

Mansfield District Council

Authority's Monitoring Report

December 2017

www.mansfield.gov.uk



Mansfield
District Council



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Introduction

The Town and Country Planning (Local Planning) (England) Regulations 2012 Regulation 34 requires Local Planning Authorities to produce an Authorities' Monitoring Report (AMR). This document has been structured to meet these requirements.

District profile

Mansfield district is located in west Nottinghamshire at the heart of the United Kingdom, between Nottingham to the south, and Sheffield to the north. Of the district's 106,300 population, approximately three quarters live within the Mansfield urban area, which includes the market town of Mansfield and the distinct community of Mansfield Woodhouse. As the largest county town in Nottinghamshire, Mansfield is the district's main business, shopping and service centre. The district's other main urban area is Market Warsop. It is much smaller in size than the Mansfield urban area and serves the day to day shopping and other service needs of communities in the northern part of the district. This includes those living in the settlements of Church Warsop, Meden Vale, Warsop Vale and Spion Kop formerly associated with the north Nottinghamshire coalfield. Mansfield is fortunate to be surrounded on all sides by forests, green spaces and national parks (Sherwood Forest, Clumber Park, Hardwick Hall, and is in close proximity to the Peak District). These create a stunning backdrop and opportunities for recreational access and biodiversity.

The district is easily accessible by road from the M1 in the west, the A1 to the east and by rail via the Robin Hood Line between Nottingham and Worksop. The A617 links the Mansfield urban area with Newark, the A60 to Nottingham and Worksop and the A38 to Sutton-in-Ashfield and Derby. Whilst the Mansfield urban area itself is well served by a good local road network, and has a range of bus and rail services, accessibility is an issue for those living in the villages to the north of the district. Throughout the district, there are well established walking and cycling routes, mostly running east to west alongside the river corridors of the Rivers Maun and Meden, and on former mineral railway lines. These provide great opportunities for recreation and for more sustainable (non-car) travel, linking where people live and work. There is also scope to further improve this network by adding new routes and joining existing ones together, to encourage more use of the district's green infrastructure network.



Population

Since 2001 the district's long-term trend of population and economic decline, caused by the loss of traditional industries in the area, has slowly begun to reverse. As figure 1 shows the district's population has slowly been increasing year on year for the past 10 years.

One of the concerns for the district is its age imbalance. The district has lower than the English average of 20-44 year olds and higher than average percentage of 45-84 year olds. As a result the emerging local plan looks to attract and retain younger residents, while also providing housing and services for the older residents.

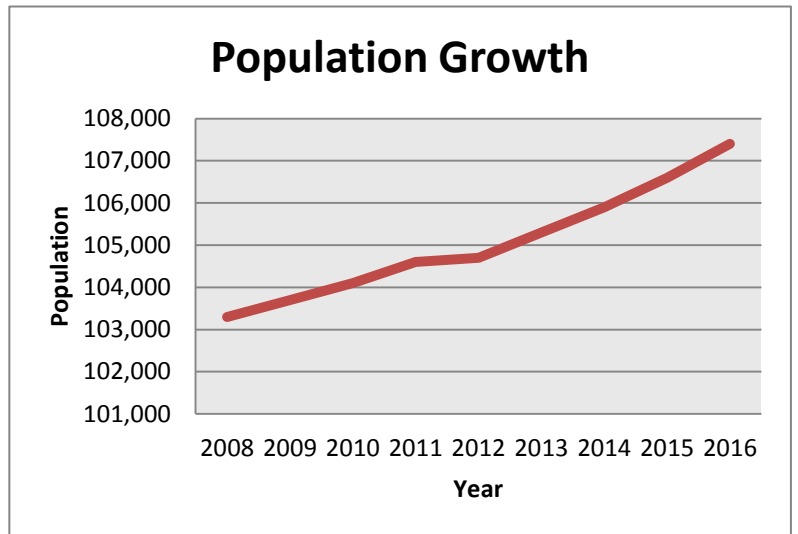
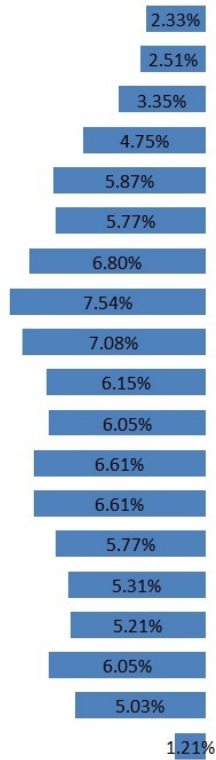
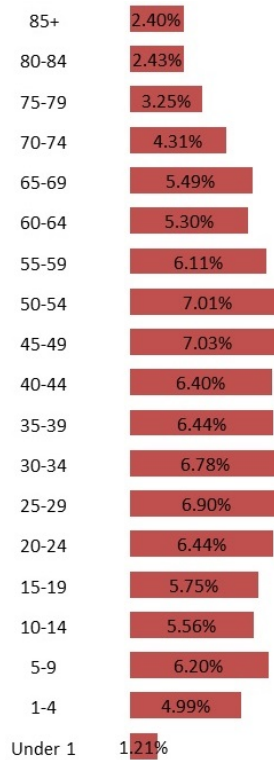


