CHAPTER 6 - HOUSING

6.1 Introduction

6.1.1 Mansfield District had a total of 100,386 residents, in 39,816 households, at the time of the 1991 Census. The tenure breakdown of this total is shown in Figure 6, with comparisons to the 1981 Census.

Figure 6: HOUSING TENURE - 1981 AND 1991

<table>
<thead>
<tr>
<th></th>
<th>1981 Census</th>
<th>1991 Census</th>
<th>Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Households</td>
<td>36,390 (100.0%)</td>
<td>39,816 (100.0%)</td>
<td>+3,426 (9.4%)</td>
</tr>
<tr>
<td>Owner Occupied</td>
<td>19,942 (54.8%)</td>
<td>27,455 (69.0%)</td>
<td>+7,513 (37.7%)</td>
</tr>
<tr>
<td>Local Authority</td>
<td>12,273 (33.7%)</td>
<td>8,739 (21.9%)</td>
<td>-3,534 (28.9%)</td>
</tr>
<tr>
<td>Housing Association</td>
<td>466 (1.3%)</td>
<td>983 (2.5%)</td>
<td>+517 (110.9%)</td>
</tr>
<tr>
<td>Rented Privately</td>
<td>2,674 (7.4%)</td>
<td>2,144 (5.3%)</td>
<td>-530 (19.8%)</td>
</tr>
<tr>
<td>Other</td>
<td>1,035 (2.8%)</td>
<td>495 (1.3%)</td>
<td>-540 (52.2%)</td>
</tr>
</tbody>
</table>

The above totals clearly illustrate the increasing importance and dominance of owner occupied housing and decreasing contribution made by rented accommodation, particularly local authority, to the housing stock. This is partly due to reductions in the number of local authority houses with the introduction of the ‘Right to Buy’ and partly to the Council’s inability to fund new build.

6.1.2 Average household sizes have decreased from 2.73 persons in 1981 to 2.52 in 1991. This reflects a continuing trend which is, in part, explained by the increase in the proportion of the population within the older age groups. There is an increasing need for the provision of additional single person and certain types of elderly person accommodation.

6.1.3 The District contains the full range of housing types from pre-twentieth century to modern. Most of the older housing is located in the central areas of Mansfield, Mansfield Woodhouse and Market Warsop. Whilst many houses are in need of maintenance the greatest problems in these central areas relate to poor residential environments including: land use conflicts; lack of garden spaces; lack of car parking and areas of dereliction. Away from the centres, housing areas are concentrated into communities, each with strong identities. These include a variety of housing types, e.g. turn of the century terraced areas, former Coal Board estates / settlements, pre and post war Council estates and newer private housing estates. Many of these areas also have their own problems, for example lack of maintenance, through traffic and poorly developed recreational, community or shopping facilities.

6.2 Housing Policy Guidance

6.2.1 In developing housing policies and proposals for inclusion in the Local Plan, regard has been given to Planning Policy Guidance Notes (PPG’s), particularly PPG3: Housing, March 1992, and the Nottinghamshire Structure Plan Review.
6.2.2 The District Council undertakes Housing Land Availability Studies which provide information on the status of housing sites in the District every year. Annual reports on such studies will continue to be published, as a way of monitoring the performance of the Local Plan's housing policies and proposals and to ensure that sufficient land is genuinely available in the District for the level of housing required.

6.3 Scale and Broad Location of Housing

6.3.1 The scale and broad location of housing in the District of Mansfield, are strategic issues which are dealt with by the County Structure Plan. The Nottinghamshire Structure Plan Review was adopted by the County Council in November, 1996. It makes provision for approximately 6,500 dwellings to be built in Mansfield District between 1991 and 2011. A breakdown figure, agreed by Mansfield District Council and Nottinghamshire County Council, of 4,850 dwellings has been identified for the period 1991 to 2006.

6.3.2 In accordance with the development strategies of the Nottinghamshire Structure Plan, new residential development will be concentrated within and adjoining the existing urban areas. In Mansfield District residential development is proposed to be concentrated in the Mansfield and Mansfield Woodhouse urban areas. This policy is designed to encourage the urban regeneration process, the redevelopment of derelict / unused land and to reduce the need to travel, especially by car. Such policies will also help prevent:-

- development in important open breaks between separate settlements;
- the consolidation / growth of isolated pockets of development;
- the outward spread of the urban area into areas of surrounding countryside;
- development in areas poorly related to infrastructure, services and facilities.

It will also help to protect from development important green spaces, areas of landscape value in the countryside and sites of ecological or archaeological value. The value of these areas has been assessed and taken into account in the allocation of sites for residential development.

6.3.3 The average annual completion rate in Mansfield District envisaged by the Structure Plan Review is just over 320 dwellings per annum, between 1991 and 2006. The actual house completion rate for the District over the last ten years has been an average of approximately 300 dwellings per annum, as illustrated in Figure 7.
Figure 7: HOUSE COMPLETION RATES - 1986 TO 1996

<table>
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<tr>
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<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Private</td>
<td>227</td>
<td>248</td>
<td>357</td>
<td>286</td>
<td>133</td>
<td>225</td>
<td>228</td>
<td>232</td>
<td>206</td>
<td>249</td>
</tr>
<tr>
<td>Local Authority</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>16</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Housing Association</td>
<td>11</td>
<td>-</td>
<td>-</td>
<td>82</td>
<td>8</td>
<td>15</td>
<td>143</td>
<td>130</td>
<td>129</td>
<td>89</td>
</tr>
<tr>
<td>Additions*</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>TOTAL</td>
<td>248</td>
<td>258</td>
<td>367</td>
<td>394</td>
<td>141</td>
<td>240</td>
<td>371</td>
<td>362</td>
<td>335</td>
<td>338</td>
</tr>
</tbody>
</table>

*N.B. Surveys undertaken before 1990/91 did not include developments of less than three dwellings. An estimated additional ten dwellings per year have, therefore, been included in the totals to cover such developments.

6.3.4 Since the Nottinghamshire Structure Plan Review 1991 base date, a total of 1,646 dwellings had already been built by the end of March 1996 (an average of just under 330 per year), with an additional 56 dwellings under construction as at March 1996. The District Council considers that an average annual house completion rate of over 300 should be maintained for the following reasons:

- To reflect the District’s recent house completion rate;
- To support policies seeking economic and social regeneration of the District;
- To effect general issues relating to the concept of sustainability;
- To reflect wider concerns on the need to reduce travel, i.e. by concentrating developments to centres such as Mansfield and Mansfield Woodhouse, rather than more isolated settlements in the County.

In view of the above, therefore, the District Council considers that provision should be made for 4,850 dwellings to be built between 1991 and 2006, as provided for by the Adopted Nottinghamshire Structure Plan Review.

