

# MANSFIELD DISTRICT LOCAL PLAN

2013 - 2033



**ADOPTED**  
September 2020



**Mansfield**  
District Council





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### Mayor's Foreword

Welcome to the new Mansfield District Local Plan. The Local Plan is the result of a number of years of hard work by both councillors and officers at Mansfield District Council. We are pleased that after a long process which involved a significant amount of public consultation and scrutiny we have gained approval after examination by the Independent Planning Inspector. We now have a sound Local Plan in place that will take Mansfield through to 2033.

The Local Plan aims to ensure that the entire Mansfield district including Mansfield Woodhouse and Warsop is a place where everyone can thrive in a sustainable way - socially, economically and environmentally.

The Local Plan provides for a range of quality homes ensuring that there is choice for everyone who wants to make Mansfield District their home and seeks to improve the health and wellbeing of residents by delivering healthy, safe and attractive places to live through good design.

Given the economic uncertainty faced by the country, it is important that the Local Plan helps to create the conditions for sustainable economic growth by looking to retain graduates and making sure that the workforce is as highly skilled as possible.

A vibrant town centre is at the heart of Mansfield and the Local Plan aims to improve the town centre as a leisure and cultural destination, whilst also offering the opportunity for town centre living.

The Local Plan protects the environment through stopping the loss of much-needed green spaces such as parks and allotments, delivering net gains in biodiversity and tackling climate change by setting a framework for the provision of renewable and low carbon energy.

The hard work does not stop with the adoption of the Local Plan. The council will continue to monitor the delivery of the Local Plan and carry out reviews to make sure we are on track to achieve our aims.

Kind regards

Executive Mayor Andy Abrahams

Mansfield Market Place.



# Section

## About this document

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### About this document

This document is the **Mansfield District Local Plan (2013-2033)**. It forms part of the statutory development plan for the district and will be used to guide development and inform decisions on planning applications.

This Local Plan has been informed by a number of consultations:

- Local Plan Scoping Report - June 2015;
- Local Plan Consultation Draft – February 2016;
- Interim Sustainability Appraisal and Draft Habitat Regulations Screening Report - August 2016;
- Local Plan Preferred Options and supporting documents – October 2017; and
- Local Plan Publication Draft and supporting documents - September 2018.

This document has been prepared in accordance with the National Planning Policy Framework (NPPF) 2012 unless specifically stated otherwise.

### Policies Map

The policies map referred to in specific policies in this document can be viewed online.

A Spire, West Gate.



# Section One

## Introduction

This section explains what a Local Plan is and sets out the background to its preparation.

### What is a Local Plan?

**1.1** The Mansfield District Local Plan (2013-2033) is a district wide development plan that replaces in its entirety the former Mansfield District Local Plan 1998 which was 'saved' in part under the Planning and Compulsory Purchase Act 2004<sup>(1)</sup>. The National Planning Policy Framework (NPPF) requires every local planning authority in England to have a clear, up to date Local Plan, which conforms to the framework, meets local development needs, and reflects local people's views of how they wish their community to develop.

**1.2** We are aware that planning is full of technical words and jargon. To help you understand this better we have included a glossary of key terms at Appendix 2 of this document.

### 1.3 The Local Plan:

- sets out an ambitious but realistic vision for the district in 2033 together with objectives which policies must address to ensure that key planning issues are tackled;
- sets out the spatial strategy for the district, which includes the overall levels of growth and where development sites for new homes and jobs will be located;
- is a key tool for delivering the long term regeneration of the Mansfield and Market Warsop urban areas including enhancement of the town and district centres with new shopping, leisure, housing and economic development, and improvements to the area's physical and social infrastructure;
- contains policies to improve the natural and built environment, and to mitigate and adapt to climate change by, amongst other things, protecting and enhancing the area's network of strategic green infrastructure;
- provides positive policies to make for more sustainable patterns and forms of development across the district which aim to improve the overall quality of life for residents, workers and visitors through our development management decisions; and

- consists of a written statement which sets out and explains the council's planning policies, and the policies map which shows where they apply. Together they identify land to be developed or protected during the lifetime of the plan.

The Local Plan covers the period 2013 up to 2033 and forms part of the overall 'development plan' for the district together with:

- Nottinghamshire Waste Core Strategy;
- Nottinghamshire Minerals Local Plan (or any replacement); and
- any 'made' / adopted Neighbourhood Development Plans.

**1.4** Decisions on planning applications must be taken in accordance with the development plan unless material considerations indicate otherwise.

**1.5** The Local Plan covers a range of issues and it is often the case that several policies are relevant to a proposed development. Therefore, **it is important that the plan is read as a whole rather than considering policies in isolation.** Some cross referencing has been used but this does not mean that other policies of the plan do not apply.

### What area does the Local Plan cover?

**1.6** The plan covers the whole of Mansfield district as shown on the map at the end of this section (Figure 1.1)

### How was the plan prepared?

- 1.7** The plan was prepared taking account of:
- national planning policy as set out in the NPPF and related guidance;
  - a range of evidence base studies; and
  - the views of our strategic partners (gathered as part of our duty to cooperate responsibilities) and relevant comments made on previous consultations by a variety of bodies and the local community.

1 Appendix 1 sets out which saved policies from the Mansfield District Local Plan 1998 have been replaced by policies in this document, and which policies have lapsed.



**1.8** We gathered evidence on a range of issues, and looked at alternatives to inform the plan making process. This information can be viewed online.

**1.9** In addition to its evidence base, the Local Plan was also supported by a number of technical assessments as follows:

### Sustainability Appraisal

**1.10** A Sustainability Appraisal (SA) is an integral part of the plan making process and the council undertook an SA for each iteration of the Local Plan including the Main Modifications. The SA was framed around a number of objectives covering the different elements of sustainability. It was used to guide the Local Plan and ensure that it successfully balances; particularly the economic, social and environmental considerations of the plan's content and policy direction.

**1.11** In developing the plan's content and policy direction, the council considered a number of options that have not been taken forward. Nevertheless, these options were appraised by the Sustainability Appraisal.

### Habitats Regulation Assessment

**1.12** A Habitats Regulation Assessment (HRA) Screening and an Appropriate Assessment have been carried out as part of the Local Plan process which assessed the potential effects of the plan on European Union designated sites and whether any of its proposals would have an adverse impact on the integrity of any existing or potential sites (Special Protection Areas and Special Areas of Conservation).

### Health Impact Assessment

**1.13** A Health Impact Assessment of the Local Plan was undertaken to help ensure the plan acknowledged the potential health impacts resulting from its implementation and identified any mitigation measures which may be required.

### Equalities Impact Assessment

**1.14** An Equalities Impact Assessment of the Local Plan was undertaken to ensure that it meets the needs of all members of the community. Carrying out the assessment allowed us to identify any potential discrimination caused by its policies or its overall implementation and take steps to make sure that issues were positively addressed.

### Duty to Cooperate

**1.15** The Localism Act 2011 introduced a requirement on local planning authorities to cooperate with neighbouring local authorities and other bodies with a regulatory of strategic interest in the Local Plan issues. This is referred to as the Duty to Cooperate and includes the need to consider the impact of the strategy as a whole and its proposals for major development on other places close to Mansfield district.

**1.16** The district of Mansfield lies within the county of Nottinghamshire and together with Ashfield district and Newark and Sherwood district forms the Outer Nottingham Housing Market Area (HMA). The district also forms part of the Derby, Derbyshire, Nottingham and Nottinghamshire D2N2 Local Enterprise Partnership. Outside of the HMA we adjoin both the districts of Bassetlaw and Bolsover. We have regular dialogue with all of these authorities and have signed a Statement of Common Ground to state that all of the districts can meet their own housing needs.

**1.17** As part of its Duty to Cooperate, the council has actively engaged with its strategic partners on a range of strategic matters throughout the preparation of the plan (see paragraphs 2.3 and 2.4). Details of how the council has undertaken and met the Duty to Cooperate requirements are set out in a separate Duty to Cooperate Statement.

### Neighbourhood planning

**1.18** The Government has given local communities new rights to shape their neighbourhoods through the preparation of neighbourhood plans. Once made, neighbourhood plans form part of the Development Plan and have the same status as this Local Plan in making decisions on planning applications.

**1.19** The council is committed to working positively with local communities where they wish to develop a neighbourhood plan and to supporting them through the statutory processes. This includes ensuring that neighbourhood plans are in general conformity with strategic policies, as set out in this Mansfield District Local Plan, and helping to avoid duplication of local policies.

**1.20** The Warsop Parish Council area is the only designated neighbourhood plan area in the district to date. It covers the town and villages of:

- Market Warsop;
- Church Warsop;
- Meden Vale;
- Warsop Vale; and
- Spion Kop

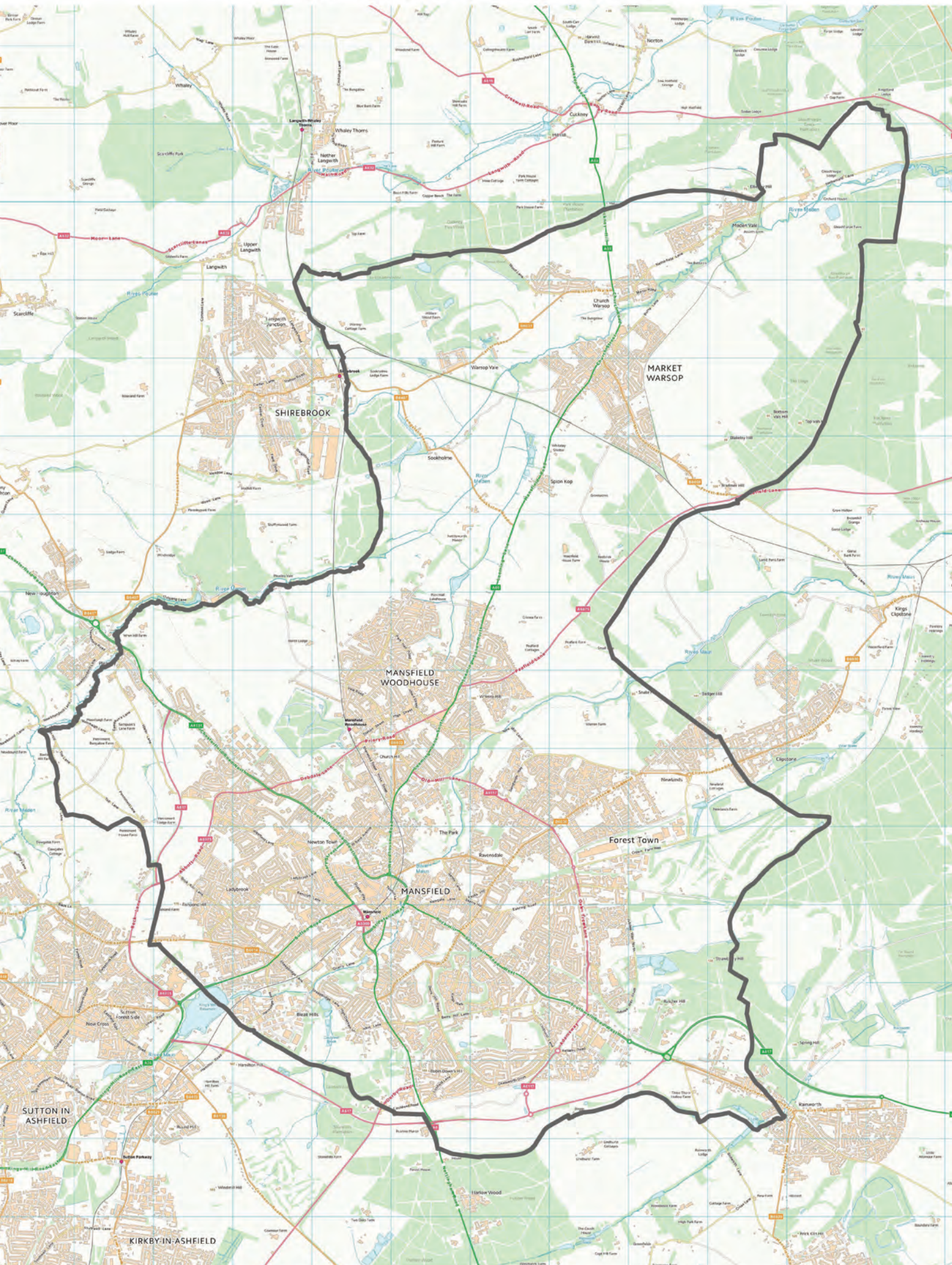
**1.21** The current status of the Market Warsop Neighbourhood Plan can be viewed here [www.mansfield.gov.uk/neighbourhoodplanning](http://www.mansfield.gov.uk/neighbourhoodplanning)

**1.22** Neighbourhood plans should be in general conformity with national and strategic policies in this Local Plan. These are all the policies within the Local Plan apart from IN6 Designated local green spaces.

### **Structure of the document**

**1.23** The Local Plan is divided into a number of themed chapters which then contain a number policies and supporting text. The Local Plan is also accompanied by a Policies Map which shows the location of proposed allocations and designations of land, areas of protection and safeguarding areas suitable for wind energy. This Policies Map can also be viewed online.

Figure 1.1: Area covered by the Mansfield Local Plan



# Section Two

## Vision, issues and objectives

### Aspirations for growth for 2033

Our Vision for Mansfield in 2033 is:

By 2033 the district of Mansfield will have continued its transformation to a healthier, greener and more vibrant place to live, work and enjoy. The district will be a place of choice where people aspire to live with well designed, resilient neighbourhoods. A range of good quality housing will have been provided that meets the needs of all our growing communities.

Centres and neighbourhoods will be well connected to places of work, education and recreation, supporting active and healthy lifestyles and help to reduce the impact of new development on the highway network. Bus, cycle and pedestrian routes will have been improved providing attractive green infrastructure through the urban areas connecting to the wider countryside. New development will have been designed to minimise impacts and improve resilience to climate change.

Businesses will have expanded and diversified using the connections with further education to become innovative, with value added jobs which are suited to the changed economy of the district. A broad range of employment sites and supporting infrastructure will have been delivered, including local incubation and starter units that will have enabled local businesses to grow.

The town centre will have continued to build on its role as a cultural and leisure destination that is suited to the district's residents, businesses and visitors supporting increased footfall and vibrancy as a place to work, live, shop and play.

Market Warsop will have strengthened its role as the main town for Warsop Parish. It will have a diverse range of shopping and associated uses within a vibrant, attractive, and safe environment that serves the town and its surrounding communities well. The rural villages will remain attractive places to live and will have had their distinctive character protected.

The natural assets in the district will have been protected and enhanced to help shape new places to live, increase biodiversity, and improve connectivity to benefit wildlife and the health and wellbeing of the district's residents. Our heritage assets and their settings will have been conserved and enhanced to maintain their important contributions to creating a sense of place and also delivering regeneration.

### Key issues and opportunities

**2.1** The vision addresses the key issues and opportunities that have emerged from the Local Plan evidence base, the SA and consultations which are summarised in Table 2.1:



Table 2.1 Key issues and opportunities

Theme	Key Issue	Opportunity/ Requirement
Place	<ul style="list-style-type: none"> <li>there is a need to raise design quality of new development in order to assist successful regeneration and development, and to promote a positive image of the area; and</li> <li>there is a need to protect important strategic areas of open land which serve to maintain the separate identities of our settlements, in particular between the Lindhurst urban extension and Rainworth, and between Mansfield West and Ashfield District.</li> </ul>	<ul style="list-style-type: none"> <li>the Local Plan has an important role to play in improving the image and attractiveness of the district by promoting high quality design in new development; and</li> <li>the Local Plan policies should protect important areas of separation and prevent coalescence.</li> </ul>
Health	<ul style="list-style-type: none"> <li>within the district, the average life expectancy is relatively low, along with the number of adults participating in physical activity. The number of obese adults is relatively high. Men from the most deprived areas have 9 years shorter life expectancy than those from the least deprived areas.</li> </ul>	<ul style="list-style-type: none"> <li>the Local Plan will need to ensure that new developments are designed to allow and encourage residents to live healthier lifestyles by facilitating access to open spaces and green corridors throughout the district.</li> </ul>
Ageing population	<ul style="list-style-type: none"> <li>the older population (65+) continues to increase across the district.</li> </ul>	<ul style="list-style-type: none"> <li>the Local Plan will need to ensure that housing is delivered to meet the needs of the whole community.</li> </ul>
Housing	<ul style="list-style-type: none"> <li>ensure housing and employment growth and development is achieved to meet our <b>objectively assessed needs</b> and to ensure that there is a five year supply of housing land;</li> <li>Mansfield has a generally weak housing market with historically low levels of delivery including affordable housing, pockets of low demand, and poorer quality housing. Residential development values are generally low in Mansfield, reflecting the generally low wage local economy. These are currently setting a ceiling on affordability; and</li> <li>there is a need to provide housing for the whole community, this needs to include affordable and aspirational family housing, accommodation for Gypsies, Travellers and travelling showpeople as well as housing suitable for the ageing population and people living with a disability.</li> </ul>	<ul style="list-style-type: none"> <li>the Local Plan will need to:                             <ul style="list-style-type: none"> <li>promote necessary growth but ensure that development takes fully into account sustainability issues relating to land use, climate change, air pollution, water quality etc;</li> <li>respond to local viability issues with a balanced spatial strategy which identifies locations which offer scope to produce higher value and improved viability to ensure improved range of infrastructure, lower cost sites;</li> <li>ensure all sites are viable and can provide appropriate infrastructure; and</li> <li>promote high quality of design of new housing with linkages to an enhanced green infrastructure network wherever feasible.</li> </ul> </li> </ul>
Economic growth	<ul style="list-style-type: none"> <li>requirement to ensure employment and retailing growth and development is achieved to meet the district's needs;</li> <li>the Mansfield and Ashfield Regeneration Route is identified as a broad location to assist with the economic regeneration initiatives;</li> <li>unemployment in parts of the district is significantly higher than the national average;</li> <li>there is a need to address the low pay –skill equilibrium and to develop a knowledge intensive economy to address the productivity gap;</li> <li>the percentage of people of working age qualified to NVQ level 4 or above is relatively low; and</li> <li>the Ashfield and Mansfield Plan for Growth Strategy identifies the following key growth sectors based on previous Experian research:                             <ul style="list-style-type: none"> <li>business services;</li> <li>construction;</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>the Local Plan has an important role to play in promoting economic growth by:                             <ul style="list-style-type: none"> <li>attracting investment into the district by allocating a range of employment sites for development in different locations;</li> <li>protecting existing employment areas where appropriate; and</li> <li>ensuring that local businesses have the opportunity to expand and modernise.</li> </ul> </li> </ul>

Theme	Key Issue	Opportunity/ Requirement
	<ul style="list-style-type: none"> <li>○ transport and logistics;</li> <li>○ manufacturing;</li> <li>○ wholesale; and</li> <li>○ health services.</li> </ul>	
Town and district centres	<ul style="list-style-type: none"> <li>● the cumulative impact of competition from Nottingham, Sheffield, Derby, Meadowhall and the East Midlands Designer Outlet and recent improvements to these shopping destinations, together with the rapid growth of web based shopping makes Mansfield town centre vulnerable and at risk of decline should improvements not be made to the retail and wider offer; and</li> <li>● the role of retail in town centres is changing, and Mansfield town centre is facing specific challenges, including: retail vacancies, and generally lower retail and commercial demand.</li> </ul>	<p>The Local Plan has a role to play in ensuring that Mansfield town centre and district centres remains vibrant and vital by:</p> <ul style="list-style-type: none"> <li>● setting out a clear vision for the regeneration of the town centre as a multifunctional shopping, leisure, business and living area;</li> <li>● allocate a range of sites for commercial and or mixed use development to meet the needs of the town centre and which assist in introducing new vibrancy and footfall into the town centre, or allow for suitable alternative provision;</li> <li>● promoting the development of key regeneration sites;</li> <li>● encouraging appropriate new uses in the town centre and district centres; and</li> <li>● promoting environmental and public realm improvements to improve the attractiveness of these centres as destinations.</li> </ul>
Increasing pressure on green infrastructure	<ul style="list-style-type: none"> <li>● Mansfield district's green infrastructure provides access to a range of historical and recreational resources.</li> </ul>	<ul style="list-style-type: none"> <li>● the Local Plan should aim to protect existing and create a well-designed and integrated networks of green infrastructure that delivers economic, social and environmental benefits.</li> </ul>
Increasing pressure on biodiversity	<ul style="list-style-type: none"> <li>● Mansfield has a wide range of important habitats and a rich diversity of plant and animal species.</li> </ul>	<ul style="list-style-type: none"> <li>● the Local Plan will need to play a role of both protecting and enhancing biodiversity.</li> </ul>
Flood risk	<ul style="list-style-type: none"> <li>● the Rivers Maun and Meden are the main sources of fluvial flooding. The main high flood risk areas in the district are localised along these main rivers, especially around culverts.</li> </ul>	<ul style="list-style-type: none"> <li>● the Local Plan should: <ul style="list-style-type: none"> <li>○ ensure growth and development mitigates rather than exacerbates localised flooding problems caused by river flooding and/or surface water run-off; and</li> <li>○ set out policies which address flood risk and promote flood risk mitigation including adoption of Sustainable Urban Drainage (SuDS) systems.</li> </ul> </li> </ul>
Climate change	<ul style="list-style-type: none"> <li>● contribute to addressing climate change.</li> </ul>	<ul style="list-style-type: none"> <li>● support the provision of renewal energy; and</li> <li>● locate development in the most sustainable locations within the district to help to reduced CO2 emissions.</li> </ul>
Air quality	<ul style="list-style-type: none"> <li>● there are currently no Air Quality Management Areas in the district, however there are areas of concern.</li> </ul>	<ul style="list-style-type: none"> <li>● the Local Plan needs to ensure that new development is not detrimentally affected by air quality issues.</li> </ul>
Transport	<ul style="list-style-type: none"> <li>● traffic congestion is an issue at specific locations in the district;</li> <li>● there is high demand for public transport in those parts of the district with low income households. The provision of public transport, particularly by bus, is therefore a key issue affecting quality of life for many existing residents, in the context of accessibility to jobs, shops and other services; and</li> </ul>	<ul style="list-style-type: none"> <li>● seek contributions towards highway, pedestrian and cycle improvements;</li> <li>● protect the sustainable transport network; and</li> <li>● locate development in the most sustainable locations to reduce the need to travel.</li> </ul>



Theme	Key Issue	Opportunity/ Requirement
	<ul style="list-style-type: none"> <li>there is a need to work with partners to provide integrated and efficient transport system including public transport, walking and cycling network.</li> </ul>	
Heritage	<ul style="list-style-type: none"> <li>Mansfield district has a wealth of heritage assets that are in need of protection and management to ensure that they continue to contribute to our built and cultural identity, our economy and are available to future generations; and</li> <li>the provision of new development needs to be achieved whilst also paying due regard to the protection and enhancement of heritage assets.</li> </ul>	<ul style="list-style-type: none"> <li>the Local Plan policies will need to protect existing heritage assets; and</li> <li>the impact of proposed development on the setting of heritage assets will need to be considered.</li> </ul>
Market Warsop	<ul style="list-style-type: none"> <li>to maintain Market Warsop's character as a small rural town whilst ensuring that it can accommodate appropriate housing and economic growth to meet its needs and contribute to the creation of a more sustainable and vital community .</li> </ul>	<ul style="list-style-type: none"> <li>the Local Plan has an important role in creating a more sustainable and vital Market Warsop by:                             <ul style="list-style-type: none"> <li>allocating appropriate housing and employment sites to meet the town's needs including affordable housing;</li> <li>encouraging appropriate development and environmental improvements within the district centre;</li> <li>facilitating the potential re-opening of the Market Warsop railway station by safeguarding land for necessary rail infrastructure; and</li> <li>ensuring that any new development is served by appropriate social infrastructure.</li> </ul> </li> </ul>

**2.2** It should be noted that not all of the issues identified are ones which can necessarily be addressed by the planning system, which is largely concerned with new development. For example, low educational attainment cannot be dealt with directly through the planning system; however, the planning system can protect educational establishments and new development can help to upskill the local residents as part of the construction.

**Duty to Cooperate**

**2.3** We have worked jointly with our neighbours and other strategic partners across the North Nottinghamshire area on a range of evidence base studies dealing with strategic matters which have cross boundary impacts. We have also worked with our partners on a range of strategic matters or issues as set out below:

1. identify the appropriate Housing Market Area and distribution of housing;
2. identify the appropriate Functional Economic Market Area;

3. allocate sites to meet objectively assessed housing needs during the plan period including Sustainable Urban Extensions and other allocations;
4. work with partners to identify Gypsy and Traveller sites to meet identified need;
5. identify sufficient land to meet employment land needs during the plan period, including allocating land for employment uses and working with partners to identify any unmet need;
6. deliver the appropriate amount of retail floorspace to meet identified needs;
7. identify the social infrastructure required to support the proposed levels of growth – including health and education provision;
8. identify the transport infrastructure required in order to support the proposed levels of growth, encourage modal shift and secure mitigation to avoid severe adverse impacts;
9. protect important heritage assets; and
10. protect important landscape and natural environment features.

**2.4** The council have agreed Statements of Common Ground with relevant partners dealing with a number of matters. Full details of these and the Duty to Cooperate process is set out in a separate Duty to Cooperate Statement.

### Strategic priorities

**2.5** The strategic priorities which this Local Plan seeks to address are set out in Table 2.2. These were identified having regard to the requirements of the NPPF, Duty to Cooperate discussions and evidence.

**Table 2.2 Local Plan strategic priorities**

<b>SP1</b>	Meeting housing needs, for market and affordable housing
<b>SP2</b>	Meeting accommodation needs of Gypsies, Travellers and travelling showpeople
<b>SP3</b>	Meeting employment land needs to stimulate economic growth and provide jobs
<b>SP4</b>	Meeting retail and leisure needs and maintaining Mansfield's role as a centre of sub-regional significance. Promoting the regeneration of Mansfield Town Centre and other key brownfield sites
<b>SP5</b>	Managing the impact of planned growth and development on transport infrastructure
<b>SP6</b>	Managing the impact of planned growth and development on the water supply, waste water infrastructure, and water quality
<b>SP7</b>	Addressing flood risk and climate change
<b>SP8</b>	The provision of social infrastructure to support planned growth and development
<b>SP9</b>	Managing the impact of planned growth and development on heritage assets
<b>SP10</b>	Managing the impact of planned growth and development on European Habitat Sites
<b>SP11</b>	Managing the impact of planned growth and development on landscape character
<b>SP12</b>	Managing the impact of planned growth and development on the strategic green infrastructure network
<b>SP13</b>	Meeting the need for outdoor sports and recreation
<b>SP14</b>	Managing the impact of planned growth and development on waste infrastructure, and minerals
<b>SP15</b>	Creating high quality places and improving the image of Mansfield as a place to live, visit, invest and work.

### Delivering the vision - the Local Plan objectives

**2.6** We have set out the 14 objectives which take forward our planning vision. These objectives have been identified as central to the delivery of the vision for the district and are the guiding principles for the policies set out in the Local Plan. The objectives are intended to address the strategic priorities, deliver the Local Plan vision and deal with the key issues set out in Table 2.1.

**2.7** Appendix 3 gives detail regarding which Local Plan policies address the objectives and the links to relevant key issues and strategic priorities. It should be noted that in relation to certain cross-cutting issues (such as climate change and wider sustainability matters), there may be policies which work towards a number of the plan's objectives.



### Objective 1

Support economic growth and prosperity by promoting the regeneration of previously developed land and existing buildings, as well as identifying other sustainable areas, for job growth, services and new homes. In doing so, direct most development to the Mansfield urban area, including Mansfield Woodhouse, Forest Town and Rainworth, followed by Market Warsop, whilst seeking to mitigate against any significant adverse social, environmental and infrastructure impacts of development.

### Objective 2

Contribute to creating a stronger, more resilient local economy by bringing forward a diverse range of employment sites to reflect the changing economy and ensuring that residential areas are accessible to employment, education and training opportunities.

### Objective 3

Increase the range and choice of housing throughout the urban areas and villages to better meet the needs of the whole community, through the provision of more diverse market, affordable, and specialist housing so creating inclusive, mixed neighbourhoods.

### Objective 4

Conserve and enhance the identity, character and diversity of the district's historic and cultural heritage assets and their settings.

### Objective 5

Ensure that all new development achieves a high standard of design and amenity which reflects local context, circumstances and opportunities to create healthy, safe and attractive neighbourhoods.

### Objective 6

Safeguard and enhance the vitality and viability of the district's town, district and local centres particularly through regeneration opportunities, in ways that help meet the consumers' needs. Attracting new and varied uses to bring increased activity, footfall and vibrancy into these locations, with a focus on cultural, residential and leisure activities to complement the retail and service role of these centres.

### **Objective 7**

Improve the health and wellbeing of the district's population and reduce health inequalities by ensuring residents and visitors have better opportunities to take exercise through convenient access to a range of good quality green space, green corridors, trails, leisure and community facilities and the countryside through appropriately designed places and well planned green infrastructure.

### **Objective 8**

Ensure new development minimises, and is resilient to, the adverse impacts of climate change by adopting measures to appropriately address renewable and low carbon energy generation, flood mitigation, green infrastructure, resource and waste management.

### **Objective 9**

Reduce the need to travel and support improvements to transport accessibility so that people can move around, across and beyond the district easily and sustainably, including by public transport, walking and cycling. Locating new development taking account of those areas of the highway network that are identified as being very congested with little capacity for expansion and managing impacts on air quality. Providing parking for vehicles to meet appropriate local needs and avoiding impacts on local highway safety.

### **Objective 10**

Deliver the infrastructure requirements of the districts future population including access to high speed broadband.

### **Objective 11**

Protect the vitality, identity and setting of the villages by safeguarding important areas of open land and enabling access to key community facilities and services.

### **Objective 12**

Protect, enhance, restore and maintain important natural resources, in and adjoining the district including wildlife, soil, air quality and geological resources, and the network of habitats and designated sites.



### Objective 13

Encourage new development to be water sensitive by addressing water efficiency, protecting and enhancing the natural environment and reducing flood risk and pollution, whilst at the same time ensuring the effective design and location of sustainable urban drainage systems (SuDS) and naturalising the river environment to create a more attractive healthy environment for residents.

### Objective 14

Conserve and enhance the quality of the district's landscape character and key landscape features by positively addressing National Character Area profiles and landscape policy actions within the Sherwood and Magnesian Limestone landscape areas through the design and location of new developments.

# Section Three

## The spatial strategy

**3.1** The spatial strategy seeks to deliver the Local Plan’s vision and objectives, addressing the key issues identified in the previous chapter and meeting the wider 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. This approach fulfils the requirements for sustainable development as set out in the National Planning Policy Framework (NPPF). (see also Figure 3.2: Key Diagram).

### 3.1 Policy S1: Presumption in favour of sustainable development

#### Policy S1

##### Presumption in favour of sustainable development

1. The council will work proactively with applicants and other stakeholders to seek solutions to ensure that proposals contribute to sustainable development and can be approved wherever possible, and will contribute towards improvements to the economic, social and environmental conditions in Mansfield district.
2. Planning applications that accord with the policies in this Local Plan will be approved without delay, unless material considerations indicate otherwise.
3. If there are no policies relevant to the application or the policies which are most important for determining the application are out of date at the time of making the decision, then planning permission will be granted unless material considerations indicate otherwise – taking into account whether:
  - a. any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
  - b. the application of policies within the National Planning Policy Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed.

#### Explanation

**3.2** The key aim of the planning system is delivering sustainable development. However, what constitutes sustainable development will vary depending on the specific circumstances of the site, its context and the proposal. The policies in the Local Plan are the starting point as to what is, and is not, considered sustainable in Mansfield district. Applications should be determined in accordance with the development plan unless material considerations indicate otherwise.

**3.3** The Local Plan is not intended to cover every eventuality; there are always some schemes which do not fall neatly within policies. One of the aims of Policy S1 is to set out the approach where the Local Plan is silent and does not provide relevant policies. Policy S1

also sets out the approach to be taken where the Local Plan, or the evidence supporting the relevant policy, is out of date or superseded by more up to date information.

**3.4** The policy also acts to guide the approach of the local planning authority to working with applicants. As set out in the policy, we will work with the applicant and other stakeholders, such as Nottinghamshire County Council, the local Clinical Commissioning Group (CCG), neighbouring residents/occupiers, or others with an interest in the application to seek solutions that would allow an application to be approved. While this may not always be possible, the council will always work proactively to seek these solutions.



**Table 3.1 Policy S1 - Supporting information**

Policy S1: Presumption in favour of sustainable development	
Does it meet national planning policy?	Yes - principally, NPPF Paragraphs 14 and 15 but also in accordance with the whole of the NPPF.
What evidence has informed this policy?	The NPPF
How will it be delivered?	This policy will be delivered by the determination of planning applications through the development management system.
Which local plan objectives will it meet?	All

## 3.2 Policy S2: The spatial strategy

### Policy S2

#### The spatial strategy

The spatial strategy for Mansfield district to 2033 is to:

1. manage planned growth by directing development to appropriate locations, in accordance with the following settlement hierarchy:
  - a. **Mansfield urban area.** Most new housing, employment and retail and other community facilities will be concentrated within the Mansfield urban area (including Rainworth, Pleasley and Clipstone) on previously developed or other surplus or derelict land and sustainable greenfield sites on the edge of the town. Development opportunities in the Mansfield urban area are focused, as far as possible, on locations which have good access to the Mansfield Ashfield Regeneration Route (MARR) to improve connections with Greater Nottingham and the M1 and on locations which are well served by public transport. Particular regeneration opportunities within and adjacent to Mansfield town centre will be priorities for delivery. Development at Rainworth should reflect its identity as a separate settlement and be more limited in scale.
  - b. **Market Warsop.** As the second largest settlement new development appropriate to its scale and regeneration needs will be directed to Market Warsop.
  - c. **Warsop Parish Villages.** Limited growth is directed to the settlements of Church Warsop, Meden Vale, Warsop Vale and Spion Kop to ensure the continued vitality of these rural communities whilst maintaining their distinctive character.
  - d. **Countryside.** Only development appropriate to rural areas as set out in Policy S3 will be supported within the countryside in order to recognise the intrinsic value character and wider benefits of the countryside.
2. enable housing, commercial and retail development, during the period 2013 to 2033, including:
  - a. **Housing:** at least 6500 new homes between 2013 and 2033. This will be distributed as follows:
    - i. Mansfield urban area - 90% or at least 5850 new homes; and
    - ii. Warsop Parish - 10% or at least 650 new homes.
  - b. **Employment:** safeguard important existing employment areas, identify sites to meet future economic development needs for employment land for at least 41ha of employment land between 2013 to 2033.
  - c. **Retail:** At least 17,240 sqm of retail and leisure floorspace between 2017 and 2033 distributed as identified in table 3.2.



Figure 3.1 Settlement hierarchy



### Explanation

**3.5** This policy sets the overall framework for the rest of the Local Plan, setting out the proposed scale and strategic distribution of new development by reference to the hierarchy of settlements within the district.

### Scale of development

**3.6** Paragraph 14 of the National Planning Policy Framework (NPPF 2012) requires local planning authorities to positively seek opportunities to meet the development needs of their area. The NPPF (paragraph 14) also states that local plans should meet objectively assessed needs unless there would be significant adverse impacts, or where the NPPF indicates development should be restricted. Key evidence to assess housing and economic development needs has come from the:

- Nottingham Outer Strategic Housing Market Assessment, 2015;
- Nottingham Outer Demographic Update Paper, 2017;
- Housing Technical Paper, 2018;
- Nottingham Core HMA and Nottingham Outer HMA Employment Land Forecasting Study, 2015;
- Mansfield District Retail and Commercial Leisure Study Update, 2017;

- Mansfield Housing and Economic Land Availability Assessment, 2018; and
- Mansfield Employment Land Review, 2017.

**3.7** The evidence base has identified the need for new housing, employment, retail and leisure developments over the period up to 2033. Policy S2 sets out the scale of new development required to achieve the Local Plan vision. The plan is positively prepared and flexible as it contains no phasing restrictions to limit the scale of development coming forward within allocated sites, providing the infrastructure provision, building and marketing rates and environmental mitigation allow this. Similarly, delivery of its employment development will be dictated by the market and the provision of infrastructure.

### Housing

**3.8** Paragraph 47 of the National Planning Policy Framework (NPPF 2012) requires local planning authorities to ensure sufficient housing is provided to meet identified needs.

**3.9** Application of the standardised housing methodology results in a local housing need of 279 homes per year or 5,580 over the whole plan period. However, due to the growth aspirations of the district council and national government, it is proposed to set the housing target at 325 homes per year or 6,500 homes over the plan period. This provides a 5% increase over the average number of homes built per year since 2001 and also broadly matches the housing

needs that result from the Local Economic Partnership Growth Strategy. Further information is set out in the Housing Technical Paper 2018.

**3.10** As set out in Policy S2, the housing need of 6,500 dwellings is also the basis for calculating the five year supply of deliverable housing land and whether the Local Plan is enabling delivery of the number of homes required. Policy H1 will help ensure that the council is able to demonstrate the national requirement to maintain, at all times, at least a five year supply of deliverable housing land, in accordance with NPPF (2012), paragraph 49.

### Employment needs

**3.11** The future 'B' class employment land requirements of the district are based on the findings of the Joint Core Nottingham HMA and Outer HMA Employment Land Forecasting Study, 2015. The study sets the final requirements in floorspace (square metres) for B1a/b office use, and land (hectares) for B1c/ B2/B8 uses and provides the basis for the employment provision made in this plan. For the purpose of the Local Plan, the final floorspace requirements have been converted to office land requirements, identifying a total employment land requirement of a minimum of 41 hectares (ha) for the plan period.

