Mansfield District Council

Mansfield District Council

Authority's Monitoring Report and Local Plan Baseline

December 2019

Planning Policy

1 Introduction

1.1 The Town and Country Planning (Local Planning) (England) Regulations 2012 Regulation 34 requires Local Planning Authorities to produce an Authority Monitoring Report (AMR). The National Planning Practice Guidance provides guidance on the role of AMR's and what they should contain[1]. This document has been structured to meet these requirements.

1.2 The purpose of AMRs is to provide information about the progress on and effectiveness of Local Plans. They help inform whether there is a need to undertake an early review of the Local Plan. AMRs should contain information on the following matters:

- progress with the Local Plan;
- progress with any Neighbourhood Plans;
- activity on the Duty to Cooperate;
- performance on planning applications; and
- how the policies in the Local Plan are being implemented.

The AMR also provides background information about the district.

1.3 This AMR reports on the period 1st April 2018 to 31st March 2019. Although the Local Plan has not yet been adopted this AMR assess the situation against the policies in the Publication Draft (September 2018) as this provides the most up to date position with regards to the Council's intentions for future policies. Future versions of the AMR will assess the situation against the adopted Local Plan. However, not every proposed indicator can currently be monitored for a variety of reasons.

[1] Paragraph: 027 Reference ID: 12-027-20170728

2 District Profile

2.1 Mansfield district is located in west Nottinghamshire at the heart of the United Kingdom, between Nottingham to the south, and Sheffield to the north.

2.2 Approximately 90% of the district's 108,900 (ONS, 2018 Mid-year estimates[2]) population live within the Mansfield urban area, which includes the market town of Mansfield and the communities of Mansfield Woodhouse, Clipstone, Pleasley and Forest Town; the separate settlement of Rainworth is located to the south east of Mansfield. As the largest county town in Nottinghamshire, Mansfield is the district's main business, shopping and service centre.

2.3 The remaining 10% of the population live within the various settlements located in Warsop Parish to the north of the district. The main settlement here is Market Warsop. It is much smaller in size than the Mansfield urban area and acts as service centre for the other settlements in the northern part of the district. This includes the settlements of Church Warsop, Meden Vale, Warsop Vale and Spion Kop.

2.4 Mansfield is fortunate to be surrounded on all sides by forests, green spaces and key destinations that are nationally and internationally well-known including Sherwood Forest, Clumber Park, Hardwick Hall and the Peak District. These create a stunning backdrop and opportunities for recreational access and biodiversity.

2.5 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. Although there are a number of junctions which are heavily congested and require improvements, the Mansfield urban area itself is well served by a good local road network, and has a range of bus and rail services. However, accessibility is an issue for those livng in the villages of Warsop Parish.

2.6 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 sustainable 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.

[2] https://www.nottinghamshireinsight.org.uk/libraries/profile-library/district-profile-mansfield/

Demographics

2.6 At the time of the last census in 2011, Mansfield district had a population of 104,600 people. Since then, the population has estimated to have grown to 108,900 (ONS, 2018 Mid-year estimates), a growth rate of 4.1%. It is projected to grow to around 116,200 people by 2033[3]. The population split is 49.2% male and 50.8% female.

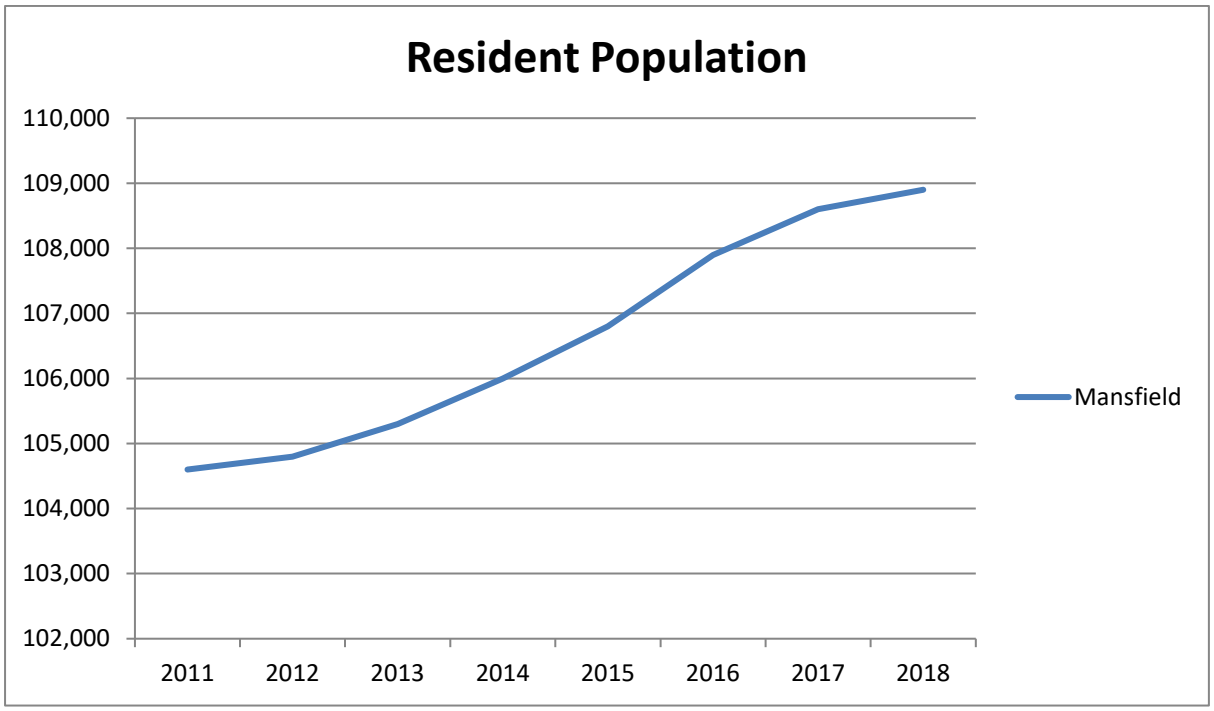


Figure 1: Resident Population of Mansfield district (2018)[4]

2.7 As can be seen below, the age split broadly reflects that of England as a whole, although there are fewer people aged 65+ when compared with Nottinghamshire figures. However, in common with the rest of the country, the population is expected to age in the period up to 2033. In Mansfield there is predicted to be a 52% increase in the population aged 65+ years.

[3] https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/datasets/localauthoritiesinenglandtable2
[4] https://www.nottinghamshireinsight.org.uk/libraries/profile-library/district-profile-mansfield/

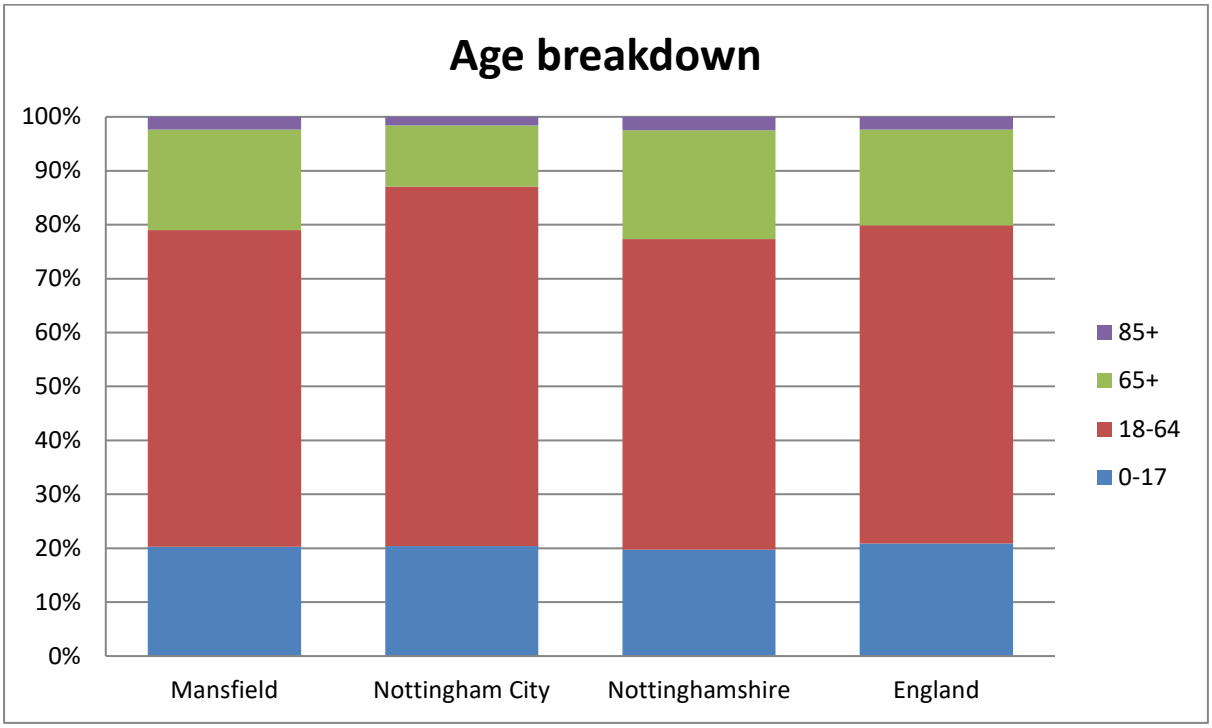


Figure 2: Age breakdown of resident population (2018)[5]

2.8 To accommodate this growth, the Local Plan identifies a number of sites which will be developed for new homes. There are also policies which encourage and support the provision of suitable accommodation for older people.

Employment and education

2.9 Economic activity levels in Mansfield have historically been lower than in the rest of the East Midlands and Great Britain, but have moved back in line with the average over the last few years.

[5] https://www.nottinghamshireinsight.org.uk/libraries/profile-library/district-profile-mansfield/

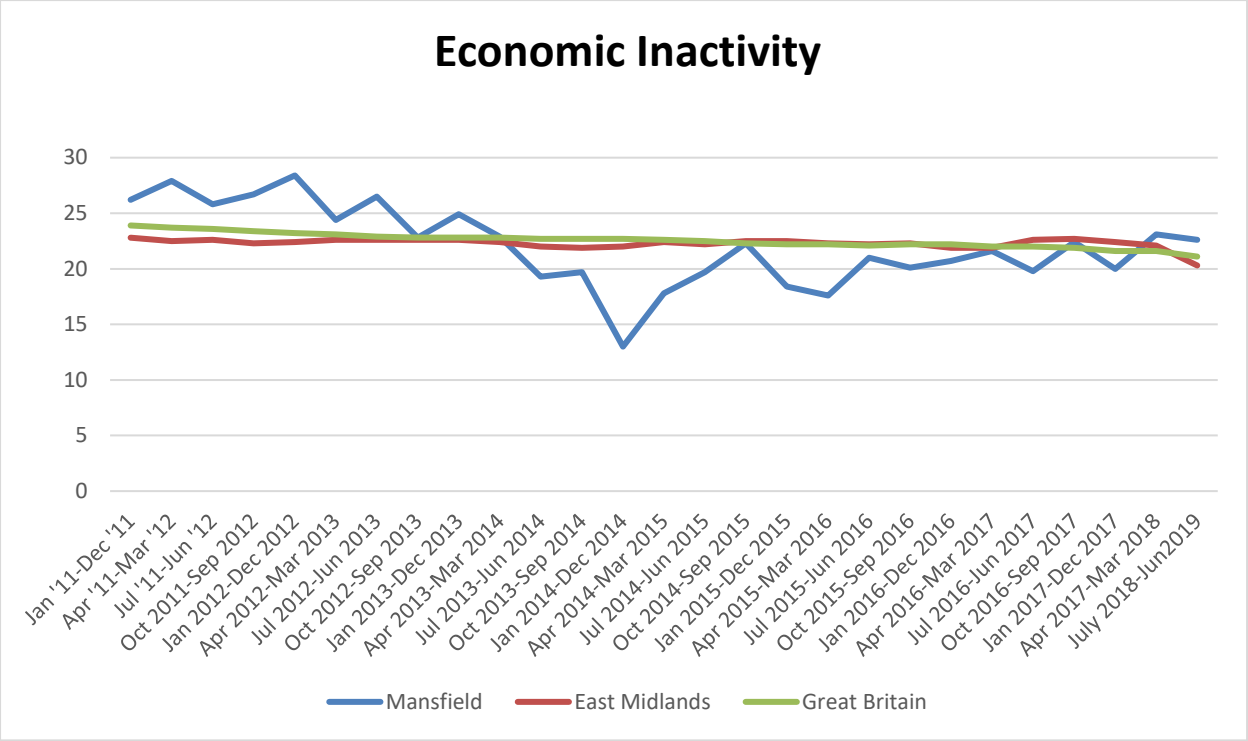


Figure 3: Economic Inactivity Rate[6]

2.10 The average resident of Mansfield district, however, has fewer qualifications and earns less than the average workers. Average gross weekly pay for residents of Mansfield is £453.2 compared to £460 in Nottingham, £551.9 in Nottinghamshire and £574.7 in England[7].

[6] https://www.nomisweb.co.uk/reports/lmp/la/1946157166/report.aspx#tabquals

[7] https://www.nottinghamshireinsight.org.uk/libraries/profile-library/district-profile-mansfield/



Figure 4: Qualification of working age population (2018)[8]

2.11 The level of qualifications is being addressed in a number of ways. West Nottinghamshire College now offers degree level courses while the Local Plan will seek to negotiate local labour agreements with certain developments to deliver local jobs and training opportunities.

Health and Wellbeing

2.12 Residents of Mansfield district are more likely to have long term limiting illness. In 2011, 23.75% of the population had a limiting long term illness compared to 19.7% in Nottingham and Nottinghamshire, and 17.64% in England[9]. Life expectancy is also lower in Mansfield district; at birth, life expectancy is predicted to be 77.8 years compared to 79.5 in England.

[8] https://www.nomisweb.co.uk/reports/lmp/la/1946157166/report.aspx#tabquals

[9] https://www.nottinghamshireinsight.org.uk/libraries/profile-library/district-profile-mansfield/

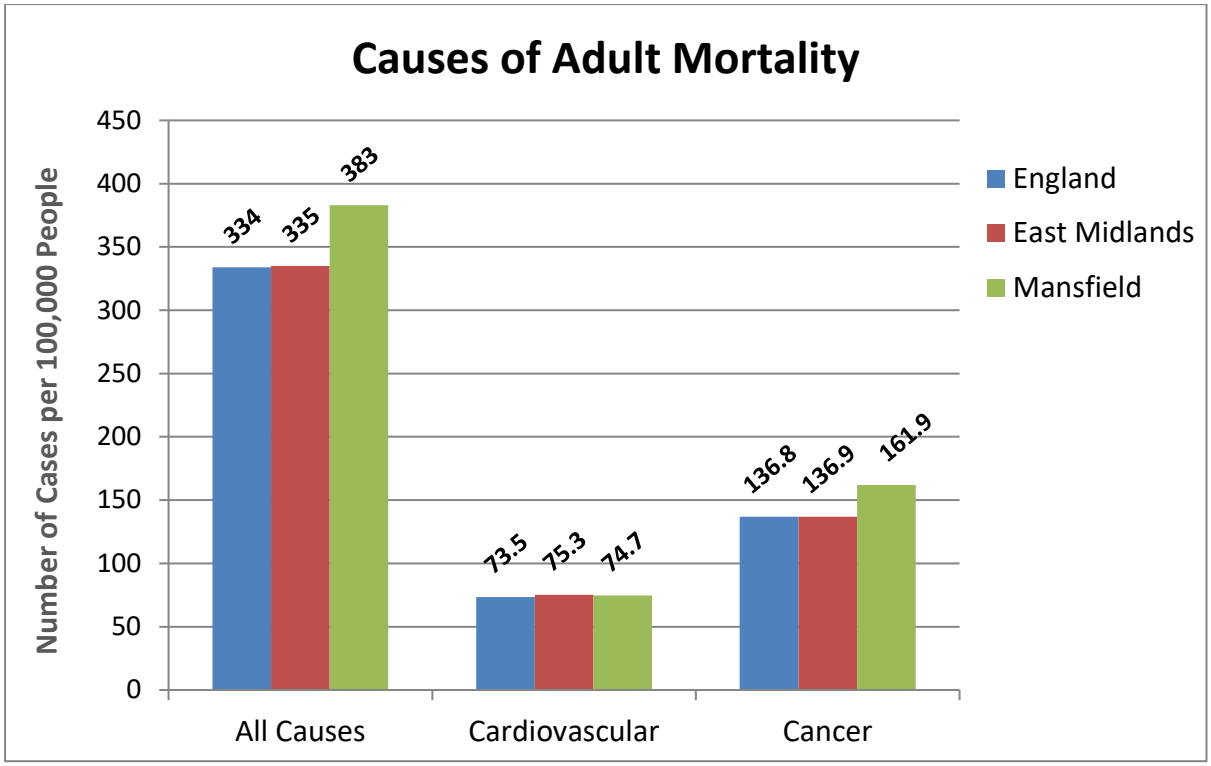


Figure 5: Causes of Mortality among Adults Under 75 (2014-16)[10]

Accessibility

2.13 As shown below, residents of Mansfield district are generally able to access services and facilities within 30 minutes[11]. However, residents in Warsop Parish are likely to face greater travel times for a number of different facilities.

