--------------------------------|-----------|-----------|---------------|------------------------|
| -              | -                              | -         | -         | -             | -                      |
| <b>Total</b>   |                                |           |           |               | -                      |

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 0.192 ha.

| Site reference | Planning application reference | Site name  | Use class | E(g)(iii) | B2    | B8 | Mixed | Net change (ha) |
|----------------|--------------------------------|--|-----------|-----------|-------|----|-------|-----------------|
| <b>E-Me002</b> | 2020/0045/FUL                  | 2 Hetts Lane, Warsop. NG20 0AS                                   | E(g)(iii) | -0.055    |       |    |       | <b>-0.055</b>   |
| <b>E-Rw001</b> | 2021/0347/FUL                  | Coating Plant Ratcher Hill Quarry, Southwell Road West, NG18 4GE | B2        |           | 0.191 |    |       | <b>0.191</b>    |
| <b>E-Sh007</b> | 2017/0100/FUL                  | Land behind Takbro Ltd, Concorde Way, NG19 7JZ                   | Mixed     |           |       |    | 0.056 | <b>0.056</b>    |
| <b>Total</b>   |                                |  |           |           |       |    |       | <b>0.192</b>    |

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: -172 sqm
- Industrial land space: 0.56 ha
- Total when converted to land (ha): 0.543 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 loss of 172 sqm.

| Site reference | Planning application reference | Site name                                      | Use class | E(g)(i) (sqm) | Total net change (sqm) |
|----------------|--------------------------------|--|-----------|---------------|------------------------|
| <b>E-Cb007</b> | 2021/0916/PNSCUO               | 22 Woodhouse Road, NG18 2AF                    | E(g)(i)   | -73           | <b>-73</b>             |
| <b>E-Po006</b> | 2021/0375/PNSCUO               | Titchfield House, 96 Nottingham Road, NG18 1BP | E(g)(i)   | -99           | <b>-99</b>             |
| <b>Total</b>   |                                |  |           |               | <b>-172</b>            |

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 0.56 ha.

| Site reference | Planning application reference | Site name                             | Use class | E(g)(iii) | B2    | B8    | Unspecified / mixed | Total net change (ha) |
|----------------|--------------------------------|---------------------------------------|-----------|-----------|-------|-------|---------------------|-----------------------|
| <b>E-Me006</b> | 2022/0735/COU                  | The Swallows, Cottage Lane, NG20 0HL  | B8        |           |       | 0.047 |                     | <b>0.047</b>          |
| <b>E-Po010</b> | 2020/0296/COU                  | 36 Belvedere Street, NG18 1LL         | B2        |           | 0.346 |       |                     | <b>0.346</b>          |
| <b>E-Sh009</b> | 2022/0687/COU                  | 134 Chesterfield Road South, NG19 7AP | B8        |           |       | 0.186 |                     | <b>0.186</b>          |

|                |                   |                         |               |        |  |  |  |               |
|----------------|-------------------|-------------------------|---------------|--------|--|--|--|---------------|
| <b>E-Yh018</b> | 2023/0272/CO<br>U | 12 Millway,<br>NG19 9BG | E(g)(iii<br>) | -0.019 |  |  |  | <b>-0.019</b> |
| <b>Total</b>   |                   |                         |               |        |  |  |  | <b>0.56</b>   |

*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: 0 sqm
- Industrial land space: 0.31 ha
- Total when converted to land (ha): 0.31 ha.

#### 4.1.1 Office floor space under construction

Table 7 below shows that there is no office floor space currently under construction.

| <b>Site reference</b> | <b>Planning application reference</b> | <b>Site name</b> | <b>Development type</b> | <b>Use class</b> | <b>E(g)(i) (sqm)</b> | <b>Total net change (sqm)</b> |
|-----------------------|---------------------------------------|------------------|-------------------------|------------------|----------------------|-------------------------------|
| -                     | -                                     | -                | -                       | -                | -                    | -                             |
| <b>Total</b>          |                                       |                  |                         |                  |                      | -                             |

*Table 7 – Office floor space under construction.*

#### 4.1.2 Industrial land space under construction

Table 8 below shows that a net gain of 0.31 ha of industrial land space is currently under construction.

| Site reference | Planning application reference | Site name  | Development type       | Use classes | E(g)(i ii) | B2    | B8    | Unspecified / mixed | Total net change (ha) |
|----------------|--------------------------------|--|------------------------|-------------|------------|-------|-------|---------------------|-----------------------|
| <b>E-Sh001</b> | 2021/0663/F UL                 | Mason House, Unit 10a, Enterprise Road               | Extension              | B2          |            | 0.212 |       |                     | <b>0.212</b>          |
| <b>E-So001</b> | 2023/0430/F UL                 | Units 4-7 Oakwood Road, NG18 3HQ                     | New development (Full) | E(g)(i ii)  | 0.007      |       |       |                     | <b>0.007</b>          |
| <b>E-Yh002</b> | 2020/0360/F UL                 | Land adj 6 Sherwood Street, Mansfield Woodhouse      | New development (Full) | E(g)(i ii)  | 0.088      |       |       |                     | <b>0.088</b>          |
| <b>E-Yh017</b> | 2023/0275/F UL                 | 89 Leeming Lane South, Mansfield Woodhouse, NG19 9BD | New development (Full) | B8          |            |       | 0.003 |                     | <b>0.003</b>          |
| <b>Total</b>   |                                |  |                        |             |            |       |       |                     | <b>0.31</b>           |

*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 permitted, 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 reserved matters applications to be permitted before commencement can occur. The total amount of floor and land space is shown as a summary below:

- Office floor space: -468 sqm;
- Industrial land space: 1.62 ha
- Total when converted to land (ha): 1.57 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 468 sqm.

| Site reference | Planning application reference | Site name                                    | Development type          | Use class | E(g)(i) (sqm) | Total net change (sqm) |
|----------------|--------------------------------|--|---------------------------|-----------|---------------|------------------------|
| <b>E-Cb009</b> | 2022/0293/OUT                  | Land at Samuel Brunts Way                    | New development (Outline) | E(g)(i)   | 280           | <b>280</b>             |
| <b>E-Ce001</b> | 2023/0427/COU                  | 17 St John Street, NG18 5SG                  | Change of use             | E(g)(i)   | -162          | <b>-162</b>            |
| <b>E-Po002</b> | 2020/0559/FUL                  | 125 Moor Street, Mansfield, NG18 5SG         | New development (Full)    | E(g)(i)   | 32            | <b>32</b>              |
| <b>E-Po008</b> | 2021/0090/PNSCUO               | 31 Market Place, NG18 1HZ                    | Change of use             | E(g)(i)   | -88           | <b>-88</b>             |
| <b>E-Wo001</b> | 2021/0537/COU                  | Bromley Croft, Unit 1 Oxclose Lane, NG19 8DF | Change of use             | E(g)(i)   | -530          | <b>-530</b>            |
| <b>Total</b>   |                                |  |                           |           |               | <b>-468</b>            |

*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 1.62 ha.

| Site reference | Planning application reference | Site name                                  | Development type          | Use classes | E(g)(i ii) | B 2  | B8   | Unspecified / mixed | Total net change (ha) |
|----------------|--------------------------------|--|---------------------------|-------------|------------|------|------|---------------------|-----------------------|
| <b>E-Bf001</b> | 2020/0169/OUT                  | Land at Pleasley Hill Farm, Water Lane     | New development (Outline) | Mixed       |            |      |      | 1.74                | <b>1.74</b>           |
| <b>E-Gf002</b> | 2023/0240/FUL                  | Savannah Trading, Maunsiede, NG18 5GU      | New development (Full)    | B8          |            |      | 0.06 |                     | <b>0.06</b>           |
| <b>E-Lf006</b> | 2023/0458/COU                  | Robin Hood House, Strawberry Way, NG19 0FY | Change of use             | B8          |            |      |      |                     | <b>0</b>              |
| <b>E-Ma001</b> | 2020/0353/FUL                  | 27 Ley Lane, NG19 8LD                      | New development (Full)    | B2          |            | -265 |      |                     | <b>-0.027</b>         |
| <b>E-Mw001</b> | 2020/0620/FUL                  | Rear of 40a, Mansfield Road, Spion Kop     | New development (Full)    | E(g)(i ii)  | -300       |      |      |                     | <b>-0.03</b>          |
| <b>E-Nw002</b> | 2020/0156/FUL                  | Plot 6 Mansfield Brick, Crown Farm         | New development (Full)    | B2          |            | 220  |      |                     | <b>0.022</b>          |



|                |                     |   |                            |               |            |  |         |         |               |
|----------------|---------------------|---|----------------------------|---------------|------------|--|---------|---------|---------------|
|                |                     | Way   |                            |               |            |  |         |         |               |
| <b>E-Oa024</b> | 2021/0736/FUL       | Easihire Ltd,<br>Kestral Road,<br>NG 18 5FT                   | New developmen<br>t (Full) | B8            |            |  | 158.4   |         | <b>0.016</b>  |
| <b>E-Oa025</b> | 2022/0359/CO<br>U   | Land at Maunsid<br>e  | Change of use              | Mixe<br>d     |            |  | 0       |         | <b>0</b>      |
| <b>E-Po004</b> | 2021/0132/FUL       | Unit 1b,<br>Brunt Street,<br>NG18 1AX                         | New developmen<br>t (Full) | E(g)(i<br>ii) | 167<br>sqm |  |         |         | <b>0.017</b>  |
| <b>E-Rh001</b> | 2023/0253/FUL       | 52 Ratcliffe Gate,<br>NG18 2JL                                | New developmen<br>t (Full) | Mixe<br>d     |            |  |         | 325 sqm | <b>0.033</b>  |
| <b>E-Sa001</b> | 2022/0518/CO<br>U   | Former<br>ATS Eastern Ltd,<br>Great Central Road,<br>NG18 2RJ | Change of use              | B8            |            |  | -138    |         | <b>-0.014</b> |
| <b>E-Sh008</b> | 202/0270/FUL        | Berry Hill Foods,<br>Enterprise Road,<br>NG19 7JX             | Extension                  | E(g)(i<br>ii) | 473<br>sqm |  |         |         | <b>0.047</b>  |
| <b>E-So002</b> | 2024/0084/PN<br>SDM | Linney Group Limited,<br>Tw 4 Bellamy Road,<br>NG18 4LN       |                            | B8            |            |  | - 2,400 |         | <b>-0.24</b>  |

|              |  |  |  |  |  |  |  |  |             |
|--------------|--|--|--|--|--|--|--|--|-------------|
| <b>Total</b> |  |  |  |  |  |  |  |  | <b>1.62</b> |
|--------------|--|--|--|--|--|--|--|--|-------------|

*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 9 sites that have been completed in the district during the 2023-2024 monitoring period. Of those, 5 were identified as net gain whereas the remaining 4 completions were net losses. Of the 5 net gain sites, 4 were identified as development on previously developed land. The total amount of employment net gain on brownfield land amounted to 0.635 ha.