**3.12** The evidence base does not split the employment land requirements between the Mansfield urban area and Warsop Parish and sets an employment land requirement for the whole district. Policy E2 allocates future employment sites across the whole district, although the majority of employment space requirements have been allocated within the Mansfield urban area as this is the most sustainable location.

### Retail and leisure needs

**3.13** Paragraph 23 of the NPPF (2012) requires local planning authorities to identify a range of suitable sites to meet the needs of town centres over the plan period. The retail and leisure floorspace requirements of the district between 2017 and 2033 (uses falling within the A1, A3, A4 and A5 use classes) are set out in the Mansfield District Retail and Commercial Leisure Study Update, 2017.

**3.14** The study splits the requirement between Mansfield town centre, Mansfield Woodhouse district centre, Market Warsop district centre and new housing growth areas. Table 3.2 below sets out the split between the different locations. It is expected that the Mansfield urban area (particularly the town centre) will be the main

focus for any new facilities which will serve a wider area; this may include new retail development, restaurants, leisure centres or uses which will attract a large number of visitors.

**3.15** Table 3.2 Retail floorspace distribution

	Mansfield town centre	Mansfield Woodhouse district centre	Market Warsop district centre	Housing growth areas
Comparison (A1)	11,100 sqm	700 sqm	700 sqm	700 sqm
Convenience (A1)	0 sqm	0 sqm	0 sqm	540 sqm
Food and drink, leisure (A3, A4, A5)	2,800 sqm	350 sqm	350 sqm	.

### Settlement hierarchy

**3.16** A core principle of the NPPF is to focus "significant developments in locations which are or can be made sustainable" (paragraph 17, bullet point 11).

**3.17** The settlement hierarchy set out in Policy S2 defines Mansfield urban area (including Mansfield, Mansfield Woodhouse and parts of Rainworth, Pleasley and Clipstone) as the most sustainable location for the development needed to deliver the local plan vision. It has a much wider range of employment, retail and leisure facilities and transport options than the other settlements. This is the most sustainable location for development and growth so should be the focus for housing (including specialist and affordable housing) and economic development. Mansfield town centre is located at the heart of this settlement, which also includes a number of other employment areas, retailing and leisure facilities which are well connected by the existing transport infrastructure.

**3.18** Development is to be focused on the route of the MARR to reduce the impact on the overall highway network across the district and take advantage of existing road capacity. These sites have good access to both Greater Nottingham and the M1.

**3.19** Two strategic sites are proposed in the Mansfield urban area. These are large, greenfield mixed use sites which have long lead in times and significant up front infrastructure and initial ground works. The two sites, Land off Jubilee Way and Pleasley Hill Farm, are currently unviable but are included to increase their profile and give sufficient time to undertake background work to enable them to be developed in the future. It



is considered that without these sites there is still a sufficient supply of sites to enable the housing target to be met with a good buffer. Section 8 provides further details about these sites.

**3.20** Whilst the village of Rainworth has a more rural character, compared to Clipstone and Pleasley, it is located in close proximity to the urban area and relies on a number of services there. Any development that forms part of Rainworth should reflect this more rural character in terms of the overall scale and nature of the development.

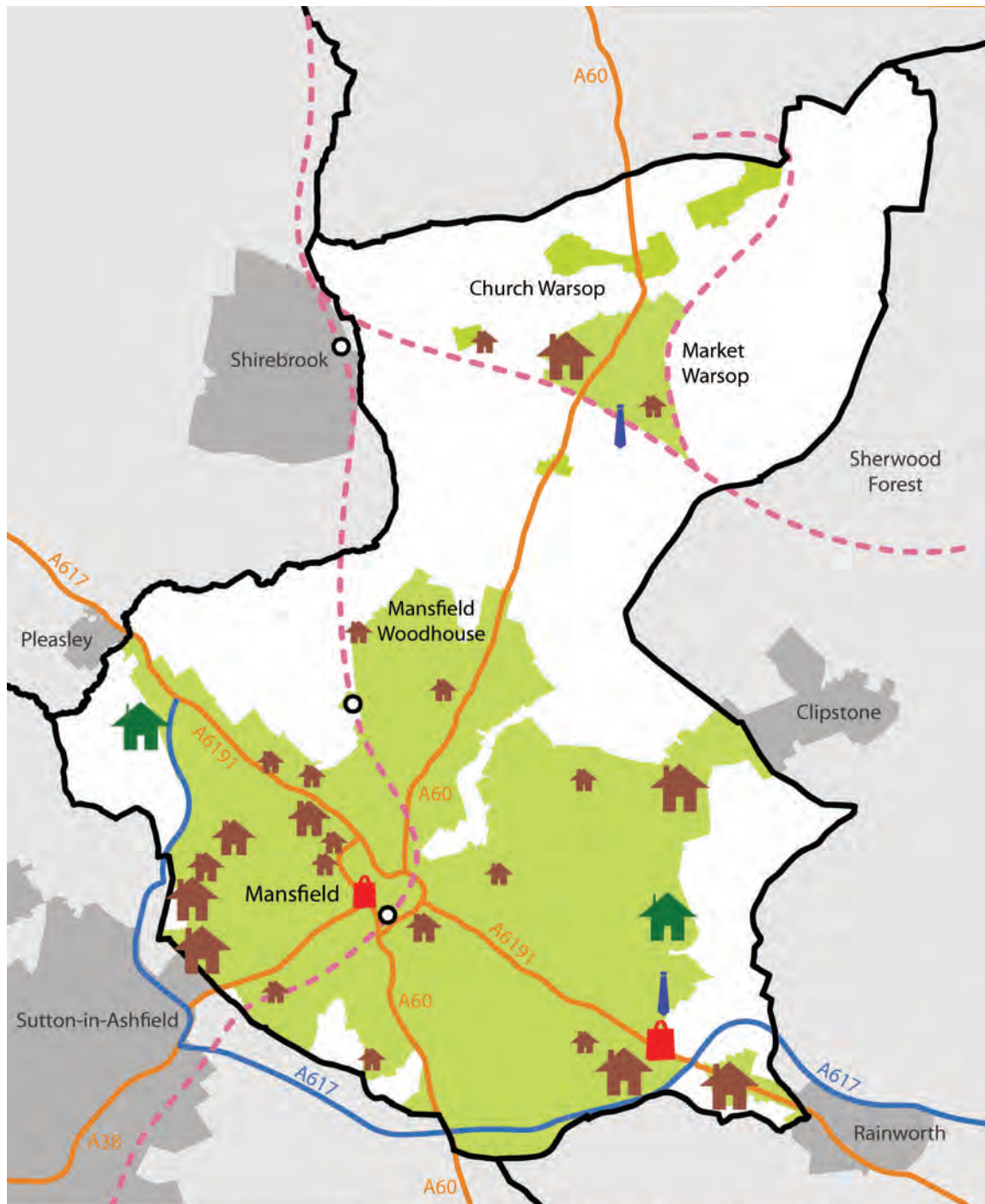
**3.21** Market Warsop, is a small town in the north of the district and is the main centre within Warsop Parish. It has its own district centre which serves the daily needs of the town and the neighbouring villages. Main road access is via the A60 which runs through the town and there are also links into Shirebrook and surrounding areas and north towards Sheffield. Bus services run between Mansfield and Market Warsop, providing access to the larger range of jobs, services and facilities within Mansfield.

**3.22** Church Warsop, Meden Vale, Warsop Vale and Spion Kop are small rural villages which surround Market Warsop. There are limited jobs and services provided in these areas; the residents of which generally look to Market Warsop for every day needs. Particular issues relate to levels of public transport, accessibility to job opportunities, the retention of local services and facilities, and the quality and affordability of housing.

**Table 3.2 Policy S2 - Supporting information**

Policy S2: The spatial strategy	
Does it meet national planning policy?	Yes - NPPF Paragraphs 14, 17, 23 and 37, 156, 159, and 161.
What evidence has informed this policy?	Mansfield Housing Technical Paper, 2018; Nottingham Core HMA and Nottingham Outer HMA Employment Land Forecasting Study, 2015; Mansfield District Retail and Commercial Leisure Study Update, 2017; Mansfield Housing and Economic Land Availability Assessment (HELAA), 2018; Mansfield Employment Land Review, 2017; and Mansfield Annual Monitoring Reports
How will it be delivered?	This policy will be delivered by the determination of planning applications through the development management system.
Which local plan objectives will it meet?	All

Figure 3.2 Key diagram



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- Key**
- |                             |                     |                         |
|-----------------------------|---------------------|-------------------------|
| MDC Boundary                | District Urban Area | Neighbouring Urban Area |
| Strategic Site              | Housing Allocation  | Employment Allocation   |
| Retail & Leisure Allocation | Main Road           | The MARR                |
| Railway Line                | Railway Station     |                         |



### 3.3 Policy S3: Development in the countryside

#### Policy S3

##### Development in the countryside

1. Land outside the Mansfield urban area, the Market Warsop urban area and the other settlement boundaries (as shown on the Policies Map) is identified as countryside. Proposals for development where listed in (a) to (o) below will be supported, subject to those considerations set out in criterion 2 below:
  - a. agricultural, including agricultural workers' dwellings;
  - b. the re-use and adaptation of buildings for appropriate uses;
  - c. the redevelopment of previously developed land;
  - d. flood protection;
  - e. the limited extension and replacement of dwellings;
  - f. expansion of all types of business and enterprise in rural areas, through conversion and extension of existing buildings and well-designed new buildings;
  - g. sites for Gypsies and Travellers and Travelling Showpeople in accordance with Policy H8;
  - h. small-scale employment generating development or farm diversification;
  - i. development by statutory undertakers or public utility providers;
  - j. recreation and tourism;
  - k. individual dwellings of innovative or exceptional design;
  - l. community services and facilities meeting a proven local need;
  - m. renewable and low carbon energy in accordance with Policy CC1;
  - n. transport infrastructure; and
  - o. employment land in accordance with the provisions of Policy E4.
  
2. Development falling within categories (a) to (o) above will only be supported where:
  - i. the appearance and character of the landscape, including its historic character and features such as views, settlement pattern, rivers, watercourses, field patterns and local distinctiveness is safeguarded or enhanced;

Continued overleaf

## Policy S3 continued

- ii. it does not lead to, either individually or cumulatively with existing or proposed development, the physical and perceived coalescence of settlements;
- iii. it does not create or exacerbate ribbon development;
- iv. any new development is well integrated with existing and the reuse of existing buildings has been explored where appropriate;
- v. it is appropriately accessible for the type of development proposed or, in the case of major development, will be made accessible by sustainable modes of transport; and
- vi. takes account of agricultural land classifications avoiding the best and most versatile land where possible.

### Explanation

**3.23** The NPPF recognises the need to “take account of the different roles and character of different areas” , and that planning should recognise “the intrinsic character and beauty of the countryside” (Para 17, 5th bullet point).

**3.24** The uses set out in Policy S3 (1) are those which are considered to be potentially appropriate in the countryside. However, it will be necessary that proposed development does not unduly impact upon the character and appearance of the countryside. Extensions should not exceed 50% of the footprint of the building as originally built or as it existed in June 1947.

**3.25** The landscape of the countryside varies in character and appearance across the district. It is important that account is taken of these differences in considering development proposals in the countryside in accordance NE1 Protection and enhancement of landscape character.

**3.26** Whilst Policy S3 seeks to facilitate the diversification of the rural economy, there are also benefits to the protection of the best and most versatile land. Where appropriate, we shall seek the use of areas of poorer quality land in preference to that of agricultural land of a high quality.

**3.27** In respect of transport infrastructure, it is recognised that sometimes these will either pass through the countryside (for example roads) or may be

located within a countryside setting (for example a road side service facility adjoining a main road and which cannot be accommodated in a built up area).

**3.28** New isolated homes in the countryside will not be supported unless there are special circumstances such as:

- The essential need for a rural worker to live permanently at or near their place of work in the countryside
- Where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure future heritage assets
- Where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting
- The exceptional quality or innovative nature of the design of the dwelling. Such a design should:
  - Be truly outstanding or innovative, helping to raise standards of design more generally in rural areas
  - Reflect the highest standards in architecture
  - Significantly enhance its immediate setting
  - Be sensitive to the defining characteristics of the local area



**3.29** An ‘appropriate accessibility’ for new developments will be assessed according to the scale of the development and the number of trips generated.

**Table 3.3 Policy S3 - Supporting information**

Policy S3: Development in the countryside	
Does it meet national planning policy?	Yes - NPPF Paragraphs 17, 28, 55, 109, 110, 112, and 143.
What evidence has informed this policy?	The NPPF.
How will it be delivered?	This policy will be delivered by the determination of planning applications through the development management system.
Which local plan objectives will it meet?	1, 2, 3, 4, 7, 9, 11, 14

### 3.4 Policy S4: Urban regeneration

#### Policy S4

##### Urban regeneration

1. Development proposals which help reuse previously developed or other surplus or derelict land within the Mansfield and Market Warsop urban areas will be supported, particularly where they:
  - a. bring forward high quality housing and mixed use development;
  - b. facilitate the upgrading of older/less popular areas of housing through selective refurbishment, demolition and replacement of properties;
  - c. provide economic development that diversifies the local economy;
  - d. enhance townscape, civic spaces and heritage assets and their setting\*;
  - e. improve the appearance of key gateways and other prominent sites by providing well designed landmark buildings which help create a positive image of the district and give it a sense of identity;
  - f. improve resilience to flooding and climate change, taking opportunities to restore the river ecology of the River Maun;
  - g. improve traffic arrangements, including the reduction of vehicle/pedestrian conflict and the barrier effect of the Mansfield town centre ring road;
  - h. create stronger walking and cycling links including within the central residential and commercial areas of the town centres and where relevant to the green infrastructure, footpath and cycle networks; or
  - i. create green infrastructure, including open space and wildlife corridors.

*\* Enhancements to heritage assets include bringing them back into use, enabling development, repairing or restoring them, particularly if they are at risk*

## Explanation

**3.30** The district was once reliant on mining, textiles and brewing, however the town has undergone a major shift away from its traditional industries to a more diverse economic base. This has resulted in a legacy of left over buildings and land with opportunities for redevelopment, such as the former Mansfield Brewery site. Some of these sites are highly visible and significantly detract from the overall image of the area. Within certain communities, housing which is in need of improvement, coupled with poor access to jobs and facilities, results in a poor quality environment with a range of problems for local residents. It is important that the plan supports the redevelopment of such areas to achieve a high quality well designed environment that is appropriate for its location.

**3.31** This policy supports proposals which help regenerate the area. It gives emphasis to proposals which provide new homes and jobs and make good use of previously developed land.

**3.32** Where development is proposed on 'other surplus or derelict land', will need to be read as a whole and subject to policies such as open space (IN3) and employment (E3), in order to determine if they are surplus to requirements. The green infrastructure and ecological importance of a site will need to be protected and/or enhanced in accordance with policies IN2 (Green infrastructure) and NE2 (Biodiversity and geodiversity).

**Table 3.4 Policy S3 - Supporting information**

Policy S3: Urban regeneration	
Does it meet national planning policy?	Yes - NPPF Paragraphs 17, 21, 58, and 111.
What evidence has informed this policy?	Mansfield Today, 2018; and Creating a 'City Centre' for Mansfield, 2009-19.
How will it be delivered?	Through a combination of public and private investment and actions.
Which local plan objectives will it meet?	1, and 2.



### 3.5 Policy S5: Delivering key regeneration sites

#### Policy S5

##### Delivering key regeneration sites

- The following sites are key regeneration opportunities. Development proposals that would appropriately re-use these sites, including for the uses identified in the table below, will be supported.

Site Ref	Location	Hectares	Hectares
S4a	White Hart Street	3.5	Retail, office, residential, hotel and leisure uses
S4b	Portland Gateway	28.9	Industrial, office, residential, and small scale retail uses, and improvements to Mansfield Town Football Club's stadium
S4c	Riverside	3.9	Industrial, office, residential, and small scale retail uses, and improvements to Mansfield Town Football Club's stadium

#### Explanation

**3.33** There are a number of key strategic brownfield sites located within the central area of Mansfield which, if developed, would have a significant positive economic, social and environmental impact on the district. A number of these sites lie within the town centre itself or at key gateways.

**3.34** The central area of Mansfield is a key economic driver for the district. Outside of Nottingham, Mansfield is the largest and most important town centre within the county. The sites are well located in terms of access to retail and cultural facilities offered in and around the town centre and to the rail and strategic highway network. The inability of the market to bring forward these sites for development is a significant impediment to economic growth in the district and the wellbeing of the town centre in particular.

**3.35** The sites are suitable for development for a range of uses including retail, residential, office and employment uses.

**3.36** It is recognised that whilst the White Hart and Riverside regeneration sites are within flood zones 2 and/ or 3, there is also potential to positively address flood risk whilst providing wider sustainability benefits, including enhancements to the River Maun for the enjoyment of people and wildlife. Recommendations are addressed in the Mansfield Central Area Flood Risk Review (2018).

**3.37** Many of these sites have been vacant for several years. The council understands that the key reasons why these sites have not come forward relate to lack of demand and financial viability.

**3.38** The sites are not deemed deliverable at this time. For this reason they have not been allocated for development and do not contribute to meeting housing, retail, or employment needs up to 2033.

**3.39** The council has concluded that without public sector financial assistance, appropriate high quality development on these important sites may not occur.

**3.40** The council will continue to encourage and promote the regeneration of these sites and will play its part by:

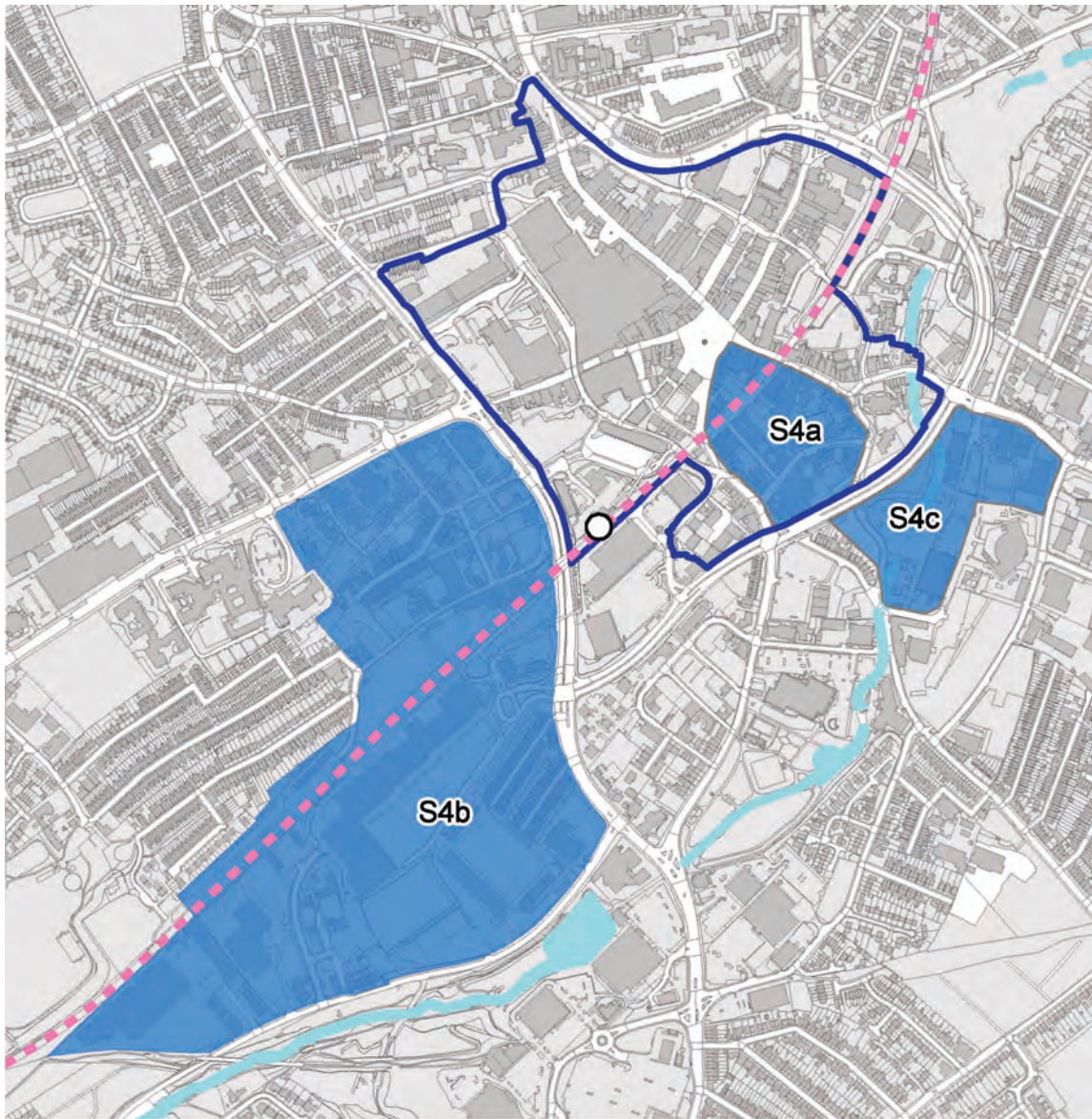
- developing a comprehensive planning/investment framework approach through the preparation of a masterplan to be embodied in a supplementary planning document or Area Action Plan. The council will consider the benefits to preparing a comprehensive masterplan/investment framework encompassing these sites and the adjoining Town Centre. For each site, the masterplan would identify constraints and opportunities, establish potential uses, and key design requirements as well as establishing strategic requirements such as pedestrian and cycle routes, car parking, public transport, and open space;
- exploring possible simplified planning tools such as local development orders to enable and support appropriate development;
- exploring the potential use of the council's powers to implement compulsory purchase powers (CPOs) to assist in site assembly;
- engaging with public sector partners through Mansfield Developer Forum and Growth Delivery Group to seek appropriate investment to facilitate comprehensive regeneration of these sites; and
- working with owners and developers to develop high quality and viable schemes.

**Table 3.5 Policy S4 - Supporting information**

<b>Policy S4: Delivering key regeneration sites</b>	
<b>Does it meet national planning policy?</b>	Yes - NPPF Paragraphs 17, 21, 23, 58, 99 and 111.
<b>What evidence has informed this policy?</b>	The Brewery Interim Planning Guidance; Creating a 'City Centre' for Mansfield, 2009-19; White Hart Supplementary Planning Document; Portland Gateway Regeneration Framework; Riverside Masterplan; Mansfield Housing and Economic Land Availability Assessment (HELAA), 2018; and Urban Design Compendium: Mansfield Town Centre. Mansfield Central Area Flood Risk Review 2018 Mansfield Central Area Hydraulic Modelling Report 2018
<b>How will it be delivered?</b>	Through the preparation of a comprehensive masterplan SPD or AAP/ Investment Framework by the council and through a combination of public and private investment and actions.
<b>Which local plan objectives will it meet?</b>	1, 2, and 6.



Figure 3.3 Key regeneration areas



**Key**

 Key Regeneration Site	 Town Centre Boundary	 Railway Station
 Railway Line	 Rivers & Streams	

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# Section Four

## Place making

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

**Figure 4.1 Forest inspired landscaping**



Our District is at the heart of a wider Forest landscape. New developments will be expected to draw the Forest into their streets and spaces

**4.2** As with other places across the country, the district has buildings and spaces that vary in terms of their design quality and their human scale: from our higher quality and more distinctive and memorable, tight knit and walkable historic urban fabric, that accommodates a vibrant mix of uses, to our lower quality and more generic, dispersed, single use, car dominated and less-walkable retail-led developments that have failed to create meaningful places.

**4.3** We need to ensure that we replicate the characteristics of these higher quality places rather than the lower quality places.

**Figure 4.2 Highways dominated design**



Many new developments have seen highways engineering considerations (such as restricting frontage access) take priority over the need to create safe and attractive streets.

**4.4** As the district continues to emerge from the economic challenges associated with the decline in coal mining and manufacturing industries which has shaped how the district looks and feels, we are becoming increasingly confident and aspirational. New investment is responding to emerging opportunities and we see the future of Mansfield in the knowledge rich, added value services and a town that offers a good standard of living, provides better employment opportunities and prosperity for the people who live and work here. The Mansfield place making principles at paragraph 4.14 will promote well-designed, modern neighbourhoods which connect communities with each other, the environment and surrounding areas. These living spaces will set them apart from other destinations and provide opportunities for residents to really enjoy their environment and lead healthier lifestyles.

**4.5** In the first decades following the closure of coal mines and long-established manufacturers, development and inward investment within the district was welcomed – even if this compromised design quality considerations. Whilst we do not want to forget Mansfield's strong mining and industrial heritage, today our district is more aspirational and selective. We are more mindful of the environmental, economic and social costs associated with poorly designed buildings and spaces. Equally, we are more mindful of the added value associated with well-designed buildings and spaces, particularly the more public benefits, such as those associated with improved public health and wellbeing, engendering a greater sense of local pride and place attachment, enhanced external perceptions of the district in addition to wider sustainability concerns.



**4.6** The council will expect all new developments to achieve a good standard of design as a minimum, based on the Mansfield Place Making Principles and the Building for Life 12 design assessment tool. These reflect the council’s vision for the district that is focused on: growth, place, aspiration and wellbeing. The Mansfield Place Making Principles and Building for Life 12 consider more than the external appearance of buildings as they consider:

- the relationship between buildings, streets and other public spaces;
- the relationship between proposed new developments, their immediate and wider context;
- the integration and creation of green and blue infrastructure; and
- the relationship between the design of our built environment, physical activity and the vibrancy of native species.

**Figure 4.3 Unwelcoming footpath**



To encourage residents to walk more often the quality of the public realm must be of high quality. Streets and paths must be well overlooked, lit and well maintained.

**4.7** The Mansfield Place Making Principles and Building for Life 12 guard against poor quality design that is typically characterised by:

- buildings, streets and spaces that are not well connected or related to each other;
- disconnected street and route networks;

**Figure 4.4 Disconnected street**



Connectivity is often frustrated within new developments

- a lack of a locally inspired or otherwise distinctive landscape or architectural character; recognising that distinctive local characteristics are expressed through features that go beyond architectural details. Instead local character is expressed through: street character and variation, building typologies and forms, plot character, building to street relationships, building to building relationships (for example, the spaces around buildings), hard and soft landscaping;

**Figure 4.5 Integration of landscape features**



Integrating existing landscape features into developments creates a strong sense of identity for places

- failure to integrate existing site assets including but not limited to views into, out of and through development sites;

- broken and/or fragmented perimeter blocks;
- highways and/or car dominated environments;
- left over spaces with no clear public or private ownership and/or function;

**Figure 4.6 Left over spaces**



Left over spaces with no clear public or private ownership or function are wasted opportunities.

- streets and spaces with inactive frontages; and

**Figure 4.7 Poor relationship between building and street**



Buildings must have a positive relationship with the streets and spaces around them.

- lack of convenient, discreet and sufficient storage provision for waste and recycling containers.

**Figure 4.8 Disconnected street**



Poorly connected developments discourage walking and cycling for short journeys. Beyond this residential street is a local centre, however the most direct pedestrian connection has not been provided resulting in a considerably longer walking route.

**4.8** Creating well-designed buildings and places through good design is reliant on competent skills and methods. Where resources permit, we will seek to invest in improving the design skills, knowledge and confidence of our planning officers and Planning Applications Committee; supplementing this, where necessary, through the use of external design review, specialist design support and the production of additional planning guidance, such as supplementary planning documents.

**Figure 4.9 Built for life**



Built for Life Commended schemes can be found across a wide spectrum of market areas. For example, in North West Leicestershire, better standards of design have been achieved in former coal mining communities by applying the Building for Life 12 principles. A simple network of connected streets and paths are framed by standard house types set within a strong landscape structure.



## 4.1 Policy P1: Achieving high quality design

### Policy P1

#### Achieving high quality design

1. All new major development proposals (including new build, conversions and extensions) will be supported where they contribute positively to the creation of inclusive and accessible well-designed buildings and places. This will be achieved by developers demonstrating that they have:
  - a. undertaken a thorough and robust site and contextual analysis, identifying and responding to opportunities and constraints;
  - b. involved local communities and key stakeholders, including the local planning authority, at an early stage in the development of design solutions;
  - c. responded positively to the Mansfield's Place Making Principles and or Building for Life 12; and
  - d. where appropriate, engaged with and responded to the recommendations of design review.
2. Where schemes are assessed as having performed well against Buildings for Life 12 or successor scheme, they will be deemed also to have accorded with Policies P2\* and P3.

*\*with the exception of requirement for health impact assessment checklist for major schemes (Policy P2 (2) refers)*

Figure 4.10 West Nottinghamshire College



West Nottinghamshire College

#### Explanation

**4.9** Policy P1 sets the strategic approach for the work that the council will undertake to deliver well-designed buildings and spaces and reflects the government's expectations of local planning authorities in setting out a local design vision and aspirations.

**4.10** Delivering good design and quality places requires the involvement of a wide range of different stakeholders such as, but not limited to, local communities and businesses, the council as local planning authority and Nottinghamshire County Council. The council will take a custodian and leading role in protecting, enhancing and improving the quality of the built environment working with partner organisations such as the Mansfield Business Improvement District and applicants seeking to develop within the district. Early identification and engagement of appropriate stakeholders by applicants is strongly encouraged and can help inform the design process; this will help to avoid the risk of modifying proposals at a later stage.

**Figure 4.11 Understanding a site**



Taking the time to walk and explore a site is critical in developing a strong understanding of the characteristics of the place and its wider context. Applicants are strongly encouraged to agree with the Council that both parties agree upon opportunities and constraints before progressing proposals further.

**4.11** Design and Access Statements for major developments should, proportionate to the scale and complexity of the proposal, provide an explanation of the design process and include:

- a thorough and robust site and contextual analysis. A robust analysis will involve identifying and agreeing with the council site and contextual opportunities and constraints. To ensure the robustness of this process, the council will expect applicants to actively engage other stakeholders as necessary;
- for non-residential development a Design and Access Statement will be expected to include a concise statement of how the design has considered and responded to the Mansfield Place Making Principles; and
- for residential developments of ten homes or more Design and Access Statements will be expected to be structured against the Building for Life 12 questions.

**4.12** In addition they should explain:

- how the proposal responds to relevant policies in the local plan including heritage, climate change and the natural environment; and
- any consultation that has been undertaken regarding the proposal and how they have been taken into account in the submitted design.

### Delivering high quality design

**4.13** The design quality of proposed major developments will be measured by reference to how they address the Mansfield place making principles (for all types of developments), and Building for Life 12 (for residential-led developments).

### The Mansfield place making principles

**4.14** Our place making principles are:

**Forest inspired:** A locally inspired or forest inspired identity, drawing greater and more creative inspiration from the Dukeries and world famous Sherwood Forest.

**Figure 4.12 Forest inspired identity**



**What does a forest inspired identity mean?**  
Strong and generous tree planting is very effective in creating a sense of identity to a place, offering a simple way to bring the forest back into our communities. A similar approach has been successfully adopted in The National Forest (Measham).

**Healthier:** Creating more green, walkable and inclusive places to live, work and visit balancing the needs of:

- car drivers with the needs of pedestrians, and cyclists;



**Figure 4.13 Traffic calming**



Features within the street calm vehicle speeds and encourage more cautious driving.

- children and the growing elderly population, helping to encourage greater uptake of physical activity through, for example, designing in accessible spaces and integrating open space with walking routes; and
- natural environment, including encouraging views of and access to nature and supporting cleaner air.

**Figure 4.14 Influencing healthier lifestyles**



To encourage our residents to adopt healthier life styles and exercise more, the quality of streets and public spaces must be higher. Here, an inviting new play space is located within a wider walking route and is well overlooked by neighbouring properties.

**Connected:** Well-connected streets and spaces that encourage people to walk and cycle, particularly for shorter journeys.

**Figure 4.15 Connected street**



By thinking carefully about connected walking and cycling routes a significant impact can be made on people's travel choices. Without this connection walking the same route towards the town centre would take 10-15 minutes longer.

**Flexible and future proofed:** Developments should be mindful of the longevity of the buildings, streets and spaces; with the original occupiers or commissioners being outlived by the streets, buildings and spaces they leave behind.

**Vibrant and welcoming:** Good places need to accommodate a compatible mix of uses whilst also encouraging social interaction, contributing towards the rebalancing of our town centres as more welcoming and inclusive environments. They need to positively create a sense of place and community. New residential developments will be expected to respond to local housing need by meeting local needs and also attracting families and professionals from outside of the district whilst meeting the needs of an ageing population.

**Figure 4.16 Unwelcoming footpath**



The public realm must feel welcoming, well maintained and safe.

**Neighbourly and considerate:** Sensitive and respectful to a site and its wider context, with new developments identifying and responding to considerations such as: character and setting, views in, views out and views through proposed development sites, existing site features and the relationship between existing and proposed new development.

**Safe and attractive spaces:** New or improved public spaces must be inspirational, safe, attractive and well overlooked; avoiding buildings that ignore the semi and public spaces around them. Where possible particular attention should be afforded to the creative integration of water management; ensuring that surface water features enhance the appearance and function of the public realm and support biodiversity.

**Figure 4.17 Poor relationship between building and street**



Buildings must have a positive relationship with the street if we are to create safe and attractive places.

**Responsible:** New developments will safeguard our heritage and natural assets. Development should respect and respond to our heritage assets and their setting. The creation of new habitat areas will be complemented by connecting with nearby existing habitats, thereby enabling species to move across wider areas reflecting natural behaviour. Specialist advice may result in a development focusing on a particular habitat, for instance by creating species rich grasslands. Other measures may include supporting threatened species, for instance by creating hedgehog corridors allowing them to move more easily between back gardens, encouraging them away from cars and streets.

**Figure 4.18 Integration of biodiversity**



The creation of species rich grasslands within new developments will offer greater biodiversity value than regularly cut grasses areas.

### Building for Life (BfL)

**4.15** BfL is a government-endorsed industry standard for well-designed homes and neighbourhoods. All planning applications for major residential development are required to be supported by a BfL assessment prepared by the applicant in consultation with the local community, key stakeholders and the council. The BfL is designed around a series of 12 questions which help structure discussions between local planning authorities and developers. These questions cover the following issues:

- connections;
- facilities and services;
- public transport;
- meeting local housing requirements;
- character;



- working with the site and its context;
- creating well defined streets and spaces;
- easy to find your way around;
- streets for all;
- parking;
- public and private spaces; and
- external storage and amenity space.

Figure 4.19 Demarcation of public and private space



Public and private spaces must be clearly demarcated.

**4.16** Each issue is graded on a traffic light system:

- **green** shows the design of the scheme has responded positively to the question;
- **amber** is used where there is clear evidence of local constraints on the scheme beyond the control of the design team that prevent it from achieving a green;
- **red** elements identify aspects of proposals that need to be changed and where the scheme design at the time of assessment fails to respond to the question positively.

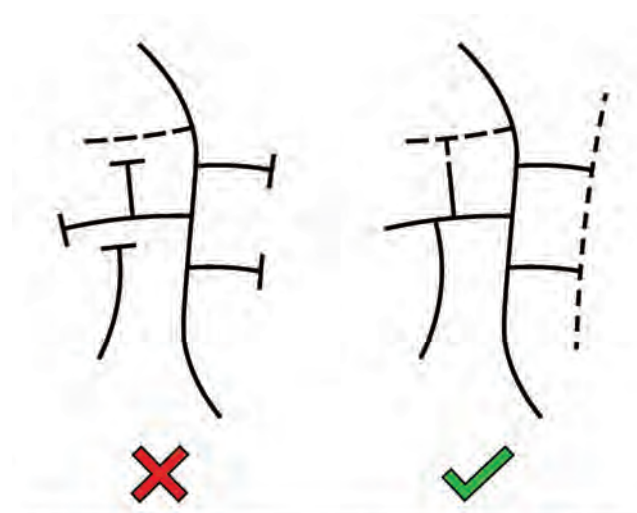
**4.17** A well-designed scheme should perform well against all 12 questions. The best performing schemes will achieve 12 greens.

**4.18** Applicants should show evidence of how their development performs against each question, justifying either a *green* or *amber* outcome. Any *amber* scores should only be where solutions to obtain *green* scores are unachievable because of the particular circumstances of the scheme beyond the control of the applicant and where there is evidence to support this.

**4.19** The council will review BfL assessments submitted and it is important that applicants score and evidence their schemes robustly.

**4.20** More details about the BfL scheme can be found at: <http://www.builtforlifehomes.org/>.

Figure 4.20 Connected streets



Building for Life places considerable emphasis on creating more walkable and connected communities as part of a wider public health agenda. The more walkable places are the more people will walk for short, local journeys.

#### Design review

**4.21** Applicants submitting proposals for major developments and / or developments in sensitive locations should expect their proposals to be subject to an independent design review. The council will attach considerable weight to the recommendations of design review in assessing the merits of a planning application. The design review process plays a positive role in shaping schemes and can lead to a better development overall. It is a process whereby a qualified and experienced panel of professionals from a range of different disciplines independently review a development proposal. It aims to provide transparent and objective advice that can be used to improve the development.

It is expected that the larger schemes will be most suitable for design review. This will be assessed on a case-by-case basis.

**4.22** The council will prepare a Design Supplementary Planning Document (SPD) to provide further guidance on achieving high quality design in the district including meeting the needs of different age groups.