[10] https://fingertips.phe.org.uk/profile/health-profiles/data#page/0/gid/1938132696/pat/6/par/E12000004/ati/101/are/E07000174/iid/40401/age/163/sex/4

[11] https://www.nottinghamshireinsight.org.uk/libraries/profile-library/district-profile-mansfield/

Travel time for Mansfield district	Percentage of residents
FE College - 15 mins	44%
FE college - 30 mins	93%
GP Surgery - 15 mins	74%
GP surgery - 30 mins	96%
Hospital - 15 mins	3%
Hospital - 30 mins	33%
Primary School - 15 mins	92%
Primary School - 30 mins	99%
Secondary School - 15 mins	41%
Secondary School - 30 mins	91%
Leisure Centre - 15 mins	48%
Leisure Centre - 30 mins	99%
Major employment centre - 15 mins	74%
Major employment centre - 30 mins	99%
Major retail centre - 15 mins	44%
Major retail centre - 30 mins	97%
Within 800m/10 mins walk of a bus stop with an hourly service weekdays 0600-1800 hrs	94%
Within 800m/10 mins walk of a bus stop with an hourly service weekday evenings 1800-2400 hrs	52%
Within 800m/10 mins walk of a bus stop with an hourly service weekday Sundays 1000-1800 hrs	82%

2.14 The Local Plan seeks to ensure that new homes are located close to existing facilities, and also requires new developments to contribute to the provision of new infrastructure including public transport.

3 Planning Applications

3.1 To ensure that decisions on developments are taken in a timely manner the Government requires that planning applications are determined within a set period following validation of the application. These periods are as follows:

- Non-major applications – 8 weeks; and
- Major applications – 13 weeks.

3.2 The table below sets out performance against these targets for 2018/19. It also provides performance information on a range of other indicators.

Indicator	No. of applications 2018/19	National Target	Local Target	Performance 2017/18	Performance 2018/19
Major Planning Applications Determined within 13 weeks	33	60%	71%	100%	95.83%
Minor Planning Applications Determined within 8 weeks	116	65%	81%	98.3%	93.97%
Other Planning Applications Determined within 8 weeks	285	80%	91%	97.2%	96.14%
% of Appeals allowed against Authority's decision to refuse planning permission	9	n/a	40%	44.4%	33.33%
Delegated Decisions as a percentage of all decisions	n/a	90%	90%	89.3%	90.12%
Pre-App Advice Enquiries responded to within 4 weeks	66	n/a	80%	54.6%	76.92%
Conditions discharged within 8 weeks	65	n/a	80%	67.7%	71.01%

4 Duty to Cooperate

4.1 The Duty to Cooperate requires that strategic plan making bodies cooperate with each other when preparing their plans. To do this the NPPF sets out that these authorities should produce, maintain and update one or more statements of common ground.

4.2 A statement of common ground is a written record of the progress made by strategic policy-making authorities during the process of planning for strategic cross-boundary matters. It documents where effective co-operation is and is not happening throughout the plan-making process, and is a way of demonstrating at examination that plans are deliverable over the plan period, and based on effective joint working across local authority boundaries. In the case of local planning authorities, it also forms part of the evidence required to demonstrate that they have complied with the duty to cooperate.

4.3 Below is a list of the statement of common grounds produced and agreed by Mansfield District Council. These are available online at http://www.mansfield.gov.uk/article/5804/Planning-policies

DTC Body	**Date Statement of Common Ground Signed**
Ashfield District Council and Newark & Sherwood District Council	December 2018
Nottinghamshire County Council	December 2018
Bolsover District Council	August 2018
Bassetlaw District Council	December 2018
Historic England	December 2018
Mansfield & Ashfield Clinical Commissioning Group	November 2018

5 Plan progress

5.1 As part of preparing the Local Plan, local planning authorities are required to set out, and keep up to date, a programme of work for preparation of the Local Plan and other planning documents. The most recent Local Development Scheme was adopted on 17th July 2019[12]. It identifies the Local Plan itself and the Gypsy & Traveller Site Allocations Development Plan Document. In addition, the AMR provides an update of progress with any neighbourhood plans being prepared by the local community.

Local Plan

5.2 The government requires that each local planning authority prepare and adopt a local plan. This Local Plan sets out a vision and a framework for the future development of the district addressing housing, employment and other needs as well as safeguarding the environment and adapting to climate change.

5.3 The table below shows the stages that have currently been completed and those that are still left to complete. Please note that this shows the situation at the time of writing (February 2020).

	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 2018	**Completed**: You can view our current evidence here: http://www.mansfield.gov.uk/article/7920/Evidence-to-support-the-Local-Plan See also 5
3	Duty to cooperate	Ongoing	We are engaging our strategic partners including adjoining authorities, and infrastructure providers throughout the development of the local plan.

[12] https://www.mansfield.gov.uk/downloads/file/1346/local-development-scheme

	Stage	Period	Progress/ Status
4	Local Plan Consultation Draft	Spring 2016	**Completed:** Full details of the consultation opportunities and events were on our web site at: http://www.mansfield.gov.uk/localplan
4a		Summer 2016	**Completed:** Full details of the consultation opportunities and events were on our web site at: http://www.mansfield.gov.uk/localplan
5	Considering comments on the Local Plan Consultation Draft	Summer 2016/ to Late 2016	**Completed:** 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:** The HELAA will be updated and published annually and can be viewed at: http://www.mansfield.gov.uk/HELAA
7	Update to evidence to support the Local Plan	Autumn 2016- Ongoing	**Completed:** You can view our current evidence here: http://www.mansfield.gov.uk/article/7920/Evidence-to-support-the-Local-Plan
8	Consultation on the results of the Housing Economic Land Availability Assessment "Preferred Options" Consultation	Autumn 2017	**Completed**: We sought your views on the Preferred Options, over a 6 week period. Full details of the consultation opportunities and events were on our web site at: http://www.mansfield.gov.uk/localplan
9	Considering comments on the Local Plan "Preferred Options Consultation"	Winter 2017 – Summer 2018	**Completed:** A summary of the representations received and the council's website accompanying the consultation on the draft Publication Local Plan consultation.
10	Update evidence to reflect the outcome of the Preferred Options Consultation	Early - Summer 2018	**Completed**: You can view our current evidence here: http://www.mansfield.gov.uk/article/7920/Evidence-to-support-the-Local-Plan
9	Commencement of Consultation on the Local Plan Publication draft	September 2018	**Completed:** Consultation began 18th Sept 18 and will run until 1st Nov 18.
8	Submission of Local Plan	November / December 2018	**Completed:** The Local Plan was submitted for examination on Wednesday 19th December.

Hearing Sessions on the Local Plan were held in May 2019. Consultation on the Main Modifications started on Tuesday 29th October and finished on 10 December 2019. It is currently expected that adoption of the Local Plan will take place in 2020.

Gypsy & Traveller Site Allocations DPD

5.4 We have identified a need to provide a small number of pitches/yards to meet the needs of gypsies, travellers and travelling show people. To ensure that appropriate sites are identified, a separate development plan document is being prepared. At the time of writing a revised timetable is being prepared; an updated Local Development Scheme will be issued in due course.

	Stage	Period	Progress/ Status
1	Consultation on Local Plan Scoping Report	Completed	Completed
2	Prepare Site Options	Ongoing from Summer 2018 to Early 2019	Completed
3	Gypsy and Traveller Preferred Site Consultation	Summer 2019	Completed
4	Gypsy and Traveller Options Consultation	Spring 2020	
5	Prepare Submission draft of the Gypsy and Traveller DPD.	TBC	We will be drafting the final document having taken account of the representations received to the Regulation 18 consultation.
6	Consultation on the draft Gypsy and Traveller DPD- Regulation 19	TBC	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.
7	Submission Local Plan	TBC	We will be submitting the Local Plan to the Secretary of State to be examined by an Independent Inspector

Neighbourhood plans

5.5 Neighbourhood planning provides local communities with the ability to directly shape their local area and the development within it. There are a number of different tools which can be used including neighbourhood plans which form, together with the Local Plan, the statutory development plan used to determine planning applications.

5.6 A neighbourhood plan can only be prepared by a formally designated neighbourhood forum. All parish councils are designated as such but communities outside of parished areas must apply to the district council to be designated and meet certain criteria. Neighbourhood plans must go through a set process before they are adopted including formal consultation, examination and a referendum.

5.7 Within Mansfield district, there is only one Parish Council (Warsop Parish Council); no neighbourhood forums have yet been designated. Warsop Parish Council are currently preparing a neighbourhood plan but have not yet formally submitted it to the district council for formal consultation. An updated timetable will be published for the preparation of the Neighbourhood Plan once this is available.

6 Local Plan

6.1 The Local Plan includes policies on a range of topics including climate change, design, the historic environment, housing and employment. For the majority of policies indicators are included to establish whether the policy is effective or not. A number of indicators will usually be used to build up a picture of whether the policy is being

6.2 For each indicator the target and current status are identified along with a conclusion on progress. A traffic light system has been used to allow easy identification of progress and highlight where action needs to be taken:

- **Green** – the policy is being delivered effectively or delivery of sites and the identified targets is on track / further ahead than anticipated
- **Amber** - the policy is being delivered effectively or delivery of sites is on track although the trend may be declining or risks have been identified which may require future action to ensure delivery / effectiveness is maintained
- **Red** – the policy is not being delivered effectively or delivery of sites and against identified target has slipped; action is required to address the situation.

6.3 In addition to this overarching AMR a number of other documents are prepared on an annual basis. These focus on key areas and provide more detail about those areas and the associated planning applications. These include:

- Housing Monitoring Report (including five year housing land supply assessment);
- Employment Monitoring Report; and
- Retail Update

The Spatial Strategy

6.4 The spatial strategy seeks to deliver the Local Plan's vision and objectives, addressing the key issues and meeting the needs of the district. The strategy aims to meet identified needs in a manner compatible with the characteristics of the area and having regard to infrastructure requirements and deliverability.

Policy S1: Presumption in favour of sustainable development			
Indicator	**Target**	**Status**	**Progress**
No indicators proposed as policy sets out approach to take towards planning applications and is unlikely to be used to determine planning applications.			

Policy S2: The spatial strategy			
Indicator	**Target**	**Status**	**Progress**
Net additional dwellings completed by location	An average of 325dpa between 2016/17 and 2018/19. An average of 293dpa in Mansfield urban area and 32dpa in Warsop Parish	An average of 330dpa Mansfield urban area = 298dpa Warsop Parish = 32dpa	**Good** Overall target has been exceeded overall and in both the sub-areas
Net additional economic land	41ha or an average of 2.05ha a year over the plan period	2ha completed; an average of 0.33ha per annum.	**Poor** Delivery is below average completions rates.
Net additional retail floor space	Targets and distribution in accordance with S2 2c	See Table Below	**Satisfactory** Further work is required to ensure the delivery of retail and leisure uses especially in the district centers.

No of years supply of deliverable specific housing sites	5 years supply plus any shortfall and an appropriate buffer depending on past delivery.	5.8 years supply	**Good** Target has been exceeded including consideration of shortfall and appropriate buffer.
Supply of deliverable / developable employment land	10 years supply or 21ha	23.38ha with planning permission	**Good** Sufficient sites with extant planning permission for the next 10 years

Committed floor space vs requirement (sqm)						
	Comparison		**Convenience**		**A3, A4 & A5 Leisure**	
Centre	**By 2033**	**Developed?**	**By 2033**	**Developed?**	**By 2033**	**Developed**
Mansfield town center	**11,100**		**0**		**2,800**	
Amount committed up to end of 2018/19:	127 (2017/0754/FUL) 335 (2018/0281/FUL) 200 (2018/0732/COU) Unknown (2018/0321/OUT)	Commenced Commenced No No	Unknown (2018/0321/OUT)	No	Unknown (2018/0321/OUT)	No
Balance remaining:	10,438		0		2,800	

Mansfield Woodhouse district center	**700**		**0**		**350**	
Amount committed up to end of 2018/19:	-	-	-	-	-	-
Balance remaining:	700		**0**		350	
Market Warsop district center	**700**		**0**		**350**	
Amount committed up to end of 2018/19:	-	-	-	-	-	-
Balance remaining:	700		0		350	
Other (Housing growth areas)	**700**		**540**		**0**	
Amount committed up to end of 2018/19:	84 (2010/0805/ST)	No	-	-	-	-
Balance remaining:	616		540		**0**	
Other	**0**		**0**		**0**	
Amount committed up to end of 2018/19:	18.5 (2015/0578/ST) 91 (2018/0319/FUL) 51.5 (2018/0523/FUL)	Yes No No	250 (2017/0407/FUL) 40 (2017/0814/FUL) 52 (2018/0452/FUL)	Yes Yes Commenced	63 (2016/0513/ST) – A3 131 (2017/0644/FUL) – A3 167 (2018/0305/FUL) – A3 624 (2018/0488/COU) – SG* 135 (2018/0513/COU) – A4 490 (2018/0630/COU) – SG* 155 (2019/0037/NMA) – A5	Yes Yes Yes No No No No

Policy S3: Supporting economic and housing growth through urban regeneration			
Indicator	**Target**	**Status**	**Progress**
No. of additional dwellings on brownfield land	Increase	• 2013/14 = 153 • 2014/15 = 89 • 2015/16 = 177 • 2016/17 = 85 • 2017/18 = 120 • 2018/19 = 216	**Satisfactory** Progress is variable over time.
Amount of additional economic land on brownfield land	Increase	To be monitored following adoption of the Local Plan.	
Amount of net additional retail floor space on brownfield land	Increase	To be monitored following adoption of the Local Plan.	

Policy S4: Delivering key regeneration sites				
Indicator	**Target**		**Status**	**Progress**
Progress towards development of White Hart Street	Preparation of masterplan	TBC	Timetable to be prepared following submission of Local Plan	Master planning work for the Town Centre has commenced.
	Planning Application	TBC		
	Permission Granted	TBC		
	Development commenced	TBC		

Progress towards development of Portland Gateway	Preparation of masterplan	TBC	Timetable to be prepared following submission of Local Plan	
	Planning Application	TBC		
	Permission Granted	TBC		
	Development commenced	TBC		
Progress towards development of Riverside	Preparation of masterplan	TBC	Timetable to be prepared following submission of Local Plan	
	Planning Application	TBC		
	Permission Granted	TBC		
	Development commenced	TBC		

Policy S5: Development in the countryside			
Indicator	**Target**	**Status**	**Progress**
% of Planning applications granted contrary to policy	0%	To be monitored following adoption of the Local Plan.	