6.3.5 In identifying the number of dwellings to be provided in the Local Plan an allowance has to be made for the 1,646 dwellings already built in the District between April 1991 and March 1996, i.e. during the first five years of the Nottinghamshire Structure Plan Review period. A residual total of 3,204 is, therefore, required up to 2006. A breakdown of housing provision up to 2006 is detailed in Figure 8. Although the Local Plan April base date does not correspond exactly with the Structure Plan June base date, it is considered that this does not significantly affect overall housing requirement figures.
### LOCAL PLAN HOUSING PROVISION BREAKDOWN

<table>
<thead>
<tr>
<th>Description</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total dwellings required, between 1/4/1991 and 31/3/2006</td>
<td>4,850</td>
</tr>
<tr>
<td>Dwellings completed between 1/4/1991 and 31/3/1996</td>
<td>1,646</td>
</tr>
<tr>
<td>Dwellings required in Mansfield District Local Plan up to 31/3/2006</td>
<td>3,204</td>
</tr>
<tr>
<td>Large site provision (i.e., 10 or more dwellings)</td>
<td></td>
</tr>
<tr>
<td>Dwellings under construction at 1/4/1996</td>
<td>43</td>
</tr>
<tr>
<td>Dwellings with planning permission at 1/4/1996 = 1230 x 90%</td>
<td>1,107</td>
</tr>
<tr>
<td>Dwellings proposed on housing development sites in the Local Plan</td>
<td></td>
</tr>
<tr>
<td>between 1/4/1996 and 31/3/2006 = 1751 x 90%</td>
<td>1,576</td>
</tr>
<tr>
<td>Dwellings proposed on optional development sites in the Local Plan</td>
<td></td>
</tr>
<tr>
<td>between 1/4/1996 and 31/3/2006 = 219 x 50%</td>
<td>110</td>
</tr>
<tr>
<td>Allowance for dwellings expected from “Windfall” developments</td>
<td></td>
</tr>
<tr>
<td>between 1/4/1996 and 31/3/2006</td>
<td>86</td>
</tr>
<tr>
<td>Small site provision</td>
<td></td>
</tr>
<tr>
<td>Dwellings under construction at 1/4/1996</td>
<td>13</td>
</tr>
<tr>
<td>Dwellings with planning permission at 1/4/1996 = 162 x 90%</td>
<td>146</td>
</tr>
<tr>
<td>Allowance for dwellings expected from infill sites between 1/4/1996 and</td>
<td></td>
</tr>
<tr>
<td>31/3/2006</td>
<td>94</td>
</tr>
<tr>
<td>Allowance for dwellings expected from conversions and changes of use</td>
<td></td>
</tr>
<tr>
<td>between 1/4/1996 and 31/3/2006</td>
<td>47</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>2,922</strong></td>
</tr>
<tr>
<td></td>
<td><strong>3,222</strong></td>
</tr>
</tbody>
</table>

6.3.6 Where precise numbers of dwellings, committed or proposed in the Local Plan, are not known, assumptions on housing site densities are based on an assessment of recent completions and those sites with the benefit of detailed planning permission. Additionally, with issues such as sustainability and provision of affordable housing, the District Council considers that an average site density of 30 dwellings per hectare (12 per acre) is appropriate, with the exception of certain centrally located sites where higher densities may be more relevant.
6.3.7 Allowances have been included in the above breakdown to take account of non-implemented permissions and proposals. The House Builders Federation have suggested that a 10% allowance may be appropriate, pending the availability of more detailed information. This level is considered acceptable, although it will be subject to future monitoring. Additionally, a number of optional development sites are proposed in the Local Plan which could enable a total of approximately 219 dwellings to be built between April 1996 and March 2006, although it is recognised that not all such sites will be developed for housing. An estimate of 50% has, therefore, been identified as appropriate and included in the housing provision breakdown, i.e. Figure 8.

6.3.8 The District Council acknowledges that not all sites, which may be suitable for housing have been identified and, therefore, made subject of specific housing proposals. As such, therefore, an estimate is included for “windfall” housing sites (with capacities of 10 or more dwellings). Although by their very nature they are unpredictable, an estimated allowance is made for 86 dwellings to be provided from this “other source”, between April 1996 and March 2006.

6.3.9 The preparation of this Local Plan has provided an opportunity to re-assess those sites previously indicated on the old style Town Maps, annual District Housing Land Availability Studies and existing Local Plans as to their suitability for residential development. This exercise has taken account of whether land is realistically likely to be available for development within the Local Plan period. It includes an assessment of the existing pattern of settlements and surrounding land uses, land ownership issues, the relative attractiveness of sites and the needs for infrastructure, i.e. drainage capacities and transport requirements, including public transport. Account has also been taken of environmental policies and objectives elsewhere in the Local Plan.

6.4 Objectives

6.4.1 Cater for population change and new household formation up to the year 2006.

6.4.2 Identify new sites for housing development, which will make full and effective use of land within the existing urban area, to assist regeneration, relieve pressure for development on greenfield sites and limit the need to travel.

6.4.3 Make the best use of investments already made or committed, e.g. infrastructure, transportation, community, social facilities, etc., in allocating land for housing.

6.4.4 Identify new sites for housing development that would allow for a choice of means of travel to locations for employment, shopping and other facilities / services.
6.4.5 Safeguard the existing housing stock and its environment.

6.4.6 Identify housing areas warranting environmental improvement and enhancement.

6.4.7 Provide a range of housing sites where people will want to live and housebuilders will want to build.

6.4.8 Encourage the development of affordable housing for those on low incomes in housing need and to provide housing for special groups such as for the disabled and elderly persons.

6.4.9 Encourage initiatives in self build housing and the utilisation of underused, or unused, potential accommodation such as upper floors of shops.

POLICIES AND PROPOSALS

6.5 Scale of Housing Provision

6.5.1 In order to meet the above objectives the District Council considers it appropriate to provide the level of new housing as detailed in Policy H1.


6.5.2 The above level of provision is required to meet:-
- an increase in the natural population over the Local Plan period;
- net in-migration in the Local Plan period;
- an increase in the number of smaller households in the Local Plan period.

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

6.6 Locations for Housing Developments

6.6.1 The Local Plan seeks to steer developments to within the main built up area and allocated sites to:-
- assist the process of urban regeneration;
- prevent isolated developments placing extra demands on service provision;
- prevent the outward expansion of development into open countryside;
- reduce the need to travel, particularly by car.

Furthermore, there is sufficient land available, both in terms of existing commitments and proposals put forward in the Local Plan, to meet the District’s anticipated housing needs up to 2006. It is recognised, however, that there are occasions where residential development outside the defined urban area is necessary.
H2 Planning permission will be granted for housing developments 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 lead to a reduction in residential amenity for adjacent occupiers due to such factors as loss of light / sunlight, overlooking, noise, etc.;

3) Retain important site characteristics / features which would integrate the building with its setting;

4) Include appropriate crime prevention measures in its design;

5) Be located where there is, or is the potential for, easy access to public transport;

6) Incorporate suitable areas of open space, including private garden space and public open space, to meet the needs of residents.

6.6.2 Planning applications for housing developments will be considered having regard to the above. Proposals must not be in conflict with adjacent / nearby land uses and must respect the setting, character and quality of the local environment, particularly in terms of their density, scale and layout. The amenity of existing properties, and those subject of proposals, will need to be carefully considered, e.g. with respect to issues of disturbance / privacy, particularly overlooking and overshadowing. The layout of new housing schemes must consider existing site characteristics / features, e.g. general site form and the desirability of maintaining elements of visual and amenity importance, such as walls, trees, hedgerows, etc., and will also be expected to incorporate adequate open space, e.g. private gardens, public open spaces, landscaping/amenity areas and general space between dwellings. Proposals must also demonstrate that there would be, or be the potential for, access to a range of modes of travel particularly public transport. Housing schemes must also have regard to safety/security matters, e.g. specifications such as BS8220 and “Secured by Design”.