Of the 9 sites, 3 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

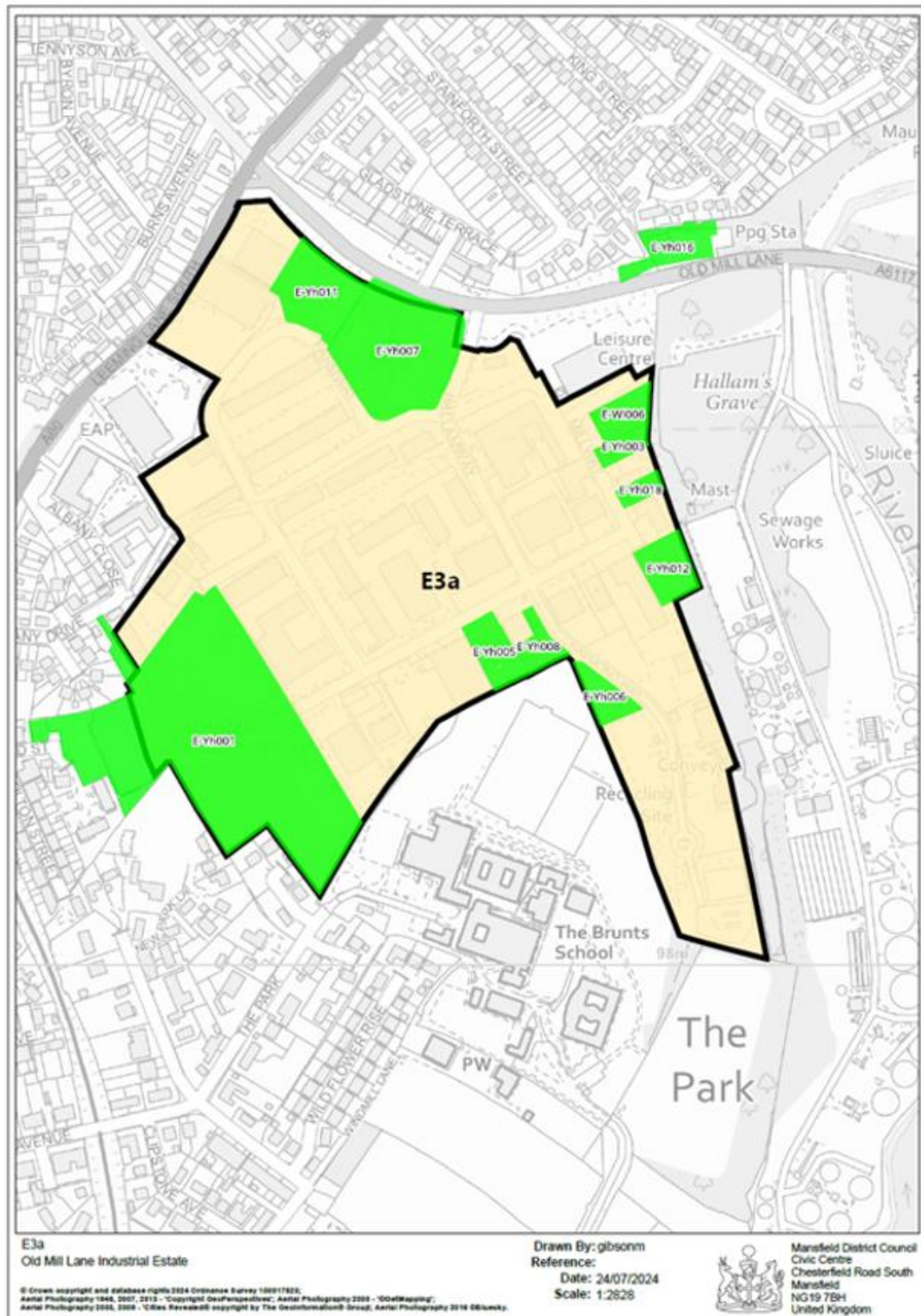
Within the district there are 4 sites identified as under construction; all of these developments were identified as development on previously developed land. Of the 4 sites, 2 were also identified as development within a key / general employment area or employment allocations. Sites that are under construction are shown on the maps in purple.

### **5.3 Live permissions**

Within the district there are 18 sites that currently have in-date, live planning permissions. 14 sites have been identified as development on previously developed land and 7 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.