Place Making

6.5 The council and government both attach great importance to the creation of well-designed buildings and spaces, as good design is a key aspect of sustainable development, creates better places for residents to live and work and helps make development acceptable to communities. The purpose of the policies in this chapter is to offer applicants clarity about our expectations for well-designed buildings and places.

Policy P1: Achieving high quality design				
Indicator	**Target**		**Status**	**Progress**
% of major residential applications approved contrary to policy	0%		To be monitored following adoption of the Local Plan.	
% of major residential applications approved with red scores on Buildings for Life assessment	0%		To be monitored following adoption of the Local Plan.	
Progress with adoption of Design SPD	Preparation of SPD	TBC	Timetable set out in the adopted LDS	
	Consultation on Draft SPD	TBC		
	Adoption of Final SPD	TBC		
% of major planning applications where a design review was carried out	100%		To be monitored following adoption of the Local Plan.	

Policy P2: Safe, healthy and attractive development			
Indicator	**Target**	**Status**	**Progress**
% of planning applications granted contrary to policy	0%	To be monitored following adoption of the Local Plan.	
% of qualifying applications which submit a Health Impact Assessment	100%	To be monitored following adoption of the Local Plan.	

Policy P3: Connected development			
Indicator	**Target**	**Status**	**Progress**
% of planning applications granted contrary to policy	0%	To be monitored following adoption of the Local Plan.	

Policy P4: Comprehensive development			
Indicator	**Target**	**Status**	**Progress**
% of planning applications granted contrary to policy	0%	To be monitored following adoption of the Local Plan.	
% of large sites (5ha or more or 150 dwellings) granted planning permission where a masterplan has been agreed	100%	To be monitored following adoption of the Local Plan.	

Policy P5: Climate change and new development			
Indicator	**Target**	**Status**	**Progress**
% of planning applications granted contrary to policy	0%	To be monitored following adoption of the Local Plan.	

Policy P6: Home extensions and alterations			
Indicator	**Target**	**Status**	**Progress**
% of planning applications granted contrary to policy	0%	To be monitored following adoption of the Local Plan.	

Policy P7: Amenity			
Indicator	**Target**	**Status**	**Progress**
% of planning applications granted contrary to policy	0%	To be monitored following adoption of the Local Plan.	

Policy P8: Shop front design and signage			
Indicator	**Target**	**Status**	**Progress**
% of planning applications granted contrary to policy	0%	To be monitored following adoption of the Local Plan.	
No. of grants made through the Shop Fronts scheme	Information only	March 2015 to March 2019 – 13 grants, total of £27,595.	

Housing

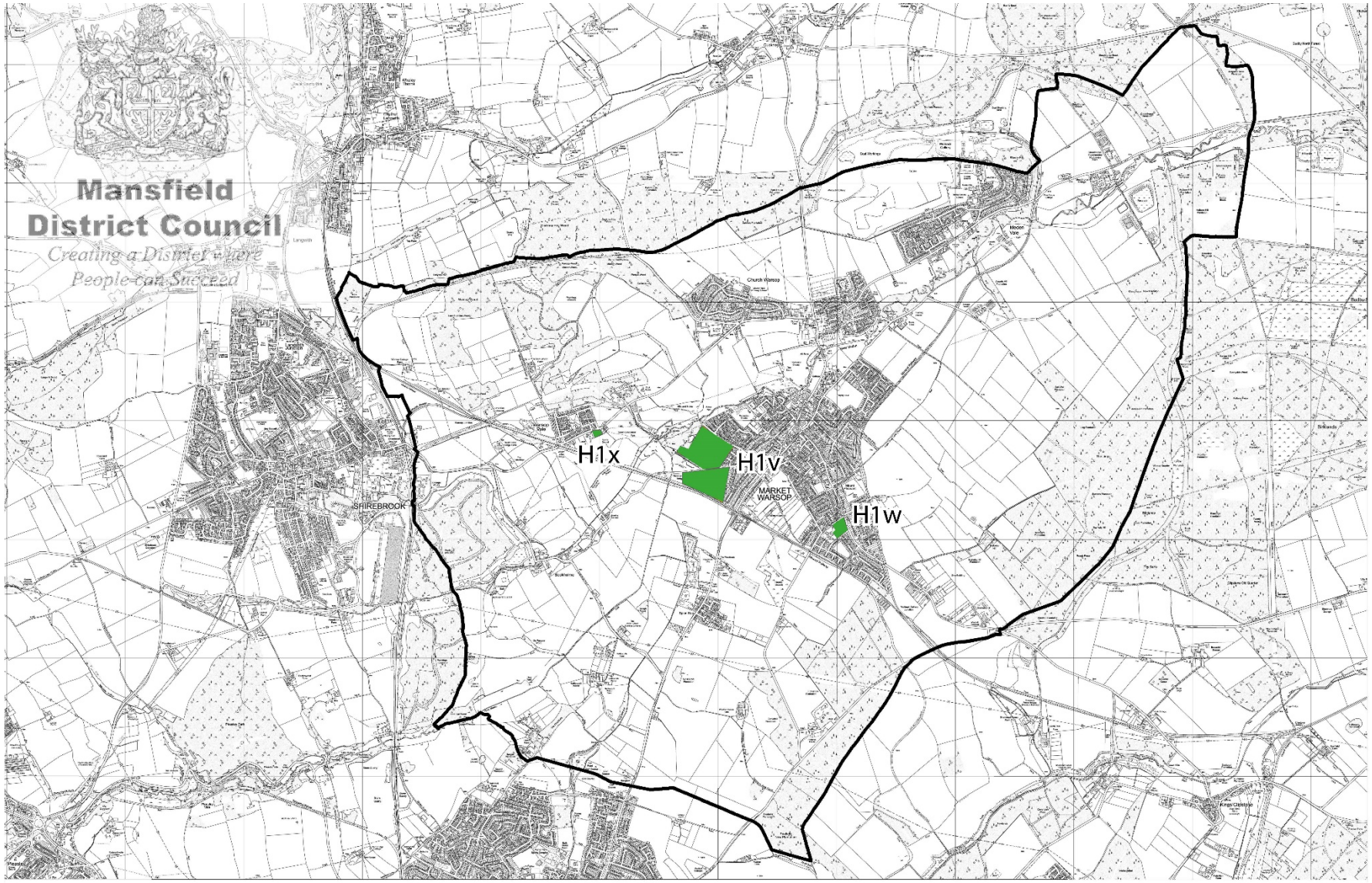
6.6 National planning policy guidance requires the council to seek to meet the full objectively assessed needs for market and affordable housing through the Local Plan. It also requires that the council plans to deliver a mix of housing to meet the needs of current and future generations based on demographic trends and the special needs of specific parts of the community. In doing so, development should offer a wide choice of high quality homes whilst broadening opportunities for home ownership, and creating sustainable, inclusive and mixed communities.

Policy H1: Housing allocations			
Progress with delivery of allocated sites	**Target for first completions**	**Current Stage**	**Progress (as at December 2019)**
H1a: Clipstone Road East	2022/23	Outline planning permission granted (2014/0248/NT) for part of the site and reserved matters submitted. Application for remaining part of site currently being determined (2017/0523/FUL).	**Good** Outline granted and Reserved Matters submitted; sufficient time to allow delivery in 2022/23.
H1b: Land off Skegby Lane	2024/25	No application submitted.	**Good** Application would likely need to be submitted by 2021/22 to allow delivery in 2024/25.
H1c: Fields Farm, Abbott Road	2024/25	No application submitted	**Good** Application would likely need to be submitted by 2021/22 to allow delivery in 2024/25.
H1d: Three Thorn Hollow Farm	2021/22	EIA Screening Opinion submitted (2019/0763/SCRE).	**Satisfactory** Application would likely need to be submitted in 2019/20 to allow delivery from 2021/22.

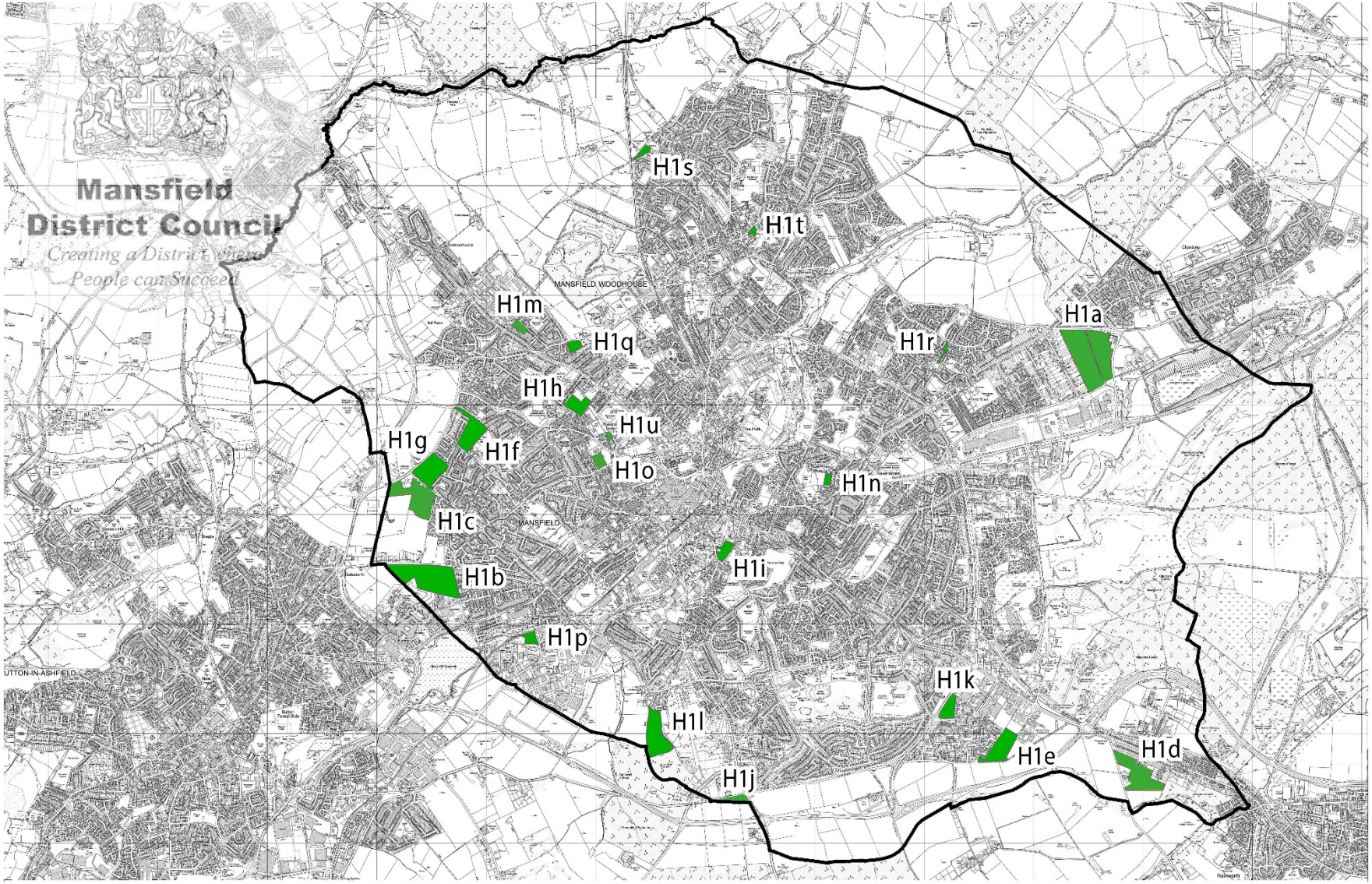
H1e: Land at Redruth Drive	2024/25	Outline planning application currently being determined (2019/0183/OUT)	**Good** Sufficient time to determine application and deal with Reserved Matters to allow delivery in 2024/25.
H1f: Former Rosebrook Primary School	2024/25	No application submitted	**Good** Application would likely need to be submitted by 2021/22 to allow delivery in 2024/25.
H1g: Abbott Road	2027/28	No application submitted.	**Good** Application would likely need to be submitted by 2025/26 to allow delivery in 2027/28.
H1h: Centenary Road	2027/28	No application submitted.	**Good** Application would likely need to be submitted by 2025/26 to allow delivery in 2027/28.
H1i: Former Mansfield brewery (part A`)	2020/21	Full planning permission granted and site under construction (2018/0262/FUL)	**Good** Site already under construction and on track for delivery in 2020/21.
H1j: Caudwell Road	2020/21	No application submitted	**Poor** Formed part of larger allocation in Ashfield DC's Local Plan; this has now been withdrawn and the situation with the wider site is uncertain. As such a main modification has been proposed to remove this site from the Local Plan.
H1k: Bellamy Road	2027/28	No application submitted.	**Good** Application would likely need to be submitted by 2025/26 to allow delivery in 2027/28.

H1l: High Oakham Farm (east)	2024/25	No application submitted	**Good** Application would likely need to be submitted by 2021/22 to allow delivery in 2024/25.
H1m: Land off Balmoral Drive	2024/25	Resolution to grant planning permission subject to a s106 agreement (2015/0083/NT) but no progress in signing.	**Satisfactory** Subject to agreement on the s106 there would be sufficient time to allow for delivery to start in 2024/25. However substantial delay would make this challenging.
H1n: Sherwood Close	2020/21	Full planning permission granted (2017/0827/FUL)	**Good** Full permission granted and sufficient time to allow delivery in 2020/21.
H1o: Ladybrook / Tuckers Lane	2021/22	No application submitted	**Satisfactory** Application would likely need to be submitted in 2019/20 to allow delivery in 2021/22
H1p: Hermitage Mill	2021/22	Full planning permission granted (2018/0098/FUL)	**Good** Full planning permission granted and sufficient time to allow delivery in 2021/22
H1q: South of Debdale Lane	2025/26	No application submitted.	**Good** Application would likely need to be submitted by 2023/24 to allow delivery in 2025/26.
H1r: Land off Holly Road	2027/28	Outline planning application currently being determined (2019/0084/OUT)	**Good** Sufficient time to allow delivery in 2027/28; likely to be earlier.
H1s: Land at Cox's Lane	2021/22	Full planning permission granted (2018/0596/FUL)	**Good** Site has full planning permission and sufficient time for delivery in 2021/22

H1t: Land off Ley Lane	2019/20	Application currently being determined (2017/0047/FUL)	**Poor** There is a resolution to grant planning permission subject to a s106 agreement. The site is in use as a Traveling Showpersons Yard and has a Certificate of Lawful use.
H1u: Land off Rosemary Street	2020/21	Full planning permission granted (2018/0726/FUL)	**Good** Full permission granted; sufficient time to allow delivery in 2020/21
H1v: Stonebridge Lane / Sookholme Lane, Market Warsop	2020/21	Outline permission granted (2017/0816/OUT).	**Satisfactory** Reserved matters expected to be submitted in Winter 2020 to allow delivery in 2020/21.
H1w: Sherwood Street / Oakfield Lane, Market Warsop	2027/28	Outline planning application currently being determined (2019/0401/OUT)	**Good** Outline application submitted; sufficient time to allow delivery in 2027/28.
H1x: Former Warsop Vale School, Warsop Vale	2024/25	Resolution to grant permission subject to s106 (2015/0669/NT)	**Satisfactory** Sufficient time to agree s106 and then commence construction by 2024/25 but s106 has been unsigned for a number of years.