Figure 1- Population Growth

Mansfield % Population



England % Population

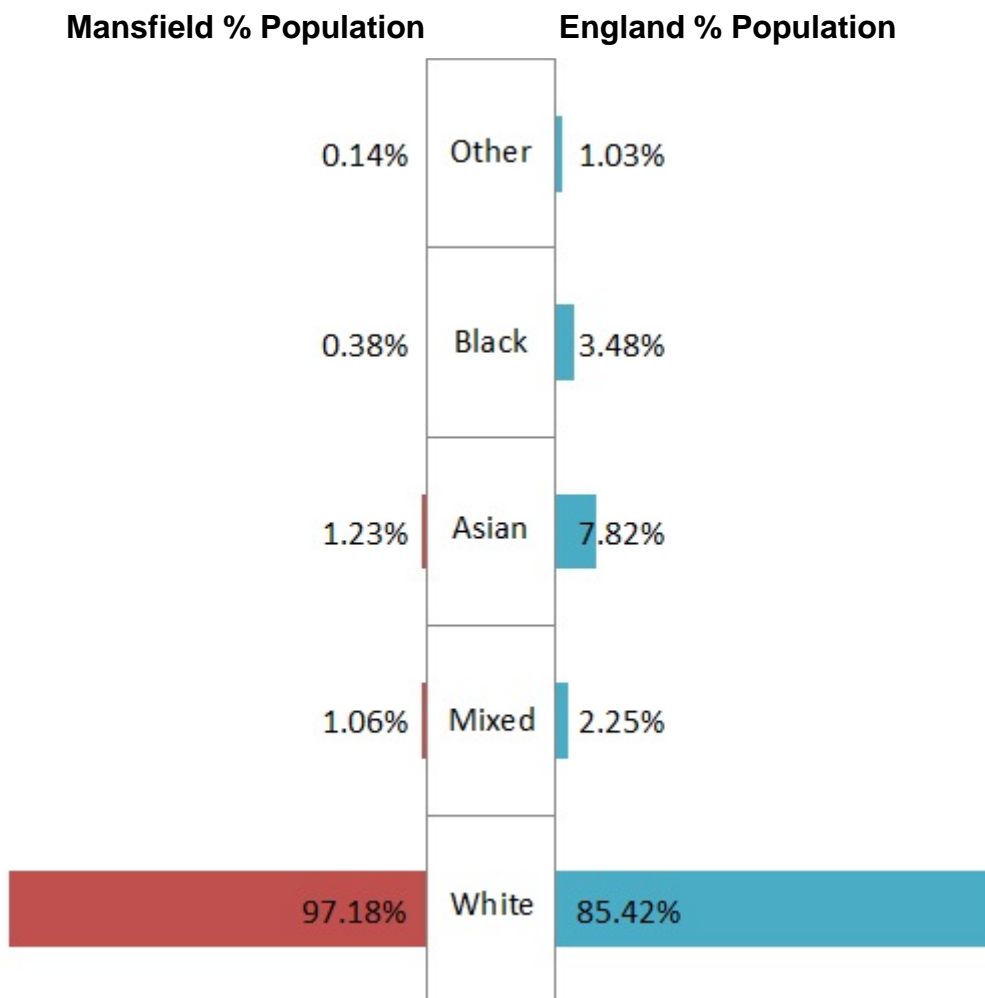




Age range	Mansfield	Mansfield % Population	Difference from English average	England	England % Population
Aged 0 - 15	19,800	18%	-1%	10,529,100	19%
Aged 16 - 64	67,400	63%	0%	34,856,100	63%
Aged 65 and over	20,200	19%	+1%	9,882,800	18%
Total	107,400			55,268,100	

Population by ethnicity

The population of Mansfield is predominantly White with over 97% of people in this category. This is substantially more than the national average of 85.42%.