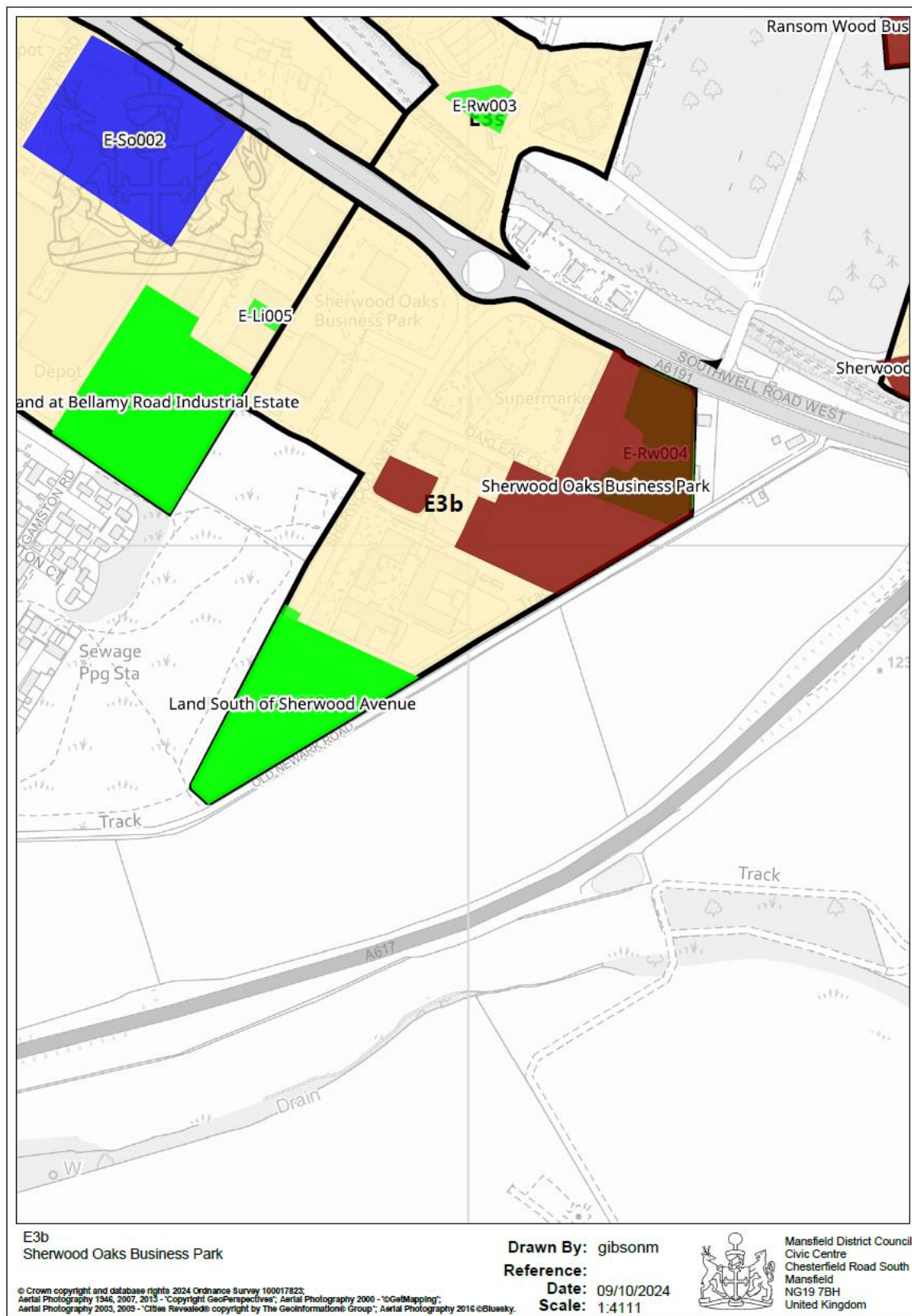
## 5.4 Maps

### E3a – Old Mill Lane Industrial Estate



Complete Under construction Live permission

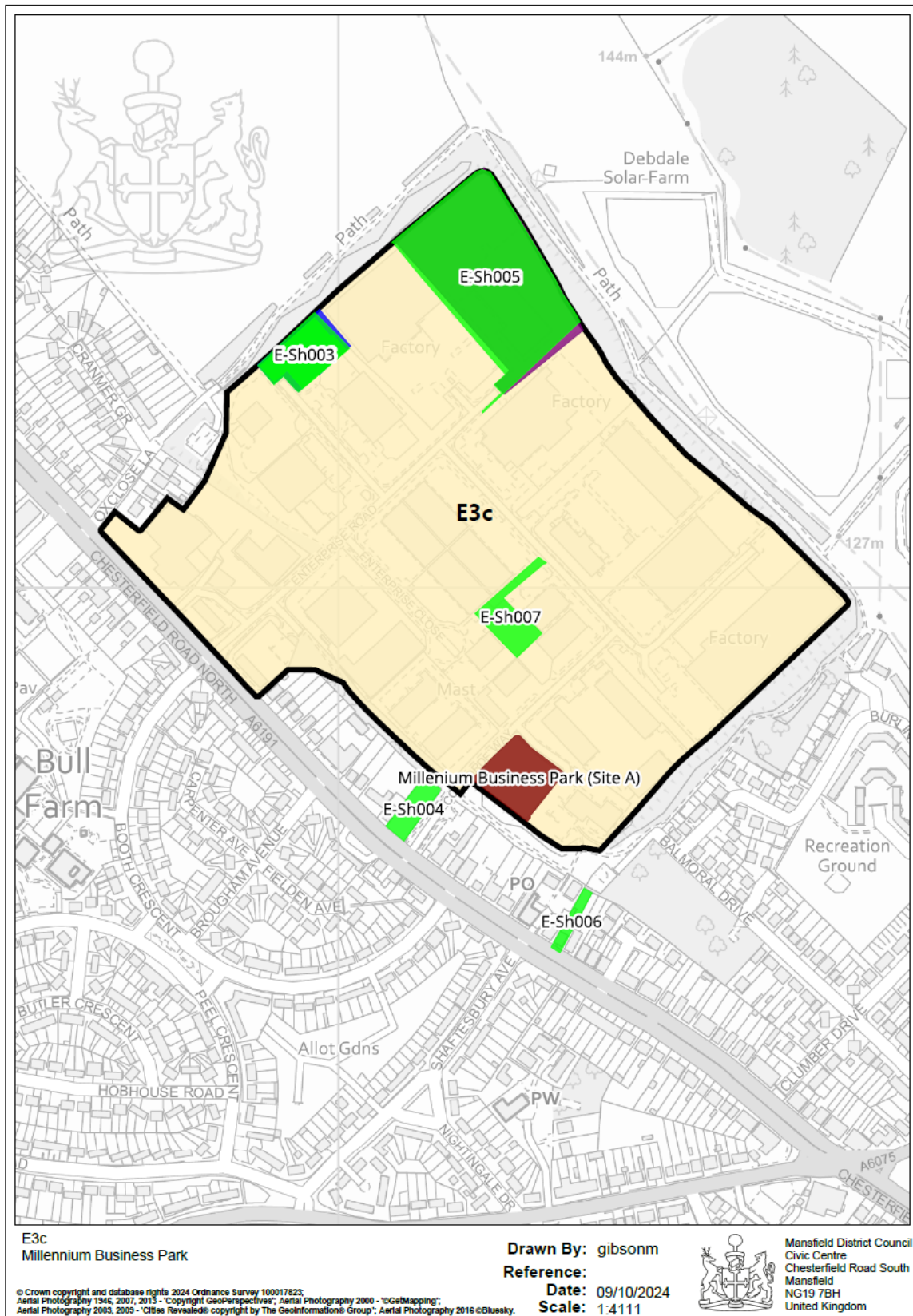
## E3b – Sherwood Oaks Business Park



■ Complete
 ■ Under construction
 ■ Live permission
 ■ Available Employment Site

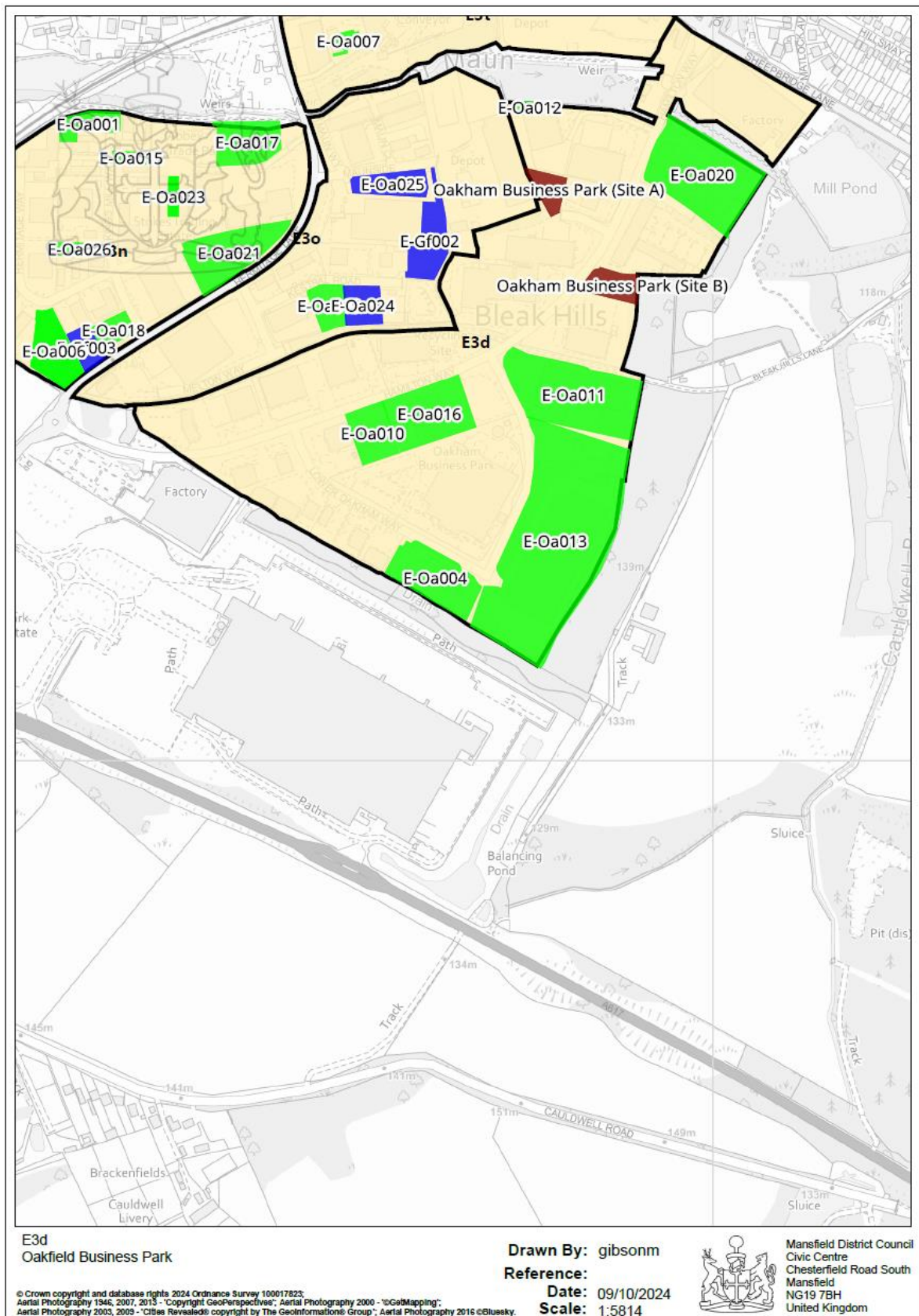


## E3c – Millennium Business Park



Complete
  Under construction
  Live permission
  Available Employment Site

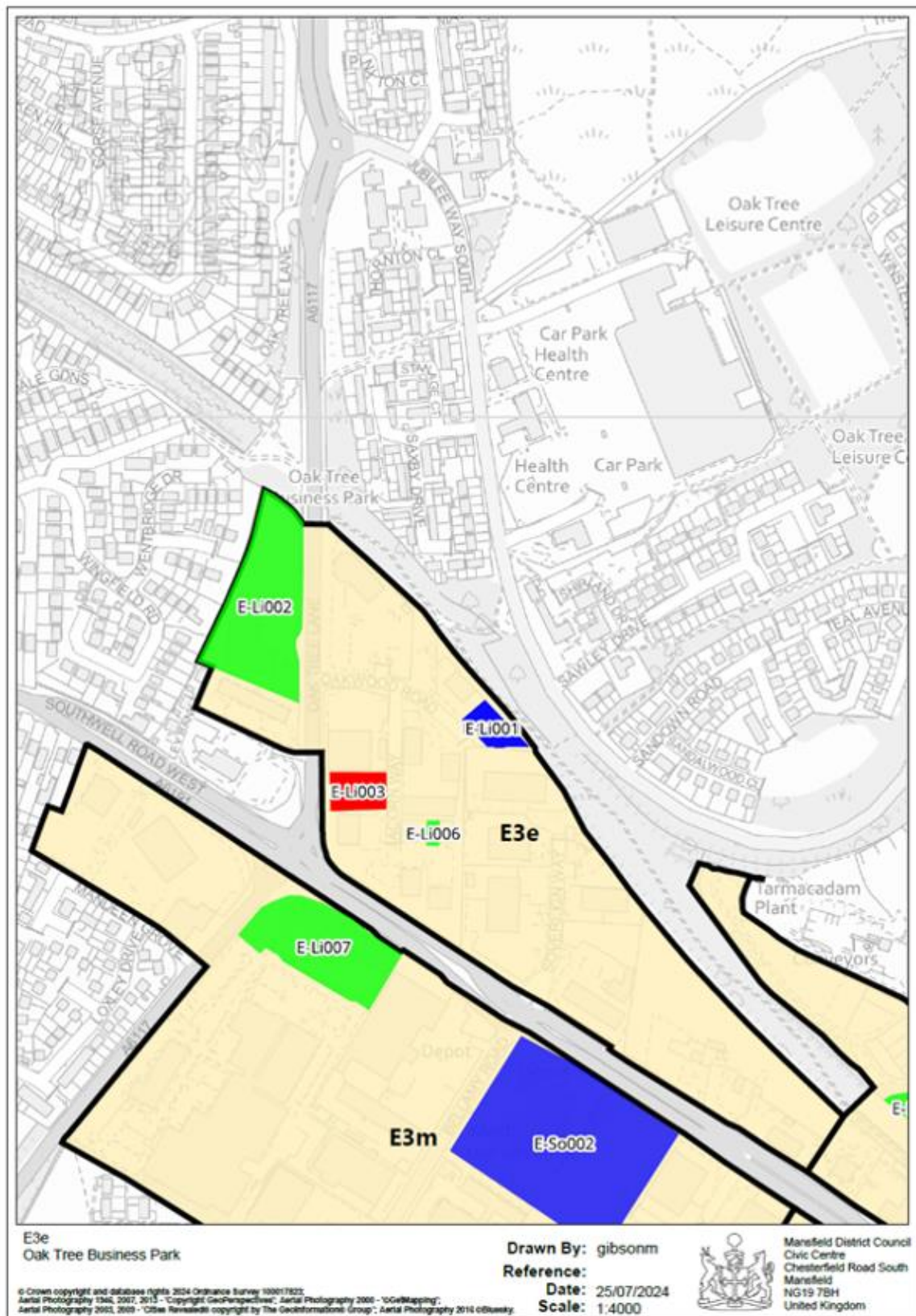
## E3d – Oakfield Business Park



■ Complete    
 ■ Under construction    
 ■ Live permission    
 ■ Available Employment Site



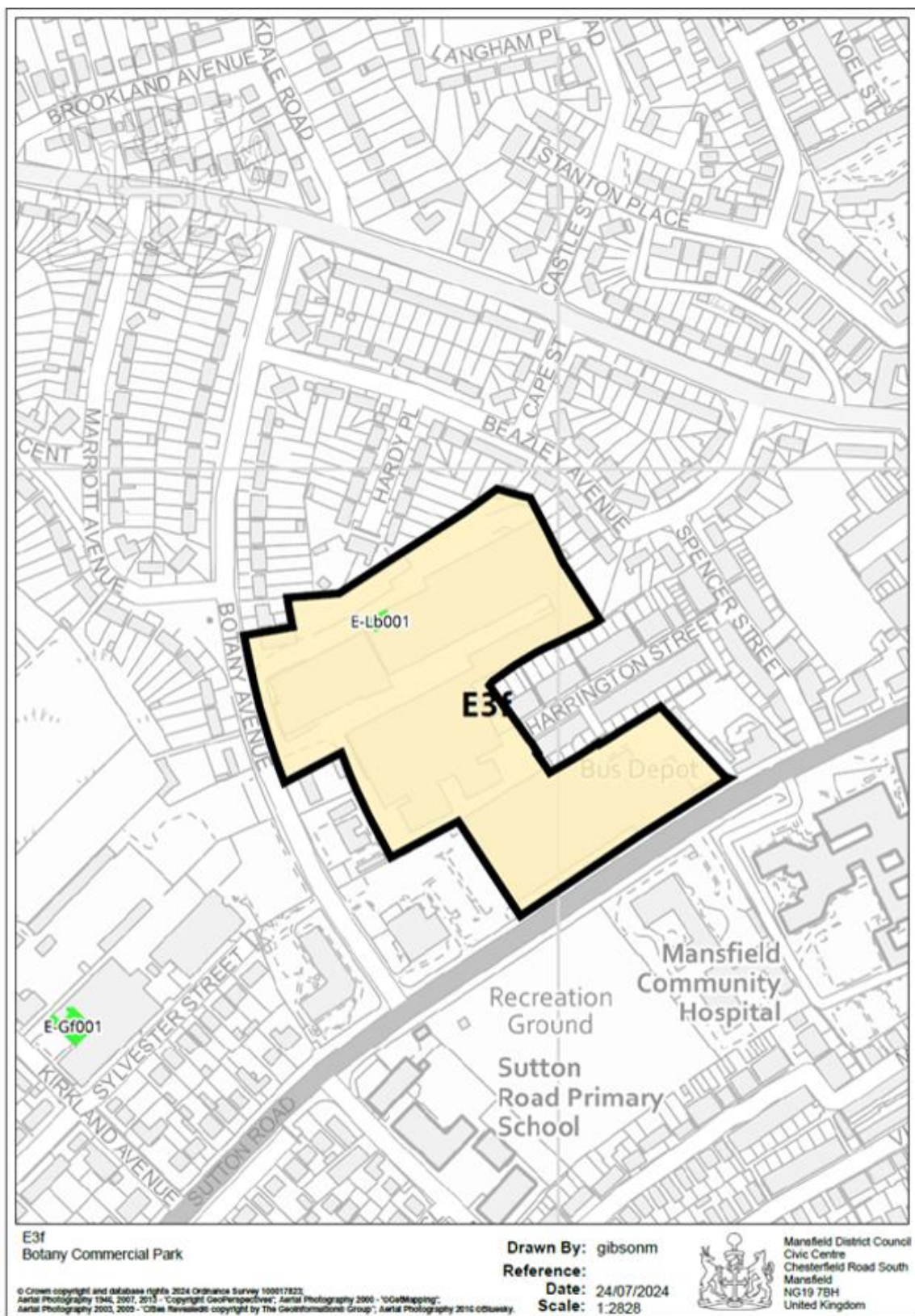
## E3e – Oak Tree Business Park



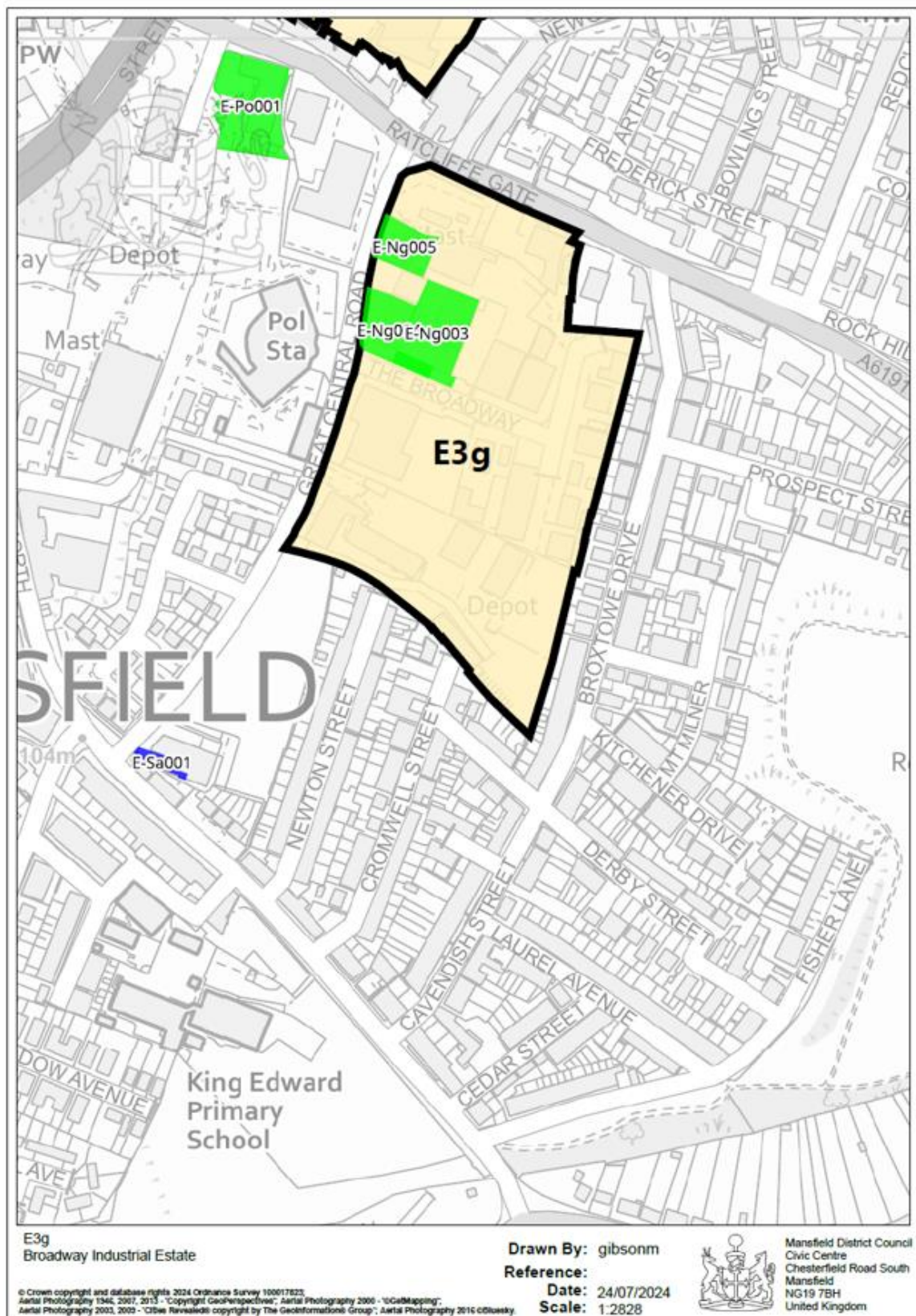
■ Complete
 ■ Under construction
 ■ Live permission
 ■ Lapsed