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	Policy H2:			
Housing Ref:	**Net completed dwellings on identified sites**	**Target for first completions**	**Number of homes completed (as of 1st April 2019)**	**Progress**
H-Sa014	Former Mansfield Brewery (part B) (2017/0631/PIP)	2024/25	0	**Good** Site has sufficient time for Reserve matters.
H-Wl001	Former Mansfield General Hospital (2015/0712/NT)	2018/19	54	**Good** Site complete November 2018.
H-Ki007	Allotment site at Pump Hollow Road (2016/0038/NT)	2019/20	0	**Good** Site has started, as of 13/03/19, 7 units are under construction. Completions expected November 2019.
H-Ng017	Sandy Lane (2016/0262/ST)	2021/22	0	**Good** Full planning permission granted in March 2018. Awaiting Reserved Matters.
H-Cb011	Land at Windmill Lane (former nursery)(now called Wildflower Rise) (2017/0738/FUL)	2020/21	0	**Good** Site has started as of June 2018. Completions are expected 19/20
H-Rw012	Land off Sherwood Oaks Close (2015/0181/ST)	2024/25	0	**Good** Outline planning permission granted in June 2017. Awaiting Reserved Matters
H-Bh005	Former Evans Halshaw site (2016/0440/ST)	Under construction	19	**Good** Site is under construction with a number of properties already built.
H-Oa025	Land to the rear of 28 High Oakham Hill (2017/0214/OUT)	2024/25	0	**Good** Outline planning permission granted in January 2018. Awaiting Reserved Matters.

H-Gf010 H-Gf009	Kirkland Avenue Industrial Park (2017/0636/PIP) (2017/0637/PIP)	2024/25	0	**Good** Technical details consent needed but sufficient time for approval.
H-Oa024	Land at High Oakham House (2016/0329/ST)	2020/21	0	**Good** Outline planning permission granted in December 2017. Awaiting Reserved Matters. Reserve Matters in for 1–4 plots.
H-Bk006	Land north of Skegby Lane (2013/0435/ST)	2021/22	0	**Good** Reserved Matters (2016/0447/ST) approved in September 2017.
H-Pe006	Penniment Farm (2010/0805/ST)	2019/20	0	**Good** Reserved Matters for phase 1 approved (2017/0572/RES) and construction of 35 started. New outline application submitted to increase number of homes on site from 430 to 600 (2018/0552/OUT).
H-Oa016	Land at the corner of Quarry Lane, Mansfield (2014/0715/ST)	2019/20	0	**Good** Site visit indicates that site is under construction with footings in. Completion expected in 2019/18.
H-Bf008	Pleasley Hill Regeneration Area (2014/0147/ST)	Under construction	64	**Good** Site is under construction and delivering homes at a reasonable rate. 117 complete as of 2018/19
H-Cb006	Bath Mill (2015/0238/NT)	2021/22	0	**Satisfactory** Discharge of conditions submitted in January 2018. Application submitted for additional dwellings on site (2017/0267/FUL).
H-Gf005	Land at Hermitage Lane (2013/0622/ST)	Completed	25	**Good** Site completed 19/6/18.

H-Hl004	Land to the rear of 183 Clipstone Road West (2014/0128/NT)	Completed	12	**Good** Site completed 19/10/18
H-Ki002	Land to the rear of 66-70 Clipstone Road West (2016/0003/NT)	Under construction	13	**Good** Site is under construction, 1 dwellings left to complete; expected to be built out in 2019/20.
H-La009	18 Burns Street (2016/0468/ST)	Completed	21	**Good** Site completed 1/10/18
H-Ph015	Park Hall Farm (Site A) (2016/0312/NT)	Under construction	122	**Good** Site under construction, further completions expected 19/20.
H-Ph016	Park Hall Farm (Site B) (2015/0032/NT)	Under construction	1	**Good** Site under construction, independent builders for all plots.
H-Wh008	Land at 7 Oxclose Lane (2015/0334/NT)	Completed	17	**Good** Site completed 12/6/18.
H-Sa005	Former Mansfield Sand Co (2012/0350/ST)	2026/27	0	**Poor** A partial Reserved Matters application has been approved on site. Site remains available for development but expects to be delivered later 2026/27.
H-Ab003	20 Abbott Road (2015/0316/ST)	Lapsed	0	**Poor** Full Permission expired in March 2019.
H-Li008	284 Berry Hill Lane (2014/0216/ST)	Completed	5	**Good** Site completed 7/2/19.

H-Bh010	Former Miners Offices (2014/0719/ST)	Completed	18	**Good** Site completed 10/04/18
H-Cb007	The Ridge (2012/0442/NT)	Under construction	26	**Poor** 17 homes left to build but no completions since 2015/16. Intervention likely to be required to ensure scheme completed.
H-Mv006	Birchlands/Old Mill Lane (2014/0162/NT)	Completed	9	**Good** Site completed 29/11/18.
H-Wh003	Former Garage Site Alexandra Avenue (2017/0642/FUL)	Under construction	5	**Good** Site expected to be completed 20/21.
H-Wl034	Ashmead Chambers (2016/0562/ST)	2023/24	0	**Good** Full permission granted in April 2018. Conversion to flats so likely to complete in a single year.
H-Ng006	10a Montague Street (2013/0555/ST)	Completed	8	**Good** Site completed in 18/19.
H-Pe010	Land adj 27 Redgate Street (2017/0070/FUL)	2026/27	0	**Good** Full Permission granted June 2018.
H-Rw007	Adj 188 Southwell Road East (2017/0854/OUT)	2024/25	0	**Good** Outline permission granted in March 2018

H-Ng004	52 Ratcliffe Gate (2016/0574/ST)	Lapsed	0	**Poor** Lapsed 17/3/19. As flats would assume complete all in one year.
H-Gf008	Yasmee (2016/0400/ST)	Completed	10	**Good** Site completed 30/01/19.
H-Ra006	Land at Northfield House (2017/0538/OUT)	2020/21	0	**Good** Full permission granted in October 2017.
H-Wc017	Wood Lane, Church Warsop (2017/0633/PIP)	2024/25	0	**Good** Technical Details Consent needed but sufficient time for approval. Resolution to grant outline permission (2018/0646/OUT) subject to S106
H-Ne008	Welbeck Farm (2015/0635/NT)	2024/25	0	**Good** Permission granted in June 2017
H-Wc008	Moorfield Farm (2014/0654/NT)	Under construction	7	**Good** Construction started May 2017
H-Me008	Oak Garage (2016/0028/NT)	2024/25	0	**Good** Outline permission granted in Nov 2016
H-Ne005	Elksley House (2017/0518/OUT)	2024/25	0	**Good** Outline planning permission granted in Oct 2017

Policy H3: Housing Density and Mix			
Indicator	**Target**	**Status**	**Progress**
Average density of major residential planning permissions	Information only	Not currently monitored.	
Mix of house types on major residential planning permissions	Information only	Homes granted planning permission where no. of bedrooms known between 01.04.13 and 01.03.19 6 bed – 0.08% 5 bed – 4.5% 4 bed – 36.9% 3 bed – 29.6% 2 bed – 24.4% 1 bed – 4.3%	
% of planning applications granted contrary to policy	0%	To be monitored following adoption of the Local Plan.	

Policy H4: Affordable housing			
Indicator	**Target**	**Status**	**Progress**
Number of affordable homes completed	55dpa when assessed on a three year rolling average	2013/14 – 8 2014/15 – 20 2015/16 – 76 2016/17 – 76 2017/18 – 25 2018/19 – 77 Three year average - 59	**Good** Three year average above target
Number on housing waiting list	Reduce	See table below	**Satisfactory** Total number has increased but those in highest need (Band 1 and 2) has decreased.
% of planning applications granted contrary to policy	0%	To be monitored following adoption of the Local Plan.	
Number of affordable homes granted planning permission or commuted sum agreed	Information Only	2013/14 – 264 homes / £4,250,000 2014/15 – 145 homes / £325,000 2015/16 – 60 homes / £247,867 2016/17 – 8 homes / £187,709 2017/18 – 36 homes / £140,000 2018/19 – 183 homes/£475,000	

Number on Housing Waiting List						
	Band 1	Band 2	Band 3	Band 4	Band 5	Total
As of 10th January 2018	137	560	1929	80	3400	6106
As of 20th January 2020	93	433	2789	88	4424	7827
Policy H5: Custom and self-build						

Indicator	Target	Status	Progress
Number of custom and self-build homes completed	Increase	To be monitored following adoption of the Local Plan.	
Number of custom or self-build plots granted planning permission	Delivery of sufficient plots with planning permission to meet need identified on self/custom build register.	To be monitored following adoption of the Local Plan.	
Number of people on self-build register	Information only	8 individuals and have expressed an interest in Mansfield district. 3 individuals have expressed an interest in Ashfield & Mansfield districts. 3 individuals have expressed an interest in Mansfield & Newark & Sherwood districts. 20 individuals and 2 groups have expressed an interest in all 3 districts.	
% of planning applications granted contrary to policy	0%	To be monitored following adoption of the Local Plan.	

Policy H6: Specialist housing			
Indicator	**Target**	**Status**	**Progress**
Number of net additional C2 beds granted planning permission	Increase	To be monitored following adoption of the Local Plan.	
% of planning applications granted contrary to policy		To be monitored following adoption of the Local Plan.	

Policy H7: Homes in multiple occupation			
Indicator	**Target**	**Status**	**Progress**
Net additional HMOs granted planning permission	Information only	2017/0600/FUL – 13 beds	
Number of HMO licenses granted	Information only	2013/14 – 23 beds 2014/15 – 63 beds 2015/16 – 28 beds 2016/17 – 65 beds 2017/18 – 116 beds 2018/19 – 138 beds	
% of planning applications granted contrary to policy	0%	To be monitored following adoption of the Local Plan.	

Policy H8: Accommodation for Gypsies, Travellers and travelling show people			
Indicator	**Target**	**Status**	**Progress**
Net additional pitches / sites delivered.	3 pitches	To be delivered through DPD	
Delivery of transit site	1 transit site	To be delivered through DPD	
Number of Travelling Show People plots delivered		To be delivered through DPD	
% of planning applications granted to policy		To be monitored following adoption of the Local Plan.	

Employment

6.7 Alongside new housing, making sure that there is sufficient employment land in the right locations to meet the needs of business and the district's workforce is important in creating a stronger, more diverse, local economy. In addition, a flourishing local economy works strongly towards objectives to raise skills and qualifications amongst the workforce which is an important issue locally. This in turn helps to provide positive benefits for improving longevity of local businesses and peoples' overall quality of life.

6.8 The Local Plan seeks to develop a strong and thriving economy, improving employment opportunities for all skills and diversifying the economy. This reflects the plan, vision and main priorities identified in the 'Ashfield and Mansfield – A Plan for Growth' (2016). It also helps to meet the council's aspirations to increase the skills base for existing residents and employees and to attract a higher skills base and more knowledge rich industries to the area.

Policy E1: Enabling economic development			
Indicator	**Target**	**Status**	**Progress**
% of planning applications granted to policy		To be monitored following adoption of the Local Plan.	

Policy E2: Sites allocated as new employment areas			
Indicator	**Target**	**Status**	**Progress**
E2a – Ratcher Hill Quarry employment area	Delivery post 2025		**Good** Modification proposed to amend size of allocation to remove the area of the site that is covered by restoration conditions but sufficient time to allow delivery of employment of time by 2025

E2b – Oakfield Lane, Market Warsop	Delivery post 2025	No application yet submitted.	**Good** Sufficient time to allow for application post 2025
E2c – Penniment Farm	Post 2023	Permission in place with work commenced (2018/0791/RES 2015/0502/ST, 2010/0805/ST).	**Satisfactory** Forms part of a mixed use scheme; residential element under construction. The employment permission lapsed is December 2019.

Policy E3: Retaining land for employment uses: key and general employment areas			
Indicator	**Target**	**Status**	**Progress**
E3a – Old Mill Lane Industrial Estate	Continued operation for employment purposes	Permissions B1c – 0.02ha B2 – 0.12ha	**Satisfactory** Site remains available for employment use
E3b – Sherwood Oaks Business Park	Continued operation for employment purposes	Permissions B8 – 0.38ha Vacant sites 1.41ha & 1.68ha	**Satisfactory** Site remains available for employment use
E3c – Millennium Business Park	Continued operation for employment purposes	Permissions Mixed – 0.06ha Vacant sites 0.32ha	**Satisfactory** Site remains available for employment use
E3d – Oakfield Business Park	Continued operation for employment purposes	Permissions B1a – 0.21ha B8 – 0.2ha Vacant sites 0.17ha & 0.22ha	**Satisfactory** Site remains available for employment use
E3e – Oak Tree Business Park	Continued operation for employment purposes		**Satisfactory** Site remains available for employment use
E3f – Botany Commercial Park	Continued operation for employment purposes		**Satisfactory** Site remains available for employment use
E3g – Broadway Industrial Estate	Continued operation for employment purposes		**Satisfactory** Site remains available for employment use

E3h – Brunts Business Centre	Continued operation for employment purposes		**Satisfactory** Site remains available for employment use
E3i – Commercial Gate	Continued operation for employment purposes		**Satisfactory** Site remains available for employment use
E3j – Crown Farm Industrial Estate	Continued operation for employment purposes	Permissions B2 – 0.08ha Vacant sites 2.77ha	**Satisfactory** Site remains available for employment use
E3k – Mansfield Woodhouse Gateway	Continued operation for employment purposes		**Satisfactory** Site remains available for employment use
E3l – Ransom Wood Business Park	Continued operation for employment purposes	Vacant sites 1.34ha & 0.26ha	**Satisfactory** Site remains available for employment use
E3m – Bellamy Road Industrial Centre	Continued operation for employment purposes		**Satisfactory** Site remains available for employment use
E3n – Intake Business Centre	Continued operation for employment purposes		**Satisfactory** Site remains available for employment use
E3o – Hermitage Lane Industrial Estate	Continued operation for employment purposes	Permissions B1c – 0.03ha	**Satisfactory** Site remains available for employment use
E3p – Maunside	Continued operation for employment purposes		**Satisfactory** Site remains available for employment us

E3q – Warsop Enterprise Centre	Continued operation for employment purposes		**Satisfactory** Site remains available for employment use
E3r – The Hub	Continued operation for employment purposes		**Satisfactory** Site remains available for employment use
E3s – Ransom Wood Business Park	Continued operation for employment purposes		**Satisfactory** Site remains available for employment use
E3t – Ratcher Hill	Continued operation for employment purposes		**Satisfactory** Site remains available for employment use
E3u – Bleak Hills	Continued operation for employment purposes		**Satisfactory** Site remains available for employment use
E3v – Quarry Lane	Continued operation for employment purposes		**Satisfactory** Site remains available for employment use
E3w – Victoria Street	Continued operation for employment purposes		**Satisfactory** Site remains available for employment use
E3x – Pelham Street	Continued operation for employment purposes		**Satisfactory** Site remains available for employment use
% of planning applications granted contrary to policy	Continued operation for employment purposes		**Satisfactory** Site remains available for employment use

Policy E4: Other industrial and business development			
Indicator	**Target**	**Status**	**Progress**
% of planning applications granted to policy	0%	To be monitored following adoption of the Local Plan.	

Policy E5: Improving skills and economic inclusion			
Indicator	**Target**	**Status**	**Progress**
% of major schemes where a local labour agreement is secured	50%	To be monitored following adoption of the Local Plan.	

Retail

6.9 Ensuring the vitality of town centres is a key principle for delivering sustainable development, as set out in the National Planning Policy Framework (NPPF). Paragraph 23 recognises that town centres are a key focus for communities and requires councils to set out policies which support their viability and vitality.

Policy RT1: Main town centres			
Indicator	**Target**	**Status**	**Progress**
% of retail application of 500sqm or more without an Impact Assessment	0%	To be monitored following adoption of the Local Plan.	
% of planning applications granted contrary to policy		To be monitored following adoption of the Local Plan.	