**Table 4.1 Policy P1 - Supporting information**

<b>Policy P1: Achieving high quality design</b>	
<b>Does it meet national planning policy?</b>	Yes - NPPF Paragraphs 17, 28, 55, 56 - 68, 69 and 171.
<b>What evidence has informed this policy?</b>	Building for Life (3rd Edition) and any suitable equivalent or successor scheme.
<b>How will it be delivered?</b>	Through the development management process and the submission of design and access statements and through the submission of supporting Building for Life Assessments . It will apply to all new major development across the district by both the public and private sectors. The council will prepare a Design Supplementary Planning Document to provide further guidance on achieving high quality design in the district.
<b>Which local plan objectives will it meet?</b>	4, 5, 6, 7, 8, and 9.



## 4.2 Policy P2: Safe, healthy and attractive development

### Policy P2

#### Safe, healthy and attractive development

1. Development will be supported provided it creates a strong sense of place and is inclusive and accessible and appropriate to its context in terms of layout, scale, density, detailing and materials through:
  - a. respecting, where appropriate, existing patterns of development which contribute to the character of the area;
  - b. retaining, integrating and enhancing existing built and natural features which contribute to creating a distinctive identity;
  - c. taking opportunities to create new public open spaces, landmark buildings, landscape features (including street trees), views and public art as an integral part of the design;
  - d. taking opportunities to promote physical activity;
  - e. providing variety, on larger developments, with different character areas and a hierarchy of street types;
  - f. creating attractive streetscapes and spaces which are defined and brought to life by the layout, scale and appearance of the buildings;
  - g. minimising the opportunities for crime by designing in high levels of security which meets 'secure by design' principles (or equivalent) including the use of natural surveillance and ensuring public spaces are clearly distinguished from private spaces and are well lit;
  - h. providing adequate and accessible external storage space for waste, recycling and bicycles;
  - i. avoiding obtrusive skyline views; and
  - j. ensuring that any tall buildings are appropriate to their location, are of high quality design and do not detract from key views or heritage assets and their settings, nor create unacceptable local environmental conditions.

Continued overleaf

## Policy P2 continued

2. A health impact assessment checklist, as set out in Appendix 4, will be required for applications for:
  - a. residential development of 50 dwellings or more;
  - b. non-residential developments of 5,000 square metres or more; and
  - c. other developments which are likely to have a significant impact on health and wellbeing.

Where a significant adverse impact is identified through a Health Impact Assessment, measures to substantially mitigate the impact will be required.

Figure 4.21 Cycle networks



Investing in protected cycle networks is critical to encouraging higher levels of physical activity, tackling health inequalities and drastically reducing the number of children driven to school each day.

### Explanation

**4.23** A key part of delivering good design is ensuring that a new development helps create a sense of place and fits into the surrounding context as far as possible. Policy P2 seeks to identify the key factors that will be taken into account when considering whether or not a development does this successfully.

**4.24** Existing features such as street patterns, materials, plot sizes, the orientation of buildings and architectural details can all contribute to creating a

distinctive local character. Reflecting these as part of new developments helps reinforce existing character and integrates the new into the existing more effectively. Design and access statements should explain how they have addressed Policy P2 including responding to advice set out in the appropriate Secured by Design design guides: see,

<https://www.securedbydesign.com/>

**4.25** Additionally, Sport England provides guidance on how new development can support active, healthy lifestyles in our everyday lives through key active design principles.

**4.26** The council will prepare a Design Supplementary Planning Document to provide further guidance on achieving high quality design in the district.

**4.27** The Health Impact Assessment in Appendix 4, that is referred to in the policy, was produced by Nottinghamshire County Council, in consultation with partner authorities and organisations, and was published in 'Spatial Planning for the Health and Wellbeing of Nottinghamshire, Nottingham City & Erewash' (2016). Its use will help to ensure that the health and wellbeing of residents is given appropriate weight when applications are prepared and considered.

**4.28** Not all of the points in the Health Impact Assessment will be relevant to all applications; equally there may be additional health-related issues that are relevant to particular applications.



Table 4.2 Policy P2 - Supporting information

Policy P2: Safe, healthy and attractive development	
Does it meet national planning policy?	Yes - NPPF paragraphs 17, 28, 55, 56 - 68, and 69.
What evidence has informed this policy?	Secured by design: <a href="https://www.securedbydesign.com/">https://www.securedbydesign.com/</a>  'Spatial Planning for the Health and Well-Being of Nottinghamshire, Nottingham City & Erewash' (2016): <a href="https://www.nottinghamshireinsight.org.uk/">https://www.nottinghamshireinsight.org.uk/</a>  Sport England, Active Design: Planning for health and wellbeing through sport and physical activity (October 2015) - <a href="https://www.sportengland.org/">https://www.sportengland.org/</a>
How will it be delivered?	The policy will be delivered through the development management process and the submission of design and access statements and health impact assessments. Part 1 will apply to all new development requiring planning permission across the district by both the public and private sectors and individual members of the public. Part 2 will apply to all development proposals over 50 dwellings or 5,000 sqm. The council will prepare a Design Supplementary Planning Document to provide further guidance on achieving high quality design in the district.
Which local plan objectives will it meet?	4, 5, 6, 7, 8, and 9

## 4.3 Policy P3: Connected developments

### Policy P3

#### Connected developments

1. Development will be supported provided it takes opportunities to encourage people to walk, cycle and use public transport through:
  - a. creating a network of routes and spaces which are safe, attractive, convenient and easy for all people to understand and use;
  - b. connecting to existing and proposed street and path networks, public transport and places where people want to go in obvious and direct ways, and where necessary improving existing routes and public transport facilities;
  - c. highway design which respects the overall character of the place and which encourages people to use primary routes as social spaces rather than just as routes for traffic movement; and
  - d. providing sufficient off-street car parking in accordance with Policy IN10 that complements the street scene and pedestrian environment whilst also being convenient and secure.

#### Explanation

**4.29** Policy P3 seeks to ensure that new development, especially new residential developments, connect well with the surrounding areas, and are easily navigated by users. Routes need to encourage walking and cycling and easy access to bus routes. This is likely to involve layouts that connect with and enhance nearby walking and cycling routes such that these provide linkages through and to new and nearby open space and green infrastructure networks, and promote safe, connected and intuitive access to local centres, businesses, schools, shops and other community facilities.

**Figure 4.22 Highways dominated design**



**We must challenge the dominance of established thinking that prioritises the movement of vehicles over people, particularly within low traffic residential streets.**

**4.30** Improving existing routes includes ensuring routes are, for example: safe for pedestrians and cyclists, well signed, better connected to public spaces and places and other routes, accessible for people with disabilities, well managed, and minimise the need for unnecessary repairs.



**Figure 4.23 Poor street environment**



To encourage more walking and public transport use the quality of the street environment must be higher.

The bus stop lacks surveillance opportunities from neighbouring properties due to the height of the hedge. Direct access between homes, the street and the bus stop has been 'designed out' due to restrictions on frontage access.

**4.31** Many of the most liveable cities in the world are also those that score well for walkability. Connected neighbourhoods are more sustainable and attractive, and lead to a number of benefits including:

- health benefits resulting from increased walking;
- community benefits from increased opportunities for interaction; and
- environmental benefits from reduced vehicle emissions.

**4.32** Often well-connected, walkable places connect to community focal points within the layout, such as a community parade, open space or other civic space. This can encourage positive place shaping opportunities and greater community cohesion.

**4.33** Design and access statements should explain how they have addressed Policy P3.

**4.34** The council will prepare a Design Supplementary Planning Document (SPD) to provide further guidance on achieving high quality design in the district.

**Table 4.3 Policy P3 - Supporting information**

Policy P3: Connected development	
Does it meet national planning policy?	Yes - NPPF Paragraphs 17, 35, 56 - 68
What evidence has informed this policy?	Building for Life (3rd Edition); and Manual for Streets, <a href="https://www.gov.uk/government/publications/manual-for-streets">https://www.gov.uk/government/publications/manual-for-streets</a> .
How will it be delivered?	The policy will be delivered through the development management process and the submission of design and access statements. It will apply to all new development requiring planning permission across the district by both the public and private sectors and individual members of the public. The council will prepare a Design Supplementary Planning Document to provide further guidance on achieving high quality design in the district.
Which local plan objectives will it meet?	5, 7, and 9

## 4.4 Policy P4: Comprehensive development

### Policy P4

#### Comprehensive development

1. Development proposals will be supported provided they do not jeopardise the comprehensive delivery of allocated sites or sites with existing planning permission or their associated infrastructure, and in all cases must not:
  - a. prejudice the development of adjoining land with longer term potential; or
  - b. lead to piecemeal forms of development.
2. On large sites (of five hectares or more or 150 dwellings or more) a masterplan for the whole site will be required to be submitted as part of any planning application, in accordance with the Masterplanning requirements within Appendix 8. For large allocated sites which may be developed in phases, it is important that we are able to assess how the whole scheme works as one. This includes ensuring that open space contributes to the wider green infrastructure network, any cumulative infrastructure requirements can be delivered and access arrangements are suitable for the total scale of development.

#### Explanation

**4.35** In order to protect the potential of a site to be developed for its intended use, the council needs to ensure that any proposal will not prejudice the development of the remainder of a site. A small area of an allocated site could be developed for the purpose for which it has been allocated, but in a manner which does not restrict or prejudice the development of the remainder of the site.

**4.36** This policy will apply to sites which straddle local authority boundaries.

**4.37** The masterplan principles are set out in Appendix 8.

**Table 4.4 Policy P4 - Supporting information**

Policy P4: Comprehensive development	
Does it meet national planning policy?	Yes - NPPF paragraphs 17, 56, 57, 58, 63, 64, 66, 178 and 179,
What evidence has informed this policy?	Local and professional best practice.
How will it be delivered?	The policy will be delivered through the development management process and the submission of masterplans for large sites. It will apply to all new development requiring planning permission across the district by both the public and private sectors and individual members of the public.
Which local plan objectives will it meet?	1, 2, 5 and 9



## 4.5 Policy P5: Climate change and new development

### Policy P5

#### Climate change and new development

1. Development proposals will be supported where it can be satisfactorily demonstrated that it incorporates high standards of design and construction to reduce, mitigate and adapt to the impacts of climate change by incorporating the following measures, where practical and viable, having regard to the type, location and size of the proposal:
  - a. sustainable design and layout that maximises energy efficiency;
  - b. green infrastructure and landscaping;
  - c. sustainable drainage and water management measures;
  - d. appropriate flexibility to allow for future adaptation;
  - e. sustainable waste management facilities;
  - f. renewable and/or low carbon energy technologies or scope for their future provision; and
  - g. sustainable transport and travel facilities.

#### Explanation

**4.38** Mitigation and adapting to climate change is an international and national priority. The Climate Change Act 2008 commits the UK to cut greenhouse gas emissions against 1990 levels by at least 80% by 2050 (and by at least 35% by 2020). According to the latest UK, local authority and regional CO<sub>2</sub> emission estimates (2016) produced by National Statistics, the top sources of carbon dioxide in the district are from domestic gas and industrial and commercial electricity consumption. This is similar to estimates for Nottinghamshire. Overall trends in emissions in Mansfield district have decreased between 2005 and 2016: the overall percentage change for CO<sub>2</sub> emissions between this period was -25.5% (from 589.4 to 439.2 kilotonnes CO<sub>2</sub>). This is slightly less of a reduction in CO<sub>2</sub> when compared to the East Midlands region (-27%) and the UK (-32%). Emissions have decreased in all regions since 2005.

**4.39** Paragraph 96 of the National Planning Policy Framework (NPPF 2012) sets out that new development is expected to take account of land form, layout, building orientation, massing and landscaping to minimise energy consumption. Paragraph 97 sets out that local plan policies should be designed to maximise renewable and low carbon energy development. Therefore, improving the efficiency in these areas and seeking low carbon, renewable sources are key to reducing the district's impact on climate change.

**4.40** Policy P5 sets out the council's commitment to improve the sustainability and environmental performance of all new development by measures that reduce the impact on climate change, and mitigate and adapt to its effects. Much of the control over energy, water, and other sustainability aspects are matters for building regulations which are outside the scope of planning. Nevertheless, the local planning policies have the scope to influence the design, layout of new development along with a number of other matters.

**4.41** The policy emphasis is on how the design and layout can provide mitigation and adaptation to the impacts of climate change. Development that incorporates renewable and zero to low carbon design and technologies, and improves energy efficiency will be supported. These should also include identifying no or low cost solutions to climate risks that also deliver other benefits, such as integrating in areas of green infrastructure and green design principles. In addition to addressing climate change adaptation, green infrastructure provides other benefits such as providing net increases in biodiversity and amenity spaces and increasing attractiveness of new development by improving place shaping characteristics.

**Figure 4.24 Integration of landscape features**



Using existing landscape features such as trees and hedgerows can help to create a strong Forest inspired identity whilst also contributing towards surface water management, habitat protection and enhancement.

**4.42** The sustainability of new development needs to be fully considered as part its overall design. The council will therefore expect applicants to consider, at the outset of the development process, what measures could be incorporated into development proposals to reduce, mitigate and/or adapt to climate change. Where required through Policy P1, design and access statements or planning or sustainability statements submitted in support of applications should explain how they have addressed Policy P5.

**4.43** It is important to note that major developments are likely to have the ability to achieve more of these aspects given the scale of development and greater opportunities to implement long term sustainable measures in their design than smaller scale developments. Smaller developments or those within or near to heritage assets (e.g. within conservation areas or listed buildings) may be more restricted in what measures the development can achieve.

**4.44** The council will consider the need to prepare supplementary planning document (SPD) advice to provide further guidance on achieving high quality design and mitigating climate change in the district. Table 4.5 sets out some examples of the types of measures which could be incorporated into proposals in order to positively reduce CO<sub>2</sub> emissions and energy costs, reduce reliance on fossil fuels and improve resilience to the impacts from climate change. Many of these measures not only help plan for the present but also help future-proof development by improving resilience to impacts from climate change and associated costs and looking to future demands in technology, such an increased uptake of electric cars.



Table 4.5 Sustainability measures and the design of new developments

What?	How?	Why?
Energy efficiency and consumption	Passive solar gain and maximising natural daylight	<p>Passive solar design refers to the use of the sun's energy for the heating and cooling of living spaces. In this approach, the building itself or some element of it takes advantage of natural energy characteristics in materials and air created by exposure to the sun.</p> <p>Development that maximises passive solar gain and natural daylight through the siting, orientation and layout of a development can reduce energy bills. The proposed layout can also increase the opportunities for solar panels (e.g. south facing roofs). Internal layouts can be designed so as to maximise solar gain to the most used rooms (this is shown in Figure 4.25).</p>
	Green and brown roofs	These can help to regulate the temperature of a building, remove CO <sub>2</sub> and other pollutants from the atmosphere, reduce any heat island effect and provide biodiversity benefits. These also improve the attractiveness of the area and can improve economic uptake.
	Renewable and low carbon technologies	These can include solar power, solar water heating, wind turbines, biomass, combined heat and power, ground/air source heat pumps and electric charging points. These can be applied in varying degrees dependent upon the scale and nature of the development proposed and site characteristics. This also includes future proofing to allow for demands for future advancements in technologies, for example: ensuring appropriate wiring are in place to support the integration of electric charging points for home use, employment and retail areas and district and local centres.
Water efficiency	Rain water harvesting	This can include grey water recycling systems such as supplying toilets and outside taps, and use of water butts to store water for use outdoors in gardens etc.
Urban cooling	Green infrastructure and landscaping	<p>Careful thought should be given to maximising the potential for surrounding green infrastructure and landscaping to support no to low costs and passive energy gains with respect to cooling and reducing heat loss. For smaller developments, features such as the position of gardens and trees may be useful considerations. For major development, the incorporation of open spaces and green corridors, in and around the development, should be considered alongside other needs, such as urban cooling and sustainable drainage systems, and also recreational/sustainable transport and biodiversity enhancements.</p> <p>Where possible, the inclusion of trees, hedgerows and woodland within the design of open space and streetscapes should be prioritised over intensely managed amenity grassland. This will help to maximise CO<sub>2</sub> mitigation, provide wind blocks and improve urban cooling. Native woodland and broad-leaved trees should be prioritised over conifers. Species mixes may also need to consider future resilience to climate change, but native species should be prioritised.</p>
Drainage	Sustainable drainage systems	Sustainable drainage systems (SuDS) can reduce the risks of flooding and can be used in all types and scales of development. Providing more permeable surfaces in development can also reduce surface water run-off or the need for drainage works to carry water off site. Trees, woodland and hedgerows play an important role in mitigating flooding, if planted in the right locations.
Waste re-use and recycling	Waste storage facilities	This can include the use of composting bins and convenient storage for recycling bins.
Transport and travel	Electric charging points and cycle storage	The incorporation of electric charging points and convenient cycle storage at new developments can assist with the shift to the use of more sustainable travel modes which cut down on CO <sub>2</sub> , NO <sub>2</sub> and particulate matter emissions [note: NO <sub>2</sub> - nitrogen dioxide and particulate matter being the main pollutants of concern for motor vehicles which impact on human health].
Materials	Locally sourced and recycled materials	Using responsibly sourced and recycled materials can make a major contribution to sustainable development by slowing down the demand for non-renewable resources.
	Materials that can respond a changing climate and weather conditions	The materials used also need to take account of climate change, including extreme weather conditions such that buildings last longer and repair and maintenance costs are minimised.

Figure 4.25 Maximising solar gain through internal layout

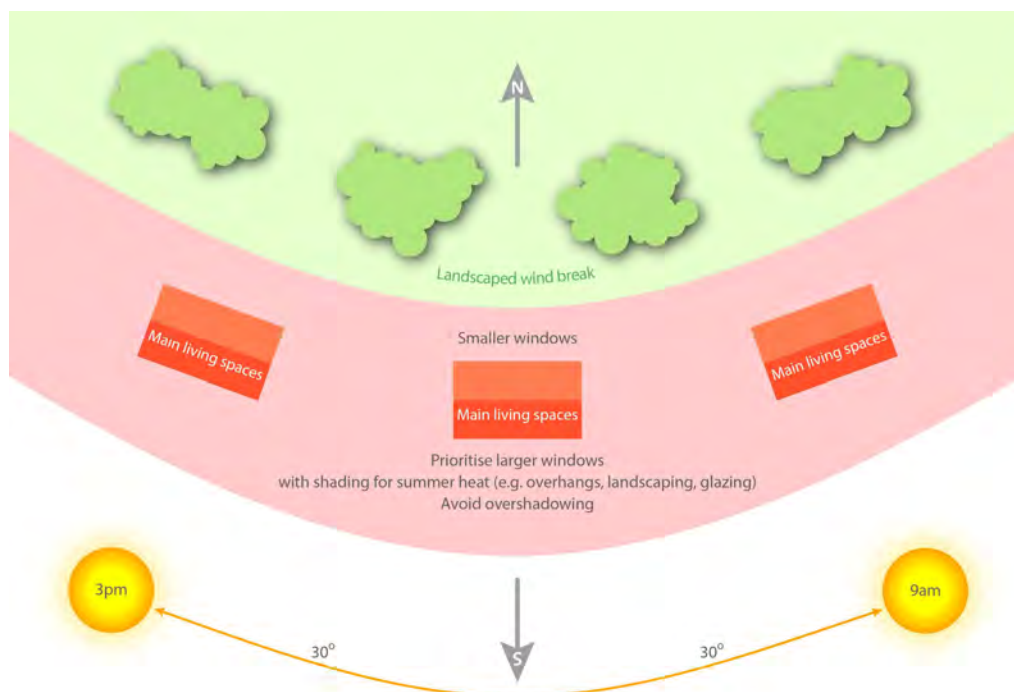


Table 4.6 Policy P5 - Supporting information

Policy P5: Climate change and new development	
Does it meet national planning policy?	Yes - NPPF Paragraphs 17, 56, 63, 93, 94, 95, 96, 97, and 99.
What evidence has informed this policy?	National Statistics UK local authority and regional carbon dioxide emissions national statistics: 2005 to 2016 ( <a href="https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2016">https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2016</a> ); Mansfield Low Carbon Energy Opportunities and Heat Mapping for Local Planning Areas across the East Midlands, 2011; Mansfield Strategic Flood Risk Assessment, 2008 and Addendum, 2018; Mansfield Green Infrastructure Study, 2018; and Climate Local UK Climate Projections (UKCP09).
How will it be delivered?	The policy will be delivered through the development management process and the submission of design and access statements, planning or other sustainability statements. It will apply to all new development requiring planning permission across the district by both the public and private sectors and individual members of the public.  The council will consider the need for additional detailed advice through a supplementary planning document based on monitoring outcomes.
Which local plan objectives will it meet?	5, 7, 8, 9, and 10



## 4.6 Policy P6: Home extensions and alterations

### Policy P6

#### Home extensions and alterations

1. Development proposals to extend and/or alter an existing dwelling, including the provision of separate buildings within the curtilage for habitable or other purposes related to the domestic use of the property will be supported, provided that there is:
  - a. no significant adverse impact on the character and appearance of the dwelling or street scene, or the wider surrounding area;
  - b. no significantly reduced residential amenity of nearby existing occupiers or future occupiers of the property itself; and
  - c. sufficient parking and outdoor amenity space.

#### Explanation

**4.45** Applications for residential extensions and alterations are some of the most common applications that local planning authorities deal with. They also have the potential to directly impact on the character of areas and the amenity of neighbouring residents. Planning applications for home extensions and alterations should demonstrate that they meet the requirements of Policy P6.

**4.46** Not all extensions require planning permission, as certain alterations are covered by permitted development rights. Applicants are advised to check with the council for information regarding extensions prior to undertaking work.

**4.47** Listed buildings and buildings within conservation areas are also subject to relevant policies and legislation. Where a protected species might be impacted, extensions and alterations are also subject to Policy NE2 and protected species legislation.

Table 4.7 Policy P6 - Supporting information

Policy P6: Home extensions and alterations	
Does it meet national planning policy?	Yes - NPPF paragraphs 17, 56 - 68
What evidence has informed this policy?	local experience and professional best practice.
How will it be delivered?	The policy will be delivered through the development management process and the submission of design and access statements. It will apply to all new development requiring planning permission across the district by both the public and private sectors and individual members of the public.
Which local plan objectives will it meet?	5

## 4.7 Policy P7: Amenity

### Policy P7

#### Amenity

1. Proposals for development will be designed and constructed to avoid and minimise impacts on the amenity of both existing and future users, alone and in combination, within the development and close to it. As such, development proposals will be expected to:
  - a. not have a significant adverse effect on the living conditions of existing and new residents and future occupiers of the proposed development through loss of privacy, excessive overshadowing or overbearing impact; and
  - b. not generate a level of activity, noise, light, air quality, odour, vibration or other pollution which cannot be mitigated to an appropriate standard.

#### Explanation

**4.48** In the majority of cases, the impact of schemes, especially small schemes such as residential extensions or changes of use, falls mostly on those residents and occupiers immediately adjacent to the proposed development. Avoiding and minimising impacts is all about ensuring the design and type of development are sensitive to the surroundings and is located in the right place. One of the key elements of the planning system is to ensure a good standard of amenity for all existing and future residents (NPPF paragraph 17, fourth bullet point). Policy P7 applies to the design and layout stage of the development and also the considerations that need planning for during the construction period.

**4.49** The relationship between the impact and those affected will depend on a number of factors including but not limited to: the nature, amount or magnitude of the impact, exposure time, additional impacts nearby (cumulative elements) and the sensitivity of the group affected. Neighbouring uses need to be taken into consideration. For example, some commercial developments including sports pitches, fast food restaurants, night clubs and public houses can have particular impacts, not least because activities are often at their peak in the evening and late at night. In addition to this policy, applicable legislation, standards and licensing requirements also need to be considered and addressed.

**4.50** Impacts should firstly be avoided, where possible, followed by mitigation. Avoiding and minimising impacts may be addressed, for example, through:

- designing in amenity and landscaped buffers and screening;
- fabric of buildings (e.g. insulation);
- limiting activities at certain times of the day;
- type of and positioning of lighting; or
- sensitive positioning of neighbouring buildings and amenity spaces.

**4.51** While Policy P7 seeks to ensure good living standards, this does not mean that there will not be any impacts; the extent of the impacts and whether they amount to the 'significant adverse effect' required by the policy will be a matter of professional judgement informed by consultations with experts from different disciplines and organisations, as well as those residents and occupiers affected. Where there will be an impact on amenity, different scheme designs, conditions or other appropriate forms of mitigation will be considered to reduce the impact especially where this will bring the impact on amenity to a level which is considered acceptable to the decision maker.



**4.52** Planning applications should demonstrate that they meet the requirements of Policy P7 through relevant and appropriate assessments carried out by a qualified assessor. Whilst this policy mainly addresses local impacts on residential areas, Policy NE3 (Pollution and land instability) may also apply which looks at wider impacts, including on the natural environment. An Air Quality and Emissions Mitigation Guidance for Developers Supplementary Planning Document (SPD) will provide further guidance for policy implementation.

**Table 4.8 Policy P7 - Supporting information**

Policy P7: Amenity	
Does it meet national planning policy?	Yes - NPPF Paragraphs 17, 56 - 68, 120, 124, and 125.
What evidence has informed this policy?	Land-Use Planning & Development Control: Planning for Air Quality, 2015, EPUK & IAQM
How will it be delivered?	The policy will be delivered through the development management process, the submission of design and access statements and the submission of specialist reports relating to potential noise, light, air quality, odour, vibration or other pollution impacts and appropriate mitigation. It will apply to all new development requiring planning permission across the district by both the public and private sectors and individual members of the public.
Which local plan objectives will it meet?	5, 7

## 4.8 Policy P8: Shop front design and signage

### Policy P8

#### Shop front design and signage

1. New and alterations to existing shop fronts will be supported where they:
  - a. respect the scale, proportions, character and materials of the whole building and where appropriate, adjoining buildings and the wider street scene;
  - b. retain any existing independent access to upper floors and take opportunities to provide such access from the street where none currently exists;
  - c. provide fully accessible entrances for all users where appropriate to do so;
  - d. respect the design of individual units when combining two or more units; and
  - e. avoid the provision of external shutters and the use of external roller shutter boxes unless this can be fully justified in appropriate circumstances.
2. Where proposals affect heritage assets, changes to shop fronts and signage will not be permitted if they fail to preserve or enhance the area's character, appearance and setting. The following considerations will also apply to advertisement proposals:
  - a. they should be appropriate in size and scale to the building on which they are to be attached especially those associated with listed buildings and conservation areas;
  - b. any illuminated advertisements should conserve and enhance the appearance of the heritage asset and surrounding area.

#### Explanation

**4.53** A shop front serves a number of purposes to provide an attractive frame for goods displayed, to advertise the presence of the shop, and to project an image for the business inside. Shop fronts also have an important role in creating places with local distinctiveness. This distinctiveness can be lost where businesses adopt a standardised national shop front and signage scheme or fail to reflect the building's character and setting. New shop fronts in existing buildings should respect the character of the building and the traditional pattern of shop fronts in the locality in terms of materials, style and scale.

**4.54** Businesses operating out of two or more adjoining buildings should have separate shop fronts and signage for each building, particularly where each building, particularly where each retains a traditional shop front. This will help to retain and enhance traditional building patterns and conserve the character and appearance of our retail centres, some of which are designated as conservation areas.



**4.55** In order to ensure the vitality of our retail centres, it is important that any changes to shop fronts retain any existing independent access to upper floors and take opportunities to provide such access from the street where none currently exists. This will enable other appropriate and compatible uses, including residential, to utilise upper floor space.

**4.56** Improved security can be provided through the use of laminated glazing systems that can eliminate the need for additional security barriers. Where security shutters are required, they should be internally mounted mesh shutters to allow window displays to remain visible, retaining the vitality of our retail centres and providing interest to the street scene. Externally mounted roller shutters and solid shutter systems can have an adverse impact on the character and appearance of town centres, eroding vitality, creating a heavily defensive feel and projecting a “fear of crime”.

**4.57** The district has some very good examples of historic shop fronts. Due to the overall character and historic interest within the conservation areas covering Mansfield town centre, Mansfield Woodhouse and Market Warsop district centres, it is important to conserve, protect and enhance where appropriate the historic shop fronts.

**4.58** The council will consider producing further detailed guidance on shop front and signage design as part of a Design Supplementary Planning Document (SPD).

**4.59** In some circumstances, grant funding may be available. Support is offered by the council and the Mansfield Business Improvement District (BID) both of which run / provide information about funding schemes to help new businesses start up. For example, the Ashfield and Mansfield Business Start Up Grant Scheme is for up to £1,000 and can be spent on items such as:

- shop fittings and refurbishment
- security equipment and installation
- business stationery, advertising and other marketing costs including web design.

**Table 4.9 Policy P8 - Supporting information**

Policy P8: Historic shop fronts	
Does it meet national planning policy?	Yes - NPPF Paragraphs 56, 57, 64, 67, 68, 126, 128 - 141.
What evidence has informed this policy?	Conservation area character appraisals and management plans.
How will it be delivered?	Through the development management process and the work of the council's conservation officer in commenting on planning applications. Detailed design guidance may be prepared as part of a Design SPD.
Which local plan objectives will it meet?	4

# Section Five

## Housing

**5.1** 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.

**5.2** This section identifies and allocates a number of housing sites that will be developed to ensure that the housing target of 6,500 homes is met during the plan period (2013 to 2033). As set out below, an additional allowance is being provided to ensure that there is flexibility in case any of the sites expected to come forward do not for any reason. Section 8 allocates two mixed use strategic sites which will deliver an additional 1,725 homes.

**5.3** This section also sets out policies on the type of homes that should be built. This includes:

- the number of affordable homes required and when this will be required;
- the density and mix of house size required in Mansfield district;
- how the number of custom and self build homes will be increased; and
- the approach to specialist housing and homes in multiple occupation.

**5.4** The section also provides a policy related to the provision of Gypsy and Traveller pitches. A separate Gypsy and Traveller Site Allocations Development Plan Document is also being prepared to help identify and allocate appropriate sites to meet the need for this type of accommodation.



## 5.1 Policy H1: Housing allocations

### Policy H1

#### Housing allocations

1. The following sites, as shown on the Policies Map, are allocated for housing development:

#### Site H1a

##### Clipstone Road East

This site is allocated for approximately 511 new homes subject to:

- provision of onsite open space as part of green corridors through the development to enable access to the Timberland Trail;
- provision of features to protect and, if possible, enhance water quality and flow of Vicar Water; and
- contributions toward the improvement of bus stops within the vicinity of the site; and.
- an application specific assessment to identify and address impacts on nightjar and woodlark and their habitats.

Masterplans submitted in support of this development (in accordance with Policy P4) should have regard to the indicative masterplan set out in Appendix 8.

#### Site H1b

##### Land off Skegby Lane

This site is allocated for approximately 215 new homes subject to:

- provision of a landscape buffer along the western boundary of the site to avoid coalescence with Sutton in Ashfield;

Continued opposite

#### Site H1b continued

- addressing low soil permeability through appropriate measures;
- enhanced cycle provision along or parallel to Skegby Lane;
- an off-site open space contribution towards improvements at Millennium Green (Skegby Lane); and
- provision of walking and cycling improvements to existing pathways leading to nearby open space, hospitals, shops and the Timberland Trail.

Contributions will be required to mitigate the impact of development on the following junctions:

- Kings Mill Road/ Beck Lane/ B6014 Skegby Lane/ Mansfield Road;
- Sutton Road / Skegby Lane/ Sheepbridge Lane; and
- any further junctions that are identified by the Transport Assessment required to support a future planning application for the site.

**5.5** Masterplans submitted in support of this development (in accordance with Policy P4) should have regard to the indicative masterplan set out in Appendix 8.

## Site H1c

### Fields Farm, Abbott Road

This site is allocated for approximately 200 new homes subject to:

- retention and enhancement of the existing public rights of way;
- enhancement of habitat connections between existing woodland on-site and nearby, through the retention and creation of habitat areas on-site;
- an off-site open space contribution towards improvements on Abbott Road Playing Field;
- any development proposals would need to be supported by detailed desk based assessment and the results of a staged pre-determination programme of archaeological investigation on the basis of an approved Written Scheme of Investigation;
- protection of the buildings and other features that make up the non-designated local heritage asset at Ashland Farm; and
- addressing low soil permeability through appropriate measures.

Contributions will be required to mitigate the impact of development on the following junctions:

- Kings Mill Road/ Beck Lane/ B6014 Skegby Lane/ Mansfield Road;
- Sutton Road / Skegby Lane/ Sheepbridge Lane; and
- any further junctions that are identified by the Transport Assessment required to support a future planning application for the site.

**5.6** Masterplans submitted in support of this development (in accordance with Policy P4) should have regard to the indicative masterplan set out in Appendix 8.

## Site H1d

### Three Thorn Hollows Farm

This site is allocated for approximately 200 new homes subject to:

- the provision of enhanced walking and cycling links to the Mansfield Way;
- the creation and maintenance of an appropriate ecological buffers to Rainworth Lakes SSSI, Foul Evil Brook and local wildlife site located to the south;
- provision of onsite open space including play/formal recreational provision;
- provision of features to protect and, if possible, enhance water quality and flow of Foul Evil Brook and Rainworth Water;
- a design, layout and density that is reflective of the rural character of Rainworth;
- any development proposals would need to be supported by detailed desk based assessment and the results of a staged pre-determination programme of archaeological investigation on the basis of an approved Written Scheme of Investigation;
- protection of the buildings and other features that make up the non-designated local heritage asset at Three Thorn Hollows Farm; and
- provision of sympathetic field boundaries along Blidworth Lane and the southern edge of site boundary which complement the Sherwood landscape character.

Contributions will be required to mitigate the impact of development on the following junctions:

- A6176 MARR/ A6191 Southwell Road, and
- any further junctions that are identified by the Transport Assessment required to support a future planning application for the site.



**5.7** Masterplans submitted in support of this development (in accordance with Policy P4) should have regard to the indicative masterplan set out in Appendix 8.

### Site H1e

#### Land at Redruth Drive

This site is allocated for approximately 178 new homes subject to:

- the provision of enhanced walking and cycling links to Old Newark Road and Sherwood Avenue to facilitate improved access to the Mansfield Way; and
- provision of onsite open space including play/formal recreational provision.

Contributions will be required to mitigate the impact of development on the following junctions:

- A6191 Southwell Road / Oaktree Lane/ Adams Way;
- A6191 Southwell Road/ Berryhill Lane;
- A6191 / Bellamy Road; and
- any further junctions that are identified by the Transport Assessment required to support a future planning application for the site.

### Site H1f

#### Former Rosebrook Primary School

This site is allocated for approximately 134 new homes subject to:

- the provision cycling and walking routes connecting with and along Hall Barn Lane and Hall Barn Lane open space;
- an off-site open space contribution towards improvements at Abbott Road Playing Field; and
- any development proposals would need to be supported by detailed desk based assessment and the results of a staged pre-determination programme of archaeological investigation on the basis of an approved Written Scheme of Investigation; and
- the positioning of the site access off Abbott Road (A6075).

Contributions will be required to mitigate the impact of development on the following junctions:

- Chesterfield Road/ Debdale Lane; and
- any further junctions that are identified by the Transport Assessment required to support a future planning application for the site.

## Site H1g

### Abbott Road

This site is allocated for approximately 102 new homes subject to:

- the on-site provision of open space with play/formal provision enhancements and to maintain access for local residents;
- any development proposals would need to be supported by detailed desk based assessment and the results of a staged pre-determination programme of archaeological investigation on the basis of an approved Written Scheme of Investigation;
- addressing low soil permeability through appropriate measures; and
- the retention and enhancement of the on-site football pitches and associated facilities.

Contributions will be required to mitigate the impact of development on the following junctions:

- Kings Mill Road/ Beck Lane/ B6014 Skegby Lane / Mansfield Road;
- Sutton Road / Skegby Lane/ Sheepbridge Lane; and
- Any further junctions that are identified by the Transport Assessment required to support a future planning application for the site.

Masterplans submitted in support of this development (in accordance with Policy P4) should have regard to the indicative masterplan set out in Appendix 8.

**5.8** The site includes existing playing pitches and a former cycle proficiency site which has been used as open space. The playing pitches should be retained on site. Open space of enhanced value should also be provided on site. This could take the form of a more intensive use which takes up a smaller area with improved access for residents, including those with

disabilities. A nearby site (H1f - Former Rosebrook Primary School) will also contribute towards this provision.

## Site H1h

### Centenary Road

This site is allocated for approximately 95 new homes subject to:

- the improvement of access to open space and strategic green infrastructure networks through the integration and enhancement of the adjacent footpath connecting Broomhill Lane and Albion Street; and
- an off-site open space contribution towards improvements at Chesterfield Road Park.

## Site H1i

### Former Mansfield Brewery (part a)

This site is allocated for approximately 70 new homes subject to:

- the creation of new habitats alongside sustainable drainage systems (SuDS) provided on-site;
- an off-site open space contribution towards improvements at Titchfield Park;
- protection of the buildings and other features that make up the nearby heritage asset including conservation areas, listed buildings and non-designated heritage assets; and
- any development proposals would need to be supported by detailed desk based archaeology assessment and the results of a staged pre-determination programme of archaeological investigation on the basis of an approved Written Scheme of Investigation.



### Site H1j

#### Bellamy Road

This site is allocated for approximately 40 new homes subject to:

- improved road crossings on Adams Way to facilitate access to King George V Park; and
- an off-site open space contribution towards improvements to King George V Park.