## E3f – Botany Commercial Park



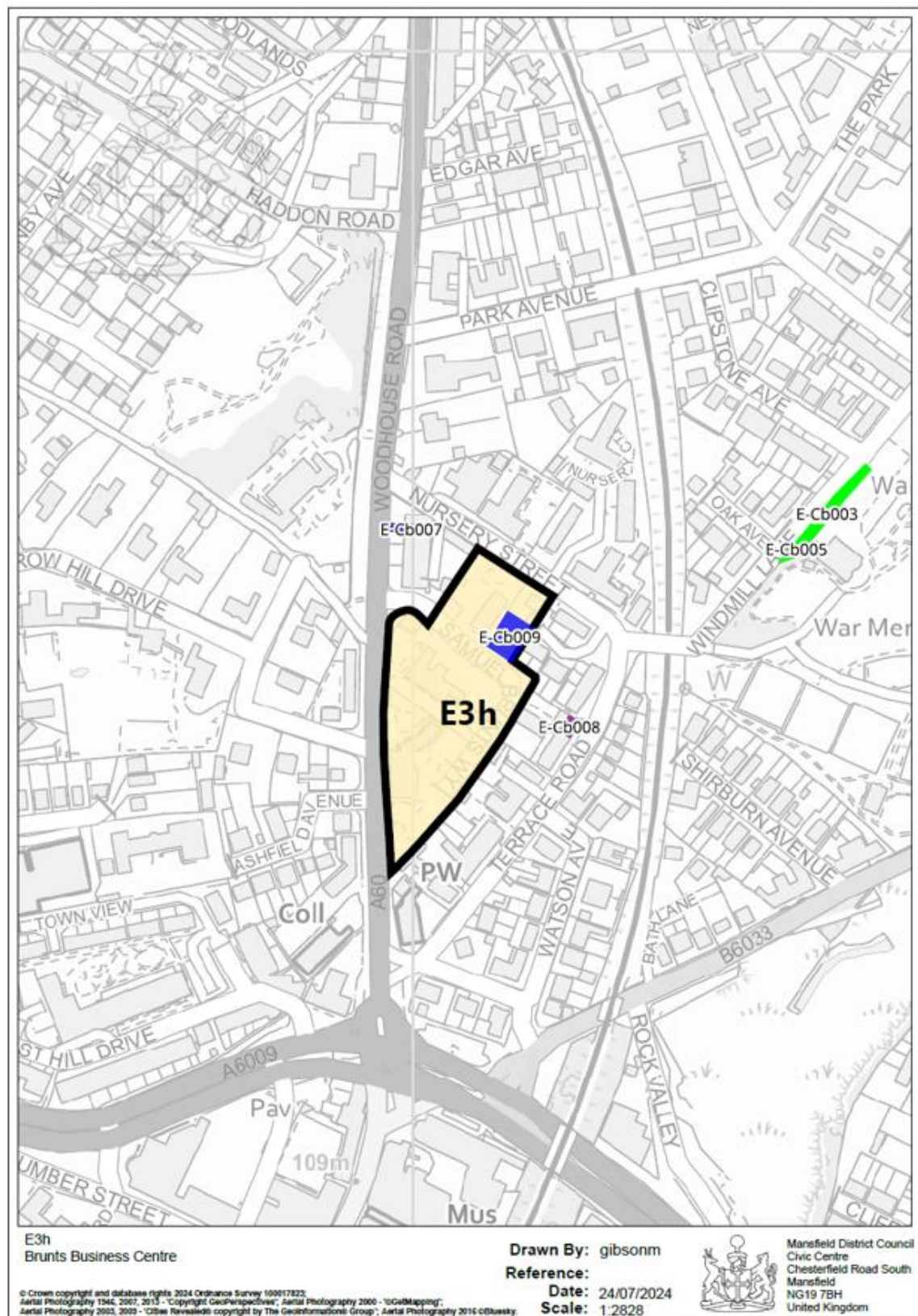
## E3g – Broadway Industrial Estate



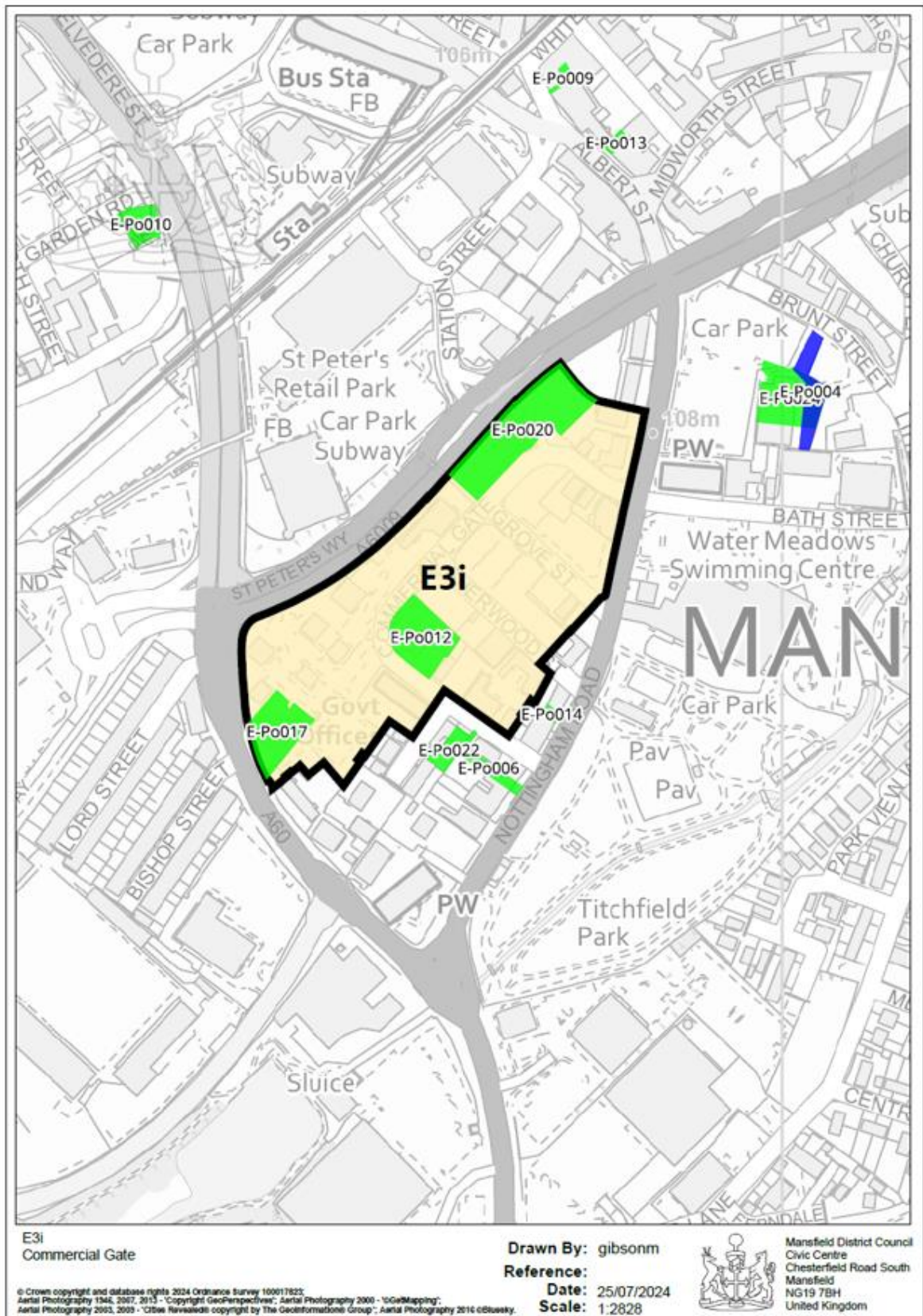
Complete
  Under construction
  Live permission