RT2: Mansfield Town centre strategy			
Indicator	**Target**	**Status**	**Progress**
Venue score ranking	Improve	2017 - 137th	Progress to monitored in future AMRs
% of town centre units vacant	Reduce	March 2019 – 14.2% March 2018 – 12.9% March 2017 – 13%	**Moderate** Marginal increase in vacancy rate

RT3: Mansfield town centre primary shopping area			
Indicator	**Target**	**Status**	**Progress**
% of ground floor units in non-A1 use	No more than 25% in primary frontages No more than 50% in secondary frontages	20% 56%	**Moderate** Primary frontage target exceeded but secondary frontage target has not been met.
Loss of units of 500sqm or more from A1 use	Zero	To be monitored following adoption of the Local Plan.	
Instances of continuous frontage of non-A1 units	Zero instances of 3 or more in primary frontages Zero instances of 4 or more in secondary frontages	None 4 (RTsa, RT3sb, RT3se, TR3sf)	**Moderate** Primary frontage target exceeded but secondary frontage target has not been met.
% of planning applications granted contrary to policy		To be monitored following adoption of the Local Plan.	

RT4: Mansfield town centre improvements			
Indicator	**Target**	**Status**	**Progress**
Progress with enhancements to Old Town Hall.	By 2023	Planning permission in place (2017/0754/FUL). The interior refurbishment Ltd is currently underway. Marketing and promotional material will be coming on line in the new year with a selection of letting options available on the site.	**Good** Delivery likely earlier than 2023, the project will be completed in 2020.
Progress with enhancements to Four Seasons Shopping Centre.		Timetable to be prepared following submission of Local Plan	
Progress with enhancements to Rosemary Centre		Timetable to be prepared following submission of Local Plan	
Progress with enhancements to Beales Department store		Timetable to be prepared following submission of Local Plan	

Policy RT5: Accessing Mansfield town centre			
Indicator	**Target**	**Status**	**Progress**
Details of improvements secured as part of major development proposals	Information only	To be monitored following adoption of the Local Plan.	

RT6: Retail and leisure allocations			
Indicator	**Target**	**Status**	**Progress**
RT6a - Former bus station, Stockwell Gate North	Delivery by 2023	Contracts have been exchanged and a further 12 month period of marketing is underway to establish end users	**Good** On track for delivery by 2023
RT6b - Frontage to Ransom Wood Business Park	Delivery by 2023	Application (2019/0019/FUL)	**Good** Application has been approved. Sufficient time to allow delivery by 2023

Policy RT7: Retail and leisure commitments			
Indicator	**Target**	**Status**	**Progress**
RT7a – Former Peggs DIY store	By 2023	Discharge of conditions approved in March 2018 (2018/0085/CON)	**Good** Indications that development going ahead

RT7b – Belvedere Street	After 2023	Outline permission granted in July 2018 (2018/0321/OUT)	**Poor** Although there is a willing land owner in place the site has had planning permission for a number of years and no occupier has been identified, unlikely to be delivered in the short term. The site will become a site allocation in the Local Plan following the Main Modifications.
RT7c – Adj. Unit 3, St Peters Retail Park	By 2023	Planning permission in place (2015/0733/ST)	**Poor** Permission due to lapse in April 2019 but no sign of progress on site.
RT7d – Vape HQ, Woodhouse Road	By 2023	Planning permission in place (2018/0319/FUL)	**Good** Application granted in July 2018; sufficient time to deliver by 2023.
RT7e – Old Town Hall	By 2023	Planning permission in place (2017/0754/FUL) and development underway	**Good** Delivery likely earlier than 2023
RT7f – 116-120 Chesterfield Road North	By 2023	Outline planning permission (2017/0033/OUT) in place	**Satisfactory** Outline permission in place but no sign of delivery as yet
RT7g – Former Kings Mill Garage, Sutton Road	By 2023	Full permission in place (2017/0259/FUL)	**Satisfactory** Outline permission in place but no sign of delivery as yet
RT7h – Former Strand Cinema, Church Street	By 2023	Permission granted in June 2016 (2016/0136/NT).	**Poor** Permission due to lapse in July 2019 but no sign of progress on site.

Policy RT8: District and local centres			
Indicator	**Target**	**Status**	**Progress**
% of A1 retail uses within centres	A1 remains predominate use	District Centres Mansfield Woodhouse – 36.7% Market Warsop – 47.5% Local Centres Clipstone Rd West – 42.3% Fulmar Close – 18.2% Ladybrook Lane – 76.9% Newgate Lane – 40% Nottingham Rd – included in Neighbourhood Parades Ratcliffe Gate - 36.8% Berry Hill – not yet built Pleaseley Hill Farm – not yet built	**Satisfactory** A1 remains predominant use in most centres
% of centre units vacant	Reduce	District Centres Mansfield Woodhouse – 18.9% Market Warsop – 11.1% Local Centres Clipstone Rd West – 11.5% Fulmar Close – 0% Ladybrook Lane – 0% Newgate Lane –10% Nottingham Rd - included in Neighbourhood Parades Ratcliffe Gate –0% Berry Hill – not yet built Pleasley Hill Farm – not yet built	To be monitored in future AMRs.

% of planning applications granted contrary to policy		To be monitored following adoption of the Local Plan.	

Policy RT9: Neighbourhood parades			
Indicator	**Target**	**Status**[13]	**Progress**
% of A1 retail use within parades	Information only	49%	
% of vacant units	Reduce	9.8%	2018 – 7.9%
% of planning applications granted contrary to policy		To be monitored following adoption of the Local Plan.	

Policy RT10: Retail Parks			
Indicator	**Target**	**Status**	**Progress**
Net change in floor space at identified retail parks	Cumulative increase of no more than 1000sqm (bulky goods floorspace) without sequential assessment or impact test	To be monitored following adoption of the Local Plan.	
% of units vacant	Information only	St Peters – 9.09% Portland Retail Park – 7.69%	
% of planning applications granted contrary to policy		To be monitored following adoption of the Local Plan.	

[13] Note figures are cumulative for all neighbourhood parades

Policy RT11: Fast food takeaways			
Indicator	**Target**	**Status**	**Progress**
No. of applications for A5 uses approved within 400m of a secondary school or college	Zero	No hot food takeaway retail use (A5) were approved within 400 metres of a secondary school, primary school or college for the 2018-2019 AMR recording period.	Good
% of planning applications granted contrary to policy	0%	To be monitored following adoption of the Local Plan.	

6.10 The Public Health England Health Profile (2017/2018) for the district reports that 19.9% (190) of year 6 children are classified as obese. This is slightly higher than the average for England (19.8%).

6.11 Between 1st April 2018 and 31st March 2019, three applications were approved for hot food takeaways (A5 use) but none of these were located within 400m buffer (as the crow flies) of a secondary school, primary school or college.

Policy RT12: Visitor economy			
Indicator	**Target**	**Status**	**Progress**
Number of new hotel rooms / floor space of visitor accommodation built	Information only	Three (3) applications were approved for hotel/visitor accommodation for this AMR reporting period. This included two hotels accommodating 100 and 63 bedrooms and one with an unspecified number of rooms. These were located within and around the Mansfield town centre.	Good
Details of new visitor and tourist attractions provided	Information only	Four (4) applications were approved for gym/personal fitness use and one (1) application for unspecified leisure use for this AMR reporting period.	
% of planning applications granted contrary to policy		To be monitored following adoption of the Local Plan.	

6.12 The district provides approximately 0.5 percent of the Local Enterprise Partnership area's tourism related bed spaces. Thus, there is currently very little hotel or other holiday accommodation provision within the district and existing provision tends to be smaller private hotels or bed and breakfasts. But with recent applications for more hotels, this appears to be changing. For the period from 1 April 2018 – 31st March 2019, there were three (3) applications approved for larger hotels ranging from 63 to 100 rooms. Two applications of these applications were reported in the previous AMR (One Call Football Stadium at Quarry Lane and the former Gala Bingo site on Albert Street). All three applications were within or near to the Mansfield town centre.

6.13 The district has some good quality visitor and tourist attractions such as the Palace Theatre, Mansfield Museum, Mansfield Town Football Stadium, Water Meadows, Sherwood Forest Golf Course, and a limited number of venues with conference rooms. Application for visitor attractions tend to be for local leisure use: for example, gyms / fitness centre. Two applications, for this AMR reporting period, for leisure use were part of larger hotel applications.

Sustainable urban extensions

6.14 Large scale mixed-use sites on the edge of the urban area can contribute to meeting housing needs. They can deliver new communities including homes, employment opportunities and new infrastructure. However, due their size, need for upfront infrastructure and potential for multiple landowners, they are more complex to deliver in a sustainable way and often face challenges of viability.

6.15 Allocation of these sites establishes the principles of development giving certainty to both residents and developers, enabling funding to be sought to support bringing them forward and also provides a head start in identifying future housing and employment land supply.

Policy SUE1: Pleasley Hill Farm			
Indicator	**Target**	**Status**	**Progress**
Progress with delivery of site	Information only	Planning application expected in 2019/20	
No. of homes completed	Delivery from 2023/24	Planning application expected in 2019/20	**Good** Subject to adoption of local plan and submission of planning application delivery from 2023/24 is realistic
Amount of retail floorspace provided	Delivery from 2023/24	Planning application expected in 2019/20	**Good** Subject to adoption of local plan and submission of planning application delivery from 2023/24 is realistic
Amount of economic ha provided	Delivery from 2023/24	Planning application expected in 2019/20	**Good** Subject to adoption of local plan and submission of planning application delivery from 2023/24 is realistic

Policy SUE2: Land off Jubilee Way			
Indicator	**Target**	**Status**	**Progress**
Progress with delivery of site	Information only	Planning application expected in Autumn 2020 to account for additional habitat assessment measures in the Local Plan. This will be preceded by EIA Screening.	Further technical assessment is under way to support both EIA Screening and Planning Application for comprehensive masterplan-led development of the site.
No. of homes completed	Delivery from 2023/24	Planning application expected in Autumn 2020 to account for additional habitat assessment measures in the Local Plan.	**Good** Subject to adoption of local plan and submission of planning application delivery from 2023/24 is realistic.
Amount of retail floorspace provided	Delivery from 2023/24	Planning application expected in Autumn 2020 to account for additional habitat assessment measures in the Local Plan.	**Good** Subject to adoption of local plan and submission of planning application delivery from 2023/24 is realistic
Amount of economic ha provided	Delivery from 2024	Planning application expected in Autumn 2020 to account for additional habitat assessment measures in the Local Plan.	**Good** Subject to adoption of local plan and submission of planning application delivery from 2024 is realistic

Policy SUE3: Land at Berry Hill – committed strategic urban extension			
Indicator	**Target**	**Status**	**Progress**
Progress with delivery of site		Whole site has outline planning permission; three parcels have reserved matters approved.	**Good** Site is under construction and progressing well
No. of homes completed	2017/18 – 0 2018/19 – 36 2019/20 – 60 2020/21 – 60	None as of 01.04.18 202 are currently under construction or have been completed after this date.	**Good** On track, number of completions delivered in 2018/19.
Amount of retail floorspace provided	Delivery as part of construction of Phase 2	Currently awaiting Reserved Matters for Phase 2	**Satisfactory**
Amount of economic ha provided	Delivery as part of construction of Phase 3	Currently awaiting Reserved Matters for Phase 3	**Satisfactory**

Infrastructure

6.16 Infrastructure provides the physical, social and economic fabric supporting communities. These help deliver essential services and take on various forms which are often interrelated. These include:

- Social – health (e.g. doctor's surgeries and hospitals), education (nursery, primary, secondary and higher), libraries, community facilities, children's centres, post offices and sports/leisure , social and elderly housing, disabled people's access and services;
- Waste management – waste collection, processing and disposal/recycling;
- Utilities – gas, electricity, water, wastewater, telecommunications, broadband;
- Flood risk – flood prevention/protection/alleviation from different sources
- Transport – public transport, walking, cycling and highways;
- Green/blue infrastructure – natural and semi-natural green space, green corridors, amenity green space, parks and recreation grounds, outdoor sports facilities, play areas, allotments and water features. This also includes the networks of green infrastructure providing multiple benefits for people and wildlife;
- Cultural facilities – museum and theatre;
- Public realm improvements and public art; and
- Any other infrastructure deemed necessary to mitigate the impact of a development.

Policy IN1: Infrastructure delivery			
Indicator	**Target**	**Status**	**Progress**
Progress with delivery of priority infrastructure required in district	Provision of priority infrastructure	To be monitored following adoption of the Local Plan.	
% of planning applications granted contrary to policy	0%	To be monitored following adoption of the Local Plan.	

Policy IN2: Green infrastructure			
Indicator	**Target**	**Status**	**Progress**
% of planning applications granted contrary to policy		To be monitored following adoption of the Local Plan.	

Policy IN3: Protection of community open space and outdoor sports provision			
Indicator	**Target**	**Status**	**Progress**
Net change on ha of community open space and sports provision identified for protection in the Local Plan[14]	No net loss of those identified for protection in the Local Plan	To be monitored following adoption of the Local Plan.	
% of major residential planning permission which accord with the Mansfield Green Space Standard	100%	To be monitored following adoption of the Local Plan.	
% of planning applications granted contrary to policy	0%	To be monitored following adoption of the Local Plan.	

Policy IN4: Creation of community open space and outdoor sports provision in new development			
Indicator	**Target**	**Status**	**Progress**
Details of new community open space and sports provision	Information only	To be monitored following adoption of the Local Plan.	
% of major residential planning permissions which accord with the Mansfield Green Space Standard	100%	To be monitored following adoption of the Local Plan.	
% of planning applications granted contrary to policy	0%	To be monitored following adoption of the Local Plan.	

[14] Includes replacement for the loss of open space / outdoor sports provision identified in the Local Plan. Fully new open space is monitored under IN4.

Policy IN5: Protection and creation of allotments			
Indicator	**Target**	**Status**	**Progress**
Net change in allotments (ha)	No net loss (ha)	To be monitored following adoption of the Local Plan.	
Number of people on waiting list	Reduce	A total of 120 people were on waiting lists for Mansfield District Council owned allotments (as of 20th Feb 2020).	**Good** Half of the MDC owned allotment sites have no waiting lists (7 out of 14).
% of planning applications granted contrary to policy	0%	To be monitored following adoption of the Local Plan.	N/A

6.17 There are 14 statutory (i.e. council owned) allotments in the district with a total of 605 plots (a mixture of full size equivalent and also some half-plots as of 20th February 2020). The allotments in Mansfield Woodhouse are managed by an allotment association. There are 24 allotments in other ownership. Mansfield District Council, as of late 2019 / early 2020, are only offering half-sized plots.

6.18 The average vacancy rate for all MDC owned allotments is 21.4 % (percent). Where feasible, the council is addressing this by improving conditions to bring allotments back into use and promoting the use of half plots to facilitate greater uptake of allotments. Work with other allotment providers will also be undertaken to gain more information on vacancy rates. There are plans to clear allotments in February 2020 and for 2021 to reduce waiting list numbers.

Policy IN6: Designated local green space			
Indicator	**Target**	**Status**	**Progress**
Loss of designated local green space	No loss	As of April 2019, no local green space (LGS) have been designated, as awaiting local plan adoption. Future LGS to be designated as part of adopted local plan.	N/A
Details of planning permissions granted on Local Green Space	Information only	To be monitored following adoption of the Local Plan.	N/A
% of planning permissions granted contrary to policy	0%	To be monitored following adoption of the Local Plan.	N/A

6.19 Local green space designations are new designations for inclusion in the adopted local plan (2013-2033) which includes a total of 14 local green space designations ranging from green flag parks to smaller parks and natural areas. Upon adoption of the emerging local plan, these will formally become protected designations. These are either in local authority or community/trustee ownership.