6.6.3 The layout, design and density of new housing developments can have a major impact on the environment and on the character of an area. Factors such as design, density, layout, landscaping, access, open space provision, etc., will be taken into account in the determination of planning applications and the preparation of Development Briefs, which the District Council will seek to prepare in conjunction with land owners, where relevant, developers and other interested parties. Residential developments will be expected to demonstrate imaginative layout and design to create variety and stimulate visual interest in the resultant built form. These qualities must be displayed in the design of individual buildings, their relationship with other buildings, the overall layout of the development and in the design of public open spaces / amenity areas / roads / footpaths and means of enclosure. Planning applications for residential developments will be expected to include surveys of existing natural and built features within and directly adjoining the site, including the position of windows to habitable rooms in adjacent dwellings, and to illustrate how such features would be safeguarded in terms of their setting.
PLANNING PERMISSION WILL NOT BE GRANTED FOR THE DEVELOPMENT OF PERMANENT HOUSING OUTSIDE THE URBAN BOUNDARY, AS DEFINED ON THE PROPOSALS MAP, EXCEPT WHERE IT IS ESSENTIAL FOR AGRICULTURAL OR FORESTRY WORKERS TO LIVE AT THEIR PLACE OF WORK FOR THE PROPER FUNCTIONING OF AN ESTABLISHED FARM OR FORESTRY BUSINESS.

IT MUST BE DEMONSTRATED THAT THE BUSINESS IS ECONOMICALLY Viable, THERE IS A CLEAR PROSPECT OF IT REMAINING SO AND THE NEED COULD NOT BE FULFILLED BY ANY EXISTING ACCOMMODATION EITHER ON THE UNIT OR IN THE AREA.

ANY SUCH DEVELOPMENT WOULD ALSO NEED TO MEET ALL OF THE FOLLOWING CRITERIA:-

1) NOT HAVE A DETRIMENTAL EFFECT ON THE CHARACTER AND / OR APPEARANCE OF THE SURROUNDING AREA;
2) NOT LEAD TO A REDUCTION IN RESIDENTIAL AMENITY FOR ADJACENT OCCUPIERS DUE TO SUCH FACTORS AS LOSS OF LIGHT / SUNLIGHT, OVERLOOKING, NOISE, ETC.;
3) RETAIN IMPORTANT SITE CHARACTERISTICS / FEATURES WHICH WOULD INTEGRATE THE BUILDING WITH ITS RURAL SETTING;
4) INCLUDE APPROPRIATE CRIME PREVENTION MEASURES IN ITS DESIGN.

Activities which can only take place outside of the urban framework, e.g. agriculture or forestry, may necessitate those involved with the activity to live at their place of work. Before permitting any residential developments of this nature, however, the District Council will need to be satisfied of their requirement. Functional and financial tests (as referred to in PPG7: The Countryside - Environmental Quality and Economic and Social Development, Annex I), will be necessary, to demonstrate the need for “on site” residents, e.g. in terms of safety, security, emergency response, etc. New permanent dwellings will only be allowed to support existing agricultural activities, established for at least three years, which are economically viable. The size of any dwelling should be relevant to the requirements of the enterprise, rather than those of the owner/ occupier. Any planning approvals for such dwellings may be subject to conditions removing permitted development rights. The same criteria will be applied to proposals for forestry dwellings. Where the need to provide accommodation for agricultural/ forestry workers is accepted, any planning permission will be subject to an occupancy condition, to ensure that the dwelling is kept available to meet this need, which will be monitored by the District Council.

WHERE PLANNING PERMISSION IS REQUIRED FOR THE TEMPORARY ACCOMMODATION OF AGRICULTURAL OR FORESTRY WORKERS IT WILL BE GRANTED PROVIDED THE FOLLOWING CRITERIA ARE SATISFIED:-

1) IT CAN BE DEMONSTRATED THAT THERE IS A FIRM INTENTION AND ABILITY TO DEVELOP THE ENTERPRISE CONCERNED;
2) IT IS ESSENTIAL FOR THE PROPER FUNCTIONING OF THE ENTERPRISE;

3) THE ENTERPRISE IS CAPABLE OF BECOMING VIABLE WITHIN A PERIOD OF THREE YEARS;

4) THE NEED COULD NOT BE FULFILLED BY THE USE OF ANY EXISTING ACCOMMODATION ON THE UNIT OR IN THE AREA;

5) THE SITING OF THE ACCOMMODATION WOULD NOT DETRACT FROM THE CHARACTER AND APPEARANCE OF THE SURROUNDING COUNTRYSIDE.

6.6.5 If it can be demonstrated that a new dwelling is essential to support a new farming activity, planning permission will be granted for temporary accommodation, normally for up to three years. Such temporary accommodation should meet the criteria set out in policy H4. Any subsequent proposals for permanent dwellings should meet the requirements of policy H3.

6.7 Housing Proposals

6.7.1 The Local Plan identifies a number of sites which the District Council considers appropriate for the development of housing.

**H5** PLANNING PERMISSION WILL BE GRANTED FOR THE DEVELOPMENT OF HOUSING AT THE FOLLOWING LOCATIONS:-

**H5(A)** 0.4 HECTARES OF LAND OFF PHEASANT HILL.

6.7.2 Access to this site would need to be taken off Pheasant Hill, which would have to be made up to adoption standard and necessitate removal of a “dog-leg”, probably requiring third party land. Development constraints may be more easily overcome if construction is undertaken in association with H5(B) below.

**H5(B)** 1.6 HECTARES OF LAND OFF CHESTERFIELD ROAD SOUTH.

6.7.3 Development of this site may require rationalisation of and improvements to, existing access points off Chesterfield Road South which currently serve Dale House and Pheasant Hill. A contribution towards further improvement of recreational facilities off Chesterfield Road South would be expected from the development of this site.
**H5(C) 0.5 HECTARES OF LAND OFF LITTLE DEBDALE LANE.**

6.7.4 Access off Little Debdale Lane should be positioned at the centre of the site with a two metre wide footpath and necessary visibility splay.

**H5(D) 1.0 HECTARE OF LAND AT THE PARK.**

6.7.5 Development of this site would need to respect the special character of The Park Conservation Area. The adopted highway would need to be extended to provide access to the site. A contribution towards improvements of nearby recreational facilities would be required.

**H5(E) 0.8 HECTARES OF LAND OFF SOMERSALL STREET.**

6.7.6 Development of this site would need to rationalise the access to Somersall Street with the adjacent Social Services facility.

**H5(F) 0.6 HECTARES OF LAND OFF SHERWOOD CLOSE.**

6.7.7 Access to this site would be taken off Sherwood Close. Its development, with the housing proposal off Sandy Lane (H5(G)), is dependent upon satisfactory rationalisation of allotments in the area and provision of other necessary recreational facilities in the vicinity of the site.