## E3h – Brunts Business Centre



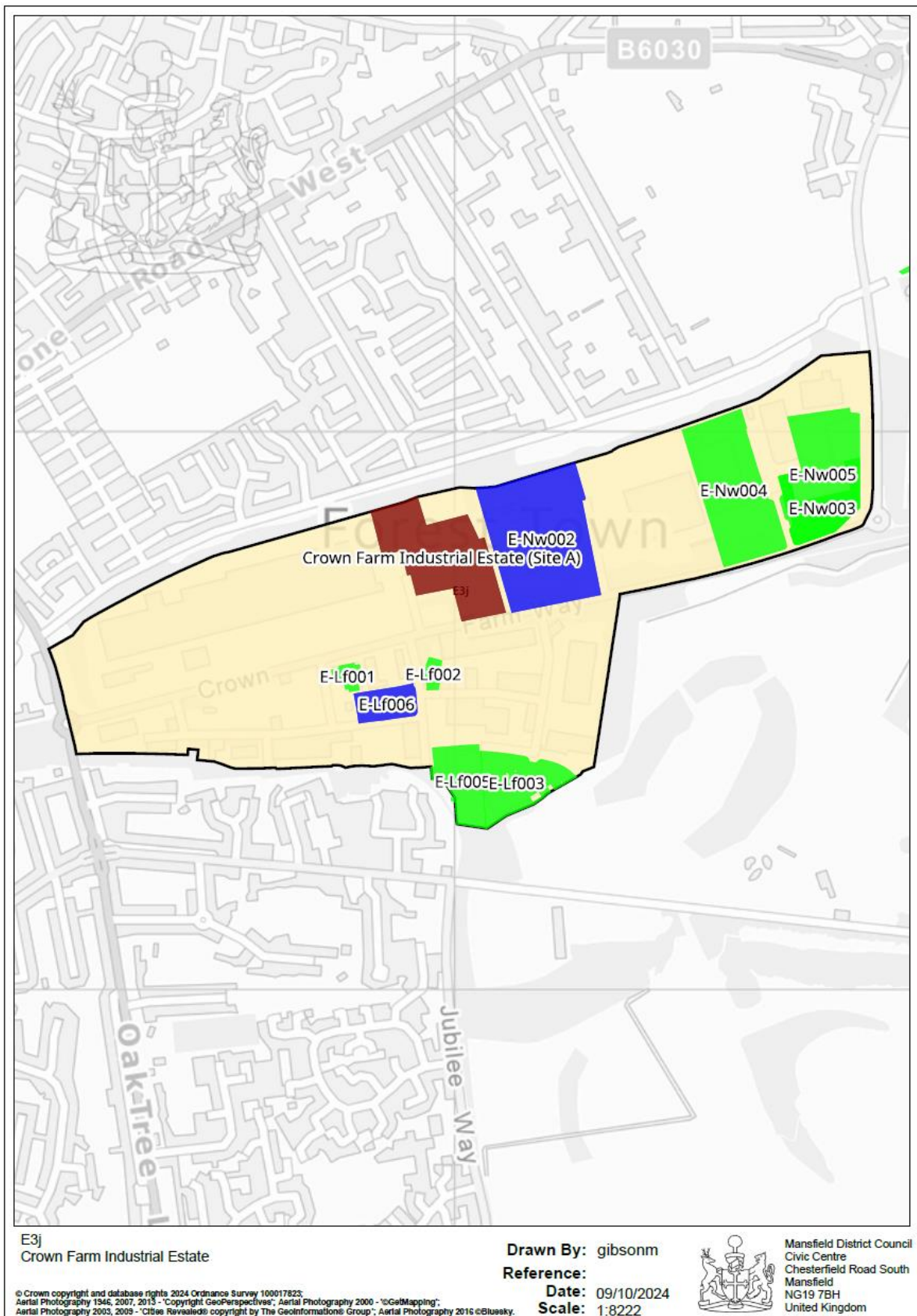
## E3i – Commercial Gate



Complete Under construction Live permission

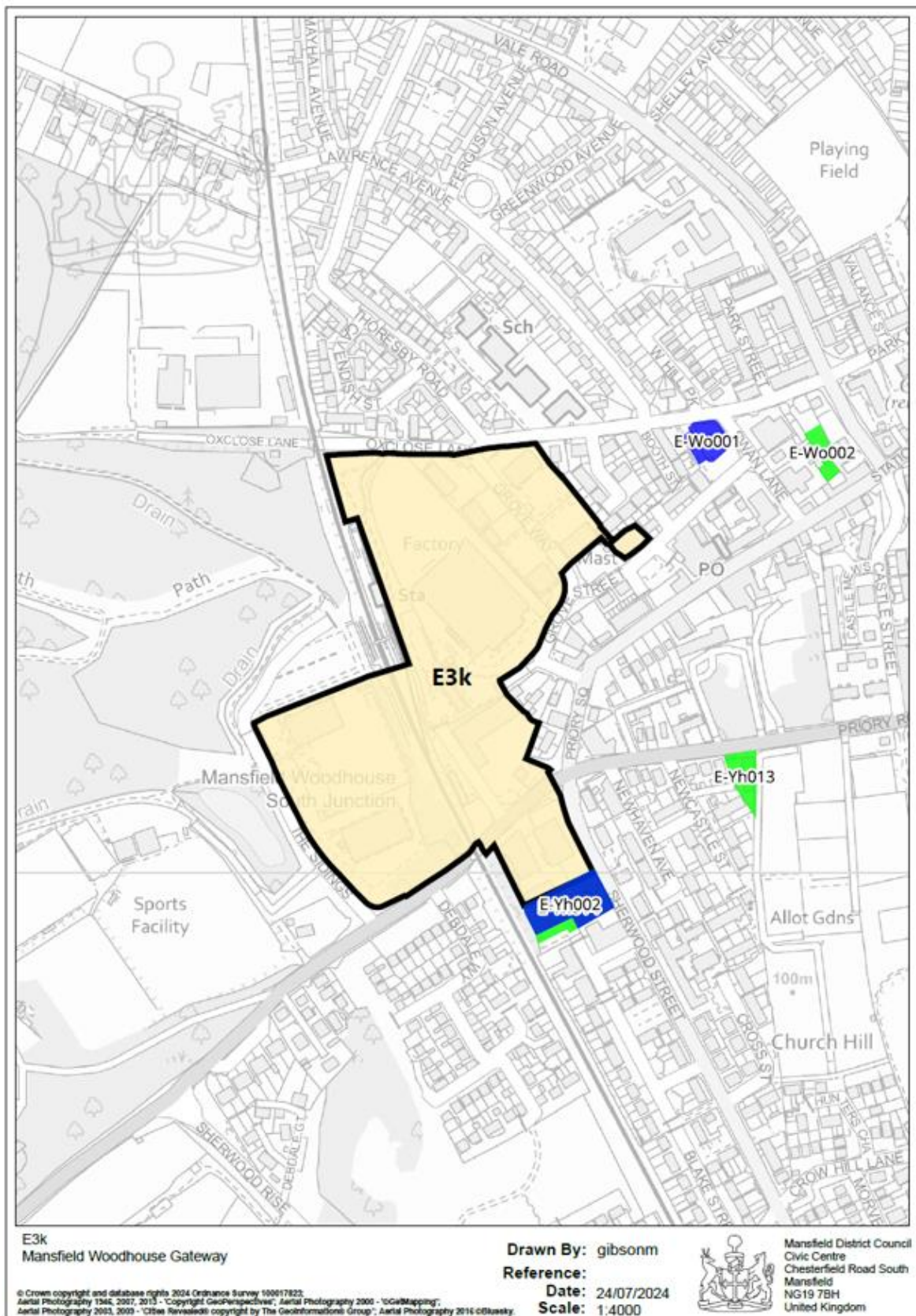


## E3j – Crown Farm Industrial Estate



Complete
  Under construction
  Live permission
  Available Employment Site

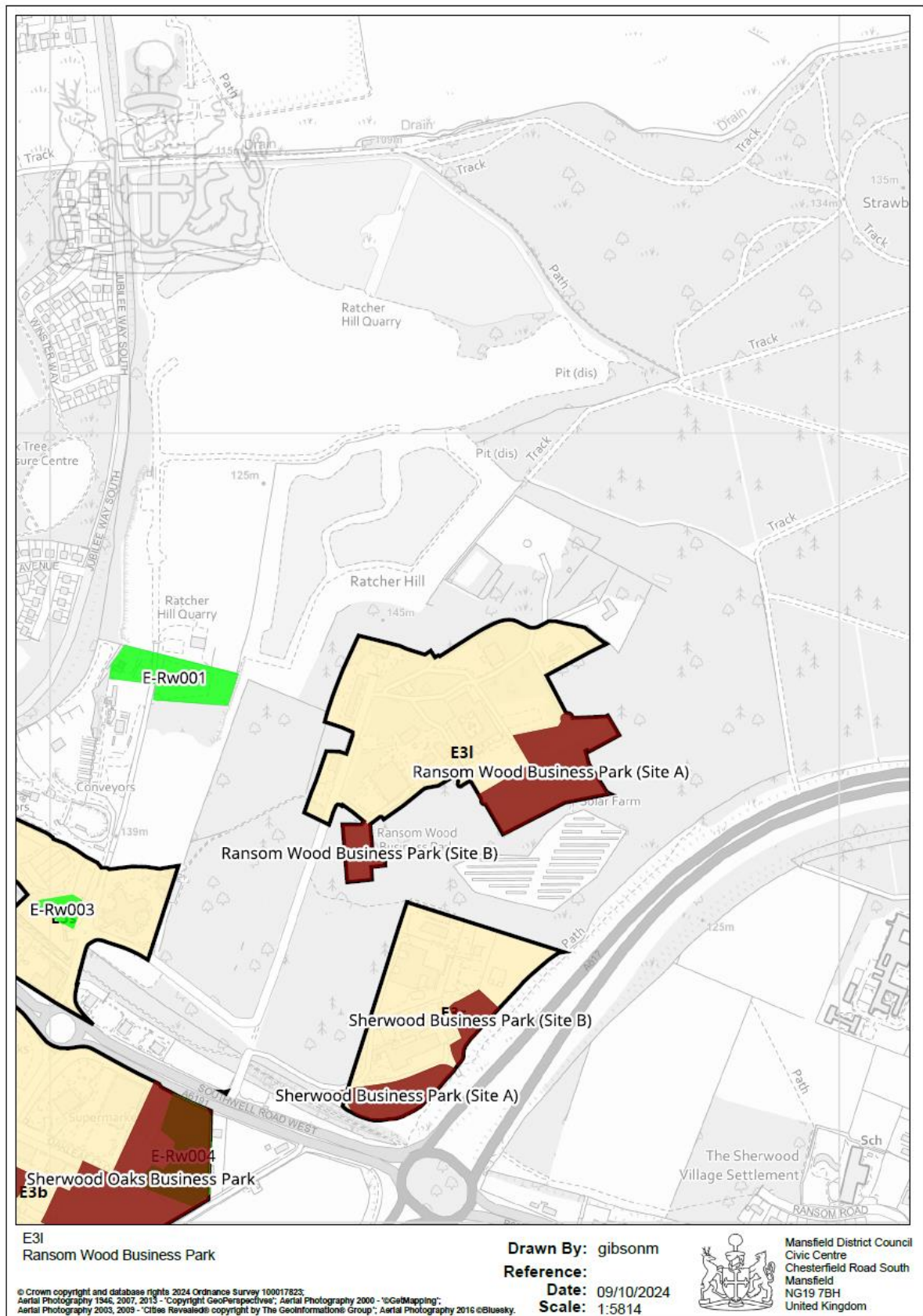
## E3k – Mansfield Woodhouse Gateway



Complete
  Under construction
  Live permission

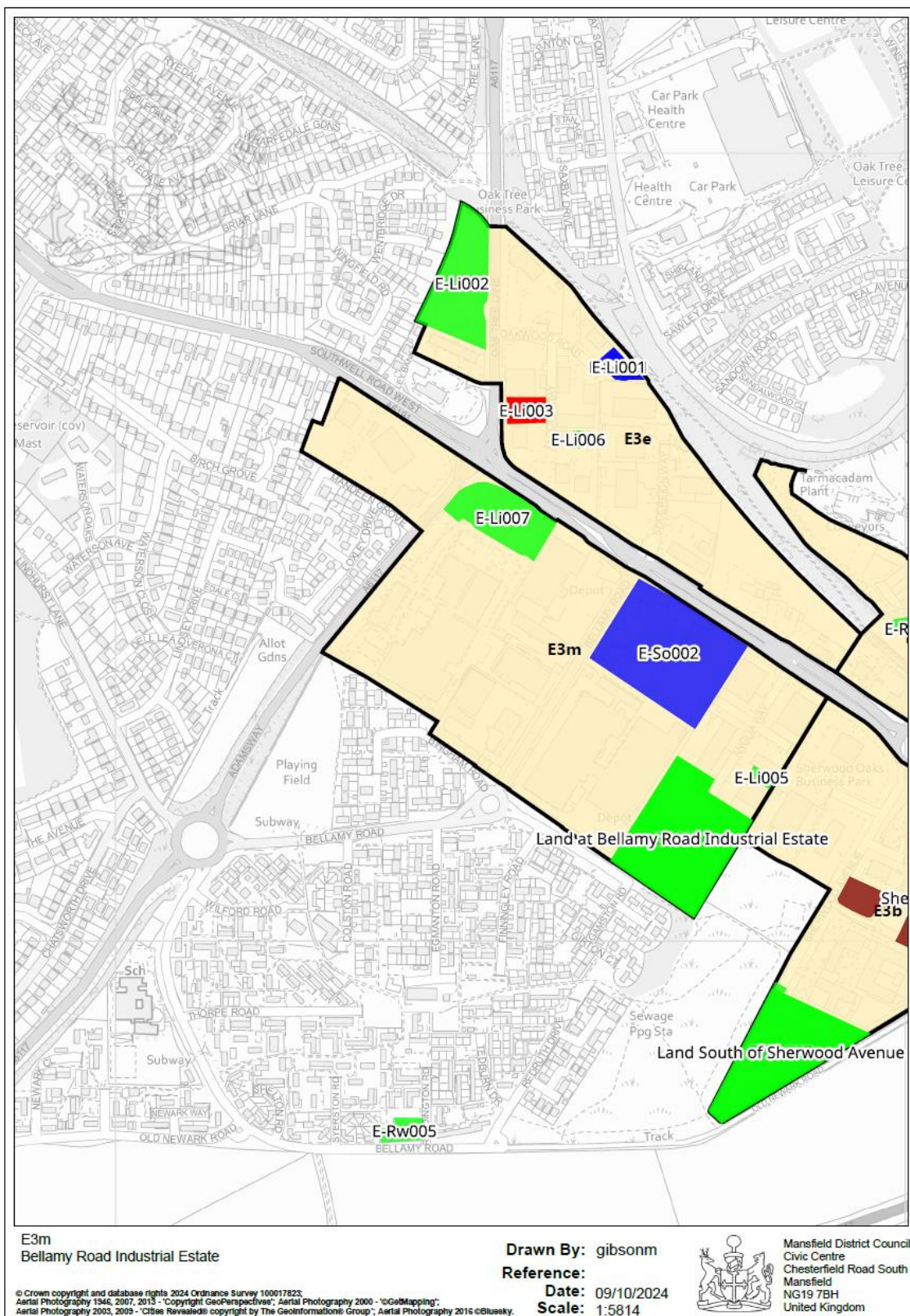