Local plan progress

Mansfield District Council is currently preparing a new local plan. The below table shows the stages that have currently been completed and those that are still left to complete.

	Stage	Period	Progress/ Status
1	Consultation on Local Plan Scoping Report	Summer 2015	Completed: Consultation statement can be viewed here: http://www.mansfield.gov.uk/CHttpHandler.ashx?id=8113&p=0
2	Evidence gathering	Ongoing until early summer 2017	During 2016 and 2017, we updated evidence to support the local plan. You can view our current evidence here: http://www.mansfield.gov.uk/article/7920/Evidence-to-support-the-Local-Plan
3	Duty to cooperate	Ongoing	We are engaging our strategic partners including adjoining authorities, and infrastructure providers throughout the development of the local plan
4	Local Plan Consultation Draft	Spring 2016	Completed: In spring 2016 you were asked for your views on the consultation draft plan over a 6 week formal consultation period. Full details of the consultation opportunities and events were on our web site at: http://www.mansfield.gov.uk/localplan
4a		Summer 2016	Completed: In summer 2016 we undertook a further consultation on the local plan and supporting evidence to ensure conformity with the adopted Statement of Community Involvement
5	Considering comments on the Local Plan Consultation Draft	Summer 2016/ to Late 2016	Completed: We reviewed and considered all comments received during stage 4, 4a. A summary of the representations received and the council's response will be published on the council's web site accompanying the consultation on the Preferred Options consultation.
6	Preparation of the Housing and Economic Land Availability Assessment	Autumn 2016 – Spring 2017	Completed: Based on the responses received we have carried out Housing and Employment Land Availability Assessment (HELAA) to identify future sources of land to help meet development needs. The HELAA will be updated and published annually and can be viewed at: http://www.mansfield.gov.uk/HELAA



	Stage	Period	Progress/ Status
7	Update to evidence to support the Local Plan	Autumn 2016- Ongoing	<p>Based on responses we received to the consultation draft local plan and government guidance we commissioned further studies to inform the preparation of the local plan including the Employment Land Review, Gypsy and Traveller and Travelling Show People Needs Assessment, Retail Study and Mansfield Central Area Flood Risk Review.</p> <p>The website will be kept up to date with evidence as it is updated. http://www.mansfield.gov.uk/article/7920/Evidence-to-support-the-Local-Plan</p>
8	Consultation on the results of the Housing Economic Land Availability Assessment “Preferred Options” Consultation	Autumn 2017	<p>Completed: We sought your views on the Preferred Options, over a 6 week period.</p> <p>Full details of the consultation opportunities and events were on our web site at: http://www.mansfield.gov.uk/localplan</p>
9	Considering comments on the Local Plan “Preferred Options Consultation”	Winter 2017 – Early 2018	<p>We will review the comments received to the Local Plan Preferred Options consultation. These comments will be used to revise/update the local plan.</p> <p>A summary of the representations received and the council’s response will be published on the council’s website accompanying the consultation on the draft Publication Local Plan consultation.</p>
10	Update evidence to reflect the outcome of the Preferred Options Consultation	Early 2018	The transport study, sustainability appraisal, habitats regulation assessment, infrastructure delivery plan and viability study will be updated to reflect the outcome of the Preferred Options Consultation.
9	Consultation on the Draft Local Plan (“Publication” version).	Spring 2018	We will ask for your views on whether the local plan meets the government’s tests of soundness, over a 6 week period. Comments received will be provided to the inspector when the local plan is submitted for examination.
8	Submission Local Plan	Summer 2018	We will be submitting the local plan to the Secretary of State to be examined by an independent inspector

Neighbourhood plan progress

Within the district there is one parish council that is working towards a neighbourhood plan. Warsop Parish Council is currently finalising the draft neighbourhood plan ready for consultation.