**H5(G) 1.5 HECTARES OF LAND OFF SANDY LANE.**

6.7.8 Access to this site, off Sandy Lane, should be a minimum of fifty metres south east of the junction with Bilborough Road. Development of the site, with the housing proposal off Sherwood Close (H5(F)), would necessitate the rationalisation of allotments in the area and recreational facilities in the vicinity.

**H5(H) 7.1 HECTARES OF LAND OFF SHERWOOD RISE.**

6.7.9 A number of uses, as well as housing, are proposed at the former Sherwood Colliery site. Issues relating to development of the area, e.g. access, constraints, services, etc., are referred to in a Planning Brief for the area which has been prepared by the District Council in conjunction with the land owners. In particular, development in this area would be dependent on the upgrading of Sherwood Rise to adoption standard and improvement of its junction with Debdale Lane. The housing development would need to contribute towards the proposed adjacent open space area and landscaped buffer to the railway line. It would also need to take account of the desired footpath network through the area and contribute towards the formation of a new footpath link through the proposed areas of public open space.

**H5(I) 2.0 HECTARES OF LAND OFF OLD MILL LANE.**

6.7.10 Access to this site would be via Heatherley Drive, for which issues such as possible re-alignment and adoption of the highway adjacent to the school would need to be satisfactorily resolved. Development proposals would need to clearly demonstrate that the existing priority junction between Heatherley Drive and Old Mill Lane would adequately cater for additional traffic generated from the number of houses proposed. It may be necessary to provide an emergency access from the site to Elmhurst Road.
Development of the site would need to contribute towards nearby recreational facilities. In order to avoid any possible future nuisance / disturbance problems relating to the existing animal boarding establishment, currently located within the housing proposal, it is considered that proposals for housing development on any part of the site should include measures for removal of the boarding centre from its current location. The District Council will resist piecemeal development of the site for this reason.

**H5(J) 4.0 HECTARES OF LAND OFF WATER LANE.**

6.7.11 The proposed Mansfield Western Bypass is likely to have significant implications on access arrangements to this housing site. Until such time as proposals for the bypass are resolved, it is considered appropriate for proposals relating to development of this housing site to be delayed. Development of the site, in any case, may require substantial improvements to Water Lane and particularly its junction with Abbott Road, which would require third party land. It would also be necessary for this housing development to contribute towards proposed recreational facilities, including associated footpath links at Bull Farm.

**H5(K) 10.8 HECTARES OF LAND OFF BERRY HILL LANE / KING GEORGE V AVENUE.**

6.7.12 After more than forty years of working, Berry Hill Quarry is nearing the end of its useful life. Despite past operations, i.e. sand quarrying and infill for inert wastes, it is located in an established and good quality residential area. The total gross site area is some fifty hectares, however, it is recognised that not all the site could be developed by 2006, i.e. within the Local Plan period. An area of approximately 10.8 hectares has been identified for housing development up to 2006, as the first phase of the eventual complete redevelopment of the former Berry Hill Quarry. Access to the site would be gained from the north via King George V Avenue and from the south via Berry Hill Lane. Development will need to have regard to its impact on the surrounding highway network. Additionally, due to the nature / size of the site and anticipated scale of development, proposals will need to have regard to access / penetration by all modes of transport / travel; areas of ecological / nature conservation value; ground / reformation requirements; development phasing; and public open space / landscaping requirements. With respect to the last issue, an area has been identified for the development / establishment of associated open space and landscaping. The District Council will seek to achieve the above either by conditioning any planning permission and / or negotiating section 106 planning obligations.

**H5(L) 0.5 HECTARES OF LAND OFF DERWENT AVENUE.**

6.7.13 Development of this site would be expected to be in the form of frontage development to Derwent Avenue. The provision of a footpath along the remaining stretches of this frontage would be required.

**H5(M) 0.7 HECTARES OF LAND OFF REDRUTH DRIVE.**

6.7.14 Development of this site would require the extension of Redruth Drive to adoption standard, with the provision of a footpath, although a vehicular link to Gamston Road should not be made.
H5(N) 2.3 HECTARES OF LAND OFF ATKIN LANE.

6.7.15 A low density development, only, will be permitted on this site, thereby respecting its quality, features and characteristics and those of its surrounding environment.

H5(O) 1.5 HECTARES OF LAND OFF NEWLANDS ROAD.

6.7.16 This site would form an extension to a housing development scheme, which has recently received detailed planning permission on adjacent land to the north east. Its development would be dependent upon the satisfactory rationalisation of existing allotments. Any on-site provision of public open space, in accordance with policies H8 and H9, should be located to the north of the site, have regard to the adjacent rationalised area of allotments and the Queensway recreation ground. The District Council will seek to achieve the above either by conditioning any planning permission and / or negotiating section 106 planning obligations.

H5(P) 0.4 HECTARES OF LAND OFF KING STREET.

6.7.17 This site is located within the Newgate Lane Renewal Area and has been identified as a possible self-build scheme. Access to the site would be via King Street and Scarcliffe Street, but egress by Scarcliffe Street only. Any housing development on the existing recreation ground, off King Street, would need to compensate for any loss of open space, e.g. by providing pedestrian links to it, improving existing footpath routes and incorporating appropriate boundary/landscaping treatment. The District Council will seek such provision either by conditioning any planning permission and / or negotiating a section 106 planning obligation.

H5(Q) 3.3 HECTARES OF LAND OFF EAKRING ROAD.

6.7.18 Development of this site is dependent on the completion of the emergency access road, to service the Crown Farm Industrial Estate, which will provide an appropriate physical definition between the site and open countryside to the east. In keeping with the character of the site’s surrounding area and in recognition of its location at the edge of the built up area, a low density housing scheme will be expected. Development should incorporate a wide landscape buffer along the northern boundary and significant soft landscaping. Usable public open space will also be required, in accordance with policies H8 and H9. The District Council will seek the provision of the above either by conditioning any planning permission and / or negotiating a section 106 planning obligation.

H5(R) 12.2 HECTARES OF LAND OFF STINTING LANE, PROVIDED THAT A PROGRAMME OF PHASING IS AGREED WITH THE DISTRICT COUNCIL, WHICH WOULD NEED TO HAVE REGARD TO THE CO-ORDINATION OF DEVELOPMENT WITH COMMITMENTS AT THE LARKHILLS ESTATE AND RUSHPOOL FARM.

6.7.19 Following extension of the Local Plan period, from that of the Consultative Draft version, by three years to 2006, it is now considered appropriate to propose this site for housing development. In considering the level of housing land committed / proposed at this part of Forest Town, the District Council is keen to ensure orderly site development and avoid problems previously experienced at the Larkhills estate, where construction work has continued over a very long period of time leading to nuisance / disturbance to people
taking up residence on the estate. It is intended, therefore, that a Development Brief will be prepared to assist in the proper development of this area. Planning permission will, therefore, only be granted for the development of the Stinting Lane site where it can be clearly demonstrated that consideration has been given to the co-ordination and phasing of developments at the Larkhills estate, Rushpool Farm and Stinting Lane, to avoid potential problems relating to disturbance/nuisance from construction works. Any proposals for this site should include for the provision of associated open space and the completion of the link road between Old Mill Lane and New Mill Lane. Improvements to the existing roundabout on Old Mill Lane and other nearby junctions may also be required. The Council will seek to negotiate a section 106 planning obligation to ensure these requirements are implemented. In view of the scale of housing proposed at this location the District Council will liaise with developers to identify the possible provision of appropriate community facilities in the area.