**5.9** This site is currently used as open space. The nearby King George V Park can be improved to address the loss of the open space. This should include the improvement of pedestrian crossings over Adams Way to facilitate access.

### Site H1k

#### High Oakham Farm (east)

This site is allocated for approximately 40 new homes subject to:

- the development reflecting the lower density character of the area;
- an off-site open space contribution towards improvements at Oakham LNR and Quarry Lane LNR;
- improvement of access to Shining Cliff Plantation;
- protection of the buildings and other features that make up the non-designated local heritage asset at High Oakham Central School, High Oakham House, High Oakham Farm, Inglebrook High Oakham Road); and
- enhanced habitat connections between on-site woodland / open parkland habitats and adjacent woodland.

### Site H1l

#### Land off Balmoral Drive

This site is allocated for approximately 35 new homes subject to:

- integration and enhancement of pathways leading to Oxclose Wood; and
- an off-site open space contribution towards improvements at Burlington Drive and Shaftsbury Avenue Allotments.

### Site H1m

#### Sherwood Close

This site is allocated for approximately 33 new homes subject to:

- the creation of an east-west green corridor to facilitate improved walking and cycling connections to the Timberland Trail and Maun Valley Trail;
- an appropriate archaeological assessment by a suitably qualified person and any recommended actions being followed; and
- an off-site contribution towards improvements at Sandy Lane allotments.

### Site H1n

#### Ladybrook Lane / Tuckers Lane

This site is allocated for approximately 33 new homes subject to:

- an off-site open space contribution towards improvements at Chesterfield Road Park.

### **Site H1o**

#### **Hermitage Mill**

This site is allocated for approximately 32 new homes and a care home subject to:

- an off-site open space contribution towards improvements at Hermitage LNR and Oakham LNR;
- the protection of the Grade II listed buildings on and adjacent to the site; and
- an appropriate archaeological assessment by a suitably qualified person and any recommended actions being followed.

### **Site H1q**

#### **Land off Holly Road**

This site is allocated for approximately 16 new homes subject to:

- creation of north-south linkages to nearby open space at Flint Avenue and Lark Hills; and
- an off-site open space contribution towards improvements at Lark Hills open space.

### **Site H1p**

#### **South of Debdale Lane**

This site is allocated for approximately 32 new homes subject to:

- an off-site contribution towards improvements at Burlington Drive open space;
- protection and enhancement of the existing public right of way;
- creation and maintenance of an appropriate habitat buffer adjacent to the local wildlife site;
- provision of appropriate access management measures to avoid or minimise impacts on designated sites; and
- any development proposals would need to be supported by detailed desk based archaeology assessment and the results of a staged pre-determination programme of archaeological investigation on the basis of an approved Written Scheme of Investigation.

### **Site H1r**

#### **Land at Cox's Lane**

This site is allocated for approximately 14 new homes subject to:

- an off-site contribution towards improvements at Longyards Allotments / The Lords Ground;
- protection of the buildings and other features that make up the nearby non-designated local heritage asset; and
- protection of public rights of way to improve access along Northfield Lane.



### Site H1s

#### Land off Ley Lane

This site is allocated for approximately 14 new homes subject to:

- an off-site contribution towards improvements at Warsop Road open space and Leeming Lane open space;
- any development proposals would need to be supported by detailed desk based archaeology assessment and the results of a staged pre-determination programme of archaeological investigation on the basis of an approved Written Scheme of Investigation; and
- the pattern of development should positively respect the historic character along Ley Lane.

### Site H1t

#### Land off Rosemary Street

This site is allocated for approximately 10 new homes subject to:

- an off-site open space contribution towards improvements at Chesterfield Road Park.

### Site H1u

#### Stonebridge Lane / Sookholme Lane, Market Warsop

This site is allocated for approximately 400 new homes subject to:

- provision of open space with play/formal provision as part of north-south green corridors which help direct people away from the SSSI and an off-site contribution towards improvements at Carr Lane Park;
- protection of public rights of way as part of the development to improve access to the strategic green infrastructure network;
- creation and maintenance of appropriate habitat buffers to the adjacent Hills and Holes SSSI, River Meden corridor and railway lines;
- appropriate access arrangements to avoid/minimise impacts on designated sites; and
- retention of hedgerows on-site, especially along Sookholme Lane.

Contributions will be required to mitigate the impact of development on the following junctions:

- A60 Mansfield Road/Vale Avenue/Askew Lane;
- A60 Church Street/ Wood Street Junction, Warsop;
- A60 / Eastlands Lane;
- A60 /B6407 Sookholme Road;
- A60 Leeming Lane North / A6075 Peafield Lane/ Sandgate Road;
- A60 Leeming Lane South / A6075 Warsop Road; and
- A60 Leeming Lane South / A6117 Old Mill Lane / Butt Lane.

### **Site H1v**

#### **Sherwood Street / Oakfield Lane, Market Warsop**

This site is allocated for approximately 36 new homes subject to:

- an off-site contribution towards improvements at Cottage Lane open space.

### **Site H1w**

#### **Former Warsop Vale School, Warsop Vale**

This site is allocated for approximately 10 new homes subject to:

- an off-site contribution towards improvements at Warsop Vale open space.



## Explanation

**5.10** Policy H1 sets out criteria for each of the 24 housing allocations (H1a through H1x), as above. These criteria address specific needs as identified in the local plan evidence base. It is important that Policy H1 is read along-side the entire suite of policies in the Local Plan, as there are likely to be other issues which will need to be considered and addressed, as appropriate (e.g. flood risk, landscape character). Additionally, Policy P4 (Comprehensive development) and Appendix 8 set out requirements for master plans for large development sites (5 hectares and above or 150 dwellings). Appendix 8 provides illustrative master plans for large housing allocations located on the urban edge, including the strategic sites at Pleasley Hill Farm and Land off Jubilee Way.

**5.11** Paragraph 61 of the NPPF (2018) sets out that the determination of the number of homes required should be based on the standardised housing methodology set out in national planning guidance. This methodology uses household projections and information about the affordability of properties to establish the number of homes needed in the local area. Applying this methodology results in a local housing need for 5,580 homes over the plan period (an average of 279 homes per year). However, due to the growth aspirations of the council and the government it is proposed to set the housing target for the local plan as 6,500 homes (325 homes per year).

**5.12** 6,500 homes / 325 homes per year will be the basis for calculating the five year supply of deliverable housing land and whether the Local Plan is delivering the number of homes required. Policy H1 will help ensure that the council is able to demonstrate the

national requirement to be maintained at all times, of at least a five year supply of deliverable housing land in accordance with NPPF (2018), paragraph 74.

**5.13** In order to ensure the delivery of sufficient houses to meet the plan requirement of 6,500 homes, Policy H1 provides for the housing target plus an additional allowance in the supply of housing land. This flexibility allowance provides sufficient land and development opportunities to enable the market to meet the district's housing requirement over the plan period allowing for:

- a slower delivery than expected on housing allocations;
- housing sites with planning permission which are not developed; and
- changing economic circumstances affecting the take-up of housing.

**5.14** More details on the Housing Target and how it has been established can be found in the Housing Technical Paper, 2018.

**5.15** The Housing Target will be met from a variety of sources including completions, extant planning permission, windfall and proposed new housing allocations. Table 5.1 below sets out the contribution from various sources. More details can be found in the Site Selection Technical Paper, 2018. Overall, the Local Plan delivers the housing target of 6,500 plus an additional buffer of 13%; this increases to 28% with the two new Sustainable Urban Extensions at Pleasley Hill Farm and Jubilee Way. In addition, the committed site under construction at Berry Hill is expected to deliver over 400 homes outside the plan period.

**Table 5.1 Sources of housing land supply during the plan period (as at 1st April 2018)**

Completions (already built)	1935
Commitments (with planning permission - including those listed in H2 and SU3)	3941
Sustainable Urban Extensions (those listed in SUE 1-2)	1169
On Allocated Housing Sites (those listed in H1)	1763
Windfall Allowance	380

\* This table shows only the homes expected to be delivered during the plan period. The total number of homes to be built on site, including those expected to be delivered after the plan period, are identified in Policies H1, H2 and SUE1-3.

**5.16** Policy H1 allocates land for housing in accordance with the settlement hierarchy and strategic aims of Policy S2. The overarching approach is for 90% of homes to be provided within or adjacent to the Mansfield urban area (including Rainworth) and 10% within or adjacent to the settlements within Warsop Parish.

**5.17** An important consideration in choosing to allocate parcels of land for housing is identifying those which are *deliverable*. Being considered deliverable means that they are available and in a suitable location for development now, as well as being financially viable to be developed, with a realistic prospect of a residential scheme coming forward in the short term. Each allocated site has been assessed through the Housing and Economic Land Availability Assessment (HELAA) and identified as either deliverable within the first five years of the plan period, or developable later within the plan period.

**5.18** Delivery of the sites will not be phased by the Local Plan. An envisaged start date and duration of constructing for each scheme has been established based on a number of factors. In some instances, significant site preparation or the provision of infrastructure may be required before development can commence. The rate at which sites will be developed

once construction has started will also vary depending on such influences such as, the size of the site and the number of developers that are active on it. However, there is nothing to stop sites coming forward earlier than envisaged if matters are addressed earlier than expected.

**5.19** All of these considerations have been taken into account in providing a balanced provision of allocated land sufficient to maintain a continuous five year supply of available land, and at least meet the overall housing requirement by 2033. The complete trajectory of how many dwellings per year are envisaged to be developed for housing over the plan period is set out in Appendix 5.

**5.20** Planning applications should be supported by sufficient information such as a transport statement or transport assessment setting out the transport impacts of the proposal to help the council make an informed assessment of the potential impact and to help secure the necessary supporting transport infrastructure. As part of submitting any future planning application consultation should be held with the Local Education Authority to establish the level of education contribution required to support development. Reference can also be had to the Education Technical Paper 2018 which is correct at time of publication but is subject to change.

**Table 5.2 Policy H1 - Supporting information**

Policy H1: Housing allocations	
Does it meet national planning policy?	Yes – NPPF (2012) paragraphs 17, 47, 48 and 50. NPPF (2018) paragraphs 61 and 74.
What evidence has informed this policy?	Nottingham Outer Strategic Housing Market Assessment, 2015; Mansfield Housing and Economic Land Availability Assessment (HELAA), 2018; Mansfield Transport Study, 2018; and Whole Plan and Community Infrastructure Levy Viability Assessment, 2018.
How will it be delivered?	This policy will be delivered through the development management process.
Which local plan objectives will it meet?	1, and 3



## 5.2 Policy H2: Committed housing sites

### Policy H2

#### Committed housing sites

- The following sites have planning permission and are allocated for new homes:

#### Mansfield urban area

Site	No. of homes
Former Mansfield Brewery (part B)	23
Former Mansfield General Hospital	54
Allotment site at Pump Hollow Road	64
Sandy Lane	63
Land at Windmill Lane (former nursery)	23
Land off Sherwood Oaks Close	46
Former Evans Halshaw site	66
Land to the rear of 28 High Oakham Hill	39
Kirkland Avenue Industrial Park	49
Land at High Oakham House	28
Land North of Skegby Lane	150
Penniment Farm	430
Land at the corner of Quarry Lane	21
Pleasley Hill Regeneration Area	152
Bath Mill	21
Land at Hermitage Lane	25
Land to the rear of 183 Clipstone Road West	12
Land to the rear of 66-70 Clipstone Road West	14
18 Burns Street	21
Park Hall Farm (Site A)	140
Park Hall Farm (Site B)	10
Land at 7 Oxclose Lane	17
Former Mansfield Sand Co	107
20 Abbott Road	8
284 Berry Hill Lane	5
Former Miners Offices	18

Continued overleaf

## Policy H2 continued

### Mansfield urban area

Site	No. of homes
The Ridge	43
Birchlands/Old Mill Lane	9
Former garage site Alexandra Avenue	7
Ashmead Chambers	8
Land off Portland Street (West)	31
10A Montague Street	8
Land adj 27, Redgate Street	7
Adj 188, Southwell Road East	7
52 Ratcliffe Gate	9
Yasmee	10
Land at Northfield House	6

### Warsop Parish

Site	No. of homes
Wood Lane, Church Warsop	31
Welbeck Farm	32
Moorfield Farm	25
Oak Garage	9
Elksley House	10

### Explanation

**5.21** As at April 2018, some 3,092 dwellings had the benefit of planning permission for housing and were considered deliverable during the plan period. This includes the site at Berry Hill which is covered by Policy SUE3.

**5.22** The principle of development on these sites has already been established and it is not possible for the council to reverse these decisions unless the permissions were to lapse. However, if this did happen the council would need to have robust reasons for not renewing permission. Generally speaking, the council would wish to support renewals on these sites and Policy H2 allows for this.

**Table 5.3 Policy H2 - Supporting information**

Policy H2: Committed housing sites - Mansfield urban area	
Does it meet national planning policy?	Yes - NPPF Paragraphs 17, 47, and 49.
What evidence has informed this policy?	Mansfield Housing and Economic Land Availability Assessment (HELAA), 2018.
How will it be delivered?	Through the development management process. Masterplans
Which local plan objectives will it meet?	1 and 3



## 5.3 Policy H3: Housing density and mix

### Policy H3

#### Housing density and mix

1. Development proposals of ten or more dwellings will be expected to:
  - a. be built at a density that makes efficient use of the site with layouts that respect the character and appearance of the local area; and
  - b. provide a range of dwelling sizes and types reflective of housing needs and the achievement of mixed and balanced communities.

#### Explanation

**5.23** The density of residential development is one of the key components for ensuring that new homes are in keeping with the existing character of an area. The NPPF, at paragraph 47 (fifth bullet point), requires local planning authorities to set out their own approach to housing density to reflect local circumstances.

**5.24** The density of residential development needs to deliver efficient use of land, whilst respecting the character of the area around the site. This can only be assessed on a site by site basis, but a density between 30 and 35 dwellings per hectare is likely to prove acceptable in a large number of circumstances, although lower or higher densities could be acceptable depending on site specific issues. These include, for example, the proximity of heritage assets, the accessibility of the site

to public transport and the size and type of adjacent properties. Developers are advised to contact the council to discuss their schemes at an early stage.

**5.25** The second part of the policy requires sites of more than ten dwellings to provide a range of different types of housing reflecting those needed in the area. This accords with paragraph 50 (first bullet point) of the NPPF which requires that the council should “plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community”.

**5.26** Information on the need for different sizes and types of properties in Mansfield district is contained in both the SHMA at page 197 and a specific study (Housing Needs of Particular Groups) at pages 84 and 88. These set out requirements for the mix of properties over the plan period as set out in Table 5.4:

**Table 5.4 Housing mix**

	1 bed	2 bed	3 bed	4 bed
Market	5%	30%	45%	20%
Low-cost home ownership	15%	40%	40%	5%
Affordable housing (rented)	40%	35%	20%	5%

**5.27** This policy does not set specific requirements that must be met by an individual site or phase of a development, but is intended to act as a guide. Account will also be taken of the character and scale of the site and the wider area. It will be easier for larger sites to deliver a mix while a town centre site is unlikely to deliver 4+bed properties. The provision of bungalows will be supported on sites as these may be particularly attractive to older people which may assist in encouraging households to downsize, as set out in the Housing Needs of Particular Groups Report page 89. Development proposals will not be supported where the mix varies substantially from the mix identified above, unless there are specific benefits associated with the mix of homes proposed.

**5.28** The overall housing mix delivered will be monitored as part of the annual monitoring process. This will indicate whether Policy H3 is effective in delivering the types of properties needed or whether a different approach may be required as part of reviewing the Local Plan.

**5.29** To enable this policy to be effectively applied and monitored, planning applications and design and access statements must contain the following information:

- gross site area;
- net developable area;
- number of dwellings per hectare; and
- housing mix (for full applications and reserved matters).

**5.30** The council will produce a Design Supplementary Planning Document which will give further guidance on density.

**Table 5.5 Policy H3 - Supporting information**

Policy H3: Housing density and mix	
Does it meet national planning policy?	Yes, NPPF paragraphs 47 and 50.
What evidence has informed this policy?	Mansfield Housing Needs of Particular Groups, 2018.
How will it be delivered?	Through the development management process and the determination of planning applications.
Which local plan objectives will it meet?	3, 5, 7



## 5.4 Policy H4: Affordable housing

### Policy H4

#### Affordable housing

1. The proportions of affordable housing required on market housing sites are:
  - a. within Zone 1 (as shown in Appendix 6):
    - i. 10% on greenfield land; or
    - ii. 5% on brownfield land.
  - b. within Zone 2 (as shown in Appendix 6):
    - i. 20% on greenfield land; or
    - ii. 10% on brownfield land.
2. These proportions apply to sites of:
  - a. 10 or more dwellings; or,
  - b. where the site area is 0.5 hectares or more.
3. The council will consider the type of property and tenure in relation to identified needs.
4. Off-site commuted sums of an equivalent value may be made in lieu of on-site provision (in total or in part) where on-site provision is satisfactorily demonstrated not to be justified or where such off-site contributions can be shown to contribute to the successful development of other affordable housing and or regeneration schemes within the district.
5. Proposals which do not meet the above policy requirements will only be acceptable, where it is satisfactorily demonstrated, that a different level or mix of affordable housing is required to make the development viable and the approach contributes towards creating mixed and balanced communities.

## Explanation

**5.31** The NPPF 2018 (Annex 2: Glossary) defines affordable housing as affordable housing for rent, starter homes, discounted market sales housing and other affordable routes to home ownership. Eligibility is determined with regard to local incomes and local house prices.

**Affordable housing for rent:** meets all of the following conditions:

- a. the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable);
- b. the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and
- c. it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.

For Build to Rent schemes, affordable housing for rent (i.e. Affordable Private Rent) is expected to be the normal form of affordable housing provision.

**Starter homes:** is housing as defined in Sections 2 and 3 of the Housing and Planning Act 2016 and any subsequent secondary legislation made under these sections.

**Discounted market sales housing:** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

**Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent).

**5.32** Housing that does not meet the above definition of affordable housing such as low-cost market housing, is not defined as affordable housing for the purpose of this policy.

**5.33** The need for affordable housing has been established in the SHMA 2015 which identifies 64 dwellings per annum to be provided to meet both current and future needs in the district.

**5.34** A total of 205 affordable new housing has been delivered since the beginning of the plan period 2013. In the period April 2013 to April 2018 some 1,385 new dwellings were built which equates to 15% of all new builds.

**5.35** The council as part of its Housing Revenue Account (HRA) delivery plan has also identified six sites to deliver around 100 affordable homes between 2018 and 2023. These will be delivered on the following sites:

- Rosemary Avenue;
- Newark Way, Close and Drive;
- Bellamy Road Centre;
- Sandy Lane;
- Manor Road; and
- Shirland Avenue.

**5.36** This policy seeks to maximise affordable housing delivery whilst adopting a flexible approach which recognises that viability varies across the district and that on-site provision may not always be appropriate.

**5.37** The Mansfield Whole Plan and Community Infrastructure Levy Viability Assessment, 2018 tested the viability of affordable housing on both brownfield and greenfield sites. The study considered evidence of residential land and property values across Mansfield district, and concluded that there were sufficient distinctions between sales prices to warrant differential value assumptions being made in the Whole Plan Viability Assessment based on geographical zones. Appendix 6 shows the geographical location to which Policy H4 will apply.

**5.38** Off-site commuted sums (in total or in part) may be made rather than on-site contributions where there is evidence to suggest that there are site specific constraints or demonstrable viability issues, or there is already a substantial amount of affordable housing in close proximity to the site. Off-site contributions may also be appropriate where it can be shown, in discussion with the council, that they can contribute to the successful provision of affordable housing elsewhere within the district and/or where affordable housing need may be more pressing, including key regeneration sites and the regeneration of existing social housing areas.



**5.39** The council will determine the mix of rented/intermediate affordable housing and the size and type of homes to be delivered, having regard to up to date evidence of local housing need and discussions with registered affordable housing providers as appropriate. This will ensure that delivery is well matched to local needs at the time when development is being delivered.

**5.40** When appropriate, the council will work with developers to secure available funding from Homes England or other sources to help deliver affordable housing on schemes where viability is an issue.

**5.41** The council will prepare a Supplementary Planning Document on affordable housing providing further guidance on affordable housing including viability, and the justification for off site provision.

Figure 5.1 Affordable housing zones as of October 2017

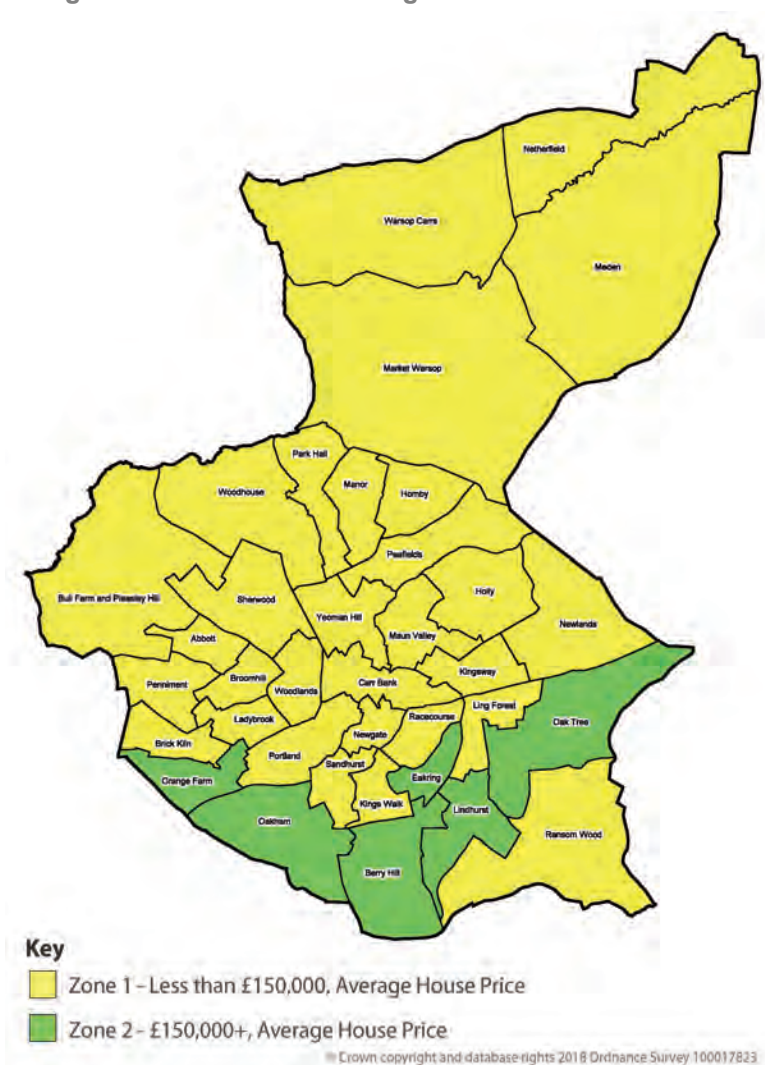


Table 5.6 Policy H4 - Supporting information

Policy H4: Affordable housing	
Does it meet national planning policy?	Yes -NPPF Paragraphs 47, 50, 54, 159, 173, 174, and 177
What evidence has informed this policy?	Mansfield Nottingham Outer Strategic Housing Market Assessment, 2015; and Whole Plan and Community Infrastructure Levy Viability Assessment, 2018.
How will it be delivered?	Through the development management process, having regard to up to date local need assessments. Funding from Homes England will be sought where available and suitable to assist with the delivery of affordable housing.
Which local plan objectives will it meet?	3

## 5.5 Policy H5: Custom and self-build homes

### Policy H5

#### Custom and self-build homes

1. Proposals for self-build and/or custom housing will be supported provided the following criteria are met:
  - a. it is within the boundary of a settlement or accords with Policy S5 (Development in the countryside);
  - b. it is of a high standard of design and does not adversely affect the area by reason of its scale, bulk, form, layout or materials;
  - c. it would not cause a significant adverse impact on the amenity of nearby residents or occupiers; and
  - d. there is no significant adverse impact on highway safety and appropriate provision for parking is made.

#### Explanation

**5.42** Self build or custom build housing is housing built or commissioned by individuals (or groups of individuals) for their own occupation. The Government considers that self build is a way to widen housing choice, enable delivery of the homes people actually want and provide work for small builders. The definition includes:

- self build homes – where a person manages the design and construction and may undertake some of the building work or contract it to others (which may include kit houses);
- custom build homes- after deciding on a design, a contractor is employed to do all of the building work; and
- group projects - where a group of people set themselves up as an organisation to procure the construction of a number of homes as a collective.

**5.43** The council is required to keep a register of persons wishing to self or custom build and to have regard to that register as a material planning consideration when preparing Local Plans and determining planning applications.

**Table 5.7 Policy H5 - Supporting information**

Policy H5: Custom and self-build dwellings	
Does it meet national planning policy?	Yes - NPPF paragraphs 32, 50, 56, 57, 59, 61, 63, 64, 120, and 159.
What evidence has informed this policy?	Mansfield Nottingham Outer Strategic Housing Market Assessment, 2015; Whole Plan and Community Infrastructure Levy Viability Assessment, 2018; and Mansfield self-build and custom house building registers.
How will it be delivered?	Through the development management process . All housing and mixed use developments providing 100 or more dwellings will be required to comply with Policy H5. Further guidance will also be set out in a Custom and Self Build SPD.
Which local plan objectives will it meet?	3 and 5.



## 5.6 Policy H6: Specialist housing

### Policy H6

#### Specialist housing

1. Development proposals for specialist housing which falls within Use Class C2, such as sheltered and extra care accommodation, will be supported on sites within existing or proposed residential areas provided they are:
  - a. conveniently situated in relation to local retail, community services and public transport facilities; and
  - b. are of a design, layout and accessibility suitable for occupation by people with disabilities and people with care needs.

#### Explanation

**5.44** One of the key challenges faced by the country is how to adapt to an ageing population. One of the ways in which the planning system can help is by ensuring that sufficient accommodation is provided to meet peoples' needs as they change over their lifetime. This can include the provision of bungalows or smaller accommodation to allow people to downsize, ensuring that a percentage of new homes meets higher standards required by Part M4(2) of the Building Regulations and also supporting the development of residential care homes.

**5.45** This policy applies to residential uses which fall under C2 of the Use Class Order; this includes residential care homes, hospitals and nursing homes. Over the plan period, the need for this type of accommodation as a result of the ageing population is identified as 400 bed spaces. The policy supports provision of C2 developments in locations which have good accessibility to local facilities, especially health facilities, and also seeks to ensure that the design and layout is suited to the future residents.

**Table 5.8 Policy H6 - Supporting information**

Policy H6: Specialist housing	
Does it meet national planning policy?	Yes - NPPF paragraphs 50, 56, 57, 69, and 159.
What evidence has informed this policy?	Mansfield Nottingham Outer Strategic Housing Market Assessment, 2015; Whole Plan and Community Infrastructure Levy Viability Assessment, 2018; and Mansfield Housing Needs of Particular Groups, 2018.
How will it be delivered?	Through the development management process and the determination of planning applications for C2 uses.
Which local plan objectives will it meet?	2, 3

## 5.7 Policy H7: Houses in multiple occupation and bedsit accommodation

### Policy H7

#### Houses in multiple occupation and bedsit accommodation

1. Development proposals relating to the multiple residential occupation of buildings, including apartments and/or bedsit accommodation, will be supported where it would:
  - a. be appropriate in respect of the characteristics of the site, including whether the proposal would result in the re-use of a vacant building or disused land in accordance with wider regeneration benefits;
  - b. contribute to the achievement of mixed and balanced communities; and
  - c. provide adequate internal accommodation and external private amenity space without causing any significantly adverse impact on the amenity enjoyed by the occupiers of adjacent properties.

### Explanation

**5.46** Over recent years there has been a growth in the number of homes in multiple occupation (HMO) within Mansfield. While HMOs provide flexible accommodation, there is a potential for them to be concentrated into small areas adversely affecting the mix and balance of communities. The policy seeks to ensure that proposals for HMOs, or similar developments, are appropriate to the local area, would lead to a mixed and balanced community and provide appropriate living conditions for residents of the HMO and other nearby residents.

**5.47** HMO developments raise issues relating to residential amenity and the visual character of the areas, for example: as a result of additional windows, external staircases, parking on and off-site, cycle storage, bin storage and access for rubbish collection, etc. The assessment of the individual characteristics of the proposal and its immediate locality may include (but is not limited to):

- its size;
- location;
- nature of and relationship of the site to neighbouring uses;
- availability of / scope for external amenity space;
- parking provision; and
- any other special character or attributes that, having regard to the scale and intensity of the proposal, could facilitate/limit suitability for that purpose, or for alternative use.



**5.48** In determining whether the proposal will contribute to the creation of mixed and balanced communities, consideration will be given to the number and location of existing HMOs. A report published by the Government in 2008, “Evidence Gathering: Housing in Multiple Occupation and possible planning responses – Final Report” recognises the impacts that can occur as a result of high concentrations of HMOs. These include:

- anti-social behaviour, noise and nuisance;
- imbalanced and unsustainable communities;
- negative effects on the physical environment and streetscape;
- pressure upon parking provision;
- increased crime;
- growth in the private rented sector at the expense of owner-occupation;
- pressure upon local facilities; and
- restructuring of retail, commercial services and recreational facilities to suit the lifestyles of the predominant population.

**5.49** Where the existing number in the local area is considered to adversely impact the community, proposals may not be supported unless there are other benefits for the local community, such as the reuse of building or site that has been vacant for a substantial period of time.

**Table 5.9 Policy H7 - Supporting information**

Policy H7: Houses in multiple occupation and bedsit accommodation	
Does it meet national planning policy?	Yes - NPPF Paragraphs 17 (bullet point 4.), 50, 51, 58, 69 and 120.
What evidence has informed this policy?	Evidence Gathering: Housing in Multiple Occupation and possible planning responses – Final Report , DCLG, 2008; and  Mansfield Housing Needs of Particular Groups, 2018.
How will it be delivered?	Through the development management process and the determination of planning applications
Which local plan objectives will it meet?	1, 3 and 5

## 5.8 Policy H8: Accommodation for Gypsies, Travellers and Travelling Showpeople

### Policy H8

#### Accommodation for Gypsies, Travellers and Travelling Showpeople

1. Provision will be made to meet the accommodation needs of Gypsies and Travellers between 2013 and 2033 for a minimum of:
  - a. 2017-22: two pitches and one transit /stopping place;
  - b. 2022-33: one pitch and zero transit /stopping place; and
  - c. and any arising need for travelling show people plots.
2. The council is preparing a Gypsy and Travellers Site Allocation Development Plan Document (DPD) to allocate suitable site/s to meet the identified need set out in 1 a - c above.
3. Proposals for new sites, and extensions/improvements to existing permitted or lawful sites, will be supported where they meet the following criteria:
  - a. be located with reasonable access to a range of services, such as shops, schools, welfare facilities or public transport;
  - b. be proportionate to the scale of the nearest settlement; its local services and infrastructure;
  - c. have suitable highway access, and is not detrimental to public highway safety;
  - d. provides for adequate on-site parking and turning of vehicles as well as appropriate facilities for servicing and storage, and in the case of a show people site sufficient space for fairground equipment maintenance;
  - e. be capable of being provided with adequate services including water supply, power, drainage, sewage disposal and waste disposal facilities;
  - f. be compatible with landscape, environment, heritage and biodiversity as well as the physical and visual character of the area;
  - g. would not significantly harm the amenities of neighbouring properties and land uses; and
  - h. would be appropriately located in terms of flood risk.
4. Authorised existing and new sites will be safeguarded for Gypsy, Travellers and Travelling Showpeople groups unless they are no longer required to meet identified need.



## Explanation

**5.50** In providing for the housing needs for the whole population, we must also meet the needs of Gypsies and Travellers and Travelling Showpeople. The Planning Policy for Traveller Sites (PPTS) August 2015, which relates to Gypsies, Travellers and Travelling Showpeople, sets out the Government's planning policy and should be read in conjunction with the NPPF.

**5.51** The Gypsy and Traveller Accommodation Needs Assessment, 2017 identifies the district's needs between 2013 and 2033 and has provided the evidence for Policy H8. Local authorities should also provide a five year supply of deliverable sites against these locally set targets, as well as a supply of developable sites or broad locations for years 6 to 19, and where possible 11 to 15.

**5.52** The amount of accommodation needed for Gypsies, Travellers and Travelling Showpeople is very small in comparison to the wider housing needs, but the council has a responsibility to address the need. To date, no site has been identified which is suitable or available to accommodate the Gypsy and Traveller needs for the plan period.

**5.53** Permitting new pitches to meet need will help avoid unauthorised encampments and developments.

## Mansfield Gypsy and Traveller Site Allocations DPD

**5.54** In 2018, the council prepared an initial assessment of potential sites suitable for Gypsy and Traveller accommodation. This assessment revealed that none of these sites were available for this purpose.

**5.55** In May 2018, the council resolved to prepare a separate Mansfield District Gypsy and Travellers Site Allocations DPD to allocate suitable and deliverable site/s to meet the district's identified needs up to 2033. The council also resolved to use its powers through the use of Compulsory Purchase Order (CPO), if necessary, to acquire a suitable site and to consider a further detailed report on the options for the delivery and future operation and management of allocated sites.

**5.56** The council's Local Development Scheme (LDS) adopted in May 2018 includes a timetable for the preparation of the Mansfield District Gypsy and Travellers Site Allocations DPD.

**5.57** More information is set out in the Gypsy and Traveller Technical Paper, 2018.

**Table 5.10 Policy H8 - Supporting information**

Policy H8: Accommodation for Gypsies, Travellers and Travelling Show People	
Does it meet national planning policy?	Yes - NPPF Para 50, 55, 69, 150, and 159.  Planning policy for traveller sites- Ref: ISBN 978-1-4098-4670-3.
What evidence has informed this policy?	Mansfield Gypsy and Traveller Accommodation Needs Assessment, 2017; and  Mansfield Gypsy and Traveller Land Availability Assessment, 2018.
How will it be delivered?	Through the development management process and the determination of planning applications for accommodation for Gypsies, Travellers and travelling showpeople. The council will prepare a Gypsy, Traveller and travelling showpeople Site allocation DPD to identify and deliver sufficient site/s to meet Mansfield district's requirements.
Which local plan objectives will it meet?	3

# Section Six

## Employment

**6.1** Paragraph 19 of the National Planning Policy Framework (NPPF) requires that “significant weight should be placed on the need to support economic growth through the planning system”.

**6.2** Alongside new housing, making sure that there is sufficient employment land in the right locations to meet the needs of business and district's workforce is important in creating a stronger, more diverse, local economy. In addition, a flourishing local economy works strongly towards the objective 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.

**6.3** The Derby, Derbyshire, Nottingham and Nottinghamshire (D2N2) Local Enterprise Partnership (the LEP) has produced a series of strategies, including the Growth Strategy 2013-2033, with the target to increase the potential growth in the number of private sector employee jobs from 30,000 (if current trends continue) to 55,000 in the ten year period to 2023.

**6.4** The 'Ashfield and Mansfield - A Plan for Growth' (2016) reflects Ashfield and Mansfield District Councils' agreement to work together on developing a closer approach to economic regeneration across the sub-region. This document provides the strategic direction for raising prosperity by tackling structural economic problems which have limited growth in both areas. The 'Plan for Growth' is consistent with the wider LEP D2N2 Growth Strategy, although not all of the key growth sectors articulated within the D2N2 Plan are relevant within the Ashfield and Mansfield areas.

**6.5** The 'Ashfield and Mansfield - A Plan for Growth' identifies the following key growth sectors – business services, health services, wholesale, manufacturing and transport and logistics. These are seen as local strengths, which will make a significant contribution towards realising the wider Local Enterprise Partnership (LEP) Growth Strategy.

**6.6** This 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 'Plan for Growth'. 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 into the area.

**6.7** The Local Plan will assist with the creation of new jobs through:

- the allocation of land for employment uses that are accessible to proposed residential areas;
- the protection of key and general employment areas and the promotion of vacant plots within these sites for economic development;
- supporting sustainable new economic development outside of these areas;
- promoting town centre regeneration;
- encouraging employers to recruit locally and invest in training schemes to upskill their work force;
- supporting wider service sector jobs, especially education and health;
- ensuring the district, its workforce and physical environment is attractive to new and existing local businesses wishing to diversify and expand; and
- facilitating improvements to transport and telecommunications including broadband.

### Employment land provision - current provision

**6.8** In considering employment land needs, we mean those uses falling within Use Classes B1, B2 and B8 of the Use Classes Order 2015.

**6.9** As set out in Policy S2, provision needs to be made for a minimum of 41 hectares (ha) of employment land during the plan period. As with housing, a number of developments have taken place since 2013 and there are also a number of sites where planning permission has previously been granted for some form of employment development. It is proposed to allocate the committed employment land at the Berry Hill Strategic Urban Extension (Policy SUE3) as it makes an important contribution to meeting the district's employment land requirements.

**6.10** Table 6.1 identifies what the residual requirement is when taking account of completions since 2013 and existing commitments at 31 March 2018. The Housing and Economic Land Availability Assessment (HELAA), 2018 identified a number of sites within the key and general employment areas as being suitable, achievable and deliverable within the plan period, however on a number of these sites their availability is unknown. These sites account for 11.47 hectares (ha) of employment land and the delivery of these sites will be supported under Policy E3. A plan of these sites is provided in Appendix 7.