Housing

New homes

The Strategic Housing Market Assessment 2015 sets an annual requirement of 376 dwellings per annum. Between 2016/17, 373 new homes have been developed and 20.37% of these new homes are affordable. There are also 198 new homes under construction and 3,266 with planning permission not yet started.

Period	Gross Completions			Affordable Housing		Warsop Parish	Mansfield	District Total	Warsop Parish	Mansfield	District Total	Warsop Parish	Mansfield	District Total	Warsop Parish	Mansfield	District Total
	Warsop Parish	Mansfield	District Total	Affordable	% of total												
2013/2014	24	273	297	8	2.69%	0	2	2	24	271	295	24	271	295	24	271	295
2014/2015	14	241	255	20	7.84%	0	1	1	14	240	254	38	511	549	38	511	549
2015/2016	22	369	391	76	19.44%	0	1	1	22	368	390	60	879	939	60	879	939
2016/2017	5	368	373	76	20.37%	0	6	6	5	362	367	65	1241	1306	65	1241	1306
Total	65	1251	1316	180	50.34%	0	10	10	65	1241	1306	187	2902	3089	187	2902	3089
Average	16	313	329	45	13.68%	0	2	2	16	310	326	47	725	772	47	725	772



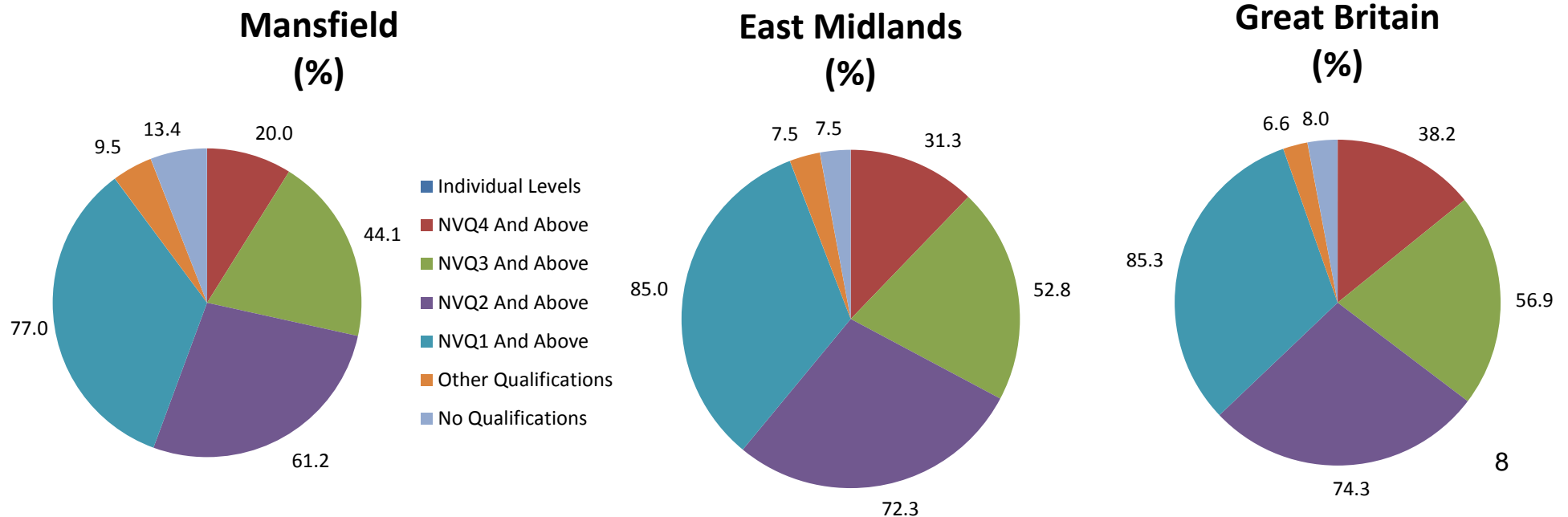
Employment

Labour market

Once heavily reliant on coal mining, textiles and brewing, the district has undergone a gradual transition away from these traditional industries towards a more service based (customer focused) economy. As part of this structural change, there remains a legacy of social, economic and environmental imbalances in the district still to be addressed.