**H5(S) 0.4 HECTARES OF LAND OFF CHURCH STREET, PLEASLEY.**

6.7.20 Development of this site would necessitate Church Street being brought up to adoption standard, including provision of a turning head. Access would need to be made via High Street.

**H5(T) 2.0 HECTARES OF LAND OFF RUFFORD DRIVE, MANSFIELD WOODHOUSE.**

6.7.21 Development of this site would require a main access with necessary visibility to New Mill Lane and link via Rufford Drive to Rushpool Avenue. A contribution towards the improvement of nearby recreation facilities would be required.

**H5(U) 2.2 HECTARES OF LAND OFF HADDON ROAD.**

6.7.22 In 1995 the Queen Elizabeth Girl's School merged with the Queen Elizabeth Boy's School off Chesterfield Road South. Planning permission was granted, “in principle”, for housing development on part of the vacated site towards the end of March 1996. This was, however, subject to a section 106 planning obligation relating to the provision of public open space. In recognition of this status the areas proposed for housing and associated public open space are identified by relevant policies in the Plan. Any future proposals relating to the site will need to ensure the provision of at least 1.5 hectares of public open space, to compensate for the loss of former school playing fields. The District Council will seek such provision either by conditioning any planning permission and/or negotiating a section 106 planning obligation. The site is located within the Crow Hill Drive Conservation Area. Consent will, therefore, be required for the demolition of any existing buildings.

**H5(V) 0.7 HECTARES OF LAND OFF VICTORIA STREET, MARKET WARSOP.**

6.7.23 Development of this site would necessitate an access, to adoption standard, linking Victoria Street with Carr Lane. Housing development would be dependent on the rationalisation of allotments in the area.
H5(W) 0.7 HECTARES OF LAND OFF WOOD STREET, MARKET WARSOP.

6.7.24 Access to this site would be via River View with possible minimal, individual frontage access to Wood Street. Although River View would require extending, to adoption standard, a link into Wood Street would only be permitted to facilitate pedestrian and emergency access.

H5(X) 1.3 HECTARES OF LAND AT MANOR FARM, CHURCH WARSOP.

6.7.25 Access to this site will require third party land. In view of its sensitive location a relatively low density development would be expected on this site. Woodland to the south of this proposal has been identified as a site of interest for nature conservation. The housing proposal offers an opportunity for sensitive development and will need to protect and enhance the nature conservation interest of the River Valley. The Council will seek to negotiate a planning obligation to ensure that the floodplain and riverside woodland are properly protected and managed both during and after the completion of any development to safeguard their conservation interest.

H5(Y) 0.6 HECTARES OF LAND OFF ELKESLEY ROAD, MEDEN VALE.

6.7.26 The development of the site would be considered as an extension to the recently completed Housing Association scheme off Elkesley Road. Its development would be dependent on the satisfactory rationalisation of existing recreation uses at the site, particularly the provision of a children’s play area.

H5(Z) 1.1 HECTARES OF LAND OFF CROW HILL DRIVE.

6.7.27 The Crow Hill Rehabilitation Centre is surplus to the requirements of the Health Authority. The site is in a generally pleasant and residential area and the Plan makes a firm commitment to maintaining the area in residential use by preventing further conversions to office use. In view of this commitment the only future use suggested for this site is residential. The site contains a number of buildings with potential for conversion. It also includes a number of mature trees which should be retained in any proposed redevelopment scheme.

H5(AA) 0.7 HECTARES OF LAND AT MOUNT PLEASANT.

6.7.28 This site currently contains a scrapyard, a bus garage, lock up garages, vacant land and a number of terraced houses. The Council considers that the scrapyard and the bus garage are incompatible with residential amenity. Local environmental conditions are poor. The redevelopment of this site for housing will assist in the consolidation of the area between Wood Street and Westfield Lane in residential use. It may be possible for the existing houses on Mount Pleasant to be retained in any redevelopment of this area. Developers will be encouraged to provide substantial off-street parking within the scheme in order to compensate for any loss of lock-up garages.

H5(BB) 1.1 HECTARES OF LAND AT THE FORMER MANSFIELD GENERAL HOSPITAL.

6.7.29 Mansfield General Hospital closed in 1993. The site is largely within a residential area and the Plan makes a firm commitment to maintaining the area in residential use. In view
of this commitment the only future use suggested is residential. A number of the existing
hospital buildings have potential for conversion to residential use and a mixed
conversion / redevelopment scheme may be possible.

6.7.30 Additional housing proposals included in the Central Areas chapter of this Local Plan
are:-

MTC19(A) - 0.5 HA. OF LAND EAST AND WEST OF THE RIVER MAUN,

MTC19(B) - 0.3 HA. OF LAND NORTH OF BRIDGE STREET METHODIST CHURCH.

6.7.31 It is estimated that if all the above housing proposals, on a total of 62.8 hectares of land,
were developed, they could provide approximately 1,751 additional dwellings. A small
site off York Terrace, Market Warsop (WC10) is also proposed in the Local Plan for
housing.

6.8 Optional Housing Proposals

6.8.1 The Local Plan identifies a number of sites which the District Council considers
appropriate for housing as an alternative use to other developments.

H6 PLANNING PERMISSION WILL BE GRANTED FOR THE DEVELOPMENT
OF HOUSING, AS AN ALTERNATIVE TO OTHER LAND USE OPTIONS, AT
THE FOLLOWING LOCATIONS:-

H6(A) 0.4 HECTARES OF LAND AT AVENUE HOUSE.

6.8.2 Avenue House is located 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 potential for conversion to offices.

H6(B) 1.3 HECTARES OF LAND OFF PEAFIELD LANE, MANSFIELD
WOODHOUSE.

6.8.3 This site is located at the edge of the built up area of Mansfield Woodhouse on a main
route out towards Sherwood Forest. Housing development, as an addition to other
planned residential areas in the vicinity, would be acceptable if development for hotel use
proved unattractive.

H6(C) 1.7 HECTARES OF LAND AT RUSHPOOL FARM.

6.8.4 The District Council recognises that the development of further housing between Old
and New Mill Lanes may lead to the redundancy of the Rushpool Farm buildings. These
would be considered appropriate for re-use as a hotel, as detailed in the Leisure and
Tourism Chapter, or restaurant / public house, as detailed in the Retail Chapter. If it can
be clearly demonstrated, however, that such uses could not be achieved then
consideration will be given to their development for housing. Any residential
development, however, would be based on the sympathetic conversion of existing
buildings and be expected to retain site characteristics, both architectural and
surrounding natural features. These issues will be examined in detail during preparation
of a Development Brief for the area.
6.8.5 The following sites, for which a number of optional uses, including housing, are also proposed, are included in the Central Areas chapter:-

MW9 - 0.8 HA. OF LAND AT THE CLERKSONS HALL SITE, MANSFIELD WOODHOUSE,

MW10 - 0.3 HA. OF LAND TO THE EAST OF PORTLAND STREET, MANSFIELD WOODHOUSE,

MW11 - 0.4 HA. OF LAND TO THE SOUTH OF LEY LANE, MANSFIELD WOODHOUSE,

MW14 - 1.0 HA. OF LAND TO THE WEST OF PORTLAND STREET, MANSFIELD WOODHOUSE,

MW15 - 0.8 HA. OF LAND AT ROSE LANE, MANSFIELD WOODHOUSE,

WC4 - 0.5 HA. OF LAND ADJACENT TO THE DOG & RABBIT PUBLIC HOUSE, MARKET WARSOP.