**Table 6.1 Residual employment land requirement up-to 2033**

Plan period floor space assessment 2013-2033	Employment Land (ha)
Total floor space requirement (D2N2 Policy On) target 2013-2033	41
Total amount of land/floor space developed between 1/04/2013 and 31/03/2018	2.38
Sites with planning permission at March 2018	22
Vacant sites identified within key and general employment areas	11.47
Left to find	5.15

**6.11** It is important that the council can meet its employment land requirements to support economic growth and housing delivery over the plan period to 2033. To allow for the employment land requirements to be delivered, approximately 20 hectares (ha) of employment land will be allocated within Policy E2. This will allow for flexibility if some employment sites take longer to come forward than expected. It also allows for the fact that a number of sites within the key and general employment areas are not actively being promoted through the Housing and Economic Land Availability Assessment (HELAA) 2018, and that the strategic urban extensions at Pleasley Hill Farm (SUE1) and Land off Jubilee Way (SUE2) are identified as long term commitments.

## 6.1 Policy E1: Enabling economic development

### Policy E1

#### Enabling economic development

1. Proposals for economic development will be supported, especially when they involve:
  - a. major inward investment into the district;
  - b. the creation of substantial new employment, particularly with skilled jobs; and
  - c. a contribution to the achievement of wider regeneration initiatives.
2. Major proposals are expected to be located on sites allocated as new employment areas or on undeveloped land or vacant buildings within existing key or general employment areas but may also be appropriate on other sites subject to the provisions of Policy E4.
3. Smaller proposals, including premises designed for business start-ups, will be supported in closer proximity to residential areas and as part of mixed use schemes, subject to meeting policies P7 and NE3.

#### Explanation

**6.12** Many people living in Mansfield district commute to other areas for work, particularly to neighbouring Ashfield, Newark and Sherwood and to Nottingham; there are also strong linkages to Bassetlaw, Bolsover and Amber Valley. Creating more jobs in Mansfield district could help it to be more self-contained. Though due to the physical proximity of neighbouring authorities and their employment land allocations, some cross border labour movement is to be expected.

**6.13** The district has good levels of employment, particularly by supporting a wide range of manufacturing, wholesale and construction businesses which rely on a competitively priced labour supply and low cost employment premises. Up skilling the labour force and enabling companies to improve the value added and move towards more advanced manufacturing processes could help the district to move towards increased Gross Value Added (GVA) and higher workforce wage levels.

**6.14** The Local Plan vision is to improve the district's economy and this policy reflects the level of importance the council places on building a strong local economy.

Ensuring business and economic development across the district successfully contributes to delivering sustainable growth. Thus, the council will seek to direct development to the most sustainable and appropriate location for the given uses. These locations will include town centres for office development and key / general employment areas and employment allocations for industrial uses. Smaller proposals and premises designed for start-up units will be supported in closer proximity to residential areas as they will reduce the need to travel. The new employment opportunities will not only provide a range of opportunities for the growing population, but also for existing residents.

**6.15** Where necessary, planning applications should be supported by sufficient information setting out the economic impacts of the proposal to help the council to make an informed assessment of the potential impact. The economic impact of development proposed outside of the key and general employment areas, and on land that is not allocated within this plan shall be determined against the objectives within the 'Plan for Growth' Strategy (Ashfield and Mansfield - A Plan for Growth, 2016).



Table 6.2 Policy E1 - Supporting information

Policy E1: Enabling economic development	
Does it meet national planning policy?	Yes - NPPF paragraphs 17, 18 to 21 and 37.
What evidence has informed this policy?	Ashfield and Mansfield – <i>A Plan for Growth</i> , 2016.
How will it be delivered?	Through private sector investment and the development management process.
Which local plan objectives will it meet?	1, and 2

## 6.2 Policy E2: Sites allocated as new employment areas

### Policy E2

#### Sites allocated as new employment areas

1. The following sites are allocated and shown on the Policies Map for employment development (Business Use Classes B1, B2 and B8):

### Site E2a

#### Ratcher Hill Quarry employment area

1. A 3.45ha extension to the Ratcher Hill Quarry Employment Area is allocated for employment uses with access off Southwell Road, or Jubilee Way if feasible, provided that:
  - a. the provision of employment units are of varying sizes to meet the needs of a wide range of employers, suitable for B1, B2 and B8 developments;
  - b. contributions are made towards improvements at the following junctions to mitigate the impact of development:
    - i. A6191 Southwell Road / Oaktree Lane / Adams Way;
    - ii. A6191 Southwell Road / Berry Hill Lane;
    - iii. A6191 / Bellamy Road; and
    - iv. any additional junctions that are identified as part of the Transport Assessment that will be required to support a future application for the site;
  - c. new and enhanced walking and cycling linkages are provided to connect with existing strategic trails along Mansfield Way to facilitate the use of sustainable transport;
  - d. an application-specific assessment is provided to identify and address impacts on nightjar and woodlark and their habitats;
  - e. ecological linkages and landscape character are enhanced and restored in order to create landscaped habitat buffers between the employment site and:
    - i. the northern section of the quarry (planned restoration area); and
    - ii. adjacent local wildlife sites; and
  - f. an adequate foul drainage solution is proposed.



## Site E2b

### Oakfield Lane, Market Warsop

1. A 2.2ha site adjacent to the recycling depot, Oakfield Lane, Market Warsop is allocated for employment uses subject to the following:

- a. there is no detrimental impact upon residential amenity;
- b. creation and maintenance of an appropriate habitat buffer adjacent to the local wildlife site; and
- c. the retention and enhancement of the existing habitat buffer along the railway line.

2. Improvements will be required at the junction of A60 Church Street/Wood Street, Warsop and any future junctions that are identified as part of the Transport Assessment that will be required to support any future planning application for the site.

## Site E2c

### Penniment Farm

1. The site at Penniment Farm is allocated for a minimum of 9 hectares of B1, B2 and B8 employment uses and with direct access from the Mansfield and Ashfield Regeneration Route (MARR) subject to the following:

- a. the provision of employment units of varying sizes to meet the needs of a wide range of employers;
- b. there is no detrimental impact upon residential amenity;
- c. the provision of appropriate landscaping, planting and other features so as to minimise the impact upon adjoining housing development as well as the impacts on the wider landscape and biodiversity;
- d. the provision of cycle and walking links to the adjoining housing development;
- e. a comprehensive masterplan is prepared in accordance with Appendix 8 and agreed in writing by the local planning authority; and
- f. development of the site should not prejudice further improvements to the MARR.

**6.16** This site forms part of a wider development for a mix of uses, part of which already has planning permission. As such, a masterplan should be prepared in consultation with stakeholders and agreed in writing with the local planning authority for the comprehensive development of the employment area of the site. This should identify the links to the already-committed and under construction residential areas, employment and commercial uses, green infrastructure and open spaces, pedestrian and cycle links within and beyond the site) and their relationship to each other and existing development in the vicinity of the site.

## Explanation

**6.17** The site areas identified above reflect the estimated developable area for each site. The Policies Map identifies the gross area allocated.

**6.18** It should be noted that strategic urban extensions at Pleasley Hill Farm (SUE1) and Land off Jubilee Way (SUE2) include a total of 3 ha of employment land to accommodate a mix of B1,B2 and B8 uses.

**6.19** In order to ensure the delivery of sufficient employment land to meet the plan requirement of 41ha over the plan period 2013 to 2033, Policy E2 provides a supply of land to deliver approximately 20ha. This will provide choice and flexibility to the market. More details on establishing the employment land requirements are set out within the Employment Technical Paper, 2018. Policy E2 also sets out criteria for each of the three employment allocations (a through c), as above. These criteria address specific needs as identified in the Local Plan evidence base. It is important that Policy E2 is read along-side the entire suite of policies in the Local Plan, as there are likely to be other issues which will need to be considered and addressed, as appropriate (e.g. flood risk, landscape character).

**6.20** The employment land supply will be met from a variety of sources including completions, extant planning permissions, vacant plots within protected key and general employment areas and new employment allocations. Table 6.3 sets out the contribution from various sources.

**Table 6.3 Employment land provision**

Plan Period Employment Land Target ha	Employment Land ha
Target	41*
Total amount of floor space /employment land developed between 1/4/13 and 1/4/18	2.82
Loss of employment land 2013/2019	-0.98
Sites with planning permission at 31 March 2019	23.83
Land available on key and general employment areas	8.95
Local plan allocations	17.95
<b>Total</b>	<b>52.57</b>

\*38ha of B1c/B2 and B8 land and 3ha of employment land for B1a office space

**6.21** In deciding which sites should be allocated, we have had regard to a range of sites that have been assessed as available, suitable, developable and achievable in the Housing and Economic Land Availability Assessment 2018 (HELAA). All of these sites have been allocated for employment land development and make an important contribution to meeting the district's employment needs.

**6.22** The majority of employment sites are within the Mansfield urban area. In Warsop Parish the scope for employment development is much more limited due to the size of the settlements and the limited number of existing employment areas. More information on the site selection of the employment sites can be found in the Employment Technical Paper, 2018.

**Table 6.4 Policy E2 - Supporting information**

Policy E2: Sites allocated as new employment areas	
Does it meet national planning policy?	Yes - NPPF paragraphs 17, 18 to 21.
What evidence has informed this policy?	Nottingham Core HMA and Nottingham Outer HMA Employment Land Forecasting Study, 2015; Mansfield Housing and Economic Land Availability Assessment (HELAA), 2018; Mansfield Employment Land Review, 2017; and Mansfield Annual Monitoring Reports
How will it be delivered?	Through private sector investment and through the development management system.
Which local plan objectives will it meet?	1, 2



## 6.3 Policy E3: Retaining land for employment uses

### Policy E3

#### Retaining land for employment uses: Key and general employment areas

1. Within the existing key or general employment areas (as shown on the Policies Map and listed below) and allocated employment areas (as set out in Policy E2), development proposals will be supported provided that the proposal falls within Use Class B1, B2 or B8:

Site ref	Key / general employment areas
E3a	Old Mill Lane Industrial Estate, Old Mill Lane, Mansfield Woodhouse
E3b	Sherwood Oaks Business Park, Southwell Road West, Mansfield
E3c	Millennium Business Park, Chesterfield Road North, Mansfield
E3d	Oakfield Business Park, Hamilton Way, Mansfield
E3e	Oak Tree Business Park, Oak Tree Lane, Mansfield
E3f	Botany Commercial Park, Botany Avenue, Mansfield
E3g	Broadway Industrial Estate, The Broadway, Mansfield
E3h	Brunts Business Centre, Brunts Way, Mansfield
E3i	Commercial Gate, Mansfield
E3j	Crown Farm Industrial Estate, Crown Farm Way, Mansfield
E3k	Mansfield Woodhouse Gateway, Off Grove Way, Mansfield Woodhouse
E3l	Ransom Wood Business Park, Southwell Road West, Mansfield
E3m	Bellamy Road Industrial Estate, Bellamy Road, Mansfield
E3n	Hermitage Lane Industrial Estate, Hermitage Lane, Mansfield
E3o	Maunside, Hermitage Lane, Mansfield
E3p	Warsop Enterprise Centre, Burns Lane, Market Warsop
E3q	The Hub, Sherwood Street, Market Warsop
E3r	Sherwood Business Park (adj. Ransom Wood Business Park), Southwell Road, Mansfield
E3s	Ratcher Hill
E3t	Bleak Hills
E3u	Quarry Lane, Mansfield
E3v	Pelham Street

Continued overleaf

## Policy E3 continued

2. Within existing key and general employment areas, alternative uses (outside the B1, B2 or B8 use classes) will be supported provided that they:
  - a. are complementary to B1, B2 or B8 Use Classes;
  - b. are small scale;
  - c. would accommodate a significant number of jobs and be compatible with the character and function of the area; it must be demonstrated that the site has been vacant for at least 12 months and;
    - i. it has been subject to genuine marketing for commercial (B class) uses for at least 12 months, at reasonable market values, and which has proved unsuccessful;
    - ii. where the existing use is economically unviable;
    - iii. the site is no longer capable of meeting the needs of modern businesses; or
    - iv. continuation in employment use would be inappropriate in terms of adjoining uses or the amenity of the wider area; and
    - v. it would not prejudice the wider redevelopment or regeneration of the area.
3. On sites allocated for employment development under Policies E2, SUE1, SUE2 and SUE3, non-B class use developments will only be allowed provided the land has been marketed for at least 5 years for B class uses.

### Explanation

**6.23** There is a need for the district to provide sites offering a range of size, location and tenure. Industrial and business uses provide employment opportunities close to residential areas and benefiting the local economy. They are usually difficult or impossible to replace and their loss can exacerbate unemployment. Their retention is therefore considered a high priority.

**6.24** It is important to seek to maintain the existing stock of employment land buildings, in order to provide a basis for continuing economic prosperity of the district. However, paragraph 22 of National Planning Policy Framework (NPPF) advises against the long term protection of sites allocated for employment use where there is no reasonable prospect of the a site being used for that purpose.

**6.25** A qualitative assessment of employment sites was undertaken in 2017. This looked at sites in terms of the following factors to assess the ongoing fitness for employment uses:

- public access;
- private access;
- quality of environmental and site characteristics;
- compatibility of adjoining uses; and
- market attractiveness.

**6.26** The assessment concluded that the majority of sites were still suitable for employment use and should therefore be retained in employment uses. These sites are identified as either key or general employment areas in the study, and listed in Policy E3. They can be viewed at Figure 6.2.



**6.27** The vacant plots within these areas, identified within Appendix 7, make an important contribution to meeting the district's employment land requirements and the council will work with the relevant stakeholders to ensure that these employment areas continue to provide a diverse stock of buildings in terms of size, type and condition. They play an important role in the local economy, supporting jobs and providing good opportunities for people to work close to where they live.

**6.28** Unless protected, employment uses may lose out to more profitable uses in terms of land value. Development for alternative uses within these areas will only be permitted where the criteria set out in the policy are met.

**6.29** Protecting the district's employment areas, which are both suitable and viable for continued employment uses, is essential in ensuring the right amount and quality of employment land and premises are available to support the future demands of business and growth in the local economy, and in promoting a sustainable pattern of development across the plan area.

**6.30** For the purposes of this policy, the following definitions apply:

- Business development refers to uses falling with use classes:
  - B1(a)- offices;
  - B1(b)- light industry;
  - B1(c) - research and development;
  - B2- general industry; and
  - B8- storage and distribution.
- Economic development is development which provides job opportunities, or generates wealth or an economic output or product.

**6.31** In terms of economic development, the uses that may be considered appropriate within designated employment areas under this policy include food and drink uses for nearby workers, education and training facilities, childcare facilities, and certain sui generis uses which have similar characteristics of B1, B2 or B8 uses, for example, car showrooms.

**6.32** Proposals for trade counters will be determined on a case-by-case basis having regard to the particular scale and nature of the operation, and its potential retail and transport impacts.

**6.33** In the case of non-B uses, it will be necessary to submit sufficient information with any planning application to justify to the council the economic and employment benefits of the use proposed.

**6.34** To demonstrate that there is no long term demand for the site, an applicant will be required to proactively market the site for a minimum period of 12 months for existing employment areas and for five years for sites within Policies E2, SUE1, SUE2 and SUE3. They will also be required to provide a fully reasoned judgement from a professional estate agent as to whether such a site would likely to be viable in the longer term, either in its present state or as a redevelopment site for alternative industrial and business uses.

**Table 6.5 Policy E3 - Supporting information**

Policy E3: Retaining land for employment uses	
Does it meet national planning policy?	Yes - NPPF Paragraph 22
What evidence has informed this policy?	Mansfield Employment Land Review, 2017; and Mansfield Housing and Economic Land Availability Assessment (HELAA), 2018.
How will it be delivered?	Through the operation of the development management process.
Which local plan objectives will it meet?	1 and 2

Figure 6.1 Key and general employment areas





## 6.4 Policy E4: Other industrial and business development

### Policy E4

#### Other industrial and business development

1. Development proposals within Use Classes B1(b), B1(c), B2 and B8 that are outside areas identified within Policies E2 and E3 will be supported where:
  - a. the site lies within or on the edge of the Mansfield or Market Warsop urban areas or settlement boundaries;
  - b. the proposal is for the expansion of an existing business;
  - c. it would provide high quality employment floor space for an identified end user; or
  - d. it is for the redevelopment of established industrial or business land or premises.
  
2. In all cases development proposals will be expected to:
  - a. be appropriately related to the strategic road network and accessible for HGV's and is capable of being developed without severe highway impacts;
  - b. be accessible to public transport services and connected by convenient walking and cycling routes to residential areas;
  - c. be in scale with the built and natural features of the local area; and
  - d. have no significant adverse effects on the amenity of adjoining uses.
  
3. Small scale employment development or farm diversification in rural areas will be supported subject to meeting the requirements of Policy S3.

#### Explanation

**6.35** Policy E4 supports employment development outside of existing key / general employment areas and allocated employment sites subject to meeting certain criteria set out above.

**6.36** The plan places a strong emphasis on promoting enterprise and creating an environment which will encourage local businesses to grow and attract better paid and skilled jobs. It is intended that new employment development should deliver a range of premises.

**Table 6.6 Policy E4 - Supporting information**

Policy E4: Other industrial and business development	
Does it meet national planning policy?	Yes - NPPF paragraphs 17, 18-22, 37 and 161.
What evidence has informed this policy?	Nottingham Core HMA and Nottingham Outer HMA Employment Land Forecasting Study, 2015; Mansfield Annual Monitoring Reports; Ashfield and Mansfield – <i>A Plan for Growth</i> , 2016; and Mansfield Housing and Economic Land Availability Assessment (HELAA), 2018.
How will it be delivered?	Through the development management process
Which local plan objectives will it meet?	1, and 2

## 6.5 Policy E5: Improving skills and economic inclusion

### Policy E5

#### Improving skills and economic inclusion

1. The council will seek to negotiate planning agreements to secure local labour agreements for developments:
  - a. of 10 or more dwellings;
  - b. on 0.5 or more hectares of land; or
  - c. that will create more than full time equivalent 15 jobs.

#### Explanation

**6.37** A significant issue facing the district is that educational attainment levels remain below the national average. Mansfield has a continued weak learning culture with historic low aspirations and expectations. As a result, Mansfield has a predominately low skill economy with consequently low average incomes with limited opportunities for highly qualified workers. It is therefore important to improve both educational attainment levels and skills within the existing workforce.

**6.38** West Nottinghamshire College has seen significant investment that has included the remodelling of their main campus on Derby Road, and the creation of two innovative learning facilities as centres of educational excellence for construction and engineering. A new university centre, which opened on the main campus in autumn 2016, brings much needed access to higher education for local residents and businesses.

**6.39** A key message from the Ashfield and Mansfield - *A Plan for Growth* (2016) strategy is that low skills and worklessness restrict the capacity to increase productivity. The council is committed to supporting opportunities which assist with the long term re-skilling of the Mansfield workforce which is necessary to ensure the presence of a highly skilled labour pool to take advantage of new jobs across the district.

**6.40** Local labour agreements are agreements made between the council and a developer to enable local people to benefit from a proposed development, either through:

- enabling local people to access on-site training, development and employment opportunities in the construction of the development; or
- enabling local people to access the jobs created by the end use of the development, working with the provider and local partners to try and ensure local recruitment and retention of staff.

**6.41** Where a local labour agreement is applied for the construction of the development, the council will use a recognised methodology from the Construction Industry Training Board (CITB) for calculating the employment and skills opportunities for the development. By doing this, there will be a consistency of approaches between the district council and developers that will ensure realistic and achievable employment and skills interventions on construction projects.

**6.42** The approach is based on the model provided by the CITB. Normally this requires the production of an Employment and Skills Plan to be complied with and implemented by the developer and also a method statement setting out how the developer will implement the Employment and Skills Plan. The council would normally seek a planning obligation to secure the submission of the Employment and Skills Plan and method statement by the developer.



Table 6.7 Policy E5 - Supporting information

Policy E5: Improving skills and economic inclusion	
Does it meet national planning policy?	Yes - NPPF Paragraphs 18 to 21.
What evidence has informed this policy?	Ashfield and Mansfield – <i>A Plan for Growth</i> , 2016.
How will it be delivered?	Through conditions and or planning obligations relating to appropriate planning application approvals.
Which local plan objectives will it meet?	2

# Section Seven

## Retail

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**7.1** 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 of the NPPF recognises that town centres are a key focus for communities and requires councils to set out policies which support their viability and vitality.

**7.2** Enhancing the attraction and function of Mansfield town centre, and the district and local centres within the area, is fundamental to the delivery of the plan's vision. Mansfield town centre, in particular, faces significant challenges in responding to changes brought about through the increasing popularity of internet based shopping.



## 7.1 Policy RT1: Main town centre uses

### Policy RT1

#### Main town centre uses

1. Main town centre uses (such as retail, office, entertainment and leisure) will be supported within the town centres set out below and shown on the Policies Map provided that they:
  - a. are of a scale and character which reflects the role, function and distinctive qualities of the town centre; and
  - b. would not harm the vitality and viability of a town centre or result in a reduction in A1 uses below the thresholds set out in Policies RT3 and RT8.
  
2. The hierarchy of town centres is:

Types of town centre	Policy ref	Location/name of town centre
Town centre	RT1a	Mansfield
District centre	RT1b	Mansfield Woodhouse
	RT1c	Market Warsop
Local centre	RT1d	Clipstone Road West
	RT1e	Fulmar Close
	RT1f	Ladybrook Lane
	RT1g	Newgate Lane / Redcliffe Road
	RT1h	Nottingham Road
	RT1i	Ratcliffe Gate
	SUE1	Pleasley Hill
	SUE3	Berry Hill

3. New local centres will be supported as part of the comprehensive development of the Berry Hill commitment (Policy SUE3), and land allocated at Pleasley Hill Farm (Policy SUE1). Sequential and impact tests will be required at the planning application stage.
  
4. Development proposals for main town centre uses outside of these town centres, including extensions to existing facilities, will be supported if they will meet the day to day convenience needs of the immediate area, are an office use proposed within a key / general or allocated employment site\*, or, following a sequential test, it can be satisfactorily demonstrated that:
  - a. the development could not be accommodated on a suitable and available site within a nearby centre, or then on an edge of centre site, having shown appropriate flexibility in the format and scale of development proposed; and

Continued overleaf

## Policy RT1 continued

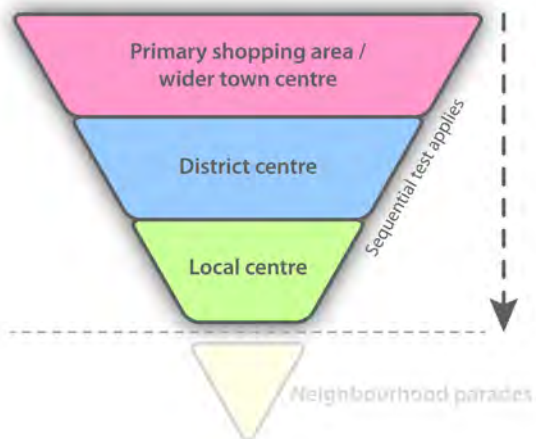
b. the development is within an accessible and well connected location.

5. Retail and leisure developments over 500 sqm (net\*\*) which are proposed in edge of centre and out of centre locations which are not allocated in the Local Plan for such purposes, will be required to satisfactorily demonstrate, through an impact assessment, that there will be no significant adverse impacts upon relevant town centres (including within adjoining local authorities).

\* designated by Policies E2 or E3.

\*\* net retail sales floorspace - excludes areas not accessible to the public, toilets and cafe areas.

Figure 7.1 Retail hierarchy



policies for the management and growth of centres over the plan period. This is especially important due to the impact of internet shopping upon the high street. Local plans should, amongst other things:

- recognise town centres as the heart of their communities and pursue policies to support their viability and vitality;
- define a network and hierarchy of centres that is resilient to anticipated future economic changes; and
- promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres.

### Explanation

**7.3** This policy is intended to ensure the vitality of Mansfield town centre and other key district and local centres.

**7.4** It sets out a retail hierarchy which defines Mansfield town centre (a sub-regional centre) as the main location for the retail and leisure development needed to deliver the long term visions for Mansfield and the wider district.

**7.5** The policy also sets the context for the overall distribution of retail and leisure development, as set out in Policy S2.

**7.6** Ensuring the vitality of town centres is a key priority of the NPPF which emphasises (para 23) that planning policies should be positive, promote competitive town centre environments and set out

**7.7** The policy allows for the development of floorspace that meets the day to day convenience<sup>(2)</sup> needs of the immediate area. This is expected to be small scale development, not exceeding 280 sqm, such as a new corner shop. 'Immediate area' would include residential areas and business park / industrial estate locations.

**7.8** It is recognised that large, stand-alone supermarkets also play an important part in meeting the shopping requirements of the district. However, further development of out of centre stores will be required to comply with this policy.

2 Convenience goods are items that you need on a day to day basis, such as food. They differ from comparison goods which are items that you tend to shop around for; these can include shoes, clothes, books, electrical items, household goods etc.



**7.9** St Peter's Retail Park and Portland Retail Park are preferred locations for the development of new bulky goods retail floorspace. They complement the retail offer at nearby Mansfield town centre and their close proximity makes linked trips possible. Development proposals in these locations will be required to comply with this policy.

**7.10** Main town centre uses are defined in the NPPF as:

- retail development (including warehouse clubs and factory outlet centres);
- leisure, entertainment facilities and the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bar and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls);

- offices; and
- arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

**7.11** The requirements for sequential testing and impact assessments are set out in the NPPF (paras 23 to 27) and the Planning Practice Guidance (PPG).

**7.12** Table 7.1 shows the role and function of town centres within the district. These are also shown in Figure 7.2, along with the district's neighbourhood parades and retail parks.

**Table 7.1 Town centres in the district**

Town centre	Town centre type	Policies Map / Figure 7.1 ref	Role and function
Mansfield	Town centre	RT1a / a	Mansfield town centre is the highest level of retailing centre in the district and includes a primary shopping area and secondary areas of leisure, business and other main town centre uses. New and enhanced retail and other town centre activity should be focused here.
Mansfield Woodhouse Market Warsop	District centre	RT1b / b RT1c / c	District centres are primarily used for convenience shopping, often containing at least one supermarket or superstore, with some comparison shopping and a range of non-retail services, such as banks, building societies, restaurants and takeaways, as well as local public facilities such as a doctor's surgery, dentist, opticians, post office and library for the settlement and the surrounding communities
Clipstone Road West Fulmar Close Ladybrook Lane Newgate Lane / Redcliffe Road Nottingham Road Ratcliffe Gate Berry Hill* Pleasley Hill Farm**	Local centre	RT1d / d RT1e / e RT1f / f RT1g / g RT1h / h RT1i / i SUE3 SUE1	Local centres include a range of small shops of a local nature, serving a small catchment.  Typically, local centres might include, amongst other shops, a small supermarket, a newsagent, a sub-post office and a pharmacy. Other facilities could include a hot-food takeaway and launderette.

\*New local centre (committed)      \*\*New local centre (allocated)

**Table 7.2 Policy RT1 - Supporting information**

Policy RT1: Main town centre uses	
Does it meet national planning policy?	Yes- NPPF paragraphs 23 to 27, 156 and 161.
What evidence has informed this policy?	Mansfield District Retail and Leisure Study 2011, 2014 Addendum and 2017 Update; and Mansfield Retail Update (annual report).
How will it be delivered?	This policy will be delivered by the planning decisions taken when development proposals come forward, by directing development to the most appropriate locations and refusing development that does not meet the policy.
Which local plan objectives will it meet?	1, and 6

Figure 7.2 Retail areas



Key

- |                               |                          |                       |
|-------------------------------|--------------------------|-----------------------|
| Mansfield Town Centre (RT1a)  | District Centre (RT1b-c) | Local Centre (RT1d-i) |
| Neighbourhood Parade (RT9a-r) | Main Road                | Railway Line          |
| Urban Area                    | District Boundary        |                       |

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## 7.2 Policy RT2: Mansfield town centre vision and strategy

### Mansfield town centre vision

**7.13** The following vision has been developed in consultation with members of Mansfield's Town Team and the Mansfield Community Partnership. The membership of these groups comprises various public and private organisations including the Mansfield Business Improvement District (BID) and Nottinghamshire Police.

In 2033 Mansfield town centre will offer a welcoming and friendly experience for all visitors. Those travelling into the centre by public transport will arrive into the light and airy transport interchange and have a short and pleasant walk into the heart of the town centre. They will notice the high quality public realm which is clean and attractive and fosters civic pride. From here, they will be able to browse the historic open air market which dates back to 1227, easily access the many niche independent shops and top high street brands, whilst surrounded by an environment rich in heritage, complemented by modern regeneration schemes. The position of the former 'Centre Tree', the historic centre of Sherwood Forest, can be found close by on West Gate and is just one of the features in the town's heritage trail. There will be a good choice of cafes and restaurants to take a break from shopping and enjoy a coffee or meal, with the option to sit outside in one of many pavement cafes. The town's free wifi will allow shoppers to browse for the best offers before they buy, and there will be opportunities for interactive shopping to take place 24 hours a day. As well as providing top shopping facilities, the newly refurbished Four Seasons Shopping Centre will also have become a hub of community activity, contributing to the good mix of uses within the town centre, which includes family friendly leisure facilities such as the award winning Mansfield Museum. Various events throughout the year will cater for a wide range of people and interests, boosting community spirit and resulting in more time and money being spent in the town, to the benefit of the local economy. It will be the ideal place to work and to start a new business due to the nurturing support offered by the council and its partners; and a growing population of town centre dwellers who see Mansfield as THE place to live will ensure a high footfall to help businesses succeed.

As the day draws to a close, some shoppers leave whilst others stay to enjoy an early evening meal and drink. More people come into the town centre, excited to see the latest show at the Palace Theatre, or to catch up with friends in one of the eating establishments before having a night out; visiting the many vibrant bars and clubs that can be found around the town centre. Mansfield's award winning night time economy guarantees a safe and welcoming experience, with a zero-tolerance approach taken to anti-social behaviour. Those who find it necessary to drive into the town can be assured that their vehicles are safe in our Park Mark accredited car parks that are easily accessed from the surrounding road network, with ample electric car recharge points. A choice of hotels give the option for visitors to stay over in the town, either for social or business purposes and can be used as a base for exploring the wider area, which includes a number of award winning parks easily accessed from the town centre by a network of green infrastructure, and other nearby leisure and tourist attractions.

## Policy RT2

### Mansfield town centre strategy

1. The council will work in partnership with developers and town centre stakeholders to help meet the town centre vision by:
  - a. focusing the development of main town centre uses which serve the wider area within Mansfield town centre, through allocating suitable sites to help meet the district's retail floorspace requirements, and applying a town centre first approach when considering planning applications;
  - b. enabling a range of main town centre uses to operate within the primary shopping area to maximise the vitality and viability of the centre;
  - c. negotiating developer contributions towards public realm improvements and public art;
  - d. encouraging residential and office use of upper floors, and on appropriate sites outside of the primary shopping area;
  - e. improving accessibility by seeking improvements to pedestrian and cycle routes, and locating any new car parks on the edge of the town centre; and
  - f. developing a comprehensive planning and investment framework in consultation with the local community and key stakeholders.

### Explanation

**7.14** Mansfield town centre is the main retail and service area in the district and acts as a sub-regional centre for comparison shopping in the northern and western parts of Nottinghamshire, as well as parts of east Derbyshire. There is an open market, many small shops and a good representation of national retail outlets. In addition to retailing, there is a wide range of other uses which contribute to the vitality and viability of the centre including banks/building societies, and food and drink establishments. There are also a number of leisure and cultural facilities within the town including The Palace Theatre and the Mansfield Museum.

**7.15** Mansfield, like other town centres around the country, has felt the effect of changing shopping habits. The increasing use of the Internet for shopping means the town centre will need to adapt by offering a broader range of retail, leisure, cultural and civic services in order to remain vibrant. The Mansfield town centre strategy supports development (including conversion and redevelopment) that would complement the town centre and improve its vitality and viability.

**7.16** The PPG states that a positive vision or strategy is key to ensuring successful town centres which enable sustainable economic growth and provide a wide range of social and environmental benefits.



## Town centre masterplan

**7.17** To promote and guide the delivery of the town centre vision the council will, in consultation with key partners and the community, develop a comprehensive planning / investment framework approach through the preparation of a masterplan encompassing adjoining key regeneration sites as identified in Policy S4. This would potentially be embodied in a supplementary planning document or area action plan. The masterplan / investment framework would:

- identify issues, constraints and opportunities, potential new uses and key design requirements, as well as establishing strategic requirements such as pedestrian and cycle routes, car parking, public transport and public realm;
- explore possible simplified planning tools, such as local development orders to enable and support appropriate development;
- identify suitable future town centre management models; and
- engage with owners, developers and other public sector partners to develop high quality and viable projects, in order to deliver the town centre vision set out in a 'live' and flexible delivery strategy.

**7.18** Policies RT3 to RT6a help meet the town centre vision and strategy.

**Table 7.3 Policy RT2 - Supporting information**

Policy RT2: Mansfield town centre strategy	
Does it meet national planning policy?	Yes - NPPF Paragraphs 23 and 24
What evidence has informed this policy?	Mansfield District Retail and Leisure Study, 2011, 2014 Addendum and 2017 Update; Mansfield Retail Update (annual report); and Mansfield Town Centre Vision, 2018;
How will it be delivered?	The town centre strategy sets out how the planning system can contribute to meeting the town centre vision. Delivery will be through the application of Local Plan policies and negotiations with developers and partners.
Which local plan objectives will it meet?	1, and 6

## 7.3 Policy RT3: Mansfield town centre primary shopping area

### Policy RT3

#### Mansfield town centre primary shopping area

1. Development proposals for town centre uses, which help to diversify the primary shopping area and increase its attractiveness as a place to visit, socialise, live and work, will be supported particularly where the development proposed is a Use Class A1 retail use. The primary shopping area, as defined on the Policies Map, is made up of primary and secondary frontages:

#### Primary frontages:

2. To help ensure the vitality and viability of the wider town centre, development proposals for Class A uses at ground floor level within primary frontages should:
  - a. not result in more than 25% of ground floor units in any defined primary frontage of the centre being in non-A1 use;
  - b. not result in the loss of units over 500 sqm (gross\*) from A1 use, unless clear advantages can be satisfactorily demonstrated;
  - c. maintain an active frontage(s) to the unit, such as a display of visual interest, or views into the unit;
  - d. not create a continuous frontage of three or more units in non-A1 uses; and
  - e. not include drinking establishments or hot-food takeaways (Classes A4 or A5), unless it can be satisfactorily demonstrated that there would be a positive impact upon both the town centre's daytime and evening economies.

#### Secondary frontages:

3. To ensure the vitality and viability of the wider town centre, development proposals for Class A uses at ground floor level within secondary frontages should:
  - a. not result in more than 50% of ground floor units in any defined secondary frontage of the centre being in non-A1 use;
  - b. not result in the loss of units over 500 sqm (gross\*) from A1 use, unless clear advantages can be satisfactorily demonstrated;
  - c. maintain an active frontage(s) to the unit, such as a display of visual interest, or views into the unit; and
  - d. not create a continuous frontage of four or more units in non-A1 uses.

Continued overleaf



## Policy RT3 continued

4. Development proposals within secondary frontages for other town centre uses that positively contribute to the broadening of the town centre's daytime and evening economies, particularly uses which are family orientated, will be supported. Where units have both primary and secondary frontages, the impact upon both frontages will be considered.

\*Gross External Area (GEA) – ground floor only

### Explanation

**7.19** Paragraph 23 of the NPPF emphasises that local plans should, amongst other things:

- 'define the extent of town centres and primary shopping areas, based on a clear definition of primary and secondary frontages in designated centres, and set policies that make clear which uses will be permitted in such locations' (third bullet point).

**7.20** This policy defines the primary shopping area and the frontages within it. It seeks to maintain retail as the dominant use within primary and secondary frontages at ground floor level. As such, only Class A uses will be permitted in the primary shopping frontages, with a more flexible approach to a wider range of uses in the secondary frontages. Please note that the conversion of upper floors for office or residential use is encouraged by policies RT2 and RT4.

**7.21** It is recognised that a number of changes of use are able to take place without requiring a formal planning application. In cases where the local planning authority's permission is required, the targets within Policy RT3 will be used.

**7.22** In relation to the loss of a large retail unit, a 'clear advantage' could include occupation by a non-A1 use which would benefit the vitality and viability of the town centre, such as a large national chain restaurant or leisure use for which a town centre / primary shopping area location is preferential over an out of centre location. A town centre use will be considered to have a positive impact upon both daytime and evening economies if it remains open throughout both periods.

**7.23** Family orientated uses would include child friendly leisure uses and creche facilities. Part four of the policy seeks to address the balance of leisure uses in the town centre to make it more family friendly, helping to meet the town centre vision.