## E3I – Ransom Wood Business Park



■ Complete
 ■ Under construction
 ■ Live permission
 ■ Available Employment Site

## E3m – Bellamy Road Industrial Estate

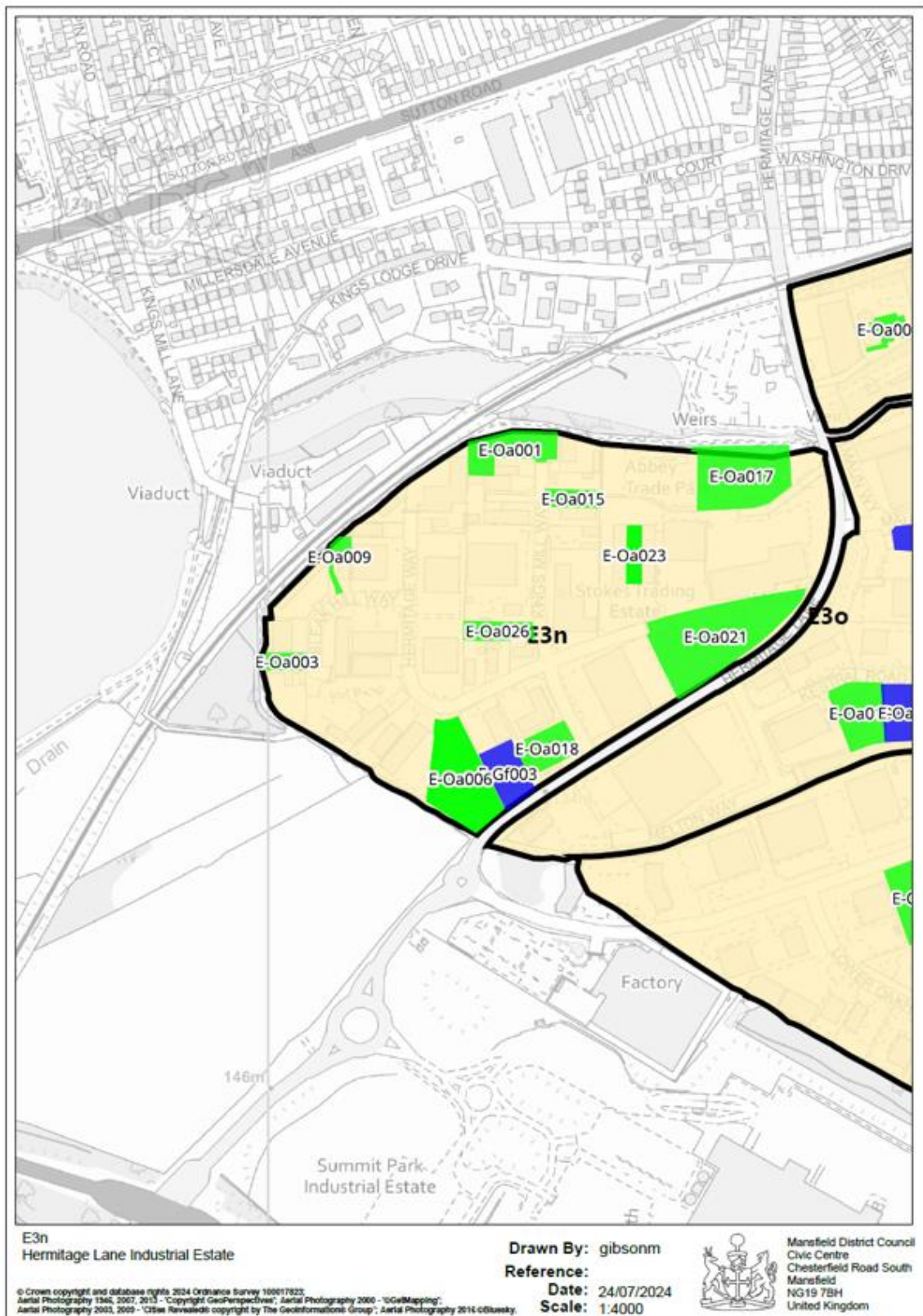


Complete
  Under construction
  Live permission
  Lapsed

Available Employment Site

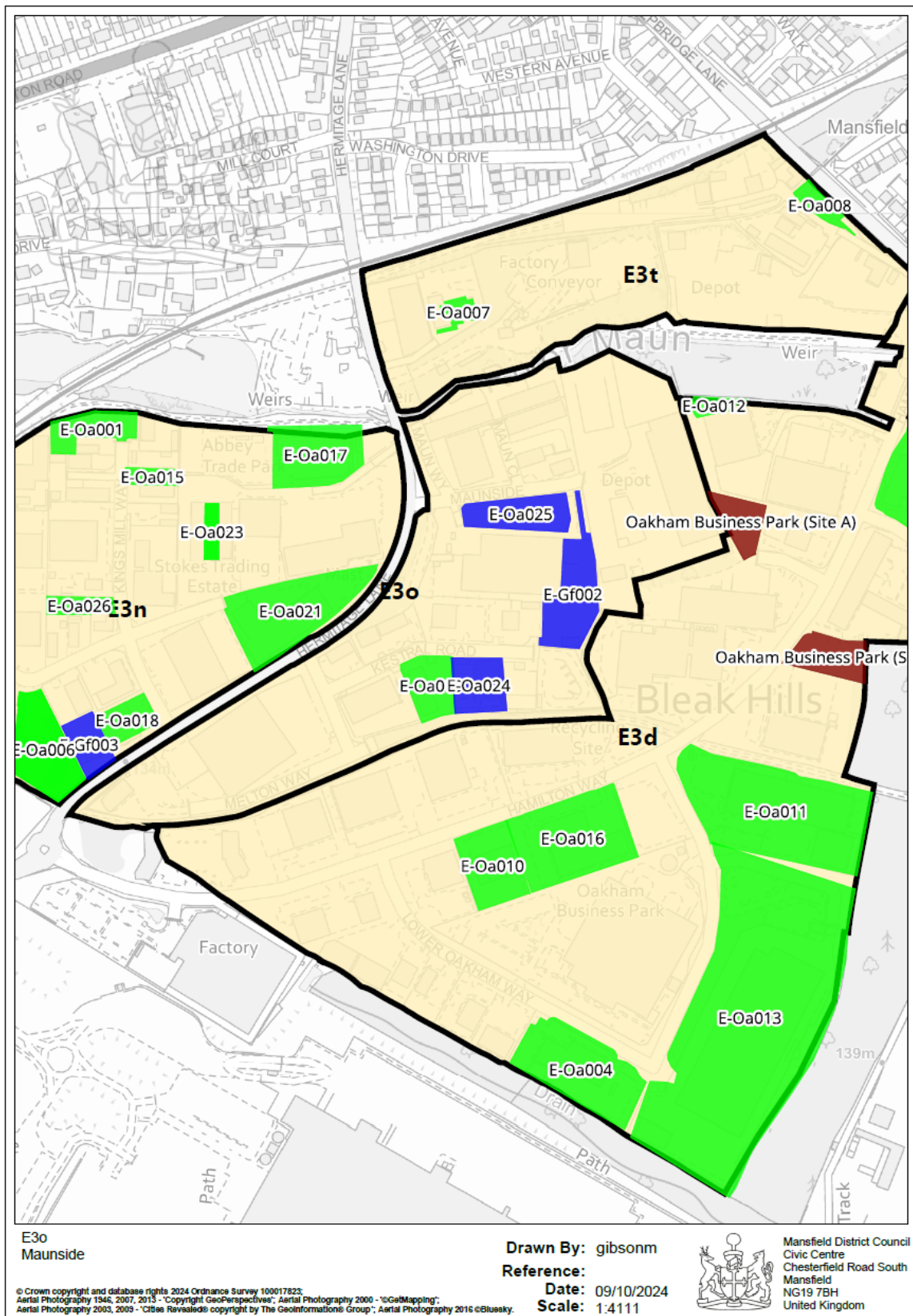


### E3n – Heritage Lane Industrial Estate



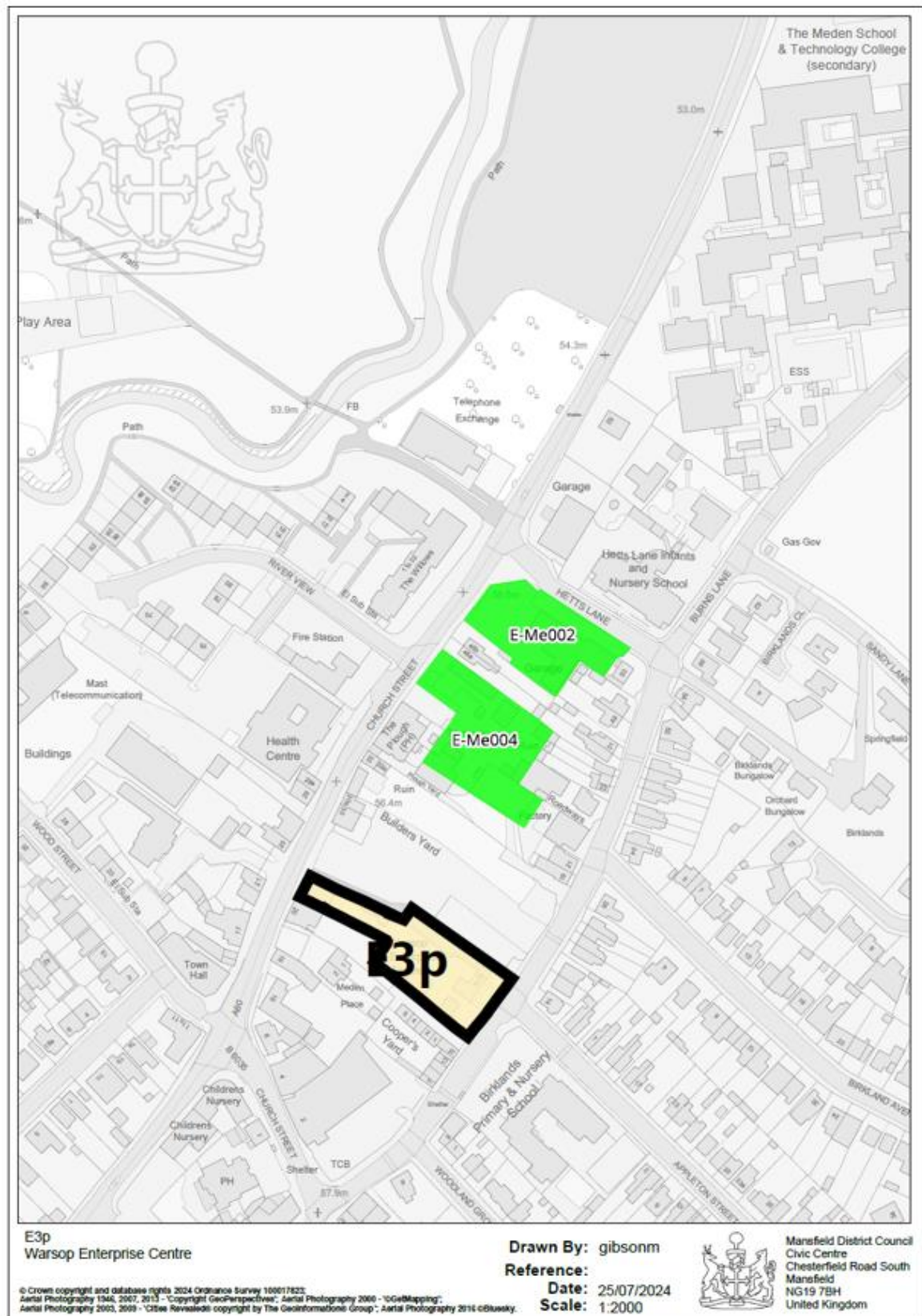
■ Complete
 ■ Under construction
 ■ Live permission