Policy IN7: Local shops, community and cultural facilities			
Indicator	**Target**	**Status**	**Progress**
% of planning applications granted contrary to policy	0%	To be monitored following adoption of the Local Plan.	

Policy IN8: Protecting and improving the sustainable transport network			
Indicator	**Target**	**Status**	**Progress**
Progress with delivery of identified transport schemes	Progress as per agreed timetable	See table below	
No. of new planning permissions for residential, employment and retail within 400m of a bus stop.	Information only	To be monitored following adoption of the Local Plan.	
% of new dwellings and retail and employment floor space within 400m of a train station.	Information only	To be monitored following adoption of the Local Plan.	
% of planning applications granted contrary to policy.	0%	To be monitored following adoption of the Local Plan.	

Policy	Transport Scheme	Status
IN8 (2a)	A6191 Ratcliffe Gate (bus priority)	The County Council is currently safeguarding a scheme for possible construction during the third Local Transport Plan for Nottinghamshire, 2011-2026. This scheme does not however feature in the LTP3 implementation programme for 2019/20. The scheme would involve the implementation of bus priority measures including conventional bus lanes and intelligent traffic signal control on the A6191 Ratcliffe Gate, between the junctions of Broxtowe Drive and A6009 St Peter's Way.
IN8 (2b)	A60 Nottingham Road (bus priority)	The County Council is currently investigating the feasibility of a scheme for possible construction during the third Local Transport Plan for Nottinghamshire, 2011-2026. This scheme does not however feature in the LTP3 implementation programme for 2019/20. The scheme would involve the implementation of bus priority measures including conventional bus lanes and intelligent traffic signal control on the A60, between the junctions of A611 Derby Road and B6030 Forest Road.
IN8 (2c)	A60 Woodhouse Road Improvements (bus priority)	The County Council is currently investigating the feasibility of a scheme for possible construction during the third Local Transport Plan for Nottinghamshire, 2011-2026. This scheme does not however feature in the LTP3 implementation programme for 2019/20. The scheme would involve the implementation of bus priority measures including conventional bus lanes and intelligent traffic signal control on the A60, between the junctions of A6075 Peafield Lane and A6009 St Peter's Way.
IN8 (2d)	A6075 Abbott Road (Carriageway widening and realignment)	The County Council is currently investigating the feasibility of a scheme for possible construction during the third Local Transport Plan for Nottinghamshire, 2011-2026. This scheme does not however feature in the LTP3 implementation programme for 2019/20. The scheme would involve the realignment and widening of the substandard section of A6075 Abbot Road, between Brick Kiln Lane and Hall Barn Lane, so that it is brought up to modern engineering design standards.
IN8 (2e)	Dukeries Line Improvement (rail)	The County Council is currently investigating the feasibility of a scheme for possible construction during the third Local Transport Plan for Nottinghamshire, 2011-2026. This scheme does not however feature in the LTP3 implementation programme for 2019/20. The Dukeries Line railway scheme involves the reintroduction of a passenger rail service reusing an existing mineral railway line between Shirebrook and Ollerton. It is proposed to have new railway stations at Market Warsop, Edwinstowe and Ollerton.

Policy IN9: Impact of development on the transport network			
Indicator	**Target**	**Status**	**Progress**
Number and type of incidents in Mansfield	Reduce	See table below	Progress to be monitored in next AMR. This is a decrease in total accidents (276 casualties) in 2018 from 2017 (288 casualties).
% of planning applications granted contrary to policy.	0%	To be monitored following adoption of the Local Plan.	

Casualties by severity (Commons library as of 2018)[15]			
Year	**Fatal**	**Serious**	**Slight**
2018	2	23	251
2017	5	32	184
2016	1	29	207
2015	2	36	214
2014	3	28	240
2013	2	36	183

[15] https://commonslibrary.parliament.uk/economy-business/transport/roads/constituency-data-traffic-accidents/

IN10: Car and cycle parking			
Indicator	**Target**	**Status**	**Progress**
Progress with adoption of Parking Standards SPD	Progress in accordance with agreed timetable	Timetable included in the adopted LDS.	
Number of electric charging points within district accessible to the public.	Increase	No applications were submitted or approved for electric vehicle charging points within the district from 1st April 2018 – 31st March 2019. As of Feb 2019, there were 12 separate electric vehicle charging points in the district (ww.zap-map.com).	Progress to be monitored in next AMR.
% of planning applications granted contrary to policy.	0%	To be monitored following adoption of the Local Plan.	

IN11: Telecommunications and broadband			
Indicator	**Target**	**Status**	**Progress**
Average broadband speed in Mansfield district.	Information only	Based on Ofcom's Connected Nations Update Report (January 2019)[16], 83.5 (%) percent of premises had Ultrafast Broadband coverage. 99.8 (%) percent had Next Generation Access and 15.4 (%) percent had Superfast Broadband coverage.	
% of planning applications granted contrary to policy.	0%	To be monitored following adoption of the Local Plan.	

[16] https://www.ofcom.org.uk/research-and-data/multi-sector-research/infrastructure-research/connected-nations-update-spring-2019

Natural Environment

6.20 The district's landscape character is defined by the narrow floodplains of the rivers Maun and Meden and Sherwood and Southern Magnesian Limestone national character areas (NCA). These define the district's ecology, history and topography. The eastern half of the district is defined by its Sherwood character of sandstone outcrops, rolling hills, heathland, oak-birch woodlands and pine plantations. The western half (Magnesian limestone) is defined by rounded hills, gorges and caves, and limestone grasslands. The district and surrounding areas support a rich variety of flora and fauna, including internationally rare oak-birch woodland, heathland and grasslands.

NE1: Protection and enhancement of landscape character			
Indicator	**Target**	**Status**	**Progress**
% of planning applications granted contrary to policy.	0%	To be monitored following adoption of the Local Plan.	

6.21 A landscape character study (2010) and more recent update (2015) divide the district into 17 landscape policy zones that provide overall policy actions and detail descriptions (e.g. key features, condition, sensitivity) and actions to inform protection and enhancement needs. These actions inform the determination of planning applications and ensure that proposals eliminate or minimise harm to the landscape.

NE2: Biodiversity and geodiversity			
Indicator	**Target**	**Status**	**Progress**
Net change in ha of local wildlife sites (LWS), local geological site (LGS) and local nature reserve (LNR).	No net loss	Overall loss (-6.415) for period of April 2018 to April 2019. No net loss of LNR. No net loss of LGS	**Good** No net loss as a result of development or lack of management. See comments below.
% of LWS / LGS in positive management	Information only	25.9% (21 out of 81)	**Moderate** (a decrease from 2016-2017 of 39.7%)
Details of habitat areas created by new development	Information only	To be monitored following adoption of the Local Plan.	
Change in ha of SSSIs	No loss	No change.	**Good** No loss
No. of planning permissions granted within SSSI impact zones	Information only	Four applications were granted within 200 metres of a SSSI[17]:	**Good** Impact from approved applications is considered low to none (i.e. not significantly negative) and also includes positive impact (see discussion below).
% of major applications with management plans (where relevant) for habitats, species and designated sites.	100%	To be monitored following adoption of the Local Plan.	
Change in Ancient Woodland	No loss	No loss.	**Good** - No Loss
Number of applications granted	Information only	39 applications approved (1st April	Not significant. See discussion below.
within 400m of ppSPA		2018 – 31st March 2019).	

[17] This is based on Natural England's Use Guidance on SSSI Impact Risk Zones (Appendix 3) Version 3.0, 1 March 2018. Figures reported exclude householder applications or applications in existing settlements/urban areas that do not impact on greenspace, farmland or semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures. It also excludes non-residential applications located outside of existing urban areas where net additional gross internal floorspace following development is less than 30m^2. This is based on Natural England's Use Guidance on SSSI Impact Risk Zones (Appendix 3) Version 3.0, 1 March 2018.

6.22 As of April 2019, the following designated sites are located within the district:

- 6 sites of Special Scientific Interest (SSSI);
- 9 Local Nature Reserves (LNR);
- 90 Local Wildlife Sites (LWS); and
- 11 Local Geological Sites (LGS).

6.23 There are other designated sites that directly boarder the district, including Birkland and Bilhaugh Special Area of Conservation (SAC) which is a Natura2000 site of European importance. This is also designated as a National Nature Reserve and a SSSI.

6.24 In June 2010, Natural England advised local authorities to have regard to an area supporting European protected birds (Nightjar and Woodlark) in exercising their statutory functions, including planning. Whilst not a formal designation, this area located within the eastern half of the district is referred informally to as a Sherwood Forest possible potential special protection area (or PPSPA). It has been considered within the Habitat Regulations Assessment screening process. Between 1st April 2018 – 31st March 2019, 39 planning applications were granted within the ppSPA area. These are unlikely to significantly impact on the ppSPA due to the type of application or that they are not on existing nightjar or woodlark habitat (e.g. contained within existing industrial land use – 2 applications). A majority (77%) of these were for minor developments (e.g. householder extensions, advertisements), works to TPOs and non-material amendments or discharging conditions of previously approved applications. There were three residential applications for 1-3 dwellings located within existing dwelling/garden footprints.

Type of development	Number	Comments
Change of use (non-industrial) , extension of existing building, retail, installation of windows, TPO works, advertisement, change of footpath, etc.	24	No impact due to the type of works proposed.
Employment and retail use	4	Development contained within existing employment area
Discharge of conditions, non-material amendments to previously approved applications, variation of condition	6	Included remodeling of land. Not on existing bird
Solar farm	1	Within curtilage of existing business park footprint
Residential (1 to 3 dwellings)	3	Within curtilage of existing dwelling/garden footprint
Reserved matters on previously approved Lindhurst application (landscaping)	1	Reserved matters regarding landscaping.

6.25 Since April 2018, the location, area and number of designated remains unchanged for SSSIs and LNRs. The nine LNRs were designated in 2004 and 2005. Natural England introduced SSSI impact risk zones in 2014. These zones around each site reflect the particular sensitivities of the features for which SSSIs is notified and indicate the types of development proposal which could potentially have adverse impacts, and where Natural England should be consulted. Between 1st April 2018 and 31st March 2019, four planning applications were granted within 200 metres (or less) of a SSSI (the most sensitive IRZ zones), with one householder application located with the innermost IRZ (50m buffer). None of the applications triggers the need for consultation with Natural England as informed through the IRZ advice. The potential impact is from these applications is considered low to none. One application was for 3 dwellings within the existing urban area and within the footprint of an existing building/garden; one for a footpath closure; one for a barn conversion and one for the revised restoration plans for Ratcher Hill Quarry. The latter will add to the existing network of designated sites through further habitat creation.

6.26 There was no change in the number of local wildlife sites from April 2018 to April 2019. Overall gains and losses of LWS area (in hectares) between April 2018 and April 2019 is summarised by the following:

Year	Change in area (hectares)	Comments
April 2018 to April 2019	Overall loss (-6.415)	Losses were due to slight boundary adjustments and not as a result of habitat loss or impact from development.

6.27 Gains in LWS area are attributed to adjustments in boundaries due to: a) an annual boundary review due to errors or changes in baseline mapping and b) additional areas within an existing LWS meeting LWS designation criteria informed through recent surveys. Losses are a result of adjustments in boundaries due to an annual boundary review due to errors or changes in baseline mapping. No changes are attributed to impacts from development.

6.28 Sustaining local wildlife sites into the future relies on their positive management. Information on positive management of LWS is based on information provided by local authorities on LWSs that they own; thus, it doesn't include information on LWS on privately owned land, so the number of LWS is positive management may be higher than reported. It is a high-level indication of overall health of local wildlife sites. Over the period of 1st April 2018 to 31st March 2019, the number of sites in positive management was 25.9% which is a decrease from 2016-2017 (39.7%). These was no data for the 2017-2018 period.

6.29 New boundaries for local geological sites have been recently designated (September 2018). Prior to this, sites of geological importance were referred to as regional geological sites (RIGs) in which there were 12 sites totalling 76.831 hectares. In 2018 there are 11 sites totalling roughly 45.72 hectares. The change in the number and area of sites is due to the fact that a more robust methodology has been adopted identifying LGS for designation, not because of loss to development or lack of management.

6.30 There are also seven areas of ancient woodland which are considered areas of irreplaceable habitat. These are mainly located along the western boundary and to the north of Warsop Vale. These areas connect with additional areas of ancient woodland across administrative boundaries with neighbouring local authorities. There may be additional areas of ancient woodland unrecorded as NE mapped areas generally only include areas above 2 hectares. There has been no loss of ancient woodland between 1st April 2018 and 31st March 2019.

NE3: Pollution and land instability			
Indicator	**Target**	**Status**	**Progress**
Area (hectares) of land that is contaminated as defined by Part 2a of the Environmental Protection Act (1990)	Information only	None	
Air quality modelling	$PM_{2.5}$ no more than 10µgm^3	10.36 µgm^3 (based on Defra's 2016 modelled figure for the district)	**Satisfactory** Modelling shows $PM_{2.5}$ levels slightly above World Health Organisation (WHO) thresholds. This is up from the previous recording period. See comments below.
No. of AQMAs designated within the district	Zero	Zero	**Good** See comments below.
% of planning applications granted contrary to policy	0%	To be monitored following adoption of the Local Plan.	

6.31 Poor air, water and soil quality can arise from a number of sources. Some main sources are road traffic, industrial processes and agriculture. Most emissions are subject to non-planning legislation, regulation and permitting processes. Design and location of new development is within the scope of the planning system. Including, for example, ensuring development is located in ways to avoid impacts and through the inclusion of green infrastructure.

Air quality

6.32 There are more specific areas which have been identified by the council's environmental health team with relatively poor air quality arising from high volumes of slow moving vehicles and where also areas where enclosed topography compounds air quality. At present, there are currently no Air Quality Management Areas declared in the district. The most recent monitoring period (June 2018)[18], reported that there are no declared 'Air Quality Management Areas'; this is no change from the previous monitoring period. The council monitors and assesses levels of NO_2 across the district particularly within key areas where levels have been somewhat higher, including: Chesterfield Road North (Pleasley); the junction of Chesterfield Road North and Poplar Drive, and the Debdale Lane/Chesterfield Road North traffic lights (Mansfield). None of these locations were exceeding the Objective in 2017 which is 40µg/m^3. There was also a slight reduction in NO_2 levels within the Pleasley area (i.e. Chesterfield Road North and Debdale Lane sites), where 2016 figures showed levels above the Objective level. See Table A.2 in the full report for more details.

6.33 Although the Council does not monitor for $PM_{2.5}$, the study reported modelled levels of $PM_{2.5}$ (10.36µgm^3) which are close to the World Health Organisation's guideline value of 10µgm3. This value is based on comparison levels Defra's modelled level for the district. The Council's monitoring of PM_{10} levels suggest that the district would not have significantly high levels of $PM_{2.5}$, and the measures we are taking to reduce PM_{10} will have a knock-on effect on $PM_{2.5}$.

6.34 The MDC Air Quality Annual Status Report identifies measure that are being undertaken to reduce emissions (Table 2.1)[19].