**Table 7.4 Primary and secondary frontages**

Frontage	Site ref	Units
Primary frontages	RT3pa	West Gate (odd numbers 1a - 15, even numbers 8-42)
	RT3pb	Four Seasons Centre (all units)
Secondary frontages	RT3sa	West Gate (odd numbers 37-71, even numbers 44-66)
	RT3sb	Stockwell Gate (all existing units)
	RT3sc	Regent Street (odd numbers 1-21, even numbers 2- 32 including Regent House)
	RT3sd	Leeming Street (odd numbers 1-29, even numbers 2-42 including Clumber House)
	RT3se	Church Street (odd numbers 1-39, and 1 Bridge Street, even numbers 8-36 including the Swan Hotel PH)
	RT3sf	Rosemary Centre (all units)
	RT3sg	Queen Street (all units) including 4 Market Street and 11 Stockwell Gate
	RT3sh	Market Place (numbers 19-31 inclusive)
	RT3si	Market Street (numbers 1-4a, 11-19 inclusive)
	RT3sj	Clumber Street (odd numbers 1-5, and Unit 1)

**Table 7.5 Policy RT3 - Supporting information**

Policy RT3: Mansfield town centre primary shopping area	
Does it meet national planning policy?	Yes - NPPF paragraph 23
What evidence has informed this policy?	Mansfield District Retail and Leisure Study 2011, 2014 Addendum and 2017 Update; Mansfield Town Centre Vision, 2018; and Mansfield Retail Update (annual reports)
How will it be delivered?	Through the development of new floorspace and changes of use within the primary shopping area of Mansfield town centre.
Which local plan objectives will it meet?	1 and 6



## 7.4 Policy RT4: Mansfield town centre improvements

### Policy RT4

#### Mansfield town centre improvements

1. Development proposals which help improve the vitality and environment of Mansfield town centre, will be supported, particularly where they involve:
  - a. appropriate development of the site identified by policies RT6a and RT6b;
  - b. enhancement of townscape, civic and open spaces and heritage assets and their setting;
  - c. improvement of the appearance of key gateways, by providing well designed landmark buildings which help create a positive image of the town and give it a sense of identity;
  - d. improvements to Mansfield's market;
  - e. enhancements to the Old Town Hall which support its reuse and ensure its conservation;
  - f. improvements to energy efficiency and resilience to flooding and climate change, and adoption of low carbon technologies including electric vehicle charging points, where applicable;
  - g. improvements to traffic arrangements, including the reduction of vehicle / pedestrian conflict and the barrier effect of the Mansfield town centre ring road;
  - h. provision of cycle parking and facilities as set out in Policy RT5;
  - i. creation of stronger walking and cycling links within, and to, the town centre, including opening up of the River Maun to create an attractive riverside walk;
  - j. refurbishment of key premises, in particular Four Seasons Shopping Centre, Rosemary Centre and Beales Department Store;
  - k. shopfront refurbishments (in accordance with Policy P8) and remodelling of floor plans, where appropriate, to create more attractive and usable retail units;
  - l. conversion of upper floors of properties within the primary shopping area for office or residential use;
  - m. provision of new accessible car parking spaces, including replacement for any lost through redevelopment; and
  - n. appropriate security and crime prevention measures.
  
2. All development proposals within Mansfield town centre should demonstrate how the proposal helps to achieve the aims of this policy, where relevant and proportionate to the scale and nature of the proposed development.

## Explanation

**7.24** Mansfield is mostly an attractive town centre which has benefited from a sustained programme of investment in its public realm to improve the shopping environment. The majority of the centre is pedestrianised.

**7.25** However, there are some areas of poor environmental quality. For example, parts of the White Hart area (particularly around the junction with Dame Flogan Street) are largely vacant, with some buildings boarded up and falling into dereliction. The Four Seasons Shopping Centre, Rosemary Centre and Beales department store are all buildings which would benefit from refurbishment.

**7.26** Policy RT4 supports the delivery of the Mansfield town centre vision and strategy by setting out measures which would help improve the town centre environment. The quality of the public realm is important; it can encourage more customers to visit a centre and to have an increased dwell time, which in turn adds to the vibrancy of the area and helps support town centre businesses as more money is spent.

**7.27** When considering appropriate security measures, regard should be given to both the reduction of crime and disorder, and (due to the large volumes of people that use town centres) how the design could help to deter, detect and delay a terrorist attack. Measures should be proportionate to the degree of threat expected, and consultation carried out with the police architectural liaison officer.

**7.28** In cases where town centre residential schemes are proposed, developer contributions towards improvements to the town centre's public realm may be considered in lieu of off-site open space contributions. This policy will help inform spending decisions. More details will be set out in the Planning Obligations Supplementary Planning Document.

**Table 7.6 Policy RT4 - Supporting information**

Policy RT4: Mansfield town centre improvements	
Does it meet national planning policy?	Yes – paragraphs 17, 21, 23, 35, 56 to 58 and 69.
What evidence has informed this policy?	Urban Design Compendium: Mansfield Town Centre; Conservation Area Character Appraisals and Management Plans; Consultation responses – What you told us, Town Centre Survey, 2011, Town Centre Survey, 2014; Mansfield Town Centre Vision, 2018; Mansfield Retail Viability Study, 2016; and Crowded Places: The Planning System and Counter-terrorism, 2012.
How will it be delivered?	This policy will be delivered through a combination of public and private sector investment into Mansfield. This may be in the form of new development within the town centre, developer contributions, grant funding, allocation of council resources, and BID resources.
Which local plan objectives will it meet?	4, 5, and 6



## 7.5 Policy RT5: Accessing Mansfield town centre

### Policy RT5

#### Accessing Mansfield town centre

1. Major development proposals in or on the edge of Mansfield town centre will be supported where they make relevant improvements to the accessibility of the town centre, prioritising:
  - a. pedestrians and cyclists; then
  - b. users of public transport and taxis, and green and blue badge holders; and finally
  - c. private car users.

#### Explanation

**7.29** Good accessibility to a town centre by a choice of transport options is important in attracting residents and visitors. Mansfield town centre benefits from a high quality bus and rail interchange providing services into the centre from the district and beyond. It also has a good network of car parks. However, the ring road which bounds the town centre can be a barrier to pedestrian access, and the presence of vehicles in the pedestrianised areas can raise safety concerns.

**7.30** This policy aims to achieve better access to the town centre by pedestrians, cyclists, public transport users, taxis and private cars. The policy helps to deliver a more accessible town centre, encouraging people to visit the town and help to reduce pedestrian / vehicular conflict.

**7.31** Improving access to the town centre is key to the achievement of the town centre vision.

**7.32** Table 7.7 provides examples of how accessibility could be improved for different users groups:

**Table 7.7 Examples of accessibility improvements**

<p><b>Pedestrians and cyclists</b></p>	<ul style="list-style-type: none"> <li>● Supporting the creation or enhancement of safe, convenient and legible pedestrian and cycle routes into and out of the town centre. These routes should avoid a proliferation of signage, be clutter-free and be designed to be inclusive for all sectors of Mansfield's community.</li> <li>● Introducing traffic calming measures, such as crossing points which are more pedestrian / cycle friendly, to reduce the dominance of vehicular traffic on the town centre ring road, whilst helping to improve the appearance of key gateways.</li> <li>● Improving pedestrian crossings on Quaker Way to help reconnect both sides of the inner ring road and reduce its physical impact.</li> <li>● Maximising opportunities to link into and enhance the district's green infrastructure network, and where appropriate open up the River Maun to create an attractive riverside walk.</li> <li>● Providing secure cycle stores within new developments, and on the edges of pedestrianised areas.</li> <li>● Physically restricting vehicular access to the pedestrianised areas of the town centre between normal shop opening hours, allowing only for emergency vehicles and special permit (green badge) holders, who shall park within special access areas.</li> </ul>
<p><b>Users of public transport and taxis, and blue badge holders</b></p>	<ul style="list-style-type: none"> <li>● Using developer contributions / LTP funding to fund the implementation of bus / taxi lanes which complement pedestrianised areas and routes, giving users easy access to shops and services, whilst reducing the amount of traffic within the town centre environment.</li> <li>● Including dedicated areas for blue badge holders to park.</li> <li>● Locating new taxi ranks close to shops and providing well-lit, safe and sheltered waiting areas for users.</li> </ul>
<p><b>Private car users</b></p>	<ul style="list-style-type: none"> <li>● Locating new car parks, which should be designed and maintained to meet ParkMark® or similar safety standards, at the edge of the town centre where there is, or can be, easy access to the town centre for both pedestrians and mobility scheme users.</li> <li>● Making mobility schemes and recharging points for electric cars available at all new multi-storey car parks.</li> <li>● Ensuring replacement spaces are provided if necessary, or other improvements to town centre accessibility are made, if existing town centre car parks are to be lost.</li> </ul>

**7.33** The council will develop a movement and parking strategy possibly as part of a town centre masterplan/ investment framework (see Policy RT2). Planning obligations will be secured from major developments to deliver appropriate elements of this strategy.

**Table 7.8 Policy RT5 - Supporting information**

<p><b>Policy RT5: Accessing Mansfield town centre</b></p>	
<p><b>Does it meet national planning policy?</b></p>	<p>Yes - NPPF paragraph 29 and 35.</p>
<p><b>What evidence has informed this policy?</b></p>	<p>Mansfield Town Centre Parking Strategy Update, 2007;                      Town Centre Survey, 2011 and 2014;                      Consultation with MDC officers and town centre stakeholder; and                      Mansfield Town Centre Vision, 2018.</p>
<p><b>How will it be delivered?</b></p>	<p>Through the determination of planning applications and negotiation of financial contributions through development management process and the promotion of alternative transport methods such as cycling. There will need to be good partnership working with the highways department at Nottinghamshire County Council (NCC) for changes to access rights and signage.</p>
<p><b>Which local plan objectives will it meet?</b></p>	<p>6, and 9</p>



## 7.6 Policy RT6: Retail and leisure allocations

### Policy RT6

#### Retail and leisure allocations

1. The following three sites, as shown on the Policies Map, are allocated for retail and leisure development:

### Site RT6a

#### Former bus station, Stockwell Gate North (approx. 0.6 ha)

This town centre site is allocated for a hotel-led development scheme, to include around 3,500 sqm of retail and leisure floorspace. Development should take account of the following issues:

- the need to create a high quality flagship development on this key gateway into the town centre, including landscaping to soften the urban form;
- the delivery of a hotel, new retail floorspace and a range of other complementary uses which could include: offices, restaurants and cafes, community facilities, leisure, car parking and a taxi rank;
- the provision of good quality, attractive public realm that connects the site into the rest of the town centre;
- the form, massing, materials, location and height of new buildings should conserve and enhance nearby listed buildings and their settings;
- archaeology - any development proposals would need to be supported by detailed desk based archaeology assessment and the results of a staged pre-determination programme of archaeological investigation on the basis of an approved Written Scheme of Investigation; and
- the design of the development should take account of and complement nearby local green space.

**7.34** Existing land level differences on the site need to be taken into account and considered carefully, with new development proposals seeking to secure a ground level retail frontage that relates well to Stockwell Gate, with stepped development behind; acknowledging the viability of the site.

### **Site RT6b**

#### **Belvedere Street (approx. 0.5 ha)**

This site is allocated for around 11,500 sqm of main town centre uses, comprising floorspace in Use Classes A1, A2, A3, A4, A5, B1A, D1, D2 or C1 (or any mix of those uses) and related servicing and car parking facilities. Development should take account of the following issues:

- the need to create a high quality flagship development on this key gateway into the town centre, including landscaping to soften the urban form;
- the provision of good quality, attractive public realm and direct pedestrian linkages that connect the site into Mansfield bus station, Stockwell Gate, and the rest of the town centre; and
- the form, massing, materials, location and height of new buildings should conserve or enhance the nearby listed buildings and their settings.

### **Site RT6c**

#### **Frontage to Ransom Wood Business Park (approx. 1.4 ha)**

This site is allocated for around 1,750 sqm of retail and leisure floorspace. Development should take account of the following issues:

- satisfactorily demonstrate that the development primarily meets the needs of the business park;
- the need to protect and enhance existing multi-user access (walking and cycling) along Mansfield Way;
- the need to enhance and create complementary habitat buffers adjacent to nearby local wildlife sites; and
- an application-specific assessment will be required to identify and address impacts on nightjar and woodlark and their habitats.

**7.35** It is envisioned that this site could include convenience retail, restaurant/café and hotel development to meet the needs of the business park. Any development proposed that is likely to serve a wider catchment area, including drive-thru facilities, would need to fulfil the provisions within Policy RT1.



## 7.7 Policy RT7: Retail and leisure commitments

### Policy RT7

#### Retail and leisure commitments

1. The following sites\*, as shown on the Policies Map, have planning permission and are allocated for retail and / or leisure use:
  - a. Mansfield urban area

Ref	Site name	Amount and type of floorspace		
		Convenience (A1)	Comparison (A1)	Leisure (A3, A4, A5)
SUE3	Berry Hill	1,000 sqm net	-	-
RT7a	116 - 120 Chesterfield Road North	-	-	155 sqm net
RT7b	Former Pavilion, Racecourse Park	-	-	135 sqm net
RT7c	39 Stockwell Gate	200 sqm net		

- b. Warsop Parish

Ref	Site name	Amount and type of floorspace		
		Convenience (A1)	Comparison (A1)	Leisure (A3, A4, A5)
RT7d	Former Strand Cinema, Church Street	715sqm net	80sqm net	-

\* (Commitments as of 1 April 2019).

#### Explanation

**7.36** Policy RT6 allocates land for retail and leisure in accordance with the settlement and retail hierarchies and the strategic aims of Policy S2 and RT2. Policy RT7 gives ongoing support for sites which currently have an extant planning permission. The council will work with site promoters to support the development of these sites, where necessary.

**7.37** The principle of development on the committed sites has already been established and it is not possible for the council to reverse these decisions unless the permissions were to lapse. However, if this did happen the council would need to have robust reasons for not renewing permission. Generally speaking, the council would wish to support renewals on these sites and Policy RT7 allows for this.

**7.38** Paragraph 23 (sixth bullet point) of the NPPF requires local planning authorities to identify a range of suitable sites to meet the needs of town centres over the plan period. The objectively assessed retail and leisure need for Mansfield district between 2013 and 2033 has been identified in the Mansfield District Retail and Leisure Study Update, 2017 and is shown in Table 7.9.

**7.39** It is advised that long-term quantitative forecasts (post-2026) should be treated as indicative only, and reviewed within the next three to five years. This is due to the inherent uncertainty over long-term estimates of expenditure growth, and how the market might behave over the next 15 years.

**Table 7.9 Retail and leisure requirement to 2033**

	2017	By 2021	By 2026	By 2031	By 2033
Comparison goods floorspace (sqm)	0	-7,200	1,100	9,500	13,200
Convenience goods floorspace (sqm)	300	-3,500	-3,000	-2,400	-2,100
Leisure goods floorspace (sqm)	0	800	900	2,400	3,500

**7.40** This is split across the district as set out in Table 7.10 below:

**Table 7.10 Distribution of retail and leisure requirement (sqm)**

	Mansfield town centre	Mansfield Woodhouse district centre	Market Warsop district centre	Housing growth areas
Comparison (A1)	11,100	700	700	700
Convenience (A1)	0	0	0	540
Food and drink leisure (A3, A4, A5)	2,800	350	350	0

**7.41** More details on the retail and leisure requirements, and how they have been established, can be found in the Retail and Leisure Technical Paper, 2018.

**7.42** The retail and leisure requirements will be met from a variety of sources, such as extant planning permissions (commitments), reoccupation of vacant floorspace and proposed new developments. Table 7.11 sets out the contribution from various sources.



Table 7.11 Sources of retail and leisure supply (as at 1 April 2019)

	Comparison goods floorspace (sqm) (A1)	Convenience goods floorspace (sqm) (A1)	Leisure floorspace (sqm) (A3, A4, A5)	Other uses
Requirement (2017 - 2033)	13,200	0 (-2,100)	3,500	-
Medium term requirement	1,100	0 (-3,000)	900	-
Commitments (sites with planning permission minus those taken account of within the requirement calculation - see Retail Update 2019)	200 (2018/0732/COU) 84 (2010/0805/ST) 91 (2018/0319/FUL) 51.5 (2018/0523/FUL)	-	155 (2019/0037/NMA) – A5 624 (2018/0488/COU) – SG* 135 (2018/0513/COU) – A4 490 (2018/0630/COU) – SG*	N/A
Completions / commencements	127 (2017/0754/FUL) 335 (2018/0281/FUL) 18.5 (2015/0578/ST)	250 (2017/0407/FUL) 40 (2017/0814/FUL) 52 (2018/0452/FUL)	63 (2016/0513/ST) – A3 131 (2017/0644/FUL) – A3 167 (2018/0305/FUL) – A3	N/A
On allocated sites (those listed in RT6 and SUE)  (Figures are approximate)	1,500 – RT6a tbc - RT6b tbc - SUE1	tbc – RT6b 250 – RT6c tbc – SUE1 500 – SUE2	550 – RT6a tbc – RT6b 500 – RT6c tbc – SUE1 250 – SUE2	Hotel and D2 use – RT6a tbc – RT6b Hotel – RT6c Hotel, gym and nursery – SUE1
Reoccupation of vacant town centre units	2,000	0	1000	-
+ Total lapsed / superseded (if counted in calculation of need)	101 (2015/0733/ST) 182 (2016/0719/FUL)	-	-	-
Balance (against long term needs)	9,076	0 (-3,192)	0 (-565)	-

\*SUI GENERIS – But proposal is akin to an A3 / A4 use

\*Includes approximately 100sqm committed/developed on small sites (2010/0805/ST and 2015/0578/ST).

**7.43** Sufficient land to meet the short to medium term comparison retail requirement has been identified. The longer term requirements will be reassessed when the plan is reviewed (in accordance with Policy IM1).

Table 7.12 Policy RT6 and 7 - Supporting information

Policy RT6 - retail and leisure allocations	
Policy RT7 - Retail and leisure commitments	
Does it meet national planning policy?	Yes - NPPF paragraphs 23 and 161.
What evidence has informed this policy?	Mansfield District Retail and Commercial Leisure Study Update, 2017; Mansfield Retail Update, 2018; and Mansfield Retail and Leisure Technical Paper, 2018.
How will it be delivered?	Through private sector investment and through the development management process.
Which local plan objectives will it meet?	1, and 6

## 7.8 Policy RT8: District and local centres

### Policy RT8

#### District and local centres

1. Development proposals within district and local centres, as shown on the Policies Map, which help to sustain and enhance the range of retail and community provision, will be supported where:
  - a. retail (use class A1) remains the predominant use\* within the centre; and
  - b. they contribute to the quality of the physical environment and vitality of the centres through one or more of the following measures:
    - i. public realm improvements;
    - ii. reinstatement and enhancement of historic architectural detail;
    - iii. reuse of vacant units;
    - iv. shop front refurbishments;
    - v. conversions that enable the use of upper floors of premises;
    - vi. improving the pedestrian environment / reducing the impact of vehicular traffic;
    - vii. creation of a key focal point;
    - viii. reduction of visual clutter through the rationalisation of street furniture, lighting columns, traffic signage, road markings and pedestrian guard rails; and
    - ix. improvements to cycle parking provision.

\*Predominant use will be measured against a 40% target (of units within the relevant district or local centre)

#### Explanation

**7.44** District and local centres play an important role in meeting the retailing needs (primarily convenience shopping) of their surrounding communities. This policy is intended to help consolidate their main role as town centres, whilst helping them adapt to changing economic and social conditions by supporting appropriate new uses and environmental improvements.

**7.45** This policy defines the extent of the centres and which uses will be permitted there. Ensuring that the A1 Use Class forms the predominant use of each centre protects their important retailing function. It is expected that A1 will remain the largest single use class in each centre.

**7.46** Both Mansfield Woodhouse district centre and Market Warsop district centre have a requirement for an additional 700sqm of A1 comparison goods floorspace, and 350sqm of A3, A4 and A5 leisure floorspace over the plan period. Development of this floorspace would need to comply with Policy RT1.

**7.47** Appropriate town centre uses for district centres include: retail (food and non-food), a range of non-retail services (such as banks, building societies, restaurants and takeaways), and local public facilities (such as a doctor's surgery, dentist, opticians, post office and library). Local centres tend to have fewer non-retail services and public facilities.



**7.48** The purpose of this policy is to encourage improvements to be delivered over the plan period, in order to cumulatively contribute to the enhancement of the district or local centre environment, either as part of a wider development, or through the use of grant funding should this become available.

#### District centres

**7.49** Whilst there is a fairly strong retail mix in both district centres, with a range of shops and services, further retail development would provide opportunities for the district centres to broaden and modernise their offer, whilst supporting the local population.

#### Mansfield Woodhouse district centre (RT1b)

**7.50** The district centre comprises an elongated shopping street stretching for about 600 metres along the High Street and Station Street. Most of the district centre is also designated as a conservation area, and many shops are located in old stone buildings which were formerly houses and, as a consequence, have architectural or historic interest and townscape value.

**7.51** The Mansfield Woodhouse Conservation Area Appraisal and Management Plan highlights a number of improvements which could be made to enhance the public realm of the area.

#### Market Warsop district centre (RT1c)

**7.52** Market Warsop district centre plays an important role in meeting the retailing needs of the Market Warsop urban area and its surrounding communities within Warsop Parish.

**7.53** Market Warsop district centre is a traditional and historic town centre located within a conservation area. The retail core is centred around the Sherwood Street / High Street / Burns Lane / Church Street Junction where a range of shops and services provide some of the daily and weekly requirements for the resident population and surrounding areas.

**7.54** The Market Warsop Conservation Area Appraisal and Management Plan highlights a number of improvements which could be made to enhance the public realm of the area.

#### Local centres

#### Clipstone Road West local centre (RT1d)

**7.55** This local centre serves communities on the eastern side of the district living in Forest Town and nearby areas. It extends for approximately 200 metres along Clipstone Road West and provides a newsagent, pharmacy, hairdressers, a public house, café and a number of hot food takeaways, as well as other uses, such as bookmakers and insurance brokers.

#### Fulmar Close local centre (RT1e)

**7.56** Fulmar Close local centre serves communities living in Forest Town and surrounding areas. It has a number of modern units occupied by hot food takeaways/restaurants, a drive-thru, a coffee shop, furniture shop, children's soft play, a day nursery, pet shop and a pub /restaurant. It is in close proximity to an Asda supermarket.

#### Ladybrook Lane local centre (RT1f)

**7.57** Ladybrook Lane local centre consists of a number of shops, a pharmacy, post office and a library within a pedestrianised area on the south east of Ladybrook Lane, and a public house and convenience store on the north east side of the road. The centre serves residents to the west of Mansfield.

#### Newgate Lane / Redcliffe Road local centre (RT1g)

**7.58** Newgate Lane local centre is fairly centrally located within the district and serves communities to the east of Mansfield town centre. It comprises, among other uses, a convenience store, newsagents, post office, a number of hairdressers and barbers, a beauty salon, an electrical repair shop, a social club and hot food takeaways.

#### Nottingham Road local centre (RT1h)

**7.59** This local centre is situated on a key arterial route into Mansfield town centre. It serves communities to the south of the district and comprises, among others, a newsagent, hair and beauty salons, a florist, a furniture shop, a balloon shop, hot food takeaways, a public house, and a church. There are also further retail and leisure uses nearby, namely Sainsbury's / Argos, Aldi, Odeon, a number of restaurants and gyms, Halfords, PC World and a B&M Home and Garden store.

### Ratcliffe Gate local centre (RT1i)

**7.60** This local centre runs along Ratcliffe Gate, a key route into Mansfield town centre. It consists of a number of retail units such as butchers, a bakery and a brewers centre, three public houses, a restaurant and hot food takeaway.

### Berry Hill local centre

**7.61** This is a committed new local centre (see Policy SUE3).

### Pleasley Hill Farm local centre

**7.62** This is an allocated new local centre (see Policy SUE1).

**7.63** Subject to funding, the council will consider the need to develop targeted intervention, including the preparation of masterplans to provide detailed frameworks to guide investment in public realm, transport, and environmental improvements. The council will work with Warsop Parish Council to consider how the neighbourhood plan process may also contribute to shaping the development and enhancement of Market Warsop district centre.

**Table 7.13 Policy RT8 - Supporting information**

Policy RT8: District and local centres	
Does it meet national planning policy?	Yes - NPPF paragraphs 17, 23, 35, 56 to 58, 69 and 70.
What evidence has informed this policy?	Mansfield Woodhouse Conservation Area Character Appraisal and Management Plan; Market Warsop Conservation Area Character Appraisal and Management Plan; and Mansfield Retail Update (annual report).
How will it be delivered?	Through the development management system: <ul style="list-style-type: none"> <li>The policy sets out the acceptable uses within the district and local centres and will be delivered through private investment, such as new business start-ups, and planning decisions taken. The policy may also be used to help secure grant funding towards the works required.</li> <li>Subject to funding the council may consider preparing masterplans to provide a detailed framework for public realm, transport, and environmental improvements.</li> </ul>
Which local plan objectives will it meet?	6



## 7.9 Policy RT9: Neighbourhood parades

### Policy RT9

#### Neighbourhood parades

1. Neighbourhood parades, as shown on the Policies Map, will be protected as areas of local convenience retailing, with a presumption against their loss. Proposals for the change of use and extensions to existing units will be supported where they will enhance the vitality and viability of the parade.
2. The development of new neighbourhood parades of an appropriate design and type will be supported where they meet the immediate local needs of new residential development but do not undermine existing town centres.

#### Explanation

**7.64** In addition to the larger retail areas in the district, there are a number of neighbourhood parades (see Table 7.14) which form a fourth tier of locations that are important for meeting the day-to-day needs of the communities they serve. These parades are particularly valuable for those members of our communities without access to a car. References in the NPPF to 'town centres' or 'centres' apply to town centres, district centres and local centres, but exclude small parades of shops of purely neighbourhood significance.

**7.65** This policy provides protection to neighbourhood parades and allows appropriate development to promote their vitality and viability as key elements of sustainable communities. A proposal for an A1 use, or one which makes a positive contribution to the diversity of uses on offer, is considered to enhance vitality and viability. Proposals which would create a clustering of similar non-A1 businesses, such as hot food takeaways, is likely to have a detrimental effect and should be avoided.

**7.66** Development proposals that involve the loss of shopping facilities should only be permitted if the premises have been vacant for at least six months with evidence of marketing. It will also be important to consider the resulting balance of uses, the contribution the unit makes to the function of the parade in terms of its size and location within the parade, the impact of the proposal on the shopping function of the parade - for example, would it create an active frontage, would the use bring visitors to the centre?

**7.67** Extensions to neighbourhood parades should not exceed 280 sqm net over the plan period, change the status of the parade, or undermine other town centres within the district's retail hierarchy.

**7.68** There will be a new neighbourhood parade developed as part of the Jubilee Way strategic urban extension (see Policy SUE2). This will include some convenience retail provision and food and drink leisure provision to serve new and existing residents, as well as employees of Crown Farm Industrial Estate.

**7.69** Neighbourhood parades are not town centres and therefore proposals for new parades of shops of purely neighbourhood significance do not require sequential testing and are usually not large enough to require impact testing. However if a parade is proposed of such a scale that it would be likely to draw trade from a town centre it would be considered as a local centre and determined against Policy RT1.

**Table 7.14 Neighbourhood parades**

Site Ref	Neighbourhood parade	Role and function
RT9a	Birding Street	Small parades of shops of purely neighbourhood significance.
RT9b	Bright Square	
RT9c	Carter Lane/ Mill Street	
RT9d	Carter Lane/ Rock Street	
RT9e	Chesterfield Road North	
RT9f	Chesterfield Road South	
RT9g	Cox's Lane/ Brown Avenue	
RT9h	Garabaldi Road	
RT9i	Harrop White Road	
RT9j	Ladybrook Lane/ Tucker's Lane	
RT9k	Lingforest Road	
RT9l	Madeline Court	
RT9m	Newgate Lane / Scarcliffe Street	
RT9n	Ossington Close	
RT9o	Pecks Hill	
RT9p	Ravensdale Road	
RT9q	Southwell Road East	
RT9r	Southwell Road West	
	Jubilee Way*	

\*This is a new neighbourhood parade, to be developed during the plan period.

**Table 7.15 Policy RT9 - Supporting information**

Policy RT9: Neighbourhood parades	
Does it meet national planning policy?	Yes - NPPF paragraphs 23 and 70
What evidence has informed this policy?	Mansfield Retail Update (annual report), and Survey Work
How will it be delivered?	Through the development management process by planning decisions taken when development proposals come forward.
Which local plan objectives will it meet?	6, 7 and 11



## 7.10 Policy RT10: Hot food takeaways

### Policy RT10

#### Hot food takeaways and exclusion zones

- Proposals for hot food takeaways (Use Class A5) will be supported provided that they are not within a hot food takeaway exclusion zone as shown on the policies map (within a 400m radius from the main access point to any secondary school or college).
- In all cases, hot food takeaways must not cause significant harm to residential amenity in terms of: noise, vibration, odour, traffic disturbance, litter or hours of operation.

#### Explanation

**7.70** In 2011, the Government published 'Healthy lives, healthy people: a call to action on obesity in England', which described the scale of the obesity epidemic and set out plans for action across England. Obesity is a complex problem that requires action from individuals and society across multiple sectors. One important action is to modify the environment so that it does not promote sedentary behaviour, or provide easy access to unhealthy food.

**7.71** Takeaways can be a source of unhealthy food. Research indicates that once a child or adolescent develops obesity, they are more likely to remain obese through adulthood, have poor health and reduced life expectancy.

**7.72** The National Institute of Clinical Excellence (NICE) Cardiovascular Disease Prevention guidance (2010) recommends that local authorities should take action to limit the planning permission for fast food outlets in specific areas (e.g. near schools).

**7.73** Mansfield district has a child obesity prevalence at Year 6 of 19.7% vs 20.0% in England in 2016/17. Child obesity prevalence has been similar to England in this district since 2007/8 and has one of the highest prevalence in Nottinghamshire.

**7.74** 67.3% of adults are classified as overweight or obese in Mansfield (2015/16) compared with 61.3 % in England. In Nottinghamshire 25.7% of adults are obese.

**7.75** Information provided by Public Health England shows that Mansfield district also had a fast food outlet density of 96.3 per 100,000 residents in 2015 compared to 88 per 100,000 residents in England.

**7.76** Evidence provided by Nottinghamshire County Council shows that areas where several primary schools and four secondary schools are located already have a density of fast food outlets higher than the national average.

**7.77** Furthermore, hot food takeaways can generate unacceptable levels of noise, vibrations, odours, traffic disturbance and litter, and are often open late at night. It is therefore important that such uses are controlled, or restricted, to protect the residential amenity of occupiers living in close proximity to such establishments.

**7.78** A condition may be imposed which removes permitted development rights in cases where the size and / or location of the proposed hot food takeaway could undermine the district's retail hierarchy, should a change of use occur.

**Table 7.16 Policy RT10 - Supporting information**

Policy RT10: Hot food takeaways	
Does it meet national planning policy?	Yes - NPPF paragraphs 17 (bullet 12), and 69
What evidence has informed this policy?	Fast food outlets and obesity– Mansfield Briefing, 2018 (NCC); The Department of Health Annual Health Profile for Mansfield, 2015; The Nottinghamshire Joint Strategic Needs Assessment - Excess weight in children, young people and adults, 2016; The Nottinghamshire Health and Wellbeing Strategy; Department of Health 2010, 'Healthy lives, healthy people'; and Rapid Health Impact Assessment, 2018.
How will it be delivered?	Through the development management process and planning decisions taken on proposals for hot food takeaways.
Which local plan objectives will it meet?	5 and 7

## 7.11 Policy RT11: Visitor economy

### Policy RT11

#### Visitor economy

1. Development proposals for visitor facilities\*, accommodation and sporting attractions, including proposals for temporary permission in support of the promotion of events, will be supported provided that they:
  - a. benefit both local communities and visitors; and
  - b. respect and enhance the natural and built environmental qualities of the area, and are appropriate in scale and nature.
2. Development should be located within the existing Mansfield urban area boundary, Market Warsop urban area or village boundaries, or as part of strategic sites, unless it can be demonstrated that:
  - a. such locations are unsuitable for the nature of the proposal;
  - b. there is an overriding benefit to the local economy and/or community and/or environment for locating away from the urban areas; and
  - c. the criteria within Policy S3 can be met; or
  - d. it relates to a suitably located existing visitor facility which is appropriate for redevelopment or expansion.
3. Development of town centre uses shall also be in accordance with Policy RT1.

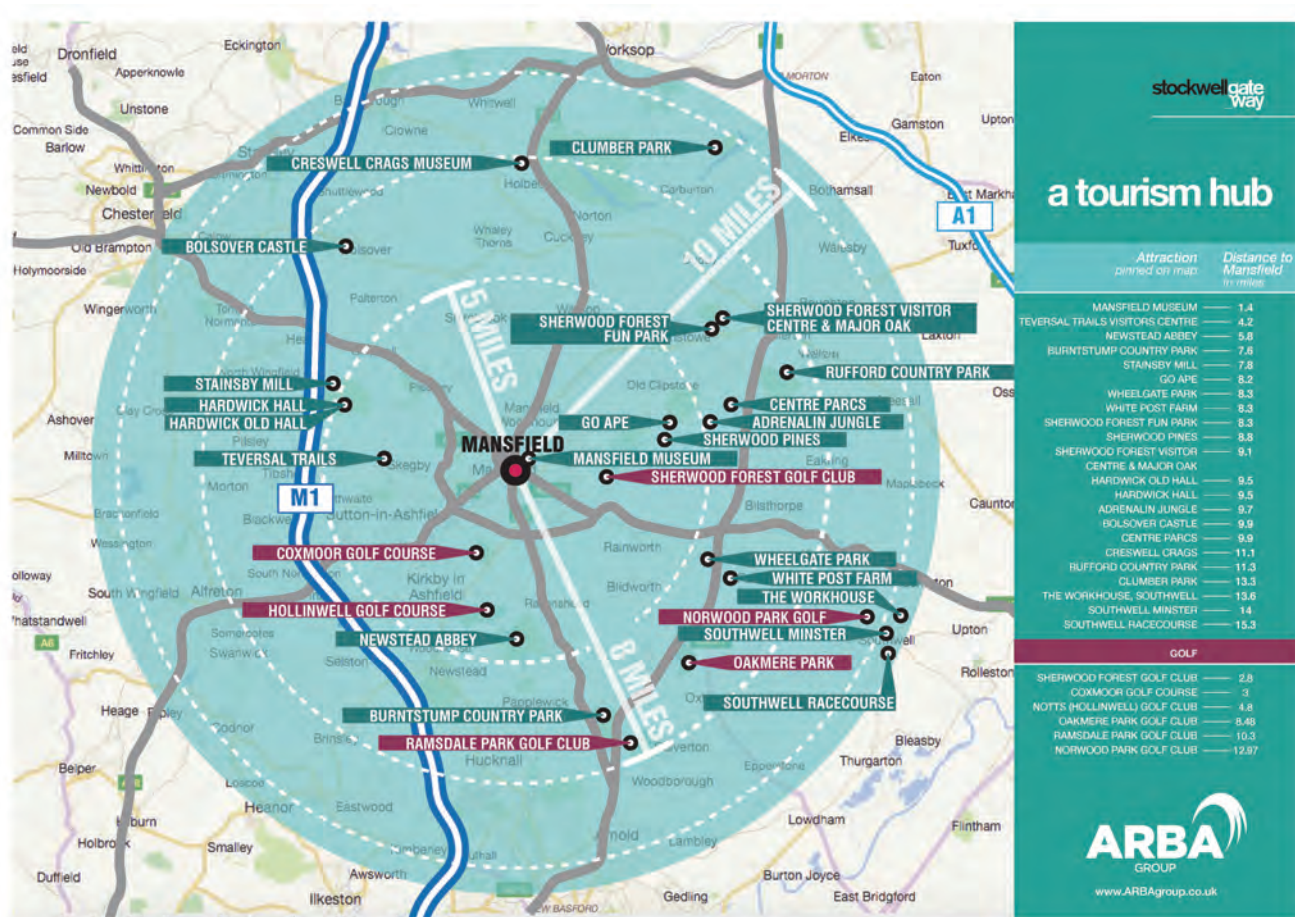
\*such as cultural and leisure facilities

#### Explanation

**7.79** This policy aims to encourage sustainable growth in the visitor economy within the district. The policy recognises that the tourism offer of urban areas is different to that in rural areas where the scale and types of visitor economy uses need to be in scale with their surroundings. The council is keen to promote the town's visitor economy.



Figure 7.3 Mansfield visitor economy



Seven: Retail

**7.80** The D2N2 Visitor Accommodation Strategy, 2017 highlights that the Local Enterprise Partnership (LEP) area is lagging behind other destinations in terms of certain accommodation types. This includes luxury and boutique country house hotels, market town boutique hotels, boutique inns, B&Bs and holiday cottages and glamping accommodation.

**7.81** Mansfield currently only provides 0.5% of the LEP area's tourism related bed spaces, and stands out as a large town with very little hotel provision; with a clear shortage of hotel accommodation, both during the week and at weekends. There is potential interest highlighted in the report from operators of three star, upper-tier budget and budget hotels.

**7.82** The strategy identifies a number of potential sites for hotel and visitor accommodation development, including in Mansfield:

- Stockwell Gate North (former bus station site);
- Berry Hill / Lindhurst; and
- Ransom Wood Business Park.

**7.83** The strategy also states that there is clear potential for budget hotel development in the Mansfield and Sutton-in-Ashfield area, and scope possibly for an upper tier budget or three star hotel on one of the major business parks that are being developed here. Population growth will drive further growth in hotel demand, and a budget hotel in Mansfield town centre should be a priority to support town centre regeneration.

**7.84** A proposal would meet criterion 1a where it can be used by, and / or provides employment opportunities for, local communities, and would also attract visitors from outside of the district.

**7.85** The council has aspirations for the following enhancements to Mansfield Palace Theatre, Mansfield Museum and the Old Library, which should be supported provided all relevant criteria can be met:

- rear extension to Mansfield Palace Theatre;
- facade refurbishment to Mansfield Palace Theatre;
- provision of a coach drop off point outside of Mansfield Museum;
- energy efficiency improvements; and
- alterations necessary to allow facilities to be shared, creating a central hub for cultural activity.