6.8.6 It is estimated that if all the above sites were developed for housing, on a total of 7.2 hectares of land, they could provide approximately 219 additional dwellings. Land within the White Hart Street Action Area (MTC15) and small sites off Castle Street (MW7); at the former County Health Clinic (MW8); and to the rear of 31 High Street, Market Warsop (WC9) are also proposed for optional uses, including housing.

6.9 Residential Consolidation Areas

6.9.1 The Local Plan identifies two areas near the town centre which the District Council considers appropriate for the consolidation of residential uses.

H7 PLANNING PERMISSION WILL BE GRANTED FOR DEVELOPMENTS WHICH WOULD CONSOLIDATE RESIDENTIAL USES WITHIN THE FOLLOWING AREAS:-

H7(A) WOOD STREET / WESTFIELD LANE.

6.9.2 This area contains about 220 houses and is home to over 500 people. Most of the houses are small and date from the turn of the century. The area suffers from many of the problems normally associated with the inner areas of towns and cities. Whilst some houses need further repair work, there has been considerable investment in housing by the District Council, through the giving of housing grants and modernisation of Council-owned properties. Private owners have also invested large sums in housing improvement. Whilst the state of repair of individual houses is mostly good, the general physical environment is extremely poor. A number of industrial and commercial firms are located within the area in close proximity to houses. Lindley Street suffers particularly acute problems due to the presence of a bus garage and a scrapyard at the rear of houses on its eastern side. The area also suffers from pressures for the conversion of properties to office and commercial use. There is a lack of local open space and children's play facilities. Access to such facilities in surrounding areas is difficult because of the need to cross major roads. Many houses have very small gardens. Moreover, Wood Street and Westfield Lane are used by through traffic which causes considerable...
concern to local people. Despite the many problems experienced there is a strong community spirit in the area and a desire to see the area remain in residential use. At the present time there are few vacant houses. The area offers a selection of relatively low cost housing in close proximity to town centre services. The Plan gives a firm commitment (subject to the availability of resources) by the Council to maintaining and improving this area by consolidating it in residential use.

6.9.3 In the Wood Street / Westfield Lane area the Council will, where possible programme environmental improvements and will seek, to limit, or where possible remove non-conforming uses. However, the Council recognises that whilst industrial and commercial activity in residential areas is environmentally unsatisfactory, it does provide local jobs. The District Council will, therefore, act extremely sensitively in cases where removal of such premises is contemplated and will seek to provide opportunities for the firms involved to relocate elsewhere in Mansfield. The removal of non conforming uses may present the opportunity to develop new housing or small areas of open space / play area on infill sites.

6.9.4 Substantial improvements to the local environment could be achieved through traffic management measures on Wood Street and Westfield Lane. The District Council will encourage the County Council to investigate the possibility of implementing such measures and consideration shall also be given to the provision of off street car parking.

H7(B) WOODHOUSE ROAD / WEST BANK AVENUE / BATH LANE.

6.9.5 This extensive area to the north of the town centre contains about 270 houses and is home to over 600 people. The area has a predominantly residential character. It is, however, subject to pressures for other town centre type developments, especially the conversion of properties to office use. Houses in the Crow Hill Drive area in particular lend themselves to this sort of conversion because of their size. On the south side of Crow Hill Drive a number of adjacent properties have been converted to office use. However, in recent years the District Council has resisted further conversions to office use and the Local Plan reaffirms this policy.

6.9.6 The area contains three major sites which are likely to become available for development, the Crow Hill Rehabilitation Centre, the Mansfield and District General Hospital and the Queen Elizabeth Grammar School site. In the first two cases the Plan proposes housing development. For the latter a mixture of office, hotel and residential uses are proposed. Residential development on other infill sites would normally be permitted and would serve to consolidate the residential character of the area.

6.9.7 Many of the streets in this area suffer from traffic problems because of their close proximity to the town centre. Whilst none of the roads are actually overloaded, the volume of through traffic carried is considered unacceptably high for a residential area. In addition, there are parking problems on some streets due to their use by Town Centre workers and shoppers. The problems associated with through traffic will have been alleviated to a large extent by the construction of Stage 3 of the Mansfield Inner Ring Road. However, the District Council will encourage the County Council to monitor the situation and to investigate the potential for further local improvements. A Residents Parking Scheme is in operation in the West Hill Drive area. The District Council will encourage the County Council to implement Residents Parking Schemes in the Crow Hill Drive area.
6.10 Open Spaces and Amenity Areas

6.10.1 Public open space contributes significantly to the environment and its provision is an important component towards an area's quality of life. New housing development should incorporate sufficient public open space to meet local needs, otherwise the overall level of provision throughout the District will be reduced as new development takes place.

**H8** PLANNING PERMISSION WILL BE GRANTED FOR HOUSING DEVELOPMENTS OF ONE HECTARE OR OVER (TAKING ACCOUNT OF CUMULATIVE/PHASED DEVELOPMENTS), PROVIDED THAT 20% OF THE GROSS SITE AREA IS SET OUT AS USABLE PUBLIC OPEN SPACE. ALTERNATIVELY THE DISTRICT COUNCIL WILL SEEK TO NEGOTIATE SECTION 106 PLANNING OBLIGATIONS WITH DEVELOPERS TO ENSURE AN EQUIVALENT COMMUTED SUM CONTRIBUTION TOWARDS THE PROVISION OF NEW OFF-SITE FACILITIES OR EXCEPTIONALLY TO THE UPGRADING OF EXISTING FACILITIES. THIS POLICY WILL NOT APPLY IN CIRCUMSTANCES WHERE IT CAN BE CLEARLY DEMONSTRATED THAT THE LOCALITY WOULD BE ADEQUATELY PROVIDED FOR BY EXISTING FACILITIES, FOLLOWING COMPLETION OF THE HOUSING DEVELOPMENT.

6.10.2 A detailed survey/assessment of the District's existing recreation facilities was undertaken in the Spring of 1995. Further information on this exercise and implications on future requirements is provided in the Leisure and Tourism Chapter. In order that existing levels of public open space, per population, are at least maintained the District Council contends that the minimum provision required to make a viable contribution in new housing areas is the standard identified in the above policy. This is based on the National Playing Fields Association’s (N.P.F.A.), recommendations for a minimum standard for outdoor playing space of “6 acres per 1,000 population” (2.43 ha. per 1,000 population). Based on the N.P.F.A.’s standards the following formula would apply:-

- Average number of persons per dwelling equals 2.54 (based on Mansfield District’s 1991 Census population of 100,386 and 39,592 dwellings);
- Based on the above average, 393.7 dwellings would accommodate 1,000 people;
- Assuming the District Council’s average housing density (i.e. 30 dwellings per hectare), 393.7 dwellings (1,000 population), would require an area of 13 hectares;
- On this basis 2.43 hectares (6 acres) of public open space would be required for every 13 hectares of land developed for housing, which equates to 18.7%.
- As policy H8 relates only to developments of over 1 hectare, it is considered appropriate to round the 18.7% figure, referred to above, up slightly to 20%.