## E3o – Maunside

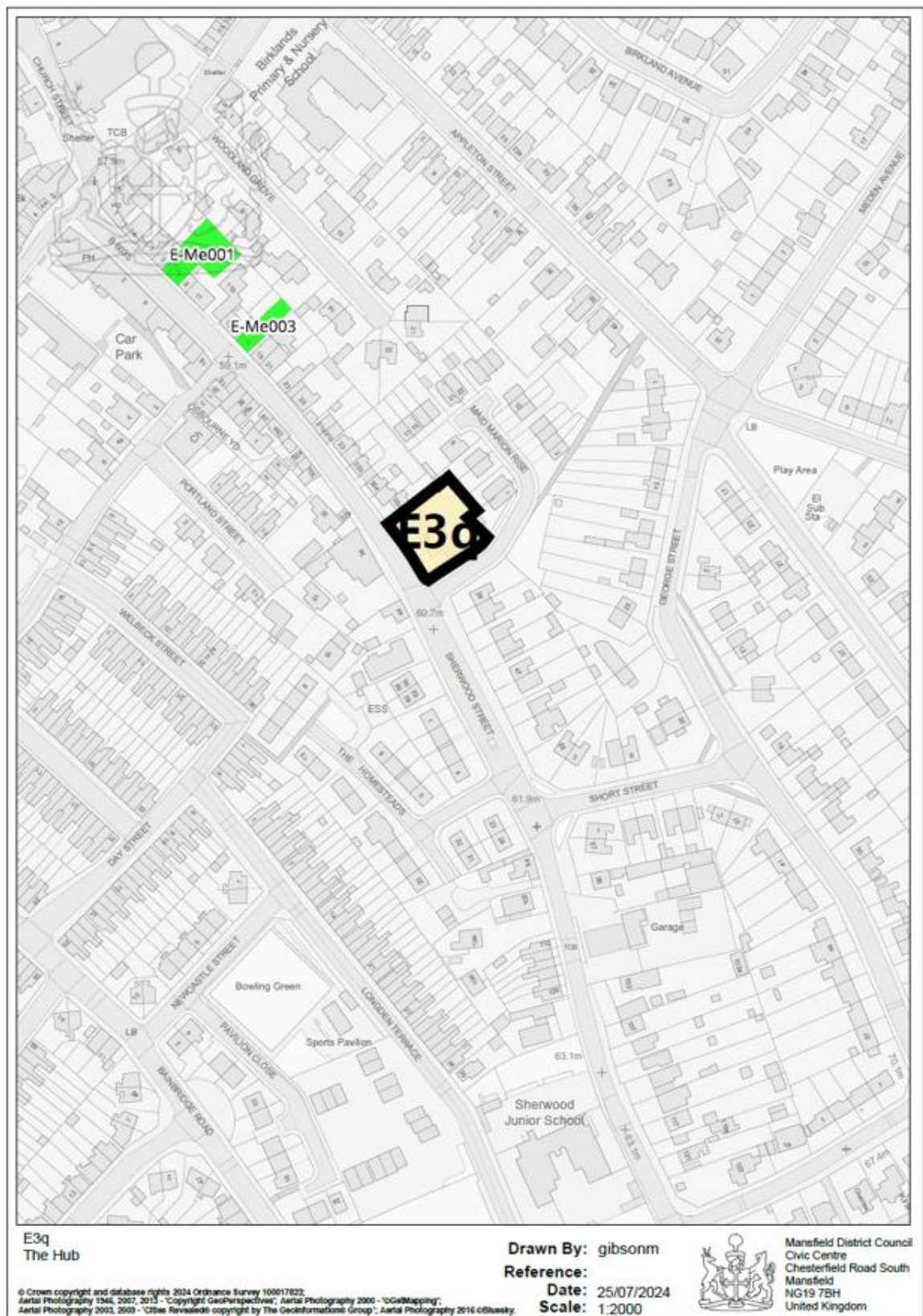




## E3p – Warsop Enterprise Centre



## E3q – The Hub



Complete



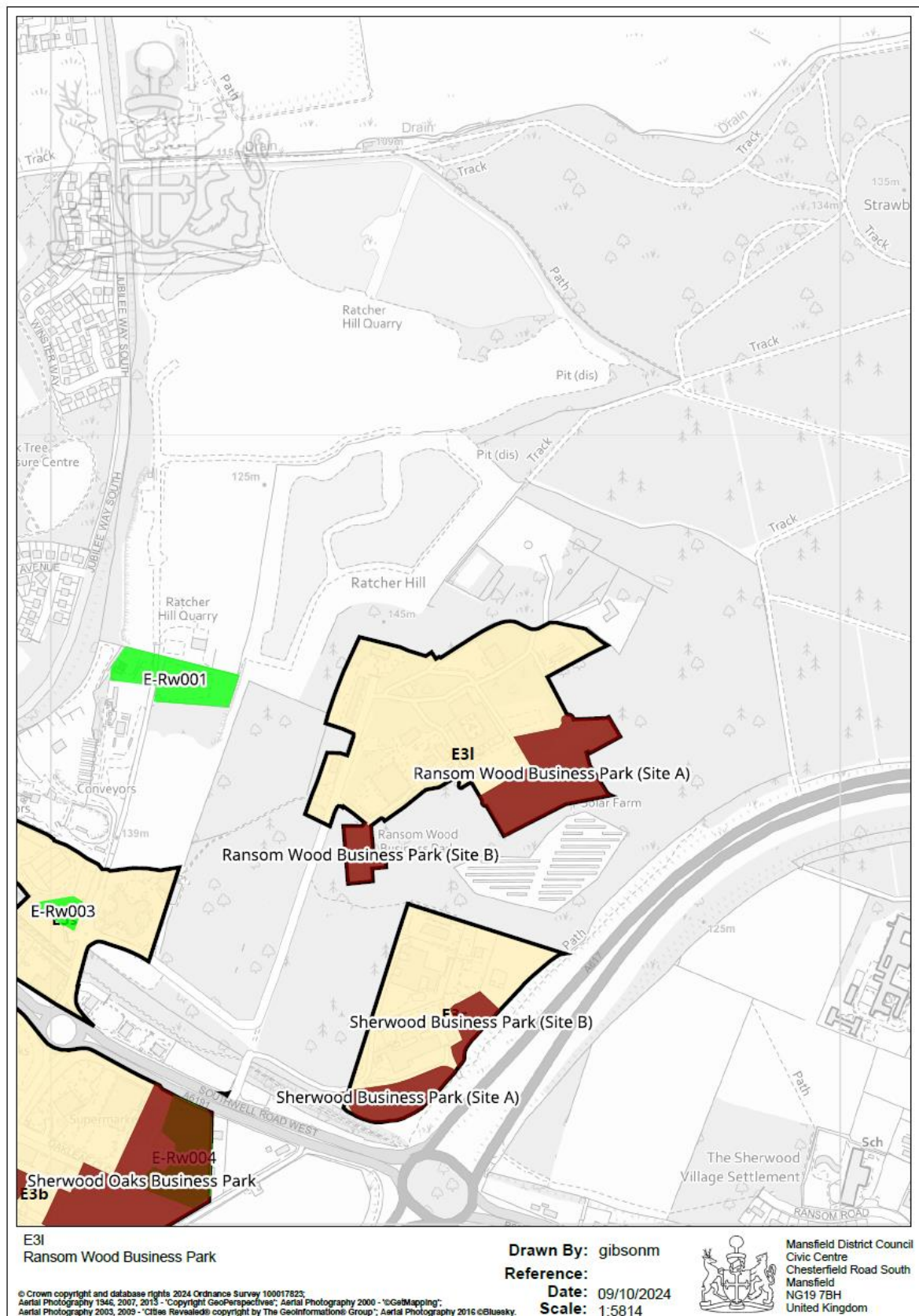
Under construction



Live permission

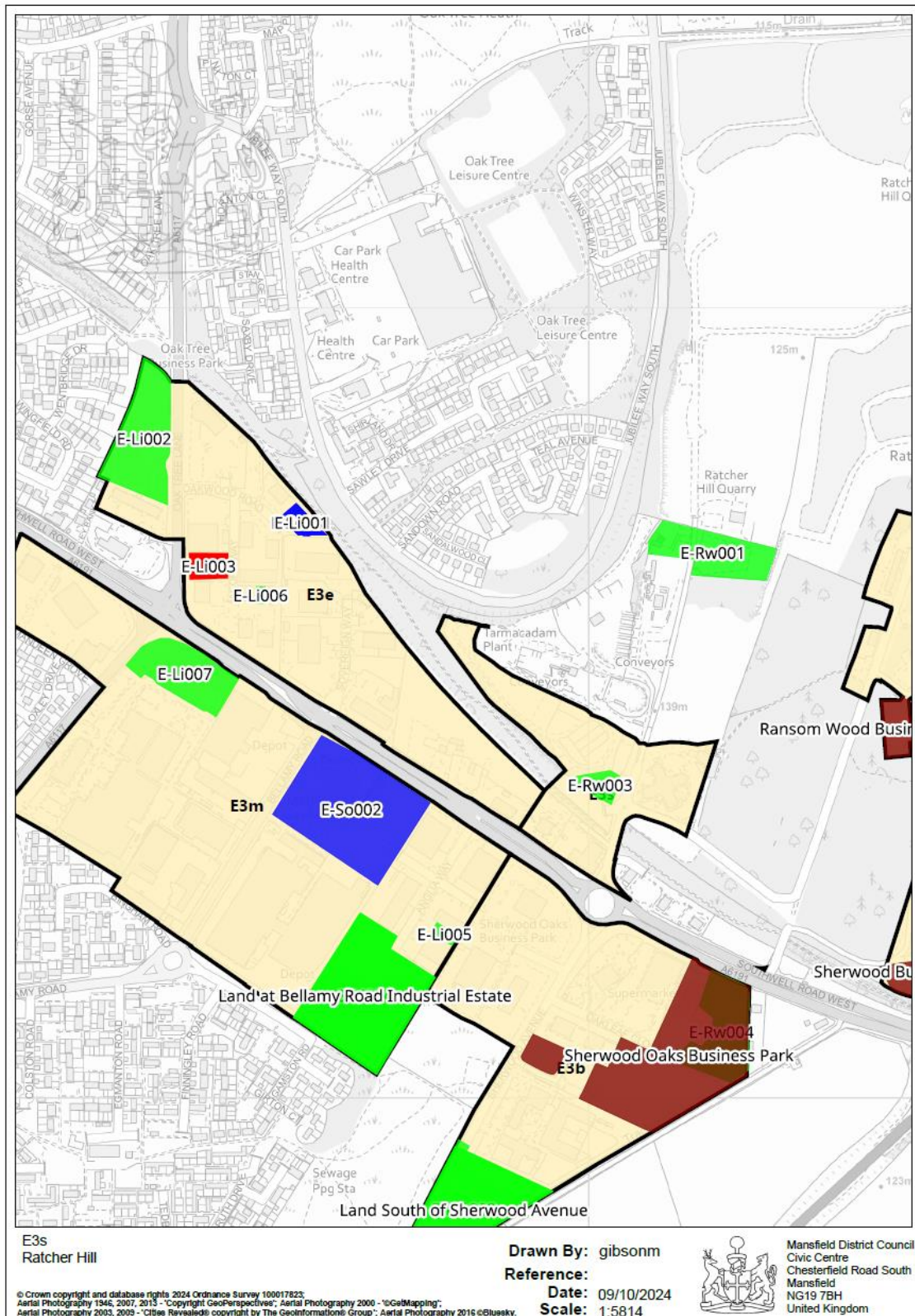


## E3r – Sherwood Business Park



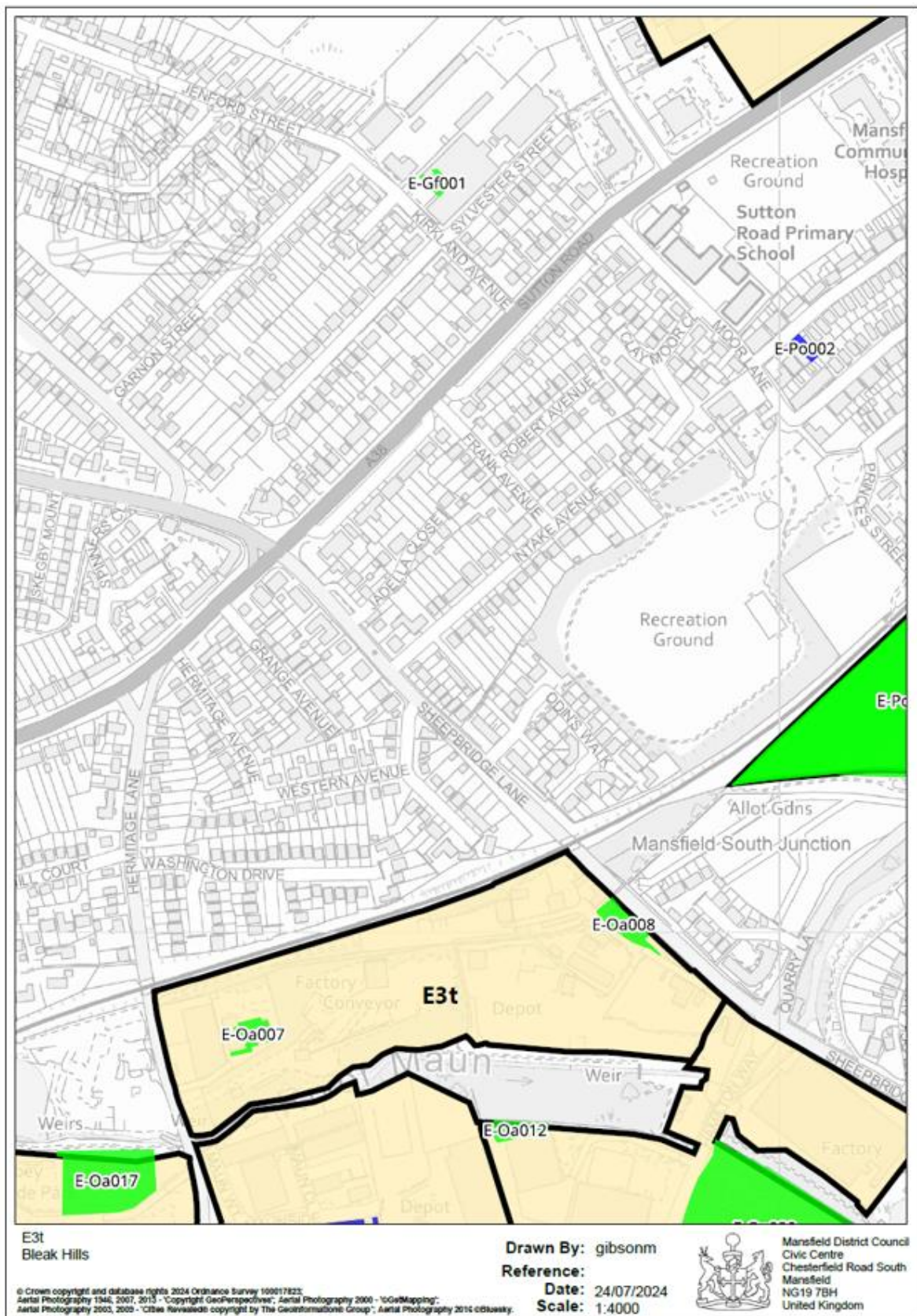
■ Complete
 ■ Under construction
 ■ Live permission
 ■ Available Employment Site