**7.86** Sport England has an online tool which gives an indication of the overall contribution that sport makes to the economy of local authority areas (as at 2013). Data for Mansfield includes a figure for spectator sports of £2.7m which highlights the role of sport in the district's visitor economy.

**Table 7.17 Policy RT11 - Supporting information**

Policy RT11: Visitor economy	
Does it meet national planning policy?	Yes - NPPF Paragraphs 23 and 28.
What evidence has informed this policy?	D2N2 Visitor Accommodation Strategy, 2017; Economic Value of Sports - Local Model (2013), Sport England; and Economic Value of Sports - Local Model: User guidance for model update PV2 (Nov 2015), Sport England.
How will it be delivered?	Through the development management process and planning decisions taken on proposals for visitor facilities.
Which local plan objectives will it meet?	1 and 6



Mansfield Market Place.

# Section Eight

## Strategic urban extensions

**8.1** 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. 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.

**8.2** A strategic site has already been granted planning permission. Berry Hill is located to the south of the district and has planning permission for 1,700 homes, up to 18.8ha of employment land and a new local centre.

**8.3** It is also proposed to allocate a further two strategic sites; Land off Jubilee Way (800 homes, 1.6ha of employment land and retail) and Pleasley Hill Farm (925 homes and 1.7ha of employment and retail land). Land off Jubilee Way is located to east of the district. It involves the development of the spoil tip of the former Mansfield colliery and improvements to Mansfield Rugby Club and Sherwood Golf Club. This area includes a number of Sites of Special Scientific Interest (SSSIs), Local Wildlife Sites (LWS) and other areas of ecological importance and protection, mitigation and enhancement will be required. Pleasley Hill Farm is located to the west of the district with access from the MARR. The site is located in a higher value landscape and the design and layout will be required to reflect this.

**8.4** A housing supply of 6,500 homes plus a buffer of around 13% can be delivered during the plan period without these two new strategic sites. Given the benefits that both of the sites offer in the provision of employment land and meeting the council's aspirations of delivering long term sustainable growth by creating well designed neighbourhoods, these two strategic sites are allocated within the Local Plan. The council will continue to work with the site promoters and strategic partners including Homes England and the D2N2 LEP to deliver these sites with the supporting infrastructure and facilities that are required. In addition the committed site at Berry Hill (SUE3) is expected to deliver over 300 homes after the end of the plan period in 2033.

**8.5** 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.



## 8.1 Policy SUE1: Pleasley Hill Farm

### Policy SUE1

#### Pleasley Hill Farm

1. Land at Pleasley Hill is allocated as a strategic sustainable urban extension delivering:
  - a. approximately 925 new homes (including retirement accommodation);
  - b. a care home;
  - c. a new local centre including retail (Class A), leisure (Class D2) and community uses (Class D1) appropriate to a local centre;
  - d. a hotel; and
  - e. a minimum 1.7ha (developable area) of mixed employment uses.
  - f. There is also land available for a petrol filling station, nursery and gym
2. New retail or leisure floorspace proposed at Pleasley Hill will be expected to meet the requirements of Policy RT1.
3. A field evaluation, incorporating a systematic walking survey, geophysical survey and intrusive trial trenching will be required to be carried out prior to determining a planning application.
4. The following junctions have been identified within the Mansfield Transport Study 2018 and will require improvements at Chesterfield Road/Debdale Lane, Kings Mill Road/Beck Lane/Skegby Lane/Mansfield Road and A6191 Chesterfield Road/A617 MARR Pleasley.
5. This new neighbourhood will be developed comprehensively in accordance with an agreed masterplan, including delivery and phasing arrangements and informed by key design principles, independent design review and community/stakeholder consultation. This masterplan will be incorporated into a Supplementary Planning Document and/or an outline planning application and supporting section 106 agreement.
6. The development will create a sustainable and high quality living environment, including the provision of:
  - a. an appropriate buffer to the adjoining employment development and Pleasley village to the north;
  - b. a network of green infrastructure linking to nearby local wildlife sites (Cotton Plantation and Pleasley Hill Pastures), and the existing public rights of way;
  - c. adequate SuDS along the existing flooding routes, including enhancing ecological connections with the adjoining natural spring and local wildlife site;
  - d. on-site open space and play facilities in locations which are accessible from surrounding areas; and
  - e. the protection of areas of archaeological significance informed by a Geophysical Survey.

## Explanation

**8.6** Pleasley Hill Farm is located to the north-west of the Mansfield urban area, close to the settlement of Pleasley (part of which lies in Bolsover district). The site lies alongside the Mansfield Ashfield Regeneration Route (MARR) which was opened in 2004 with the aim of contributing to the regeneration of the area following the closure of coal mines and de-industrialisation. Other development sites along the MARR include Lindhurst, Prologis Park and Penniment Farm.

**8.7** The site lies on both sides of the MARR; this offers good access to the site and the potential for the penetration of bus routes into the site. A detailed transport assessment will be required in accordance with Policy IN9. A number of junctions have been identified within the Mansfield Transport Study, 2018 as requiring improvement as a result of the scale of growth proposed in the Local Plan.

**8.8** The Heritage Impact Assessment, 2018 carried out to support the Local Plan has identified regionally important archaeology. The presence of Mesolithic material within the site is of high importance; in general, Mesolithic material culture is under-represented in the archaeological record. The Neolithic to the Bronze Age period material has also been identified as being present, and again is considered to be of high importance. There are a number of Roman and medieval finds and features within the site and it is reasonable to expect that development of this site would disturb archaeology.

**8.9** Further information is therefore required to support any future planning application. In the first instance a systematic field walking survey should be undertaken, which could then be supported by a geophysical survey, and finally an intrusive trial trenching survey would also be required. These surveys should provide enough information to determine mitigation of any archaeological remains either by preservation by record or by seeking to leave the highest sensitive areas undeveloped, therefore securing the preservation of the archaeology in situ.

**8.10** The proximity to the existing settlement of Pleasley requires careful management. The layout of the scheme, location of open space and landscape buffers should minimise the perception of coalescence between Pleasley and the Pleasley Hill Strategic Urban Extension which is ultimately part of the Mansfield urban area. This will also protect the amenity of existing residents in this area. The site also sits within a valued local landscape; it will be important that the design and layout of the development mitigates any harm. The provision of new green corridors within the development should provide appropriate wildlife corridors through the creation of new habitat areas to link with nearby local wildlife sites and also integrate with natural features and open space. Networks of strategic green infrastructure (GI) are located near to this site (Meden Valley and Oxclose Woods). New recreational green corridors should complement these and provide multi-user trail connections, linking together new and nearby open space and with existing walking and cycling trails to improve multi-purpose access through the site and to areas of strategic GI.

**8.11** The provision of the new local centre and employment on site helps make the new development more sustainable by ensuring that facilities and services are conveniently located reducing the need to travel, preferably the retail and leisure uses should be located to create a local centre in the format of a high street to ensure that a sense of place is created and local services and facilities are accessible by foot to local residents and businesses.

**8.12** Due to the size and complexity of the scheme an overall masterplan is required. An indicative masterplan has been prepared by the council in partnership with the site promoters and is shown at Appendix 8. This should address the whole site showing how the different elements including residential, retail/leisure, employment, open space, pedestrian and cycle links relate to each other and how the site will operate as one. The masterplan should be prepared in such a way to enable it to be easily adopted as a Supplementary Planning Document. Further guidance on masterplan requirements is set out in Appendix 8.



## 8.2 Policy SUE2: Land off Jubilee Way

### Policy SUE2

#### Land off Jubilee Way

1. Land off Jubilee Way is allocated as a strategic sustainable urban extension delivering:
  - a. approximately 800 new homes;
  - b. a new neighbourhood parade;
  - c. provision of a new primary school on site; and
  - d. a minimum of 1.6ha (developable area) extension to Crown Farm Way Industrial Estate.
2. This new neighbourhood will be developed comprehensively in accordance with an agreed masterplan, including delivery and phasing arrangements and informed by key design principles, an independent design review and community/stakeholder consultation. This masterplan will be incorporated into a Supplementary Planning Document and / or an outline planning application and supporting section 106 agreement.
3. An application specific assessment will be required to identify and address impacts on nightjar and woodlark and their habitats.
4. A Nitrogen Deposition Study will be required to assess the impact on sites of biodiversity importance nearby.
5. Any development proposal would need to be supported by a detailed desk based assessment and the results of a staged pre-determination programme of archaeological investigation on the basis of an approved Written Scheme of Investigation.
6. The masterplan will create a sustainable and high quality living environment, including the provision of:
  - a. cycle and walking links to the adjoining housing development and to the wider area including Timberland Trail, Oak Tree LNR, the restored Mansfield colliery and Vicar Water (strategic GI area #10) and the wider Sherwood Forest (strategic GI area #6);
  - b. a network of green infrastructure including new habitats adjacent to the SSSIs/LWSs;
  - c. measures to prevent any loss of value of the LWS and ensure the protection of Sn 41 habitats and species;
  - d. the appropriate protection of adjacent heathland and SSSIs;
  - e. appropriate account taken of the ppSPA in line with the recommendations of the application specific assessment including measures to protect nightjar and woodlark and their habitats;
  - f. adequate SuDS and improving the flows and water quality of Vicar Water;
  - g. contributions to junction improvements including at A6117 Oak Tree Lane/Eakring Road, A6191 Southwell Road/Oak Tree Lane/Adamsway and A6117 Old Mill Lane/B6030 Clipstone Road West;
  - h. the identification and appropriate protection of areas of potential archaeological importance; and
  - i. enhancement and integration of the former mineral railway line along Jubilee Way North, as a wooded landscaped buffer, where feasible.

## Explanation

**8.13** Land off Jubilee Way is located to the east of Mansfield and was previously part of Mansfield Colliery (also known as Crown Farm). Since the colliery closed the wider area has been used for informal recreation and currently includes Mansfield Rugby Club and two golf courses.

**8.14** The site is close to three SSSIs (Oaktree Heath, Sherwood Forest Golf Course and Strawberry Hills) and the area identified as being part of a Sherwood potential prospective special protection area (ppSPA); there are also a number of local wildlife sites in the area along with areas of heathland. It is therefore important that appropriate provision is made for the protection and enhancement of biodiversity. The application specific assessment required by Policy SUE 2(3) will confirm the full package of measures to ensure that there would be no adverse impact on the ppSPA. A number of potential mitigation measures have been identified including:

- reducing access along Eaking Road;
- diversion of bridleways;
- the inclusion of landscape buffers, habitat connectivity;
- the provision of Suitable Alternative Natural Greenspaces (SANGs) and an access management plan to ensure that sensitive areas are not inappropriately accessed;
- measures to reduce predation of protected wildlife by domestic animals;
- provision for the long term management of habitats;
- the recording and monitoring of key species before and during construction to ensure that mitigation and ecological compensation is working and to inform development of further measures if required;
- provision of alternative areas for dog walking; and
- potential provision of compensatory habitat.

An assessment of the impact of nitrogen deposition will also be required. This area also requires careful management of flood risk and surface water runoff. Runoff should be directed towards Vicar Water.

**8.15** A new neighbourhood centre, convenience store and primary school form part of the development. This will help make the site more sustainable by reducing the need to travel. Where there is a need to travel, the provision of bus stops within the site, and good pedestrian and cycle links, will provide sustainable alternatives to the car.

**8.16** Access to the site can be made off Jubilee Way but improvements will also be required to a number of nearby junctions. A link road from the development to Crown Farm Way may also help mitigate the impacts of the development. A detailed transport assessment will be required in accordance with Policy IN9. A number of junctions have been identified as needing improvements as a result of the scale of growth proposed in the Local Plan. As the largest site in this area, it is expected that contributions towards their improvement will be made.

**8.17** The scheme also offers the opportunity to improve sports provision for Mansfield district. Mansfield Rugby Club is well used and expansion will allow it to improve its offer contributing to the health and wellbeing of the district. Golf provision is proposed to be remodelled with the creation of a golf academy allowing access to golf to be widened.

**8.18** Due to the size and complexity of the scheme an overall masterplan is required. An indicative masterplan has been prepared and is shown in Appendix 8. This should address the whole site showing how the different elements including residential, retail / leisure, employment, open space, pedestrian and cycle links relate to each other and how the site will operate as one. The masterplan should be prepared to enable it to be easily incorporated into a Supplementary Planning Document. Further guidance on masterplan requirements is set out in Appendix 8.



### 8.3 Policy SUE3: Land at Berry Hill

#### Policy SUE3

##### Land at Berry Hill - Committed strategic urban extension

1. Land at Berry Hill is allocated as a strategic sustainable urban extension delivering:
  - a. approximately 1,700 new homes (including 10% on site affordable housing);
  - b. new local centre including class A retail and leisure uses and appropriate class D1 uses \*;
  - c. commercial uses;
  - d. a minimum of 18.8 ha (developable area) of mixed employment uses;
  - e. 3.1 hectares commercial / leisure use\*\*\*;
  - f. health centre;
  - g. a new primary school;
  - h. a community park, outdoor play space and equipped children's play provision; and
  - i. a road link for the potential cemetery.
2. New retail or leisure floorspace proposed at Berry Hill above the 1,000 sqm already permitted will be expected to meet the requirements of Policy RT1.
3. This new neighbourhood will be developed comprehensively in accordance with existing planning permissions\*\*\* and the agreed masterplan\*\*.

\* The proposed retail shall comprise of no more than 1,000sqm gross floorspace and shall be split between 5 units, none of which shall exceed 500sqm. Any proposal to vary this amount of floorspace will be determined against the criteria within Policy RT1.

\*\* Any proposals for main town centre uses, as defined by the NPPF, will be determined against the criteria within Policy RT1

\*\*\*2010/0089/ST

#### Explanation

**8.19** The principle of development on this site has already been established and it is not possible for the council to reverse the decision unless the permissions were to lapse. However, if this did happen the council would need to have robust reasons for not renewing permission. Generally speaking the council would wish to support renewals and Policy SUE3 allows for this. The land at Berry Hill (Policy SUE3) had the benefit of planning permission as of April 2018 and development has commenced. The employment land makes an important contribution to meeting the district's employment land requirements for the plan period and the council will continue to work closely with the developers to support the delivery of this allocation.

**Table 8.1 Policy SUE 1, 2 and 3 - Supporting information**

Policy SUE 1, SUE 2 and SUE 3	
Does it meet national planning policy?	Yes – paragraphs 38, 47, 50, 52, 58, 61, 69.
What evidence has informed this policy?	Mansfield Housing and Economic Land Availability Assessment (HELAA), 2018; and Whole Plan and Community Infrastructure Levy Viability Assessment, 2018.
How will it be delivered?	This policy will be delivered through the development management process.
Which local plan objectives will it meet?	Objectives 1, 2 and 3

# Section Nine

## Infrastructure and facilities

**9.1** Infrastructure provides the physical, social and economic fabric for 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 sport facilities, play areas, allotments and water features. This also includes 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.

**9.2** Ensuring that sufficient high quality infrastructure is available or delivered is an essential requirement in achieving sustainable growth. The National Planning Policy Framework (NPPF) paragraphs 7, 17, 156, 157 and 162 highlight the importance of infrastructure provision in accompanying, and enabling, the sustainable growth of communities.

**9.3** This chapter addresses the delivery of and funding for infrastructure as it relates to new development. It also covers specific policy requirements in relation to green infrastructure, open space, outdoor sport provision, allotments, sustainable and highways transport networks, car and cycle parking, community and cultural facilities, and telecommunications.



## 9.1 Policy IN1: Infrastructure delivery

### Policy IN1

#### Infrastructure delivery

1. All development proposals will be expected to:
  - a. meet all reasonable costs associated with new infrastructure required as a consequence of the proposal;
  - b. where appropriate, contribute to the delivery of necessary related infrastructure to enable the cumulative infrastructure impacts of developments to be managed, including identified transport infrastructure requirements;
  - c. provide for the future maintenance of facilities delivered as a result of the development; and
  - d. where appropriate and necessary, enter into clawback agreements.
2. When determining the nature and scale of any planning obligations sought, account will be taken of any evidence of viability, specific site conditions, priorities in the Infrastructure Delivery Plan and other material considerations.
3. Where appropriate, developer contributions will be pooled to allow the provision of strategic infrastructure that will serve more than one scheme.

#### Explanation

**9.4** This policy seeks to ensure that growth is supported by necessary infrastructure and helps to preserve and enhance our natural and built environment. We need to ensure that the area receives the necessary improvements to its infrastructure so that the provision of new homes and jobs does not put too much pressure on existing services and facilities.

**9.5** The council will work in partnership with infrastructure providers, grant funders, the development industry and other delivery agencies (including Homes England and D2N2) to seek the necessary infrastructure to support new development and mitigate its impact. Necessary actions to ensure delivery of the infrastructure required will be taken including, where appropriate: applying planning conditions; securing developer contributions; assisting with site assembly; using compulsory purchase powers (CPO); and seeking external funding. In some cases, developer contributions can be passed to other appropriate bodies to facilitate the implementation of infrastructure.

**9.6** The additional planned levels of growth in Mansfield district will generate more traffic; measures will be needed to mitigate the impacts of new development as identified in the Mansfield Transport Study, 2018. This may include a range of transport measures to ease traffic flows at identified road junctions, and the implementation of other local transport schemes in the Local Transport Plan 3, or its successor. Further details of these schemes can be found in Policy IN8: Protecting and improving our sustainable transport network.

**9.7** It is important to ensure that the infrastructure necessary to service new development is provided in a timely and financially viable way. Establishing the capacity of existing infrastructure to accommodate the demands arising from the occupiers of new development is a key starting point. However, in some cases, new development can be sited to enable new infrastructure in locations that will promote longer term sustainable growth.

**9.8** The Mansfield Infrastructure Delivery Plan (IDP) 2018 identifies the need for new infrastructure to support new development proposed in the Local Plan. In particular, it:

- establishes the capacity of existing infrastructure to meet the needs of existing residents and businesses;
- identifies where capacity is insufficient or absent to meet the needs of new planned development;
- identify priorities for the provision of infrastructure; and
- sets out the infrastructure necessary to deliver the key development required to deliver economic and housing and growth set out in the plan.

**9.9** The IDP includes a schedule that lists the main strategic infrastructure requirements that can currently be foreseen based on the scale of growth and broad locations of sites. This will be used to help identify priorities to inform negotiations when securing developer contributions. The IDP does not set out to list all the infrastructure needs associated with all developments that may occur in Mansfield district over the plan period. Inevitably, circumstances will change over time and the schedule will need to be kept under review. However, it provides the basis for strategic development viability assessment and will inform future work on infrastructure. A summary of key infrastructure requirements to deliver key proposals of this Local plan is set out in Appendix 9.

**9.10** The IDP is a “live document” which the council will update regularly as new information on infrastructure delivery, funding sources, investment programmes or new government guidance become available. The council will continue to engage with key infrastructure providers to ensure that issues, proposals and aspirations are captured.

**9.11** Where appropriate, the council will assess viability evidence submitted in support of planning applications relating to infrastructure provision with the need to achieve sustainable development. Where a developer of a large site, to be developed over a number of years, provides satisfactory evidence to demonstrate that it is not viable to deliver policy requirements at the time of the planning application, the council may require developers to enter a ‘clawback’ agreement. This will allow the viability of later phases of the development to be reviewed. If these later phases are deemed to be viable, then those contributions required by planning policy may be required. In all cases where viability evidence is provided, this will be reviewed by a suitably qualified person and any costs met by the developer.

### Community Infrastructure Levy (CIL)

**9.12** The council will continue to keep under consideration the need to introduce a Community Infrastructure Levy (CIL) charging schedule, having regard to local viability conditions and any future review of the system.

**Table 9.1 Policy IN1 - Supporting information**

Policy IN1: Infrastructure delivery	
Does it comply with national policy?	Yes: NPPF- Paragraphs 156, 157, 160, 162, 173, 177 and 180.
What evidence has informed this policy?	Mansfield Infrastructure Delivery Plan, 2018; and Whole Plan and Community Infrastructure Levy Viability Assessment, 2018.
How will it be delivered?	Through: <ul style="list-style-type: none"> <li>• determination of planning applications through the development management process, including negotiation of appropriate s106, s 278 agreements (having regard to the IDP where appropriate) to provide necessary infrastructure;</li> <li>• the potential introduction of a CIL charging schedule.</li> </ul>
Which local plan objectives will it meet?	8, 9, and 10.



## 9.2 Policy IN2: Green infrastructure

### Policy IN2

#### Green infrastructure

1. Development proposals within or adjoining areas of strategic green infrastructure (as shown on the Policies Map) will be supported, provided it can be satisfactorily demonstrated that:
  - a. the functions and key assets of the green infrastructure network are protected and reasonable opportunities for enhancement of these are secured to deliver a diverse range of benefits for people and wildlife;
  - b. good quality connections are maintained to, and within, the green infrastructure network for people and wildlife and, where practical, improve accessibility to ensure new links are created and / or gaps restored;
  - c. significant adverse impacts on sensitive landscape, ecological and heritage assets and their setting are avoided where possible or at least minimised, including through the use of buffer strips;
  - d. opportunities are secured, where feasible, to improve resilience to the impacts of climate change;
  - e. the quality of the green infrastructure network is improved, such that it supports improved ecosystem networks and services, and healthy neighbourhoods; and
  - f. future management of any features created is financially secured through an agreed management plan.
2. On and off-site contributions for new, and where appropriate enhancements to existing, provision will be secured through developer contributions or conditions.
3. Development outside, and not adjoining, the strategic green infrastructure network should, where appropriate, create local green infrastructure or provide links to the strategic network.

#### Explanation

**9.13** Green infrastructure (GI) is made up of networks of natural and managed green spaces i.e parks, countryside, walking, cycling and bridleway routes, the water environment (blue infrastructure) and ecological networks. Good quality GI provides multi-functional benefits required to support healthy communities, economic regeneration and resilience to climate change. GI networks provide essential ecosystem services such as clean air and water, and flood protection. Its protection and enhancement are important for supporting the delivery of sustainable places.

**9.14** Policy IN2 supports new development where it takes a holistic approach to planning for green infrastructure, such that development takes an active role in facilitating the:

- protection of key assets, functions and connections;
- avoidance and/or mitigation of harm to sensitive assets;
- enhancement of existing GI assets in terms of quality and function;
- creation of new connections where these are absent; and
- longer term management of green infrastructure.

**9.15** This approach reflects the NPPF and planning practice guidance, such that GI should provide a diverse range of (i.e. multiple benefits for people and wildlife). It is essential that provision for GI, including its management, should be considered early on in the planning process. This policy should be read alongside related design, transport, landscape and nature conservation policies. Supporting evidence to demonstrate IN2 has been met is likely to include a combination of the following, for example: design and access statement, design and layout maps showing GI connectivity, GI management plan, and evidence submitted as part of a design review process. A Biodiversity and Green Infrastructure SPD will provide further guidance for policy implementation.

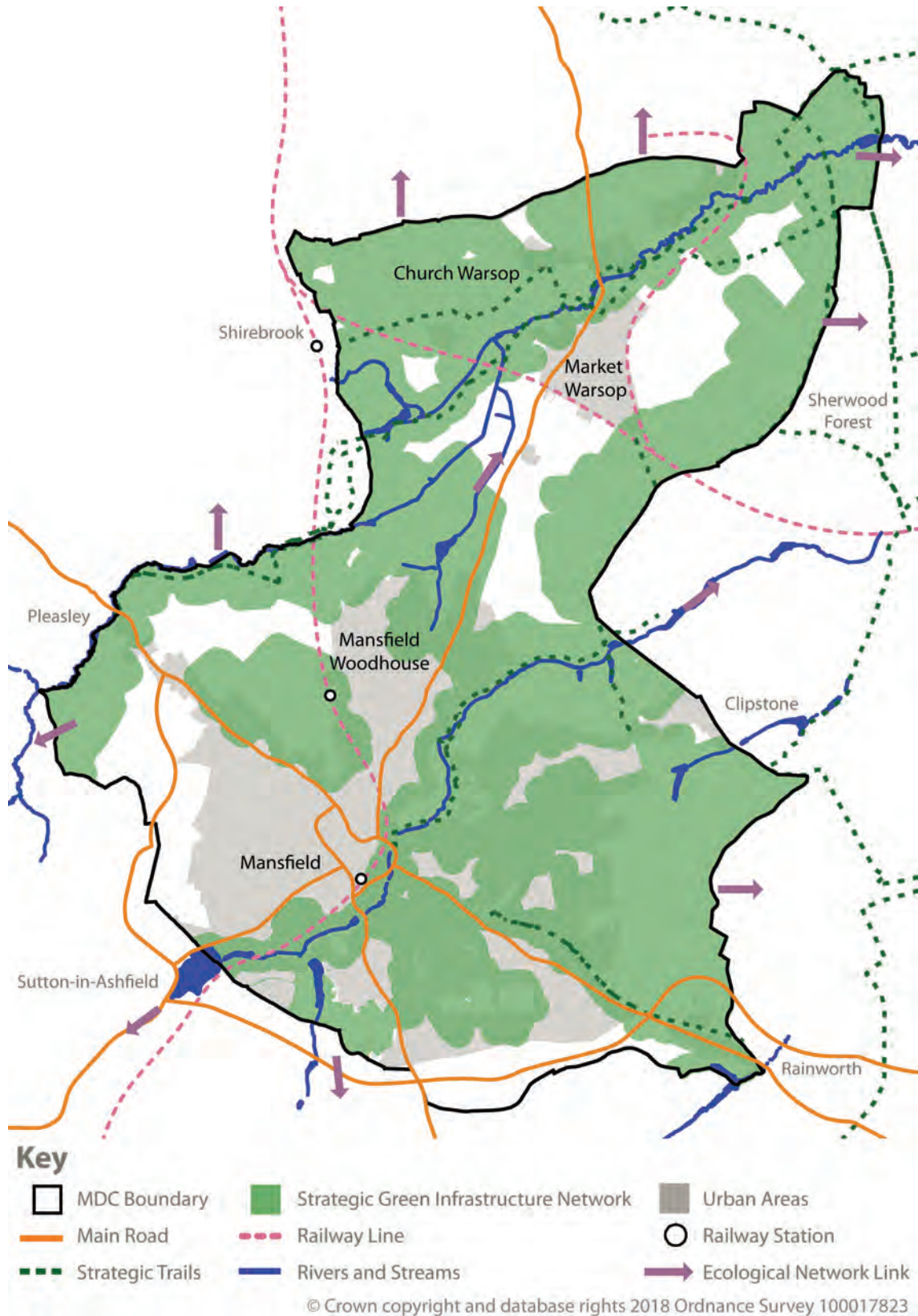
**9.16** There are thirteen identified strategic green infrastructure networks / areas in the district which also link with green infrastructure in neighbouring districts. They reflect the district's distinct geology, heritage and ecological networks, and recognise opportunities to strengthen key areas for present and future generations. Further details on strategic GI networks are provided on the policies map and in the Mansfield Green Infrastructure Study, 2018. Local green infrastructure networks function on a site-specific level but don't connect to the wider strategic GI network; these are likely to be created through new development.

**9.17** The strategic urban extension at Berry Hill (SUE3), when complete, will provide additional recreational green corridors, open space and new habitat areas. Additionally, there may be other local green corridors that provide a range of GI benefits .

**9.18** If located outside of settlement boundaries proposals within or adjacent to the identified Green Infrastructure areas will also need to accord with Policy S3 (Development in the Countryside).



Figure 9.1 Mansfield strategic green infrastructure network



**9.19** Table 9.2 defines the main GI key functions and their related assets. It gives some examples of how these should be considered in relation to new development. These functions often overlap, and therefore need to be considered holistically. For example, providing access to nature whilst mitigating negative impacts on sensitive habitats.

**Table 9.2 Key green infrastructure functions**

Key functions and related assets	Considerations for new development (examples of)
<p><b>Recreation and commuting</b>– open space, allotments, and walking, cycling, horse riding and multi-user routes.</p> <p>This function includes providing 'access to nature' close to where people live.</p>	<ul style="list-style-type: none"> <li>● How can new green corridors, pathways and open space be integrated to complement and/or provide improved access to strategic GI corridors? How can the recreational provision along existing green corridors be improved or gaps addressed?</li> <li>● How can new GI support active, healthy neighbourhoods and access to nature?</li> <li>● Where might harm to sensitive sites be avoided and/or how might on-site or off site open space be better designed to encourage recreational access away from sensitive sites?</li> </ul>
<p><b>Landscape character and amenity</b> – landscape policy zones, landscape features and public amenity areas (e.g. paths, open space, etc.) .</p>	<ul style="list-style-type: none"> <li>● Consider the sensitivity and condition of a landscape policy zone (LPZ). Can actions associated with the district's LPZ be appropriately addressed?</li> <li>● How can development avoid and/or minimise adverse visual effects on areas of public amenity?</li> <li>● Is the development appropriate regarding its location, scale and/or type?</li> </ul>
<p><b>Climate change</b>- areas of flood risk, opportunities for ecological enhancements within the water environment, areas of shade within urban areas, and woodland which are effective in storing CO<sub>2</sub>.</p>	<ul style="list-style-type: none"> <li>● How can new development design in resilience to climate change (e.g. reducing flooding and the urban heat effect) through the integration of SuDS, layout, design and landscaping?</li> <li>● Consider opportunities to improve connections for wildlife, especially within the river corridors and to naturalise sections to help reduce flood risk.</li> <li>● How can landscaping and layout help reduce health risks related to air pollution?</li> </ul>
<p><b>Heritage value</b> - heritage assets and areas of potential archaeological significance.</p>	<ul style="list-style-type: none"> <li>● Consider the protection of historic assets and their settings.</li> <li>● Can heritage assets be positively and sensitively integrated into new development?</li> </ul>
<p><b>Nature conservation</b> - designated sites, habitats and habitat opportunity areas. Also include ecological networks made up of a combination of designated sites and areas of habitat outside these designations.</p> <p>This function includes supporting the movement of wildlife.</p>	<ul style="list-style-type: none"> <li>● Consider the protection of ecological and geological sites and priority habitats. How do protected and priority species use existing ecological networks?</li> <li>● How can new development facilitate the restoration of habitat linkages and/or creation of new habitat areas within and adjacent to the site boundary? How can net gains in biodiversity be addressed through planned green corridors?</li> </ul>



9.20 Figure 9.2 below shows how the various components of GI can connect with each other:

Figure 9.2 Green infrastructure network



9.21 Whilst the overall emphasis is to protect and enhance green infrastructure networks, assets and functions, development may be considered acceptable where it contributes to the enhancement and management of the existing network. Development may also contribute to extension of the GI network through the delivery of new local wildlife and recreational green corridors.

Table 9.3 Policy IN2 - Supporting information

Policy IN2: Green infrastructure	
Does it meet national planning policy?	Yes- NPPF Paragraphs 17, 70, 99, 109, 114, 117 and 165.
What evidence has informed this policy?	Mansfield Green Infrastructure Study, 2018; and Various mapped GI components.
How will it be delivered?	Through the development management process and the preparation of a Biodiversity and Green Infrastructure SPD .
Which local plan objectives will it meet?	7, 9, 10 and 12

## 9.3 Policy IN3: Protection of community open space and outdoor sports provision

### Policy IN3

#### Protection of community open space and outdoor sports provision

1. All areas of community open space shown on the policies map, outdoor sports provision identified for protection in Appendix 10, and any additional future provision made as part of new development will be safeguarded, unless it is satisfactorily demonstrated that:
  - a. the proposed development is ancillary to the existing recreational use of the site;
  - b. the open space or outdoor sports provision is surplus to requirements, as set out in Part 2 of this policy;
  - c. alternative provision of an equivalent or greater standard will be provided in an accessible location nearby, or accessibility is improved to existing provision, such that the Mansfield Green Space Standard and sports provision needs are met; or
  - d. the development proposals involve the loss of a small area of a protected community open space or outdoor sports provision, and would lead to an improvement to the remaining area whilst maintaining its overall function and contribution to meeting the Mansfield Green Space Standard or appropriate sports provision standards.

In all cases development should avoid the fragmentation of open space into smaller parcels.

2. Development proposals involving the loss of open space are required to provide an assessment of need, identifying proposed enhancements and/or replacement facilities, as relevant. This should:
  - a. incorporate relevant findings from the council's community open space assessment and playing pitch assessment/strategy, including application of the Mansfield Green Space Standard (Appendix 11); and
  - b. satisfactorily demonstrate that the development will not prejudice community use for existing or future outdoor sport, in terms of quality, quantity or access as set out in the council's playing pitch assessments and strategy.

Sites may be subject to review, and regard will be had to any updates in the council's public open space assessment. Any new green spaces developed after the local plan is adopted will be protected under this policy.



## 9.4 Policy IN4: New community open space and outdoor sports provision

### Policy IN4

#### New community open space and outdoor sports provision

1. New residential development of 10 or more dwellings (net) will be required to contribute towards:
  - a. the creation of new community open space (including play) and outdoor sports provision; and/or
  - b. improving the quality of and/or accessibility to existing community open space, natural green space, play and outdoor sports provision.
2. New on-site provision and/or contributions towards enhancements to existing provision should:
  - a. be informed by the council's community open space assessment and playing pitch assessment and strategy, including the Mansfield Green Space Standard and Sport England pitch standards;
  - b. be proportionate to the size of the development;
  - c. be multi-functional, accessible, of good quality and fit for purpose; and
  - d. have appropriate mechanisms to ensure their future satisfactory maintenance, management and sustained community use.

#### Explanation

**9.22** Policies IN3 and IN4 seek to protect and enhance community open space and outdoor sports provision in order to support healthy communities and enhance place shaping in the district by:

- protecting and improving the quality of, and access to, existing open spaces and outdoor sports facilities;
- ensuring new development provides appropriately located and accessible open space, play and outdoor sports facilities near to where people live; and
- ensuring that new and existing provision positively contributes to place shaping, access to natural green space, nature conservation and the historic environment.

**9.23** Community open space is defined as an outdoor area that is open to the public that supports health and wellbeing, through sport, play and/or relaxation. This

includes parks and recreation grounds, play areas, amenity spaces and areas of natural green space. Allotments are covered separately in Policy IN5.

**9.24** Outdoor sports provision supports organised team sports such as, football, rugby, hockey, cricket, bowls, tennis and athletics. This includes sports pitches and their associated facilities (e.g. changing or social meeting rooms, etc.) that are open for community access. These may be located on community open space, school playing fields or privately owned grounds.

**9.25** These spaces can also form key connections within the green infrastructure network (see Policy IN2) and support biodiversity. They may also have additional relevance, such as, heritage importance, helping to define neighbourhoods, and improving flood resilience.

#### Protection of community open space and outdoor sports provision

**9.26** Applications involving the loss of a community open space and outdoor sport provision (Policy IN3) and the creation of new provision (Policy IN4) should

refer to standards and actions set out in the following evidence documents and demonstrate that these have been appropriately considered:

- Appendix 10 – protected outdoor sports pitches;
- Appendix 11 – Mansfield green space standard;
- Mansfield Community Open Space Assessment, 2018 (or equivalent updated version);
- Mansfield Playing Pitch Assessment and Strategy, 2016 (or equivalent updated version);
- Sport England and national sports body national standards and calculators;
- Mansfield Green Infrastructure Study, 2018 (or equivalent updated version); and
- Biodiversity and Green Infrastructure SPD (to be prepared).

**9.27** Where a proposed development involves the loss of outdoor sport provision, and its subsequent replacement, this should not prejudice community use.

This means that its fabric, and any agreements in place, should support use outside of the hours used for educational or private use.

### **New community open space and outdoor sports provision**

**9.28** New housing developments create an additional need for both open space and recreational facilities. It will also be important to consider how new or enhanced open space provision (on and/or off-site) can best serve the development in relation to its location, size and type of user. Opportunities for creating new or enhanced facilities and / or improved access to nearby facilities will be sought.

**9.29** New and improved open space provision should be designed to be of overall good quality, meet the community's varied needs, be multi-functional, integrate with green infrastructure networks, support access to nature, contribute to place shaping, and be accessible to people with disabilities. Good quality is defined further in the Mansfield District Green Space Standard (Appendix 11) and Community open space assessment (2018).

**9.30** Further guidance on requirements for on-site provision for, and/ or financial contributions which will be sought to meet the recreational needs of new residential developments may be set out in a Planning Obligations Supplementary Planning Document.

**Table 9.4 Policy IN3 and 4 - Supporting information**

<b>Policy IN4: Creation of open space and outdoor sports provision in new development</b>	
<b>Policy IN3: Protection of community open space and outdoor sports provision, and</b>	
<b>Does it meet national planning policy?</b>	Yes- NPPF paragraphs 17, 69, 70, 73, and 74.
<b>What evidence has informed this policy?</b>	Mansfield Community Open Space Assessment, 2018; Mansfield Final Playing Pitch Strategy Assessment, 2016, and Addendum, 2018; and Mansfield Final Playing Pitch Strategy Action Plans, 2016.
<b>How will it be delivered?</b>	Through the determination of planning applications through the development management process:  by applying the Mansfield Green Space Standard, Mansfield Playing Pitch Strategy (2015) or subsequent updates, and  by further guidance provided by the Biodiversity and Green Infrastructure SPD and Planning Obligations SPD.
<b>Which local plan objectives will it meet?</b>	7 and 10



## 9.5 Policy IN5: Allotments

### Policy IN5

#### Allotments

##### Protection of existing provision

1. All existing allotments as shown on the Policies Map, and any future provision, will be safeguarded from development unless it can be satisfactorily demonstrated that:
  - a. the whole of the allotment, or the proportion proposed to be developed, is surplus to requirements based on existing and known future demand; or
  - b. alternative equivalent replacement provision is being provided.