6.10.3 New or improved public open space should be well related to housing developments from which contributions are made towards their provision, in terms of scale and location. In certain circumstances it will be more appropriate for such provision to take the form of commuted sum contributions towards the creation or enlargement of off-site public open space (e.g. where the size, location or physical circumstances of the proposed housing site would make on-site provision impractical or where it would be adjacent or near to a proposed or existing area of public open space). In exceptional cases the Council may instead seek a contribution towards the upgrading of existing facilities (e.g. where there is no scope to provide the required additional open space either on the site or nearby). Such a contribution would only be sought for improvements which are directly related to the proposed development.
PLANNING PERMISSION WILL BE GRANTED FOR HOUSING DEVELOPMENTS PROVIDED THAT ANY NECESSARY PUBLIC OPEN SPACES, INCLUDING CHILDREN'S PLAY AREAS, SPORTS PITCHES AND ASSOCIATED LANDSCAPING REQUIRED AS PART OF THE DEVELOPMENT, BE LOCATED SO AS TO MEET ALL OF THE FOLLOWING CRITERIA:-

1) RESPECT EXISTING SITE CHARACTERISTICS / FEATURES;

2) BE ACCESSIBLE, SAFE AND SECURE PARTICULARLY FOR YOUNG CHILDREN;

3) MINIMISE CONFLICT WITH, AND NUISANCE TO, ANY NEARBY PROPERTIES;

4) HAVE REGARD TO FUTURE MAINTENANCE REQUIREMENTS.

THE DISTRICT COUNCIL WILL SEEK TO NEGOTIATE SECTION 106 PLANNING OBLIGATIONS WITH DEVELOPERS TO ACHIEVE THE ESTABLISHMENT OF SUCH PROVISION TO A STANDARD ACCEPTABLE FOR SUBSEQUENT ADOPTION BY THE DISTRICT COUNCIL. THIS WILL NORMALLY NECESSITATE AN INITIAL ESTABLISHMENT PERIOD OF FIVE YEARS, THE COST OF WHICH WILL BE EXPECTED TO BE BORNE BY THE DEVELOPER.

To be effective public open spaces need to be accessible and capable of effective, safe use for either formal or informal activities. They should be designed so as to minimise potential nuisance problems and vandalism. Play equipment and landscaping are essential components of open spaces. The District Council will liaise with and provide advice to, applicants on the design and layout of such facilities where necessary.

Just as the provision of public open space is a proper requirement of new housing development, so too is the establishment / initial maintenance of such facilities, in the early years. The District Council will adopt open spaces only if they are of an acceptable standard in terms of type, layout and quality. Section 106 legal agreements will be used to ensure that adequate public open space relating to new housing developments is provided and maintained.

It is important that housing provision is maximised not only through new development or redevelopment but also by protecting the existing housing stock. It is also important that the character and amenity of existing housing areas is protected.

PLANNING PERMISSION WILL BE GRANTED FOR DEVELOPMENTS WHICH WOULD LEAD TO THE LOSS OF EXISTING SOUNDLY BUILT DWELLINGS PROVIDED THAT THEY WOULD MEET ONE OF THE FOLLOWING CRITERIA:-

1) THE PROPOSED DEVELOPMENT WOULD SIGNIFICANTLY ENHANCE THE CHARACTER AND APPEARANCE OF THE SURROUNDING AREA OR THE AMENITY OF ADJACENT RESIDENTS;
2) The proposed use of the property would be more appropriate than a housing use, considering its design, location, adjacent land uses and surrounding environment;

3) Suitable replacement accommodation would be provided within the immediate vicinity.

6.11.2 The District Council recognises that there are circumstances where development, which would lead to the loss of sound residential accommodation, may actually benefit the property, site and/or local area. It is also acknowledged that some properties used for residential purposes would be suited to other uses, more in keeping with, or conducive to, their surrounding environment, e.g. where residential use may be having adverse impacts or subject to nuisance problems etc. The District Council will seek necessary replacement accommodation by either conditioning any planning permission and/or by negotiating a section 106 planning obligation.

6.11.3 Within available resources the District Council will continue to support and promote the improvement and renovation of housing (both private and public), through the declaration of renewal areas, the availability of house renovation grants, house modernisation proposals and any other method/means at its disposal. Detailed proposals for improvements will be prepared in close collaboration with local residents.

6.12 Conversions

6.12.1 There are pressures in certain parts of the District for the conversion of dwelling houses to hotels, hostels, residential institutions or flats.

H11 Planning permission will be granted for the conversion of existing housing to smaller dwelling units/flats, hostels, hotels or residential institutions provided that they would meet all of the following criteria:-

1) Comprise substantial houses large enough to enable a satisfactory conversion;

2) Integrate with the existing pattern of settlement and surrounding land uses;

3) Not have a detrimental effect on the character, quality and amenity of the surrounding area;

4) Have regard to the amenity of all habitable properties/units within the development;

5) Have regard to existing architectural and site characteristics/features;

6) Be located where there is easy access to public transport;

7) Have regard to personal safety/security and crime prevention;

8) Incorporate suitable areas of usable open space to meet the needs of residents and visitors.
6.12.2 Any conversion proposals will be subject to their consideration in relation to the above criteria. Satisfactory conversion can be defined as that meeting all planning, building control and environmental health regulations.

H12 PLANNING PERMISSION WILL, IF REQUIRED, BE GRANTED FOR THE CONVERSION OF EMPTY OR UNDER UTILISED UPPER FLOORS OF SHOPS, AND OTHER SIMILAR COMMERCIAL PROPERTIES, TO RESIDENTIAL USE PROVIDED THEY WOULD MEET ALL OF THE FOLLOWING CRITERIA:-

1) INTEGRATE WITH EXISTING SURROUNDING LAND USES;

2) NOT HAVE A DETRIMENTAL EFFECT ON THE CHARACTER AND/OR APPEARANCE OF THE SURROUNDING AREA;

3) NOT LEAD TO A REDUCTION IN RESIDENTIAL AMENITY FOR ADJACENT OCCUPIERS DUE TO SUCH FACTORS AS LOSS OF LIGHT / SUNLIGHT, OVERLOOKING, NOISE, ETC.;

4) RETAIN IMPORTANT ARCHITECTURAL AND SITE FEATURES;

5) INCLUDE APPROPRIATE CRIME PREVENTION MEASURES.

6.12.3 Many upper floors of shops are either unused or under-utilised. Such floorspace offers considerable scope for conversion to flats and could provide a welcome addition to the stock of rented accommodation. They can also assist in diversifying areas during evenings etc. and increase surveillance / security. In order to encourage the conversion of upper floors the District Council will offer advice on planning permissions, fire regulations, housing legislation and other matters.