[18] Mansfield District Council's 2018 Air Quality Annual Status Report (ASR): https://www.mansfield.gov.uk/downloads/file/546/air-quality-review-2018
[19] http://www.mansfield.gov.uk/article/5834/Air-quality

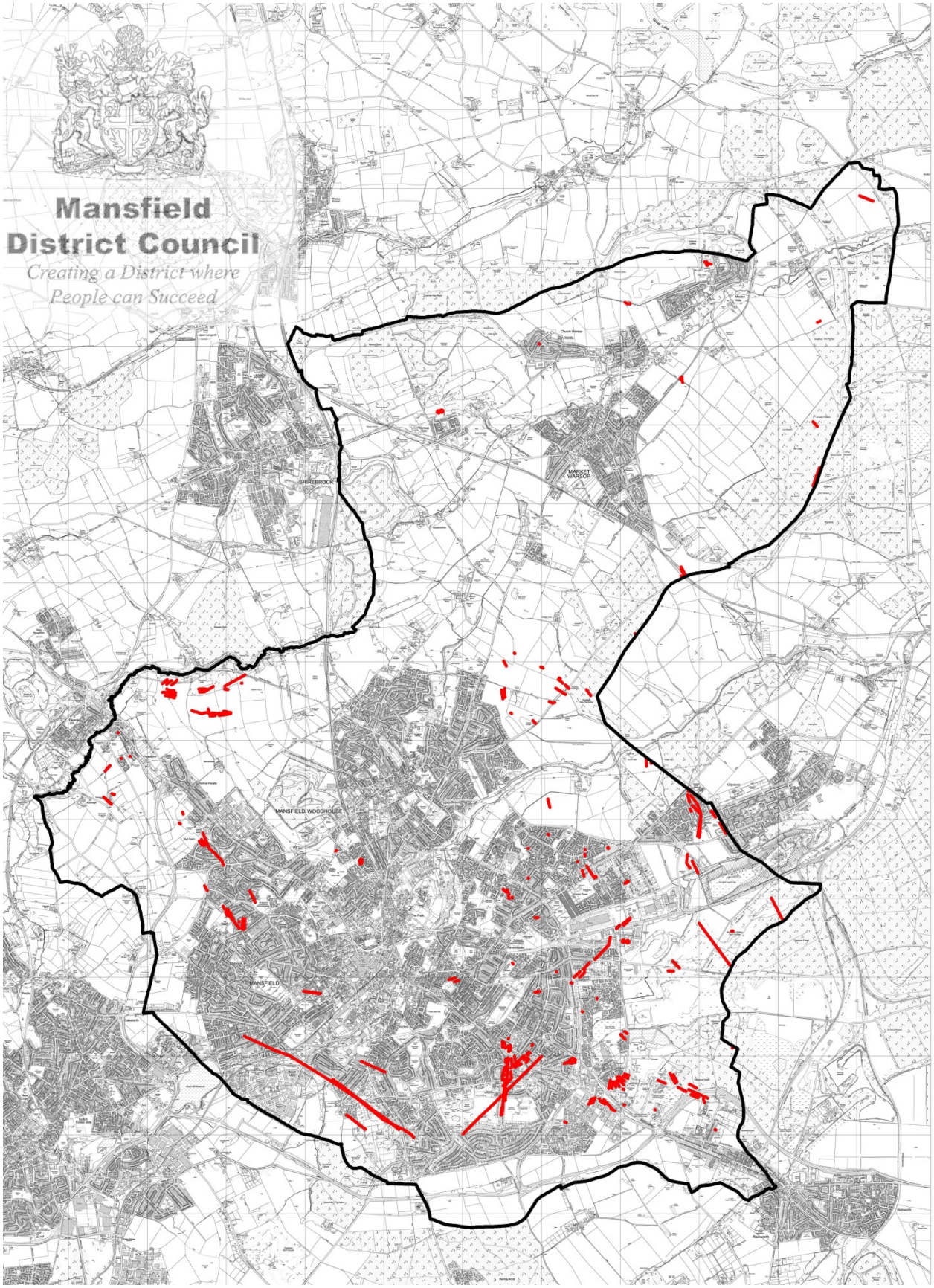
Contaminated land

6.35 No sites are identified as contaminated in the district. The council's Contaminated Land Strategy details how contaminated land is identified. Mansfield District Council is currently undertaking a review of all sites across the district to identify land which may be contaminated. Where there is suspected contamination based on history of land use, relevant surveys are typically requested at the application stage to inform planning conditions to help prevent contamination.

Land instability

6.36 Subsidence to properties is a potential risk as a result of the district's past mining history. The Coal Authority identifies areas of high risk. Developments within former quarry sites are also at risk of land falling into gardens and properties.

NE4: Mineral Safeguarding Areas			
Indicator	**Target**	**Status**	**Progress**
% of planning applications granted contrary to policy.	0%	To be monitored following adoption of the Local Plan.	



Key Coal Authority Areas of High Risk

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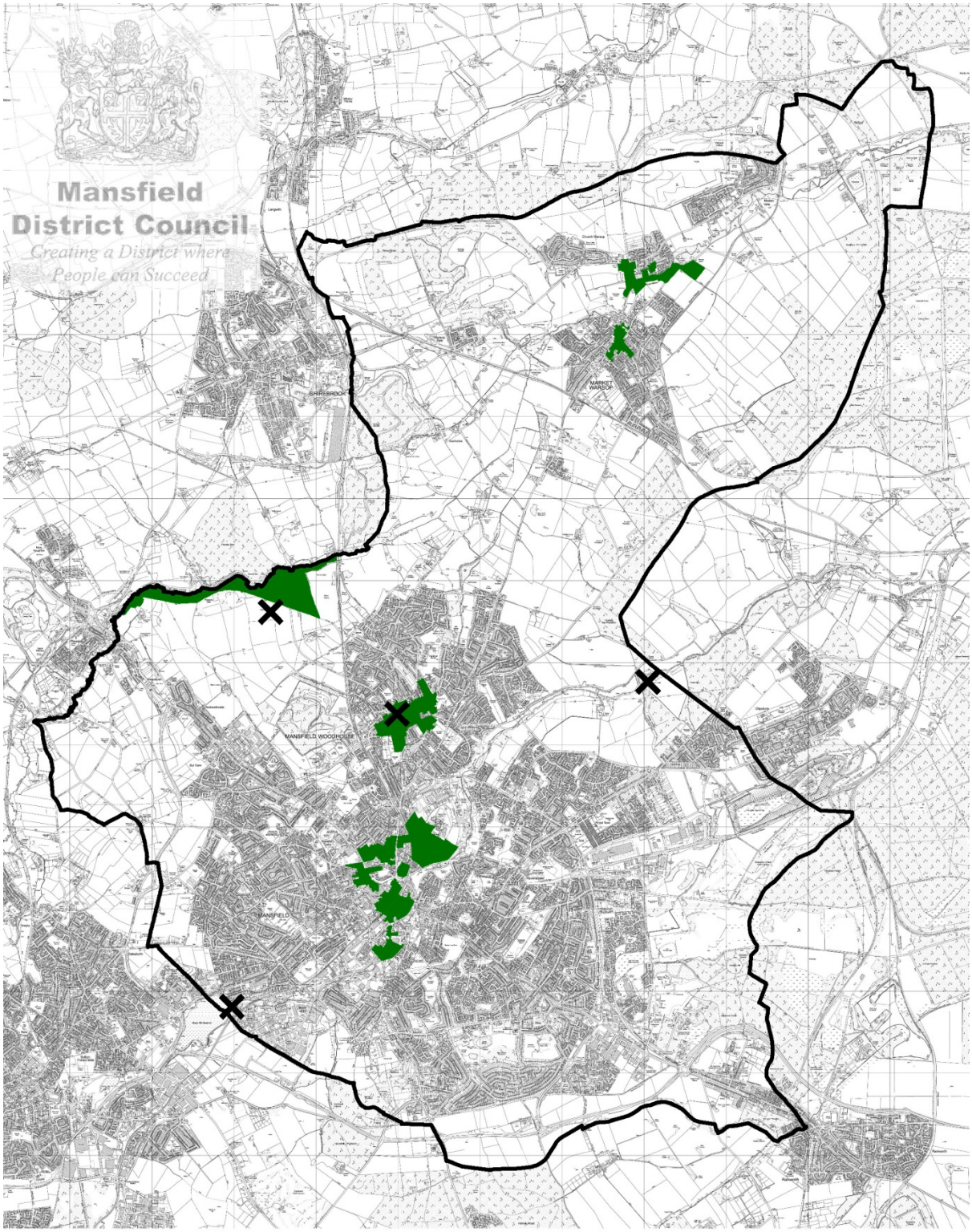
Historic Environment

6.37 Mansfield district includes a number of historic buildings and historic areas; this includes listed buildings, conservation areas, non-designated heritage assets and areas of archaeological importance. The historic environment is protected by policies in the local plan and the NPPF as well as specific legislation.

6.38 Overall the historic environment includes over 240 listed buildings and 11 conservation areas. In addition there are a number of non-designated heritage assets.

HE1: Historic environment			
Indicator	**Target**	**Status**	**Progress**
% of district's heritage assets classified as 'at risk'.	Reduce	Bridge Street, Mansfield (Conservation Area); Church of St John the Evangelist, St John Street, Mansfield (Grade II Listed Building); and Roman villa ESE of Northfield House (Scheduled Monument).	Satisfactory – no change; these assets are still 'at risk' but no others have been classified as 'at risk'.
Date of most recent Conservation Area Appraisal	Information only	The Park – April 2014 Market Place – September 2013 Bridge Street – September 2013 West Gate – March 2017 Pleasley Park and Vale – January 2016[20] Crow Hill Drive – December 2009 Mansfield Woodhouse – November 2011 Church Warsop – March 2012 Nottingham Road – April 2013 Terrace Road – April 2013 Market Warsop – March 2015	**Moderate** A number of the Character Appraisals and Management Plans are more than five years old.
No. of applications approved against Historic England advice	Information only	To be monitored following adoption of the Local Plan.	
% of planning applications granted contrary to policy.	0%	To be monitored following adoption of the Local Plan.	

[20] The Pleasley Park and Vale Conservation Area is split between Mansfield District and Bolsover District. Bolsover District Council is still to adopt the updated Appraisal and Management Plan.



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HE2: Pleasley Vale Regeneration Area			
Indicator	**Target**	**Status**	**Progress**
% of planning applications granted contrary to policy.	0%	To be monitored following adoption of the Local Plan.	

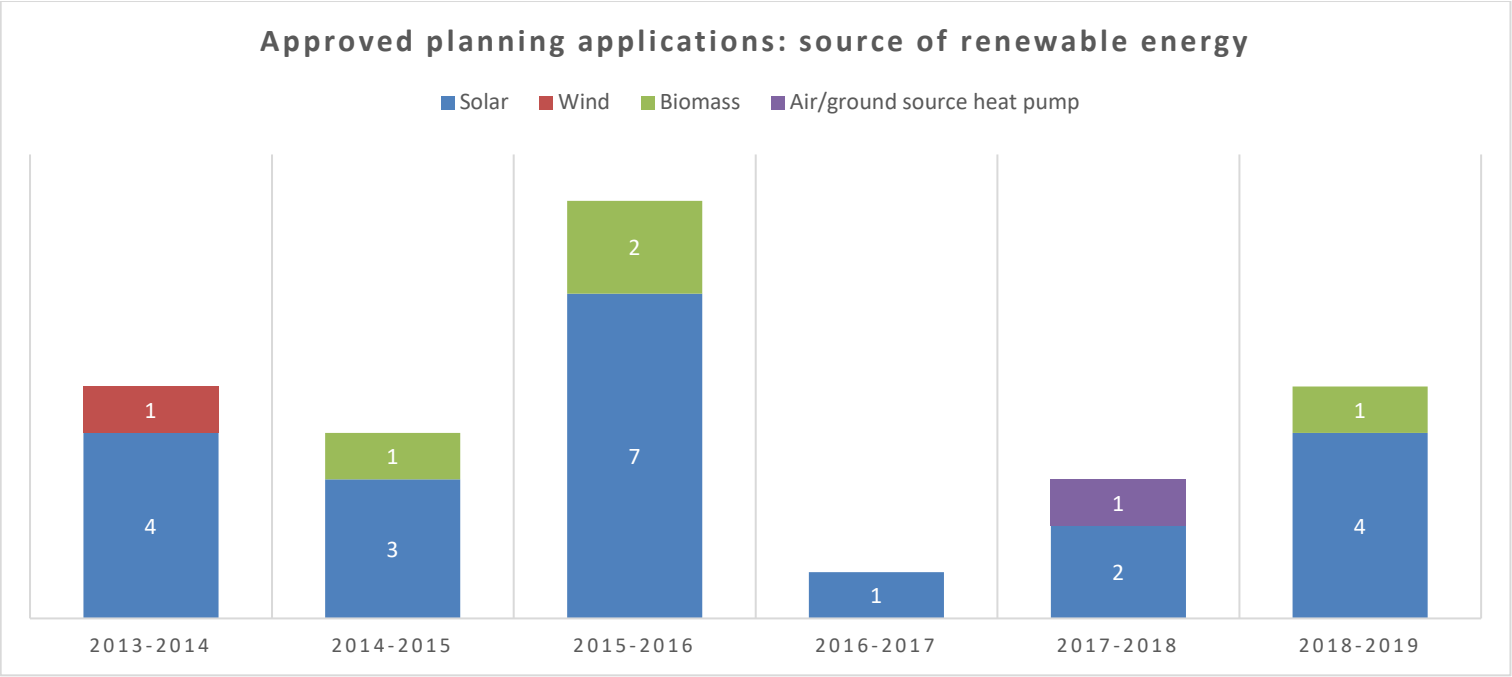
Climate Change

6.39 Mitigating and adapting to climate change is one of the most important challenges facing society today. It requires commitment and action at a local level, but within a national framework. The NPPF stresses that planning has an important role to play in helping to reduce CO_2 emissions, minimise vulnerability and provide resilience to the impacts of climate change.

CC1: Renewable and low carbon energy generation			
Indicator	**Target**	**Status**	**Progress**
Details of applications renewable and low carbon energy[21]	Information only	5 applications approved for renewable and low carbons energy (1st April 2018 to 31st March 2019) The majority of this source is from roof-mounted solar PVs. The overall installed capacity (where known) for all approved renewable and low carbon energy schemes fort this period is 641 Kw (0.641 megawatts).	Poor This is an increase from last year but the uptake of renewables is very low compared to the total number of approved applications for this recording period. The inclusion of policy P5 in the emerging local plan (2013-2033) is a positive step forward.
% of planning applications granted contrary to policy.	0%	To be monitored following adoption of the Local Plan.	

[21] Details to include type of renewable or low carbon energy and installed capacity

6.40 The majority of applications submitted and also approved, in relation to renewable and low carbon energy, were for roof mounted solar/photovoltaic panels on both residential and employment properties. One other type of renewable/low carbon energy application received was for biomass boilers. The graph below shows the numbers of approved applications by source of renewable / low carbon energy. Applications for micro-generation renewables on individual properties, such as solar panels, aren't generally required as these are considered within permitted development rights, unless these are for a listed building or in a conservation area. Thus, the figures for renewables on private properties may be higher than reported in this AMR. Generally, the number of applications for renewables is up from 2017-2018 but down from 2015-2016, when subsidies for solar PV renewables was more readily available. Overall, the uptake of renewables, with respect to larger developments is relatively rare in the district.



CC2: Flood Risk			
Indicator	**Target**	**Status**	**Progress**
Number of applications granted against Environment Agency advice	0	No applications were granted against Environment Agency advice.	Good
Number of applications approved in Flood Zone 2,3a or 3b	Information only	26 (3 of these classified as 'more vulnerable')	Majority of these applications were for minor development in which the sequential test does not apply. Built development was excluded from FZ3 and all three applications classified as 'more vulnerable' are within allocated housing sites within the emerging local plan which has been subject to sequential testing.
% of planning applications granted contrary to policy.	0%	To be monitored upon the adoption of the local plan.	

