

Matter 5 Site Specific Issues

3. Mansfield Fringe Area

(28) Is the amount and type of retail/employment development justified and deliverable?

3.1 There are substantial data (NSDC and MDC Vacant Commercial Property Registers) to demonstrate that there is a significant surplus of vacant commercial property in both Mansfield and Newark and Sherwood Districts, in excess of 1million sq ft. We would expect that the potential for reuse and redevelopment of this vacant property be considered when providing justification for retail and employment development.

3.2 It is also worth noting at this point, that sites with extant restoration conditions should not be considered as a brownfield site, but rather as if it had already been restored in accordance with the extant conditions, and all relevant assessments should be amended to recognise this; it can be argued that whilst the site was previously developed, the extant restoration requirement supercedes that status, and it should be considered as restored land and therefore Greenfield in nature.

Yours sincerely,

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