## E3s – Ratcher Hill



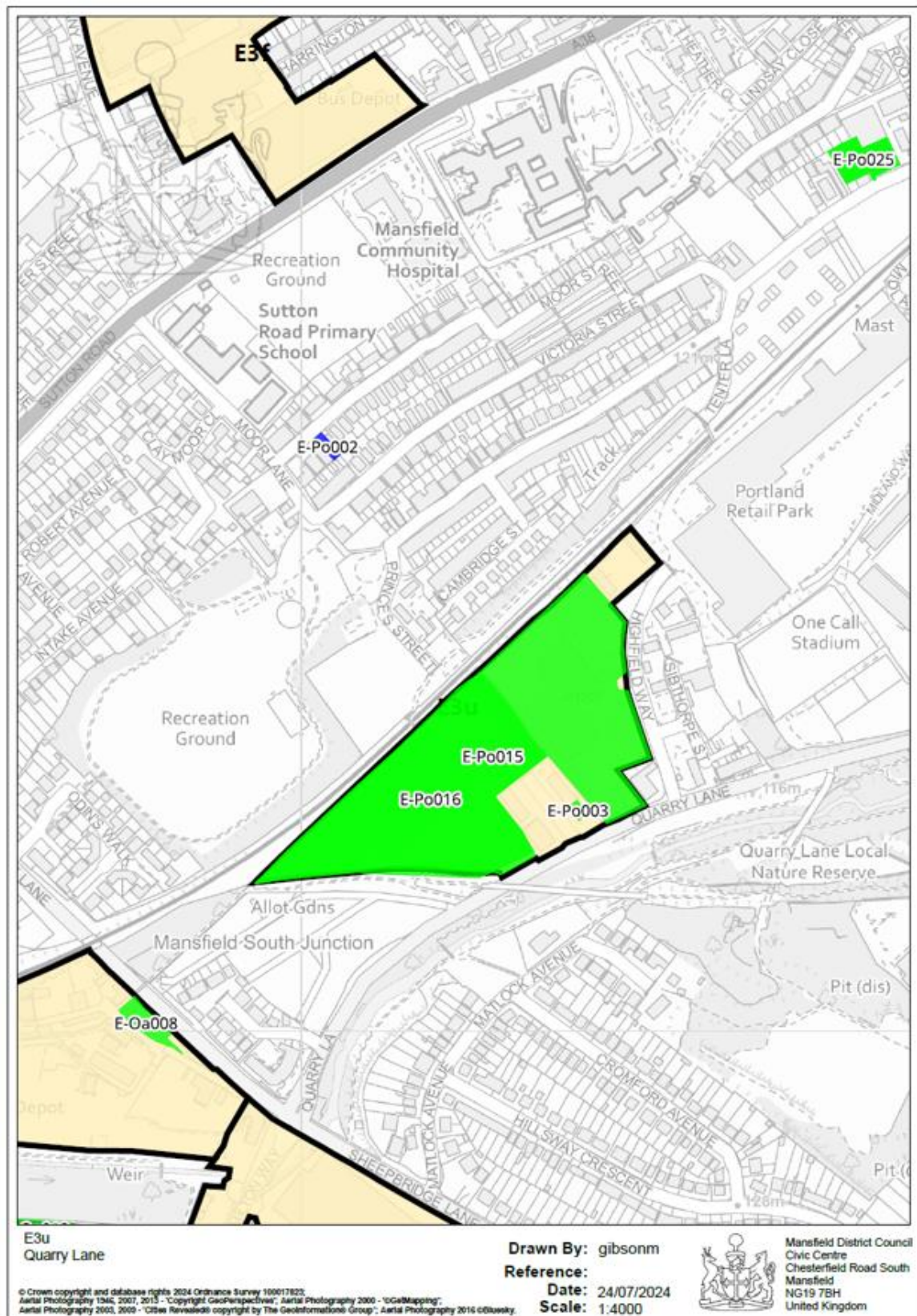


## E3t – Bleak Hills



Complete
  Under construction
  Live permission

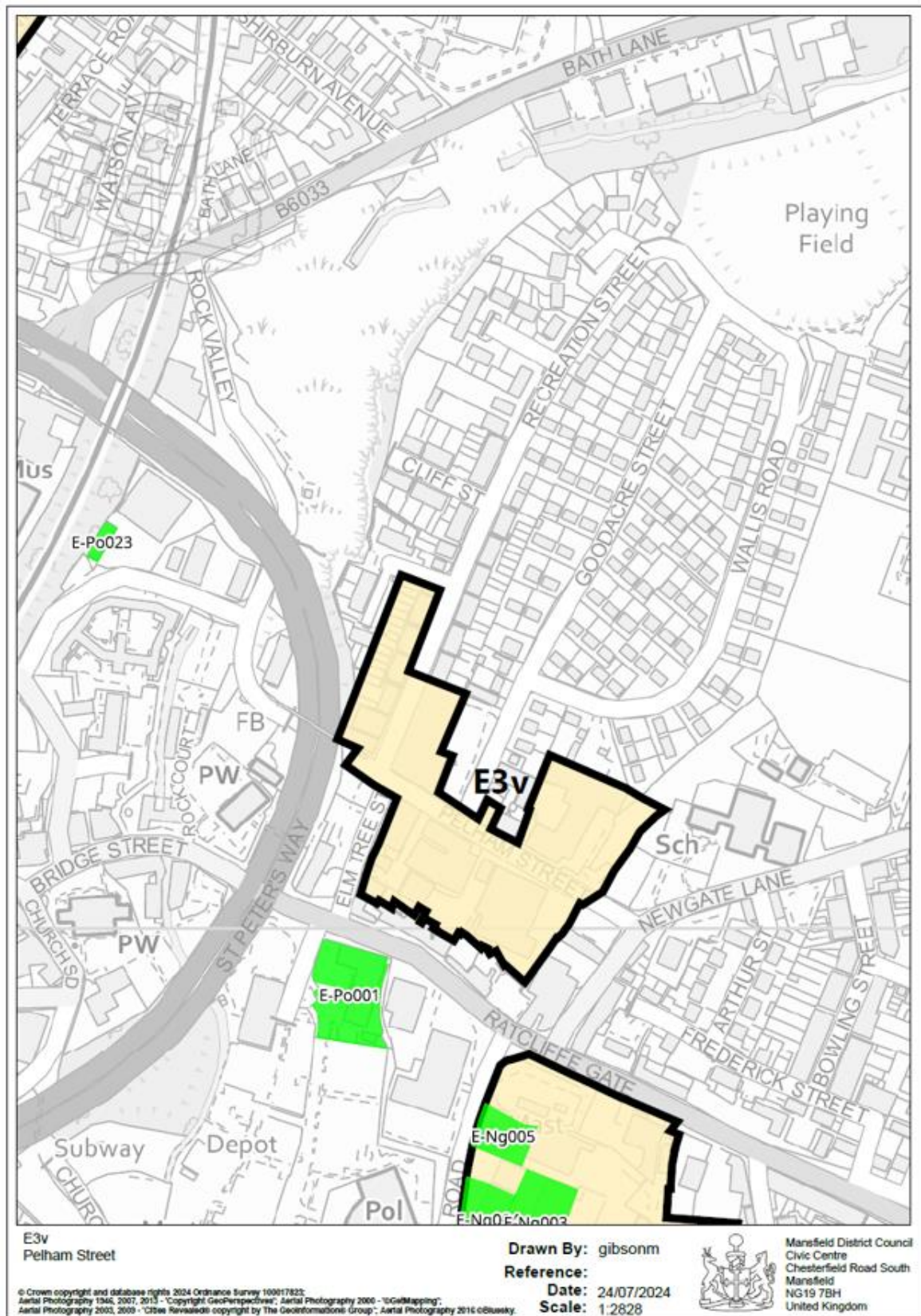
## E3u – Quarry Lane



Complete
  Under construction
  Live permission



## E3v- Pelham Street



## 5.5 Summary of sites

Throughout this report, 31 sites have been referred to. Of these, 29 have been identified as development on previously developed land. This amounts to 93.5% of the development.

Of the 31 sites, 13 are allocated within an area that is designated for employment use within the Local Plan. This amounts to 41.9% of the development, which can be seen on the maps previous.

|                                | Completions | Sites under construction | Live permissions |
|--------------------------------|-------------|--------------------------|------------------|
| Total number of sites          | 9           | 4                        | 18               |
| % on previously developed land | 44.44%      | 100%                     | 77.77%           |
| % on allocated employment land | 33.33%      | 50%                      | 38.89%           |

*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) – 01/04/2023 - 31/03/2024 |                 |
|--|-----------------|
| 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            |
| <b>Total</b>   | <b>7.54</b>     |

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 2023-24 | Office (sqm) | Industrial (ha) |
|-----------------------|--------------|-----------------|
| Completions           | -172         | 0.75            |
| Under construction    | 0            | 0.31            |
| Live permissions      | -468         | 1.62            |

*Table 13 – Summary table of the employment monitoring report.*

Overall, this report has shown:

- Employment office floorspace decreased within the 2023-24 period;
- Industrial land space increased during the 2023-24 period;
- Sites under construction and live permissions suggest this trend is likely to continue in the next monitoring period;
- 41.9% of development occurred within employment land designated by the Local Plan;
- 93.5% of development occurred on previously developed land.
- Development land is 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  |
|---|--|
| <b>B2</b> (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).  |
| <b>B8</b> (Storage or distribution)         | This class includes open air storage.  |
| <b>C1</b> (Hotels)                          | Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).   |
| <b>C2</b> (Residential institutions)        | Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.   |
| <b>C2A</b> (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.   |
| <b>C3</b> (Dwellinghouses)                  | <p>This class is formed of three parts</p> <ul style="list-style-type: none"> <li>• 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</li> <li>• 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</li> <li>• 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</li> </ul> |
| <b>C4</b> (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><b>Class E</b><br/>(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"> <li>• <b>E(a)</b> Display or retail sale of goods, other than hot food</li> <li>• <b>E(b)</b> Sale of food and drink for consumption (mostly) on the premises</li> <li>• <b>E(c)</b> Provision of: <ul style="list-style-type: none"> <li>○ <b>E(c)(i)</b> Financial services,</li> <li>○ <b>E(c)(ii)</b> Professional services (other than health or medical services), or</li> <li>○ <b>E(c)(iii)</b> Other appropriate services in a commercial, business or service locality</li> </ul> </li> <li>• <b>E(d)</b> Indoor sport, recreation or fitness (not involving motorised vehicles or firearms or use as a swimming pool or skating rink,)</li> <li>• <b>E(e)</b> Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)</li> <li>• <b>E(f)</b> Creche, day nursery or day centre (not including a residential use)</li> <li>• <b>E(g)</b> Uses which can be carried out in a residential area without detriment to its amenity: <ul style="list-style-type: none"> <li>○ <b>E(g)(i)</b> Offices to carry out any operational or administrative functions,</li> <li>○ <b>E(g)(ii)</b> Research and development of products or processes</li> <li>○ <b>E(g)(iii)</b> Industrial processes</li> </ul> </li> </ul> |
| <p><b>Class F</b> (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"> <li>• <b>F1 Learning and non-residential institutions</b> – Use (not including residential use) defined in 7 parts: <ul style="list-style-type: none"> <li>○ <b>F1(a)</b> Provision of education</li> <li>○ <b>F1(b)</b> Display of works of art (otherwise than for sale or hire)</li> <li>○ <b>F1(c)</b> Museums</li> <li>○ <b>F1(d)</b> Public libraries or public reading rooms</li> <li>○ <b>F1(e)</b> Public halls or exhibition halls</li> </ul> </li> </ul>   |

|                    |   |
|--------------------|---|
|                    | <ul style="list-style-type: none"> <li>○ <b>F1(f)</b> Public worship or religious instruction (or in connection with such use)</li> <li>○ <b>F1(g)</b> Law courts</li> <li>• <b>F2 Local community</b> – Use as defined in 4 parts: <ul style="list-style-type: none"> <li>○ <b>F2(a)</b> 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</li> <li>○ <b>F2(b)</b> Halls or meeting places for the principal use of the local community</li> <li>○ <b>F2(c)</b> Areas or places for outdoor sport or recreation (not involving motorised vehicles or firearms)</li> <li>○ <b>F2(d)</b> Indoor or outdoor swimming pools or skating rinks</li> </ul> </li> </ul> |
| <b>Sui Generis</b> | <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>  |