6.41 A total of 26 applications were approved within flood zones 2 and 3 (16 total) and flood zone 3 (10 total), but the majority of these (84.6 per cent of applications) were for minor development[22] (e.g. extensions), discharge of conditions, minerals applications or non-sensitive change of use classes in which the sequential test does not apply. Of the applications located within FZ2, two were classified as 'more vulnerable', and of the applications located within FZ3, two were also classified as 'more vulnerable'[23]. This was due to the fact that they were for residential development, with one including care home residential use. Please note that one of these applications was within FZ2 and FZ3; as such, this accounts for three individual applications within FZ2 and/or 3. One site was located in a regeneration area (previously development land), and as such, could not be located elsewhere (Former Mansfield Brewery site). Although the two applications located within FZ3 were classified as 'more vulnerable', these applications were found to be in accordance with policy and the NPPF. This is because the built development was excluded from FZ3 (thus passing the exceptions test) and conditions were put in place to address mitigation through detailed drainage schemes. None were granted contrary to EA advice. All three approved planning applications within FZ2 and/or 3 are also allocations within the emerging Mansfield District Council Local Plan (2013-2033): H1a, H1j, H1p and were also subject to sequential testing through its evidence base.

[22] Planning Practice Guidance, Paragraph: Paragraph: 046 Reference ID: 7-046-20140306 (Revision date 06/03/2014) - https://www.gov.uk/guidance/flood-risk-and-coastal-change.
[23] Planning Practice Guidance, Paragraph: Table 2Paragraph: 066 Reference ID: 7-066-20140306 (Revision date 06/03/2014) - https://www.gov.uk/guidance/flood-risk-and-coastal-change.

CC3: Sustainable drainage systems			
Indicator	**Target**	**Status**	**Progress**
Number of planning permissions which incorporate SuDS.	Information only	For the period of 1st April 2018 – 31st March 2019, 20 planning permissions included conditions that integrated SuDS into the design and layout (e.g. soakaways, attenuation basin/balancing pond, highway water storage, permeable paving swales, etc.) **or** where the decision notice conditioned the submission of more detailed plans such that the risk of flooding and pollution would be minimised.	Good There is an overall increase in the uptake (i.e. implementation) of SuDs within new development. SuDS/appropriate conditions were included within all approved major applications.
Number of applications within surface water high risk areas.	Information only	33 approved applications fell within the Environment Agency's high risk surface water run-off areas (1 in 30 year event). See graph below. Based on areas of surface water run-off risk areas from the Strategic Flood Risk Assessment (SFRA) 19 approved applications fell within identified low permeability areas and 7 within indicative areas of surface water run-off. See comments in report below. Please note that there is likely to be a degree of overlap between the applications above.	A third (33%) of the applications within the 1 in 30 year surface water run-off risk areas included conditions for SuDS / conditions to submit more detailed drainage plans to positively address surface water run-off. Improvements in early identification of proposed developments within higher risk surface water run-off areas, especially for minor developments, and the inclusion of policy CC3 should help see an increase in SuDS implementation.

6.42 Information on sustainable drainage systems (SuDS) as part of approved planning applications from 2018 to 2019 was limited, as this is not specifically recorded. Identification of those applications falling within flood zones 2 and 3 and surface water run-off areas (see below) and interrogation of approved planning layouts and decision notices were used to confirm the use and type of SuDS planned for integration within new development. The number of SuDS schemes is expected to be greater than the numbers reported in this AMR, especially for soakaways for within the curtilage of individual properties. SuDS schemes included, for example: attenuation ponds, geo-cellular storage tanks, permeable paving, swales, highways soakaways, and soakaways serving individual properties. This also included permeable paving and swales. Two planning applications included proposals for a flood alleviation scheme on the Bellamy estate converting a pedestrian underpass into a water storage area. A majority of these sites were for housing and three for retail / employment. Policy CC3 supports the use of SuDS to address flood risk from surface water run-off. With its inclusion in the local plan, this number is expected to increase.

6.43 Based on Environment Agency mapping for surface water run-off, the number of approved planning applications within the highest risk of surface water flooding (1 in 30 year risk of flooding) was 33 (between 1st April 2018 to 31st March 2019). See the graph and table below for a summary of types of applications approved. These figures exclude applications that aren't likely to increase surface water run-off[24].

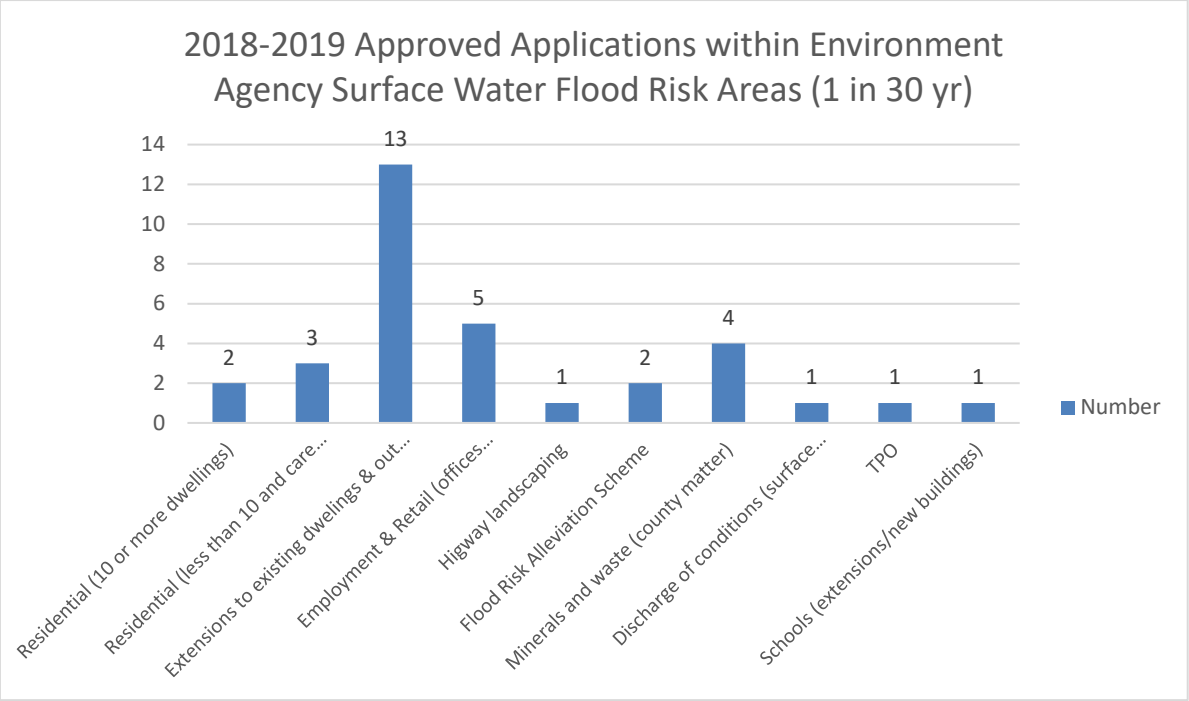
6.44 Additionally, 26 approved applications fell within areas identified within the Strategic Flood Risk Assessment (2008) as having increased risk of surface water run-off (indicative surface water run-off and low permeability areas). These figures exclude applications that aren't likely to increase surface water run-off[25].

[24] Applications for advertisements, listed building works, tree preservation order works and removals, change of use, non-material amendments to previously approved planning applications, and other applications for minor building works (e.g. shop front design/displays, outdoor seating to existing cafes and gates/walls). This also excluded applications for 'discharge of conditions' unless the condition addressed drainage/flood risk.

[25] Applications for advertisements, listed building works, tree preservation order works and removals, change of use, non-material amendments to previously approved planning applications, and other applications for minor building works (e.g. shop front design/displays, outdoor seating to existing cafes and gates/walls). This also excluded applications for 'discharge of conditions' unless the condition addressed drainage/flood risk.

6.45 A third (33%) of the applications within the 1 in 30 year surface water run-off risk areas included conditions for sustainable drainage systems (SuDS) or conditions to submit more detailed drainage plans to positively address surface water run-off. It is clear to see that the number of applications within the higher risk of surface water run-off exceeds the number of applications identified as incorporating SuDS. But, a majority of these applications were for residential extensions or outbuildings such as garages and larger sheds of which SuDS are not specifically required. The NPPF (2019) requires SuDS for all major development, unless there is clear evidence that this would be inappropriate (paragraph 165). All of the approved applications for residential development (10 or more dwellings) and all of the approved applications for employment / retail included SuDS or further conditions to submit detailed surface water and sewage disposal plans. Most development, at all scales, has the potential to accommodate SuDS, whether this is through permeable paving, water butts, soakaways or larger underground water storage, or above ground attenuation ponds/wetland areas (green SuDS). Improvements are also needed to screen for planning applications within higher surface water run-off areas, earlier on in the application process.

Type of application	**Planning conditions that included SuDS**
Residential (10 or more dwellings)	2 (100%)
Residential (less than 10 dwellings)	3 (80%)
Extensions to existing dwellings & out buildings	0
Employment & Retail (offices /warehouse)	5 (100%)
Highway landscaping	1 (100%)
Flood Risk Alleviation Scheme	2 (100%)
Minerals and waste (county matter)	Unknown
Discharge of conditions (surface water run-off)	N/A
TPO	N/A
Schools (extensions/new buildings)	0
Totals	**11 (33%)**


2018-2019 Approved Applications within Environment Agency Surface Water Flood Risk Areas (1 in 30 yr)
14
12
10
8
6
4
2
0
2
3
13
5
1
2
4
1
1
1
Residential (10 or more dwellings)
Residential (less than 10 and care...
Extensions to existing dwelings & out...
Employment & Retail (offices...
Higway landscaping
Flood Risk Alleviation Scheme
Minerals and waste (county matter)
Discharge of conditions (surface...
TPO
Schools (extensions/new buildings)
Number

CC4: Protection, restoration and enhancement of river and waterbody corridors			
Indicator	**Target**	**Status**	**Progress**
Details of de-culverting schemes taken forward	Information only	To be monitored following adoption of the Local Plan.	
No. of applications approved in Green SUDs Priority Areas	Information only	**14 total approved applications** between 1st April 2018- 31st March 2019 (excluding non-material amendments and permitted development orders)	None of the approved applications had the potential to enhance Green SUDs Priority Areas, as the majority were small householder applications. See discussion in main body of text below.
No. of applications approved in low flow areas	Information only	**3 total approved applications** between 1st April 2018- 31st March 2019 (excluding non-material amendments and permitted development orders)	All three of the approved applications had potential to enhance Low Flow Priority Areas through use of individual soakaways. See discussion in main body of text below.
Details of schemes to re-naturalise the River Maun	Information only	To be monitored following adoption of the Local Plan.	
Quality of water bodies assessed through the Water Framework Directive	No deterioration	• **Source of River Maun to Vicar Water** – overall quality is consistently moderate 2013-2016 • **Rainworth Water** - overall quality is consistently moderate 2013-2016 • **River Meden (Sookholme to Maun)** – quality deteriorated from good (2013 and 2014) to moderate (2015 and 2016) • **River Meden (source to Sookholme) -** overall quality is consistently moderate 2013-2016 • **Sookholme Brook catchment –** overall quality is poor 2013-2016	**Poor** Some deterioration reported and some areas with overall poor water quality.
% of planning applications granted contrary to policy.	0%	To be monitored following adoption of the Local Plan.	

6.46 The overall water quality status of the rivers Maun, Meden and Rainworth Water is generally consistently moderate between 2013-2016[26]. Exceptions include the section of the River Meden (Sookholme to Maun) which flows from Market Warsop to Gleadthorpe, and the Sookholme catchment which flows from Shirebrook to Market Warsop, running through the restored Shirebrook Colliery.

6.47 Reasons for not achieving good status and for deterioration include discharge from sewers, transport drainage, ground and surface water abstraction, agricultural pollution and poor soil management, and physical modification to the rivers that create barriers to movement for fish and other wildlife. The River Maun (source to Vicar Water) is classified as heavily modified. Water quality data is summarised in the following table. **Please note that this data reported is the same for the 2013-2018 AMR reporting, as there have been no further updates on the river catchment data.**

Section of River	**Overall Health**			
	2013	**2014**	**2015**	**2016**
River Maun from Source to Vicar Water	Moderate	Moderate	Moderate	Moderate
Rainworth Water from source to Gallow Hole Dyke	Moderate	Moderate	Moderate	Moderate
River Meden from Sookholme Brook to Maun	Good	Good	Moderate	Moderate
River Meden from Sookholme Brook to Maun	Moderate	Moderate	Moderate	Moderate
Sookholme Brook catchment	Poor	Poor	Poor	Poor

[26] Source: http://environment.data.gov.uk/catchment-planning/search

6.48 Development within low flow catchments (Vicar Water and Rainworth Water areas)[27] can positively contribute to improving flows through the use of soakaways, minimising surface water discharge to sewers and maximising opportunities for controlled discharge into Vicar Water, Rainworth Water and Foul Evil Brook. Thus, even the development as small as a single house or an extension to an existing dwelling can make positive contributions, although major developments will have a greater overall impact and opportunities exist for controlled discharge into low flow areas. Approved applications (1st April 2018 - 31st March 2019) were identified where they fell within low flow priority areas, not necessarily if specific enhancements were sought through planning conditions. All of the planning applications approved within Low Flow Priority areas had potential to enhance flows to key river catchments; this was primarily through the creation of household soakaways, although no soakaways were included in the approved plans or decision notices. All three applications were for extensions to existing dwellings. Capturing the potential to enhance low flow areas at the initial submission of applications would help to ensure emerging policy (CC4) implementation.

6.49 Additionally, Green SuDS Priority areas[28] were identified in the MDC Strategic Flood Risk Assessment where development could potentially enhance the habitats along the rivers Maun and Meden. This includes improving the ecological status of the river environment by encouraging the movement of fish and other wildlife by providing better habitat connectivity and better quality habitats. Major planning applications for residential and employment are more likely to be able to contribute to these enhancements, either through on-site or off-site habitat creation or through S106 contributions.

6.50 Approved applications (1st April 2018 – 31st March 2019) were identified where they fell within Green SuDS Priority areas, not necessarily if specific enhancements were sought through planning conditions. This is something to monitor more closely following adoption of the Local Plan. None of the planning applications approved within Green SuDS Priority areas had potential to enhance species movement within the river corridors through either on or off-site habitat creation or other enhancements. A majority of these applications (13 out of 14) were for minor development (e.g. extensions, non-permanent structure, demolition, advertisement) and one for industrial use. All had the potential to manage pollutants and water surface water discharge to sewers through SuDS such as soakaways, which enhances overall water quality. The industrial use application included conditions to control contaminants to groundwater and surface water via soakaways). Capturing the potential to enhance green SuDS priority areas at the initial submission of applications would help to ensure emerging policy (CC4) implementation.

[27] Mansfield District Council Strategic Flood Risk Assessment (2008) and SFRA Addendum (2018).
[28] Mansfield District Council Strategic Flood Risk Assessment (2008) and SFRA Addendum (2018).

Implementation and Monitoring

6.51 As part of the 2018 version of the NPPF there is a requirement to carry out a review of the Local Plan at least once every five years (paragraph 33). The format and requirements of this review will be set out as part of future amendments to the NPPG but they will be expected to take account of changing circumstances and relevant changes in national policy. This will include whether the local housing need figure has changed significantly.

IM1: Monitoring and review of the Local Plan			
Indicator	**Target**	**Status**	**Progress**
Review of the Local Plan	Complete no more than 5 years from date of adoption	To be monitored following adoption of the Local Plan.	
Net Additional Dwellings	325dpa when assessed on a three year rolling average (975 dwellings in total)	An average of 330dpa	**Good** Overall target has been met
Supply of deliverable specific housing sites	5 years supply plus any shortfall and an appropriate buffer depending on past delivery.	5.8 Years	**Good** Target has been exceeded including consideration of shortfall and appropriate buffer.
Availability of new evidence.	New evidence becomes available.	To be monitored following adoption of the Local Plan.	
Progress with key sites	Progress with sites as identified	Progress is set out above.	**Good** Overall progress with key sites is considered to be good.