Education

Economic underperformance is linked to low levels of educational attainment and a corresponding lack of skills. Whilst employment projections forecast a strong employment demand for people with intermediate and higher level skills, the concern is that too many residents currently lack skills at the right level to respond to these labour market changes and will thus struggle to compete effectively. In terms of the very well qualified – those qualified to NVQ level 4 or above – Mansfield falls well below regional and national averages. Nationally 38.2% of the working age population are qualified to this level; this falls slightly in the East Midlands to 31.3%, but Mansfield records a figure of 20%. The situation for the well-qualified – NVQ level 3 – is slightly less severe but Mansfield is still lagging behind regional and national figures. The district also has a higher proportion of residents with no qualifications - 13.4% compared to the national average of 8%.





Employment/unemployment

A good indicator for the success of a local economy is the number of residents that are unemployed. As you can see from both figure 2 and figure 3 Mansfield in recent years had quite high unemployment. But over the last couple of years this has decreased and is consistent with the average across England showing positive growth in employment.

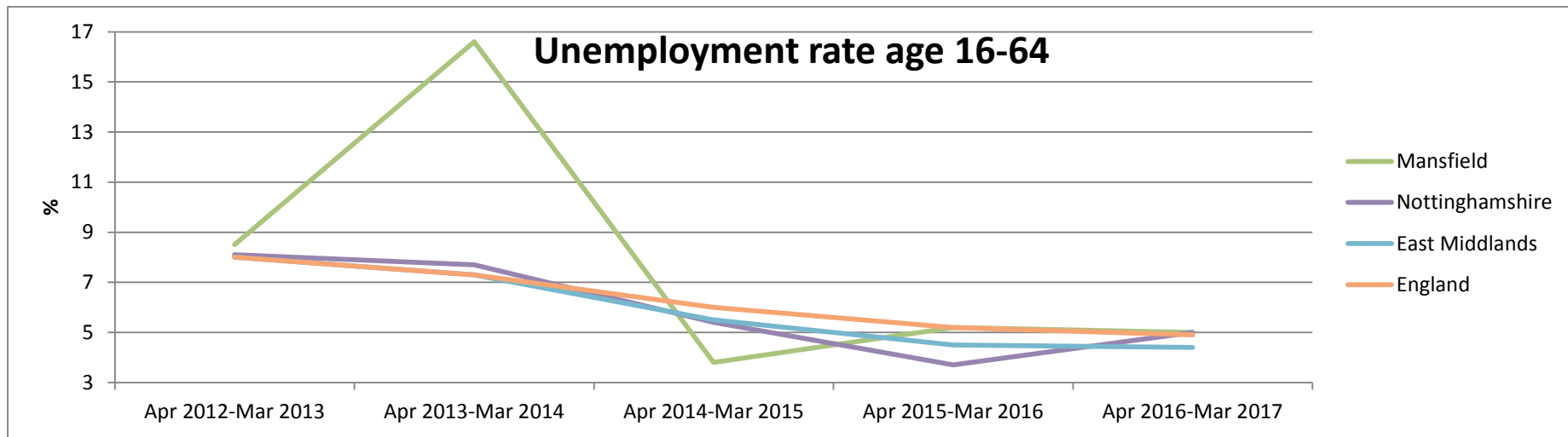


Figure 2

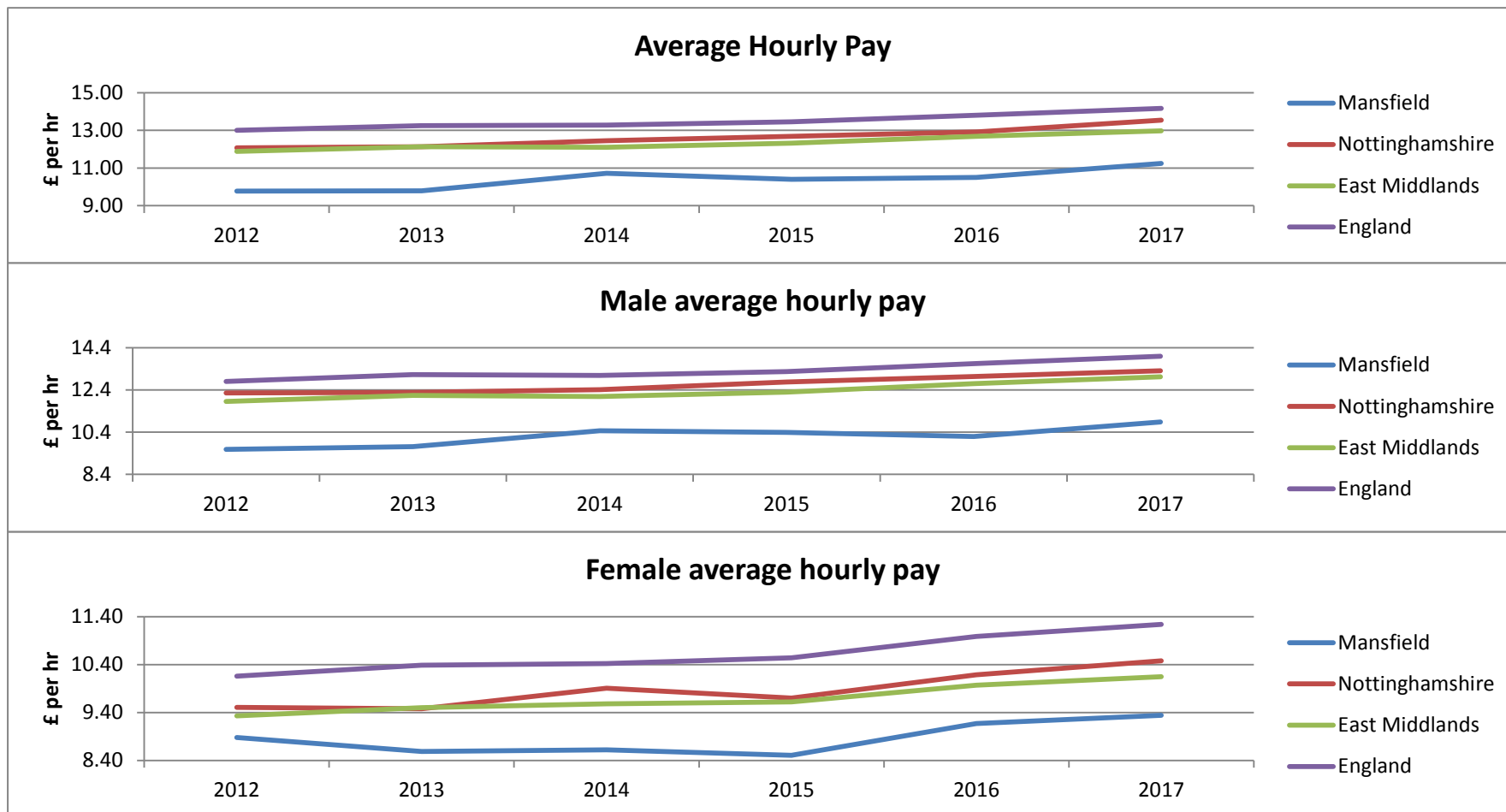
Unemployment rate - aged 16-64	Apr 2012-Mar 2013	Apr 2013-Mar 2014	Apr 2014-Mar 2015	Apr 2015-Mar 2016	Apr 2016-Mar 2017
Mansfield	8.5	16.6	3.8	5.2	5
Nottinghamshire	8.1	7.7	5.4	3.7	5
East Midlands	8	7.3	5.5	4.5	4.4
England	8	7.3	6	5.2	4.9

Figure 3



Average workplace earnings levels

Common with former industrialised areas Mansfield residents hourly pay is consistently lower than the rest of the region and nationally. In 2016 the average hourly rate of pay was £11.24. This is £2.93 less than the national average and is £1.74 less than the regional average. There is also a noticeable disparity between male and female average hourly pay with men earning on average £1.54 more than women.





Employment land / floor space

The Employment Land Forecasting Study 2015 identifies an employment land target of 42 hectares plus 26,000 square metres (sqm) of office space in a 22 year period. Since the beginning of the period 6.45 hectares (ha) of land has been developed and 3,600 sqm of office space has been provided.

This year has seen 2.26 ha of land developed for employment use with 621.5 sqm of floor space developed for office use. This is an increase from last year of 0.47ha land developed for employment.