6.13 House Extensions/Alterations

6.13.1 Many residents choose to extend/alter properties to meet their own specific requirements.

H13 PLANNING PERMISSION, IF REQUIRED, WILL BE GRANTED FOR THE EXTENSION/ALTERATION OF EXISTING DWELLINGS, INCLUDING SEPARATE BUILDINGS WITHIN THE CURTILAGE FOR HABITABLE OR OTHER INCIDENTAL PURPOSES PROVIDED THEY WOULD MEET BOTH OF THE FOLLOWING CRITERIA:-

1) NOT HAVE A DETRIMENTAL EFFECT ON THE CHARACTER AND / OR APPEARANCE OF THE STREET SCENE OR THE SURROUNDING AREA GENERALLY;

2) NOT LEAD TO A REDUCTION IN RESIDENTIAL AMENITY FOR ADJACENT OCCUPIERS DUE TO SUCH FACTORS AS LOSS OF LIGHT/SUNLIGHT, OVERLOOKING, NOISE, ETC.

6.13.2 Proposals to extend / alter dwellings will be considered having regard to the likely effect on the existing building, the potential impact on neighbouring properties, e.g. overlooking, disturbance, privacy, daylight, etc., and effect on the street scene generally.
6.14 Affordable Housing

6.14.1 Planning Policy Guidance Note 3 states that a community’s need for affordable housing is a material planning consideration which may properly be taken into account in formulating Development Plan policies. The District Council considers such accommodation to encompass both low-cost market and subsidised housing (irrespective of tenure, ownership - whether exclusive or shared - or financial arrangements), for those who, due to level of income, are unable to buy or rent houses on the local open market. Changes in the housing market over recent years have led to a deficiency of affordable housing to meet local needs, due mainly to rising house prices and limited supply of available Local Authority housing.

H14 PLANNING PERMISSION WILL BE GRANTED FOR HOUSING DEVELOPMENTS THAT INCLUDE AFFORDABLE ACCOMMODATION, SUCH AS LOW COST HOUSING FOR SALE, RENT OR SHARED OWNERSHIP. WHERE THERE IS A DEMONSTRABLE LACK OF AFFORDABLE HOUSING, TO MEET LOCAL NEEDS, THE DISTRICT COUNCIL WILL SEEK TO NEGOTIATE SECTION 106 PLANNING OBLIGATIONS WITH DEVELOPERS, LAND OWNERS AND OTHER RELEVANT BODIES, E.G. HOUSING ASSOCIATIONS, TO ACHIEVE SUCH PROVISION AND ENSURE THAT THE BENEFITS OF AFFORDABLE HOUSING, FOR RENT AND SHARED OWNERSHIP, WOULD BE ENJOYED BY SUCCESSIVE AS WELL AS INITIAL OCCUPIERS, TAKING INTO ACCOUNT THE SIZE, ITS SUITABILITY AND THE ECONOMICS OF PROVISION.

6.14.2 The Council will undertake a comprehensive study at an early stage of the Plan period to establish where there is a demonstrable lack of affordable housing within the District. The Council will use this study to establish an appropriate threshold for the provision of affordable housing on larger housing developments taking into account the advice in Circular 06/98.

6.14.3 An effective way of ensuring that affordable housing will be enjoyed by successive as well as initial occupiers is by the involvement of a registered social landlord, such as a housing association or a trust. In other cases the Council will either impose conditions or seek to negotiate section 106 planning obligations to control future occupancy, where this is necessary to ensure the long term availability of affordable housing. The Council will normally seek to control occupancy by means of a cascade approach to allow adequate flexibility. In some instances, where it would be impractical to provide affordable housing within the proposed development, the Council will seek a financial contribution towards the provision of affordable housing on other sites within the District.
6.14.4 Whilst caravans and mobile homes can provide an important and relatively inexpensive source of residential accommodation they can have a significant effect on the environment and amenity of surrounding area. For these reasons any such proposals should be treated as residential applications and should conform to the same policies. Two mobile home parks already exist in the District, both just outside the defined urban area. For environmental reasons it is felt that if demand for additional mobile homes exists, they should be located within the defined urban area, with issues on affordability based on the above policy.

6.15 Special Needs Housing and Accommodation

6.15.1 Local Authorities are now limited in their scope to provide special needs housing, or indeed any housing in significant amounts. Responsibility for providing housing opportunities for all, including those with special housing requirements, must therefore be shared with the private sector.

H15 PLANNING PERMISSION WILL BE GRANTED FOR HOUSING DEVELOPMENTS THAT INCLUDE SPECIAL NEEDS ACCOMMODATION, E.G. FOR THE DISABLED AND ELDERLY. WHERE THERE IS A DEMONSTRABLE LACK OF SPECIAL NEEDS HOUSING, TO MEET LOCAL NEEDS, THE DISTRICT COUNCIL WILL SEEK TO NEGOTIATE WITH DEVELOPERS, LAND OWNERS AND OTHER RELEVANT PARTIES TO ACHIEVE SUCH PROVISION.

6.15.2 The design of special needs housing should consider internal planning for wheelchair manoeuvre. It is also important that the design of the external environment is carried out with consideration for elderly and disabled users. Steep slopes should be avoided where possible and such accommodation should be located near to important facilities, e.g. shops, etc.

H16 PLANNING PERMISSION WILL BE GRANTED FOR THE DEVELOPMENT OF, INCLUDING CONVERSIONS TO, SHELTERED HOUSING SCHEMES, RESIDENTIAL CARE AND NURSING HOMES PROVIDED THAT THEY WOULD MEET ALL OF THE FOLLOWING CRITERIA:-

1) BE LOCATED WITHIN THE URBAN BOUNDARY, AS DEFINED ON THE PROPOSALS MAP;

2) COMPRISE, WHERE INVOLVING CONVERSIONS, SUITABLE BUILDINGS TO ENABLE A SATISFACTORY CONVERSION;

3) NOT HAVE A DETRIMENTAL EFFECT ON THE CHARACTER, QUALITY AND AMENITY OF THE SURROUNDING AREA;

4) HAVE REGARD TO EXISTING ARCHITECTURAL AND SITE CHARACTERISTICS / FEATURES;

5) BE LOCATED WHERE THERE IS EASY ACCESS TO A MAIN ROAD, PUBLIC TRANSPORT AND AMENITIES SUCH AS SHOPS, POST OFFICES AND CHURCHES;
6) HAVE REGARD TO PERSONAL SAFETY / SECURITY AND CRIME PREVENTION;

7) INCORPORATE SUITABLE AREAS OF USABLE OPEN SPACE TO MEET THE NEEDS OF RESIDENTS AND VISITORS.

6.15.3 There has been a growing interest and demand recently in providing accommodation for special needs groups. Such developments raise particular issues such as distance from amenities, provision of facilities and impact on neighbouring properties. In considering proposals for such developments reference will be made to the above.

6.16 Sites for Travelling Showpeople and Gypsies

6.16.1 The Local Plan does not identify any specific sites for travelling showpeople. The District Council will liaise with the Showmen’s Guild of Great Britain in identifying the demand for and availability of suitable sites for this purpose in the Local Plan. The District Council will also consult with Nottinghamshire County Council in identifying any suitable sites for gypsies should such a need arise.