Use Class	Land / floorspace developed on unallocated Sites – Ha (m ²) – 01/04/2016-31/03/2017				
	2013/14	2014/15	2015/16	2016/17	Total (2013/2017)
B1a	-	-	0.74(2865)	0.00(148)	0.74 (3013)
B1b	-	-	-	-	-
B1c	-	-	0.74(3468)	0.06	0.80 (3468)
B1a/b/c	-	-	-	(473.5)	(473.5)
B2	0.00(1180)	-	0.00(1163)	0.09	0.09 (2343)
B8	0.27	-	-	0.67	0.94
Mixed Industrial	-	-	0.31(1550)	1.44	1.75 (1550)
Total	0.27 (1180)	0.00	1.79 (9046)	2.26 (621.5)	4.32 (10847.5)

Over the last year the district has lost a small amount of employment land to housing and a small area to other uses.

	Land / floorspace lost to alternative uses financial years 2013/2017 - Ha				
	Year				Total
	2013/14	2014/15	2015/16	2016/17	
Floorspace/Land lost to Residential Uses (C3)	0.19	0.97	0.03	0.05	1.24
Floorspace/Land lost to Other Uses	1.38	0.00	0.81	0.37	2.56
Total	1.57	0.97	0.84	0.42	3.8

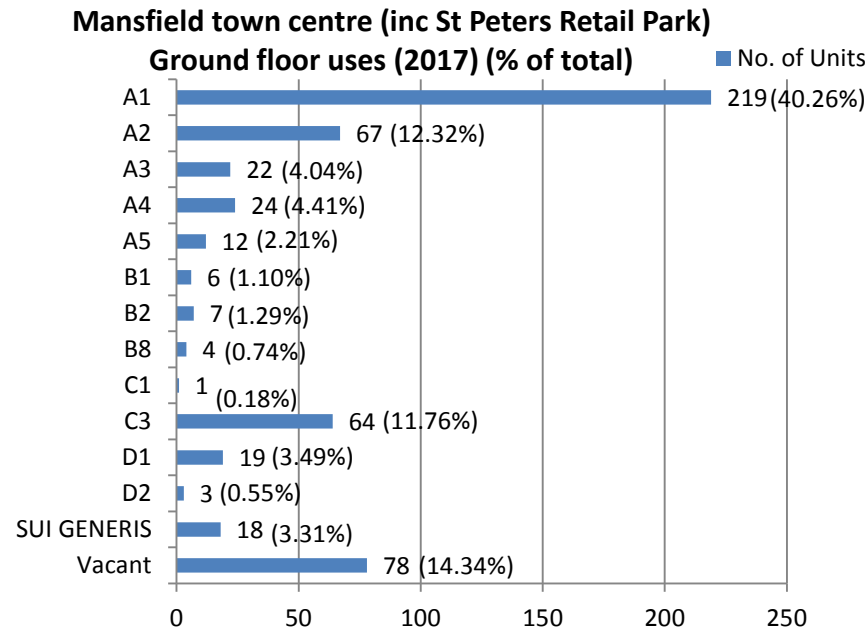


	Office (sqm)	Industrial (Ha)
Total gross employment land / floorspace requirement 2013 - 2033	26,000	42.00
Land / floorspace completed between 1/04/2013 & 31/03/2014	0	0.27
Land / floorspace completed between 1/04/2014 & 31/03/2015	152	0
Land / floorspace completed between 1/04/2015 & 31/03/2016	2,865	1.05
Land / floorspace completed between 1/04/2016 & 31/03/2017	583	5.13
Total amount of land / floorspace developed between 1/04/2011 & 31/03/2017	3,600	6.45
Residual employment land / floorspace requirement up to 2033	22,400	35.55



Retail

Over the last year vacancies through all frontages in Mansfield town centre has increased by 10 units. This is 14.3% of the total units available which is a slight increase of 1.7% on last year's rate. Primary frontage vacancies have increased by 1.4% but this only equates to 1 unit. It is encouraging that vacancies have decreased in secondary frontages by 2.5% (5 units).



Vacant units by frontage

Frontage Type	Number of Units	Number of Vacant Units	Percentage of Vacant Units
Primary (MTC5)	74	5	6.8%
Secondary (MTC6)	189	26	13.8%
Non-defined (excl. St Peter's Retail Park)	270	36	13.3%
St Peter's Retail Park	11	0	0.0%
Whole town centre (inc. St Peter's Retail Park)	544	67	12.3%

Diversity of uses within the primary, secondary and non-defined shopping areas

Use class	Primary shopping	Secondary shopping frontage	Non-defined shopping area (inc St Peter's Retail Park)
A1	61 / 82%	88 / 47%	70 / 25%
A2	2 / 3%	32 / 17%	33 / 12%
A3	4 / 5%	10 / 5%	8 / 3%
A4	-	10 / 5%	14 / 5%
A5	-	3 / 2%	9 / 3%
B1	-	1 / 1%	5 / 2%
B2	-	-	7 / 3%
B8	-	-	4 / 1%
C1	-	-	1 / 0%
C3	-	-	64 / 23%
D1	1 / 1%	-	19 / 7%
D2	-	-	3 / 1%
Sui Generis	-	8 / 4%	10 / 4%
Vacant	6 / 8%	37 / 20%	35 / 12%
Total	74	189	282



Green infrastructure and natural environment

The following shows all sites of special scientific interest (SSSIs) in the district and shows the current condition as assessed by Natural England. There are six sites within the district, two of which are classified as 'unfavourable but recovering' in their entirety, two are partly recovering with areas unchanged, one is fully unfavourable and there is only one in the district that has been classified as favourable.

Condition of SSSIs

Designation	Sum of Area (ha)	Unfavourable - No change	% Unfavourable - No change	Unfavourable - Recovering	% Unfavourable - Recovering	Favourable
Hills and Holes and Sookholme Brook, Warsop SSSI	30.163	3.3318	11.05%	26.8312	88.95%	-
Lord Stubbins Wood SSSI	24.8285	-	-	-	-	24.8285
Pleasley Vale Railway SSSI	3.5424	3.0568	86.29%	0.4856	13.71%	-
Rainworth Lakes SSSI	14.1564	14.1564	100.00%	-	-	-
Sherwood Forest Golf Course SSSI	62.5609	-	-	62.5609	100.00%	-
Strawberry Hill Heaths SSSI	31.5243	-	-	31.5243	100.00%	-



Heritage

Within the district there are three heritage assets that are on the at risk register. The inclusion of these sites on the list means that the sites are at risk of falling into disrepair.

Entry Name	Designated Site Name	Heritage Category	List Entry Number	Local Planning Authority	Site Type	Building Name	District / Borough	Assessment Type	Condition	Priority Category	Designation	CA Survey Uid
Bridge Street, Mansfield	Bridge Street	Conservation Area		Mansfield	Commercial		Mansfield	Conservation area	Very bad		Conservation Area, 27 LBs	3511
Church of St John the Evangelist, St John Street, Mansfield	Church of St John the Evangelist, St John Street	Listed Building grade II	1215129	Mansfield	Religious ritual and funerary	Church of St John the Evangelist	Mansfield	Place of worship	Poor	B - Immediate risk of further rapid deterioration or loss of fabric; solution agreed but not yet implemented	Listed Place of Worship grade II, CA	
Roman villa ESE of Northfield House	Roman villa ESE of Northfield House	Scheduled Monument	1006387	Mansfield	Domestic		Mansfield	Archaeology	Extensive significant problems			



Other key indicators

Flood protection and water quality

Mansfield District Council takes regard of advice provided by all Statutory Bodies including the Environment Agency. If a development is likely to exacerbate or be at risk of flooding or could affect water quality in any way then planning permission will either be refused or amendments will be made to the development before permission is granted.

During the previous year (31/03/2016-01/04/2017) no applications were received that the Environment Agency objected to on water quality grounds.

The following table shows planning applications received between 31/03/2016-01/04/2017 that were objected to on flood risk grounds by the Environment Agency.

EA Reference	Response Date	LPA Name	LPA Reference	Development Type / Description	Objection Reason	Statuses	Conditions
LT/2016/120997	03/05/16	Mansfield District Council	2016/0147/NT	Residential - Minor	PPS25/TAN15 - Request for FRA/FCA	Approved With Conditions	Flood Mitigation
LT/2016/121149	29/06/16	Mansfield District Council	2016/0165/NT	Residential - Minor	PPS25/TAN15 - Request for FRA/FCA	Withdrawn	N/A