##### Creation of new allotments

2. The creation of new allotments will be supported provided that management and maintenance conditions are secured.

#### Explanation

**9.31** Allotments are valuable community spaces that are important for people's health and wellbeing. Existing allotment provision in the district includes both statutory (council owned) and non-statutory allotments (privately owned or owned by charities). All allotments, whether statutory or not, are protected through this policy. Statutory allotments receive additional protection through the Allotments Act 1925. Council's cannot dispose of statutory allotment land without the Secretary of State's consent.

**9.32** Where development is proposed on an existing allotment site, it must be determined that the allotment is surplus to requirement. Determining whether or not it is surplus should be based on existing and future demand. Demand is informed by documented current use (i.e. number of plots in use), and an appropriate demonstration of existing demand including, for example, information on those on waiting lists, availability, and rate of uptake for allotment plots.

**9.33** To address any latent demand, it must be demonstrated that any vacant plots have been actively advertised to the wider community by a variety of means for at least a full season (i.e. not just a one-off attempt). This may include, for example: on-site and/or off-site posters, advertisements in local publications,

promotional open days, etc. This message should be clear and simple about who to contact and how to obtain a plot.

**9.34** Whether replacement provision under Part 1b of Policy IN5 is adequate should take into account current activity levels at the allotment, and the soil and ground conditions and accessibility of the replacement plots. These are defined by the following:

- plots – this is based on plots of a standard size of 250 sqm; where plots are smaller or larger, replacement provision should be standardised accordingly.
- suitable soil and ground conditions – an alternative location should be workable and free from contamination and flooding.
- accessibility - an alternative allotment site should be located within a 15-minute walk (a pedestrian route of 1 kilometre) of the existing allotment site and be easily accessible taking reasonable account of the needs of users, including those with disabilities. The site should also have suitable parking arrangements.

**Table 9.5 Policy IN5 - Supporting information**

<b>Policy IN5: Protection and creation of allotments</b>	
<b>Does it meet national planning policy?</b>	Yes- NPPF paragraphs 17, 69, 70, 73, and 74.
<b>What evidence has informed this policy?</b>	Allotment disposal guidance: Safeguards and alternatives, DCLG, 2014; and A place to grow: a supplementary document to Growing in the community, National Allotment Society, 2010
<b>How will it be delivered?</b>	Through the development management process.
<b>Which local plan objectives will it meet?</b>	7, 10 and 11



## 9.6 Policy IN6: Designated local green space

### Policy IN6

#### Designated local green space

1. Other than in very special circumstances, proposals will only be supported for development on a site designated as local green space, as shown on the Policies Map, where the development would clearly enhance or be ancillary to the reason/s why it was designated.
2. Development proposed within close proximity to a local green space will only be supported where it can be clearly and satisfactorily demonstrated that the development would not significantly harm the purpose/s for which the local green space was designated.

#### Explanation

**9.35** Local green space designation provides special protection for green areas with particular importance for local communities. Local green space sites have been identified in accordance with paragraphs 76 and 77 of the NPPF because of their beauty, historic significance, recreational value, tranquillity, or ecological value.

**9.36** This policy recognises the unique benefits of the designated sites and ensures their long-term protection beyond the plan period. It also addresses the need to consider any potential impacts from nearby proposed development.

**9.37** The term ‘very special circumstances’ in relation to designated Local Green Spaces is required by the NPPF. Substantial weight will be given to any harm to Local Green Space. To show there are ‘very special circumstances’ the applicant will need to demonstrate that the potential harm to the Local Green Space in question, including the reasons for its designation and any other harm resulting from the proposal, is clearly outweighed by other considerations.

**9.38** Further details of local green space designations and their special benefits are detailed in Appendix 12 and the Mansfield Local Green Space Study, 2015 and its addendum, 2018.

**Table 9.6 Policy IN6 - Supporting information**

Policy IN6: Designated local green space	
Does it meet national planning policy?	Yes– NPPF Paragraphs 76, 77, and 78.
What evidence has informed this policy?	Mansfield Local Green Space Study, 2015; Designating Local Green Space Addendum, 2018; and Local Green Spaces - Statement of Consultation, 2015.
How will it be delivered?	Through the operation of the development management process in terms of determination of planning application and enforcement action.
Which local plan objectives will it meet?	7

## 9.7 Policy IN7: Local shops, community and cultural facilities

### Policy IN7

#### Local shops, community and cultural facilities

##### Protection of existing local facilities

1. Development proposals which involve the loss of local facilities will only be supported where it is satisfactorily demonstrated that:
  - a. appropriate replacement facilities will be provided in a suitable alternative location\*;
  - b. the facility is no longer viable, and this can be justified through adequate marketing of the premises for its current or former use for at least six months \*\*; or
  - c. the facility will be reinstated and enhanced as part of any redevelopment of the building or site.

##### New or extended local facilities

2. Proposals will be supported for small scale local shops that meet the day to day convenience needs of the immediate area\*\*\*, or for other community and cultural facilities, provided:
  - a. they are within settlement boundaries\*\*\*\*;
  - b. the proposed facilities are of a type and scale appropriate to the character of the area and settlement size;
  - c. the proposal would not result in significantly adverse impact on public amenity; and
  - d. where appropriate, the new building is capable of accommodating multiple uses without the necessity of structural conversion.

\*400m radius around the proposal - based on an appropriate five minute walking time. Some community facilities will serve a wider area not usually accessed by walking. In these cases, evidence of the availability of alternative existing or proposed replacement facilities which are accessible by public transport and are within a reasonable travel time will be considered when making a decision.

\*\* Marketing should be through an appropriate agent as well as through the council's regeneration service's property search service - for at least six months. Evidence of the results of the sustained marketing strategy will need to be submitted with any planning application and may be scrutinised by an independent assessor if deemed necessary.

\*\*\* Proposals should not exceed 280sqm (net) or will need to be in accordance with Policy RT1.

\*\*\*\* Proposals for new community and leisure facilities may be acceptable in countryside locations if they meet part (g) of Policy S5.



## Explanation

**9.39** Sustainable communities require access to local community and cultural facilities and services that provide for health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community. These include theatres, museums, village halls, community centres, local shops, churches, church halls, libraries, youth centres, indoor sports and leisure centres and public houses.

**9.40** The council will seek to maintain and improve the provision of local community and cultural services and facilities by supporting proposals which protect or enhance existing community facilities (including multi use and shared schemes), or lead to the provision of new facilities. Criterion 2d seeks that, where appropriate, new buildings can be easily adapted to accommodate multiple uses, or a suitable new use in the future.

**9.41** It is recognised that permitted development rights exist which allow for certain changes of use, however this policy will help avoid the loss of important facilities where planning permission is required. The council will consider removing these rights in particular areas where the loss of facilities may become an issue in the future.

**9.42** In addition to the protection offered by the above policy, if community facilities that are successfully recorded on the council's Community Asset Register come to be sold, a moratorium on the sale (of up to six months) may be triggered under the Community Right to Bid, providing local community groups with a better chance to raise finance, develop a business case and to make a bid to buy the asset on the open market.

**9.43** There is also a need to manage the development of new or extended local shops, so that they do not undermine the retail hierarchy of the district by becoming so large that they attract custom away from established neighbourhood and local centres.

**9.44** Accordingly, the policy sets a maximum size threshold for new local shops. Existing local shops serving a local community are by their very nature convenience shops. The policy excludes comparison retail which should be concentrated within the town centre, district and local centres. Conditions will be applied to restrict floorspace being used for comparison retail.

**Table 9.7 Policy IN7 - Supporting information**

Policy IN7: Local shops, community and cultural facilities	
Does it meet national planning policy?	Yes - NPPF Paragraphs 17, 28, 58, and 70.
What evidence has informed this policy?	Mansfield Infrastructure and Delivery Plan (IDP), 2018.
How will it be delivered?	Through the development management process.
Which local plan objectives will it meet?	7, 10 and 11

## 9.8 Policy IN8: Protecting and improving the sustainable transport network

### Policy IN8

#### Protecting and improving the sustainable transport network

1. Development proposals which enhance the existing sustainable transport network will be supported where they:
  - a. protect and improve access to and along multi-user trails network across the district especially the Maun Valley Trail, Mansfield Way, Timberland Trail, Meden Trail, Dukeries Trail, Clipstone to Warsop, the National Cycle Route 6 and the Mansfield Strategic Cycle Route;
  - b. provide new sustainable transport measures such as pedestrian and cycle routes, public transport facilities, and provision for community transport and taxis;
  - c. assist the potential re-opening of the Dukeries railway line including the former Market Warsop railway station;
  - d. facilitate the shift towards the use of ultra-low emissions vehicles; and
  - e. facilitate the delivery of highway improvement schemes/sustainable transport solutions along the district's main arterial routes and public transport corridors, including:
    - i. A60 corridor including Nottingham Road/ Woodhouse Road/ Leeming Lane/ Mansfield Road;
    - ii. A38 Sutton Road;
    - iii. A617 Chesterfield Road North / A6191 Chesterfield Road South;
    - iv. A6191 Southwell Road West / Ratcliffe Gate;
    - v. A6075 Debdale Lane / Abbott Road; or
    - vi. Mansfield town centre including its ring roads (A60, A6009 Chesterfield South and Rosemary Street).
2. Proposals for development which do not adequately safeguard the following routes (as shown on the Policies Map) identified within Local Transport Plan 3 schemes will not be approved:
  - a. A6191 Ratcliffe Gate Improvement (bus priority);
  - b. A60 Nottingham Road (bus priority);
  - c. A60 Woodhouse Road Improvements (bus priority);
  - d. A6075 Abbott Road (Carriageway widening and realignment); and
  - e. Dukeries Line Improvement (Rail).



## Explanation

**9.45** This policy seeks to support and promote sustainable transport across the district by:

- encouraging modal shift towards more sustainable transport modes including walking, cycling and public transport;
- setting out priorities for improvements; and
- safeguarding existing key infrastructure and potential routes.

**9.46** It is important that the future growth of the district is supported by a high quality sustainable transport network. Opportunities to improve the existing network or provide new facilities and services will be supported especially along the public transport corridors and in association with the development proposals promoted through the plan. The routes of key proposed Local Transport Plan schemes will also be safeguarded.

**9.47** The district's existing sustainable transport network includes:

- strategic rail and road routes;
- the multi-user trails network including the Maun Valley Trail, Mansfield Way, Timberland Trail, Meden Trail, and the Dukeries Trail;
- Sustran's National Cycle Route 6 and the proposed Mansfield strategic cycle routes (construction commenced September 2017);
- other walking and cycling routes including the Public Rights of Way and footway networks;
- the Robin Hood Line and the railway stations at Mansfield, and Mansfield Woodhouse;
- the bus networks, made up of bus priority lanes, bus stops and bus stations, including the new Mansfield Transport Interchange within Mansfield's central area; and
- community transport and taxi services.

**9.48** Where major developments are proposed that are not effectively served by existing public transport, cycling and pedestrian provision, the council will seek to enter into a planning obligation or other legal agreement with developers to ensure either direct provision or a financial contribution towards the provision of necessary transport improvements (including rail where appropriate) are made. This will be in accordance with Policy IN1.

**9.49** The new Mansfield bus station has made an important contribution to the local economy and it is important for these benefits to be maximised through provision of new bus stop facilities in appropriate developments. Nottinghamshire County Council will wish to explore with developers the provision of contributions for the provision of waiting facilities including real time departure displays and raised kerbs, complemented by Automatic Vehicle Location (AVL) and Traffic Light Priority (TLP), where appropriate, through section 106 agreements.

**9.50** Community transport is an important part of the local sustainable transport network, especially in the villages. The potential for community transport and related services (i.e. taxis, buses) to complement the local bus network should be considered as part of accessing public transport for appropriate developments.

**9.51** Licensed taxis also have an important role in the local economy, providing a sustainable transport service. Provision for new taxi ranks should be considered in new developments that generate high levels of traffic movements such that a taxi rank may be feasible.

**9.52** Where there is robust evidence, paragraph 41 of the NPPF is clear that councils should identify and protect sites and routes which could be critical in developing infrastructure to widen transport choice. The transport scheme routes set out in Policy IN8 part 3 (a to e) and shown on the Policies Map are safeguarded to ensure that their implementation is not impeded during the life of this plan (see also Figure 9.3).

Figure 9.3 Safeguarded transport routes/sites



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Current details of planned implementation are set out in Table 9.8.

**Table 9.8 Sustainable transport network implementation programme (as at Sept. 2018)**

<b>A6191 Ratcliffe Gate Improvement (bus priority)</b>	Nottinghamshire 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 2018/19.
<b>A60 Nottingham Road (bus priority)</b>	Nottinghamshire 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 2018/19.
<b>A60 Woodhouse Road Improvements (bus priority)</b>	Nottinghamshire 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 2018/19.
<b>A6075 Abbott Rd</b>	Nottinghamshire 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 2018/19. Please note that this scheme may be delivered as part of development proposals in Mansfield.
<b>Dukeries Line Improvement (Rail)</b>	Nottinghamshire 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 2018/19.
<b>Mansfield Strategic Cycle Route</b>	Nottinghamshire County Council were successful in their bid to the D2N2 for the monies (joint bid with the other D2N2 members). The LEP money will be complemented with NCC match funding. Construction commenced in September 2017. This scheme is being implemented by Via East Midland.

**Table 9.9 Policy IN8 - Supporting information**

<b>Policy IN8: Protecting and improving the sustainable transport network</b>	
<b>Does it meet national planning policy?</b>	Yes - NPPF Paragraphs 17, 29, 30, 34, 35, 41, 58, 75, and 156.
<b>What evidence has informed this policy?</b>	Mansfield Transport Study, 2018; and Mansfield Air Quality Impact Assessment Local Plan Junctions Effects, 2018.
<b>How will it be delivered?</b>	Through the operation of the development management process.
<b>Which local plan objectives will it meet?</b>	9 and 10

## 9.9 Policy IN9: Impact of development on the transport network

### Policy IN9

#### Impact of development on the transport network

1. Development proposals will be supported provided:
  - a. they do not endanger highway safety, and allow for satisfactory access and egress from the highway and internal movements within the site;
  - b. any significant impacts on the highway network can be suitably mitigated; and
  - c. they do not impact on the safe operation of the rail network.
2. Development proposals that generate significant levels of movements are required to:
  - a. be supported by a transport assessment or statement, together with a travel plan which demonstrates how sustainable transport measures set out in IN8 have been addressed; and
  - b. be situated within settlement boundaries, as shown on the Policies Map, or in locations that are, or can be, well served by the full range of transport modes including public transport.

#### Explanation

**9.53** This policy requires proposals for new development to be acceptable in terms of safety and their impact on the local highway network. The impact will be considered both individually and cumulatively in relation to all planning applications having regard to the Mansfield Transport Study, 2018 and any subsequent updates.

**9.54** Whilst a move towards more sustainable travel will reduce the reliance on the car, new developments will generally put pressures on the local highway network.

**9.55** Transport Assessments will be required for proposals that develop significant levels of movement. The scope of the assessment including the need to

address any cumulative impacts on the highway network will need to be agreed with the council in consultation with Nottinghamshire County Council as Highway Authority.

**9.56** The council has a statutory responsibility under planning legislation to consult the statutory rail undertaker where a proposal for development is likely to result in a material increase in the volume or a material change in the character of traffic using a level crossing over a railway or impact upon rail infrastructure. Any planning application which may increase the level of pedestrian and/or vehicular usage at a level crossing should be supported by a full Transport Assessment assessing impact and mitigation measures including assessment of closure; and the developer should assess the impacts any development could have upon the railway infrastructure.

**Table 9.10 Policy IN9 - Supporting information**

Policy IN9: Impact of development on the transport network	
Does it meet national planning policy?	Yes - NPPF Paragraphs 30, 32, 35, 36, and 162.
What evidence has informed this policy?	Mansfield Transport Study, 2018
How will it be delivered?	Through the development management process
Which local plan objectives will it meet?	9



## 9.10 Policy IN10: Car and cycle parking

### Policy IN10

#### Car and cycle parking

1. Development proposals will be supported where there is appropriate provision for vehicle and cycle parking, including meeting the needs of the disabled. Provision should be designed so that it is an integral part of the development, does not dominate the public realm and:
  - a. meets the minimum standards and design requirements set out in adopted guidance;
  - b. where practical, includes electric car charging provision appropriate to the scale and use of the proposed development;
  - c. incorporates sustainable urban drainage paving systems where appropriate.

#### Explanation

**9.57** Without adequate car parking provision for residents, customers and visitors, or as a result of poor design, inappropriate and illegal parking will occur on pavements verges, and adjoining areas leading to impacts on local highway network and surrounding neighbourhoods.

**9.58** In any new development, it is important that car parking is sensitively designed in order to not be obtrusive or damaging to the character of an area of

the development and should be an integral part of the design process. This should be considered at an early stage of the development process to ensure that they are successful, sustainable developments, which do not discourage the use of more sustainable transport modes and minimise impacts on the local highway network.

**9.59** Until the council provides further guidance, the Nottinghamshire County Council's guidance will be used to determine the appropriate provision of parking facilities.

**Table 9.11 Policy IN10 - Supporting information**

Policy IN10: Car and cycle parking	
Does it meet national planning policy?	Yes - NPPF Paragraphs 39 and 40  Government ministerial statement on planning matters which included guidance on the provision of car parking spaces, March 2015;
What evidence has informed this policy?	Nottinghamshire County Council Highway Design Guide documents: Foreword, Part 1, Part 2 & Part 3.
How will it be delivered?	Through the development management process and the determination of planning applications ensuring that development proposals meet the requirements of Policy IN10. The council will prepare a SPD providing further local parking design guidance.
Which local plan objectives will it meet?	9 and 10

## 9.11 Policy IN11: Telecommunications and broadband

### Policy IN11

#### Telecommunications and broadband

1. Major development proposals will be supported where adequate broadband infrastructure is to be made available to all residents and / or users of the development.
2. Major development proposals should incorporate a bespoke duct network, designed and implemented in cooperation with a recognised network provider, and where viable, a fibre to the premises (FTTP) solution.
3. Other forms of infrastructure, such as facilities supporting mobile broadband and Wi-Fi, should be included in major development proposals and designed in a sympathetic and appropriate way in order to reflect the character of the surrounding area.
4. Telecommunications development proposals will be permitted where:
  - a. there is no significant impact on the character or appearance of the building on which, or space in which, the equipment is located, including not contributing to street clutter;
  - b. the significance, appearance, character and setting of heritage assets are conserved;
  - c. there is no significant adverse impact upon biodiversity, ecology, geodiversity or best and most versatile agricultural land;
  - d. all options for sharing of existing equipment, and erecting masts on existing tall buildings or other structures have been fully explored;
  - e. they are appropriately designed, minimising size and scale and camouflaging appearance wherever possible;
  - f. all masts and additions to existing masts are self-certified to meet International Commission on Non-Ionizing Radiation Protection (ICNIRP) standards; and
  - g. provision is made to ensure that equipment that has become obsolete or that is no longer in use is removed as soon as practicable and the site restored to its former condition.



## Explanation

**9.60** The NPPF requires local plans to support the expansion of electronic communications networks, including telecommunications and high speed broadband (NPPF paragraphs 42 and 43). Through the Local Plan, the council will support the provision of telecommunication growth whilst ensuring adverse impacts to the character of the built form or physical environment is minimised.

## Broadband

**9.61** The council recognises that access to modern high speed telecommunication and broadband networks is an essential requirement for modern living and to deliver economic growth in the district.

**9.62** Broadband Delivery UK (BDUK), part of the Department for Digital, Culture, Media and Sport, is delivering superfast broadband and local full fibre networks to the nation.

**9.63** The Government:

- is supporting investment to provide superfast broadband coverage to as many premises as possible beyond the 95% level achieved in December 2017;
- is also introducing a broadband Universal Service Obligation so that by 2020 everyone across the UK will have a clear, enforceable right to request high speed broadband;
- has provided access to basic broadband (2Mbps) for all for those who do not currently have coverage otherwise; and
- is supporting investment to stimulate private investment in full fibre connections by 2021

**9.64** It is important for the Local Plan to facilitate the provision of appropriate infrastructure on new development to assist in meeting these Government targets and promoting economic growth and quality of life in the district.

**9.65** Applications for major residential and employment development should be supported by a connectivity strategy that delivers future-proofed infrastructure and supports sustainable communications services having regard to the latest appropriate BDUK

strategy and other relevant industry guidance. Developers are encouraged to engage with broadband providers at the earliest opportunity to enable the highest possible internet connection speeds to be provided in new developments. They should also ensure that future occupiers have access to a sustainable communications infrastructure, giving appropriate consideration to the choice and availability of UK communications providers that can offer high speed data connections. The provision of the necessary infrastructure may be funded by the service providers. This applies particularly on larger urban sites but may be more problematic on smaller developments in rural locations.

## Telecommunications

**9.66** Policy IN11 aims to ensure a thorough assessment for all telecommunication proposals, whether they are prior approval applications or developments requiring full planning permission. It provides guidance for both new and replacement masts, whilst providing the flexibility to allow for an efficient expansion of the network and meet the demands imposed by technological advancements.

**9.67** Appropriate camouflage and screening may be necessary where the proposed development would cause an intrusive visual impact on the surroundings. Reasonable justification should be provided by the applicant to demonstrate why the chosen site is the preferred option. In order to ensure this has been reasonably considered, the council will require evidence demonstrating that mast sharing has been investigated and that alternative sites have been explored. The onus is on the developer to demonstrate that the preferred site is the most suitable for the proposal; without sufficient information being provided the local planning authority may refuse an application.

**9.68** The NPPF also requires the applicant to supply information relating to the outcomes of any consultations with local communities or other organisations which have an interest in the proposal (NPPF paragraph 45). It is especially important to gain these views if the proposed siting is close to a sensitive location such as a school or hospital. In accordance with the Mobile UKs Code of Best Practice <sup>(3)</sup>, the proposal must be able to demonstrate that it complies with the International Commission on Non-Ionizing Radiation Protection (ICNIRP) Guidelines for public exposure (or any updated replacement/successor scheme).

3 <http://www.mobileuk.org/cms-assets/documents/259876-147086.code-of-best-practice-2016-edition-pub>

**Table 9.12 Policy IN11 - Supporting information**

<b>Policy IN11: Telecommunications</b>	
<b>Does it meet national planning policy?</b>	Yes – NPPF Paragraphs 42 to 46 and 156.
<b>What evidence has informed this policy?</b>	Broadband Delivery UK, HM Government 2018; and Mobile UK Code of Best Practice on Mobile Network Development in England, 2016
<b>How will it be delivered?</b>	Through the development management process, and through the submission of connectivity strategies for major planning applications.
<b>Which local plan objectives will it meet?</b>	10



The Mansfield Ashfield Regeneration Route (MARR)

# Section Ten

## Natural environment

**10.1** The natural environment provides vital resources for supporting healthy communities, mental well being, and sustainable growth. They also provide us with a unique combination of landscape features that help define local identity. The district's landscape character is defined by its heathlands and woodlands, the rivers Maun and Meden, limestone outcrops, quarries and grasslands.

**10.2** Over time, the area's native habitats have become fragmented and biodiversity has experienced considerable losses. In order to address this, it is important that we protect and sensitively manage what we have whilst seeking opportunities to restore connections for wildlife that have become fragmented, and improve the health of the district's habitats and species. In turn, this will also ensure that the overall health of the environment, and ultimately its residents, is improved. Within new development, there are significant opportunities to design in cost effective measures to help support biodiversity.

**10.3** When planning for new growth, it is also important that potential pollution and other environmental hazards, which might lead to adverse impacts on human health and the natural environment, are avoided, minimised and mitigated. The district's industrial history, increases in road traffic and land stability issues due to former coal mining activities are all important considerations when planning for new development.

**10.4** Mansfield is known for its unique sources of minerals, contributing historically, for example, to building the Houses of Parliament. Minerals can only be worked where they naturally occur. As such, economically viable and environmentally acceptable locations for mineral extraction may be limited. Nottinghamshire County Council within the Minerals Local Plan has identified safeguarding areas so that these are protected from non-minerals development.



## 10.1 Policy NE1: Protection and enhancement of landscape character

### Policy NE1

#### Protection and enhancement of landscape character

1. Development proposals will be supported where they are informed by and are sympathetic to the area's landscape character as defined in the Mansfield District Council Landscape Character Assessment 2010 and Addendum 2015, including relevant addendums and national character area profiles (Sherwood and Southern Magnesian Limestone).
2. Development within in a landscape policy zone will be supported where it can be satisfactorily demonstrated, where appropriate and feasible, that it:
  - a. positively contributes towards meeting the defined landscape policy actions for the relevant landscape policy zone(s) (LPZ) and national character profile(s);
  - b. is designed to conserve and enhance important landforms, historic assets and their settings and landscape features;
  - c. identifies and mitigates any likely individual and cumulative impacts on the sensitivity and condition of the appropriate LPZ(s);
  - d. identifies and mitigates visual impacts on character and amenity; and
  - e. restores the landscape or removes any detracting features.
3. Development proposed outside but adjoining a landscape policy zone will be required to satisfactorily demonstrate that it will:
  - a. create no significant adverse visual impact on the character and appearance of the LPZ(s); and
  - b. where feasible, contribute to the enhancement of landscape character.

## Explanation

**10.5** This policy recognises the importance landscape plays in conserving our natural, cultural and built heritage. Landscape character reflects the relationship between people and place through distinct, recognisable and consistent patterns within the natural and cultural environment. It is important that development proposals are sensitively integrated into the existing landscape, demonstrate an understanding of the intrinsic qualities of the landscape setting and, where possible, seeks to make the most of the opportunities to protect and enhance landscape characteristics and features.

**10.6** Land on the fringe of any of the urban areas will of course have a different character to that in the centre. Proposed development on the urban fringe, adjacent to landscape policy zones, will also need to ensure that the layout and design of new development respects, and where possible, enhances, the character of the surrounding area. Also see the local plan design chapter and policies.

**10.7** In addressing criteria within NE1(2), the criteria listed in NE1(2) will be applied having regard to the scale and type of development proposed. The Mansfield District Council Landscape Character Addendum (2015) identifies a number of locally specific landscape policy zones (LPZs) to support policy implementation. Each zone has a strategic policy action based on an assessment of landscape sensitivity and landscape condition, identifying which areas are more locally sensitive than others to change. Additionally, LPZ descriptions, characteristic visual features, landscape analysis and detailed landscape actions help inform further site-based assessment work and planning decisions. A map of LPZs is provided at Figure 10.1.

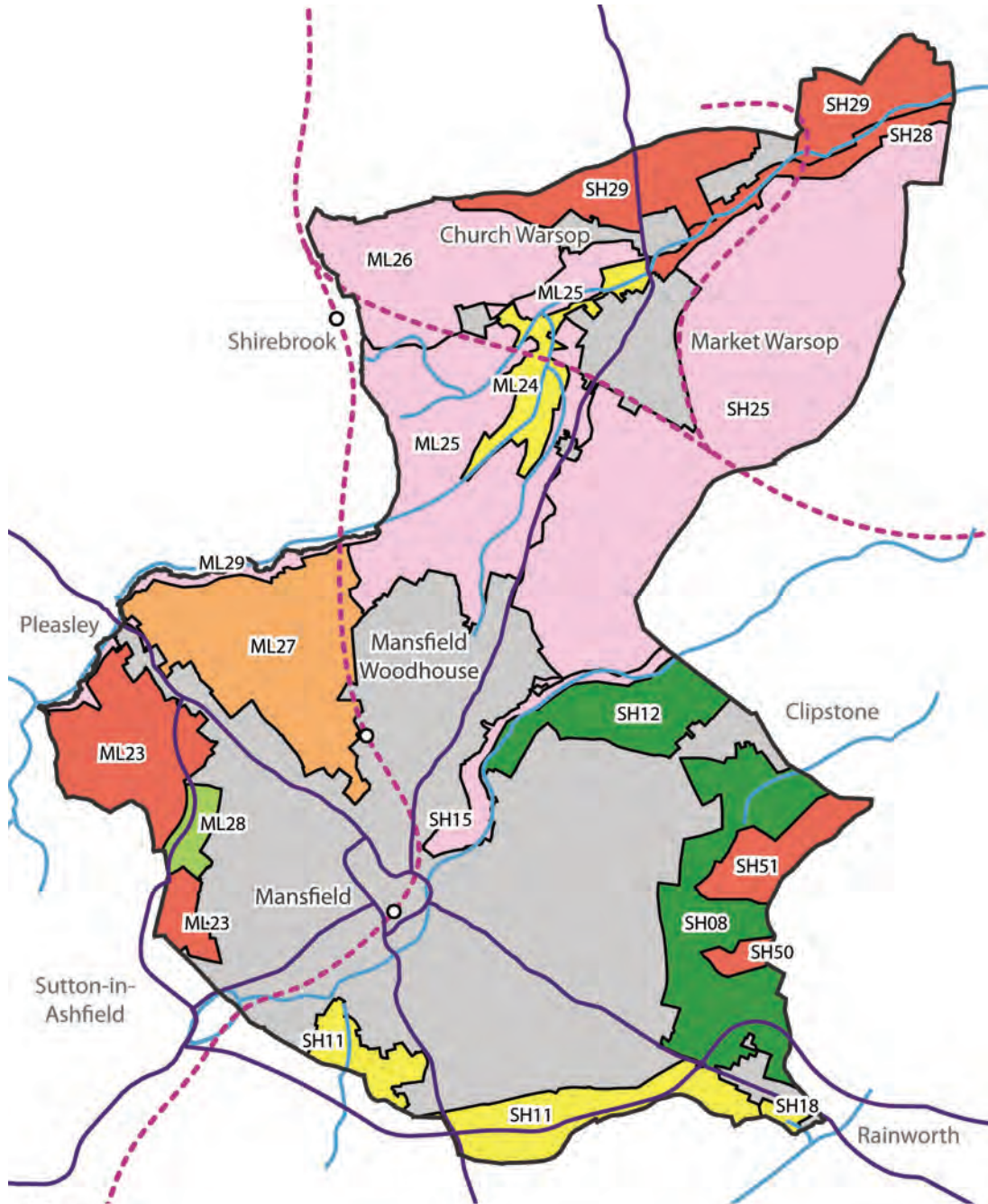
**10.8** For the overall policy actions, 'conserve' means that a significant proportions of the LPZ is of high condition/sensitivity and therefore it is advantageous to direct development elsewhere or require a high level of design. Priority should be given, firstly, to locate development within LPZs with the actions 'restore' and 'restore and create'. Development within or directly bordering more than one LPZ should consider actions within all of those that are applicable.

**10.9** Development proposals should identify and address likely negative and beneficial impacts on landscape character, and visual impacts by means of detailed surveys, which may include a further, more fine grained landscape character assessment or landscape capacity studies. These should be informed by and address the actions in the evidence base.

**10.10** There may also be circumstances in which there are more sensitive, localised areas within LPZs without the term 'conserve' included in the strategic policy action.



Figure 10.1 Landscape character policy zones



**Key**

- |  |   |  |
|--|---|--|
| <span style="display:inline-block; width:15px; height:15px; background-color:red; border:1px solid black;"></span> Conserve              | <span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> Conserve & Create | <span style="display:inline-block; width:15px; height:15px; background-color:pink; border:1px solid black;"></span> Conserve & Reinforce |
| <span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> Conserve & Restore | <span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span> Restore       | <span style="display:inline-block; width:15px; height:15px; background-color:green; border:1px solid black;"></span> Restore & Create    |
| <span style="display:inline-block; width:15px; height:15px; border:1px solid black;"></span> District Boundary                           | <span style="display:inline-block; width:15px; height:15px; background-color:grey; border:1px solid black;"></span> Urban Area          | <span style="display:inline-block; width:15px; height:15px; border-bottom:2px solid purple;"></span> Main Roads                          |
| <span style="display:inline-block; width:15px; height:15px; border-bottom:2px solid blue;"></span> Rivers & Streams                      | <span style="display:inline-block; width:15px; height:15px; border-bottom:2px dashed red;"></span> Railway Line                         | <span style="display:inline-block; width:15px; height:15px; border:1px solid black; border-radius:50%;"></span> Railway Station          |

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**Table 10.1 Policy NE1 - Supporting text**

<b>Policy NE1: Protecting and enhancing landscape character</b>	
<b>Does it meet national planning policy?</b>	Yes - NPPF Paragraphs 17, 64, 99, 109, 113, 156, and 170.
<b>What evidence has informed this policy?</b>	Mansfield Landscape Character Assessment, 2010 and Addendum, 2015; and  Natural England National Character Area profiles for Sherwood (NCA49) and Southern Magnesian Limestone (NCA30).
<b>How will it be delivered?</b>	Through the development management process.
<b>Which local plan objectives will it meet?</b>	11 and 14



## 10.2 Policy NE2: Biodiversity and geodiversity

### Policy NE2

#### Biodiversity and geodiversity

1. Development proposals will be supported where, commensurate with their scale, location and type, they:
  - a. protect, enhance and contribute to the management of the ecological network of habitats and sites of European, national and local importance (statutory and non-statutory);
  - b. avoid and/or minimise adverse individual and or cumulatively impacts, on biodiversity, geodiversity and ecosystem services;
  - c. seek to deliver a net gain in biodiversity across local and landscape scales; and
  - d. prioritise the de-fragmentation, restoration, retention and sensitive management of habitats and landscape features, to allow for the movement of wildlife.

#### Designated European sites

2. Development proposals will not be permitted where they would have an adverse impact on the integrity of a site of European significance unless it has been demonstrated that there:
  - a. are no alternatives;
  - b. are imperative reasons of overriding public interest; and
  - c. all necessary compensatory measures will be required to ensure the overall coherence of the network of European sites, as a whole, is protected.

#### Designated national sites

3. Development proposals will not be permitted where they would have an adverse impact on a designated national site. Exceptions will only be made where the benefits of the development clearly outweigh both the adverse impacts on the designated national site and the national network of such sites.

#### Designated local sites

4. Development proposals will not be permitted where they will have a significant adverse impact on a designated local wildlife site, local nature reserve, or local geological site. Exceptions will only be made where the reasons for, and benefits of, the proposed development clearly outweigh the adverse impact on the loss or deterioration of the designated site.

Continued overleaf

## **Policy NE2 continued**

### Sherwood Forest possible potential Special Protection Area (ppSPA)

5. Where development is proposed within 400 metres of the non-designated Sherwood Forest ppSPA, a risk based approach, as set out in Natural England's Advice Note to Local Planning Authorities, will be adopted to all planning applications in relation to the possible potential special protection area for the Sherwood Forest region.

### Irreplaceable habitats

6. Planning permission will be refused for development resulting in the loss, deterioration and/or fragmentation of irreplaceable habitats, including ancient woodland and veteran trees, unless there are wholly exceptional reasons and a suitable compensation plan exists.

### Avoidance, mitigation and compensation of adverse impacts on nature conservation

7. In exceptional circumstances where adverse impacts on designated sites and irreplaceable habitats are demonstrated to be unavoidable and the benefits outweigh the harm, as set out in 2 to 6 above, development proposals will only be permitted where:
  - a. impacts are appropriately mitigated, with compensation measures towards loss used as a last resort where mitigation is not possible; and
  - b. appropriate provision for management is made.

### Species, habitats, landscape features

8. On sites supporting protected species, important landscape features, and priority habitats and species (as defined by legislation), development proposals will only be supported where:
  - a. it can be demonstrated that the benefits of the development clearly outweighs the impact on species, habitats, important landscape features; and
  - b. that appropriate avoidance, mitigation, enhancement and management measures can be satisfactorily secured.



## Explanation

**10.11** The National Planning Policy Framework (NPPF) stresses that pursuing sustainable development includes the conservation and enhancement of the natural environment (paragraphs 7, 9 and 17) and moving from a net loss to achieving net gains for biodiversity (paragraph 109). Policy NE2 has been drafted to meet the requirements of the NPPF, planning guidance and the Section 40 of the Natural Environment and Rural Communities Act (NERC 2006), which places a duty on all local authorities to conserve biodiversity.

**10.12** The district supports a wealth of unique habitats and designated sites. Additionally, the district's urban green spaces and former industrial land also contribute, or have the opportunity to contribute, to the ecological network. A majority of the district's green spaces have natural and / or landscaped features that support biodiversity. Efforts to improve the level of biodiversity on open spaces and other green areas integrated within new development are important for supporting, for example, pollinators and birds. The district's ecological network is further defined in the Mansfield Green Infrastructure Study, 2018.

**10.13** An appropriate level of ecological assessment will be required to demonstrate how development proposals meet the requirements of this policy. Considering how new development can strengthen ecological networks is key to providing net gains in biodiversity whilst improving the natural environment's resilience to change. The Defra Biodiversity Metric and key principles, as set out in the 'Biodiversity Net Gain: good practice principles for development 2016' (see table 10.3), are key tools for assessing and demonstrating how net gains in biodiversity will be delivered and monitored through new development.

**10.14** This policy should be read alongside Policy CC4 which supports the protection, restoration and enhancement of the district's rivers, so they can achieve 'good ecological status' in line with the requirements of the Water Framework Directive. This will help to ensure that development contributes positively to biodiversity networks and wider enjoyment of the district's diverse waterside habitats.

**10.15** New development should also explore and implement solutions for preventing and reversing habitat fragmentation across local and landscape scales. This may include retaining and enhancing existing habitats and important landscape features on site, such as ponds and hedgerows (see Figure 10.3).

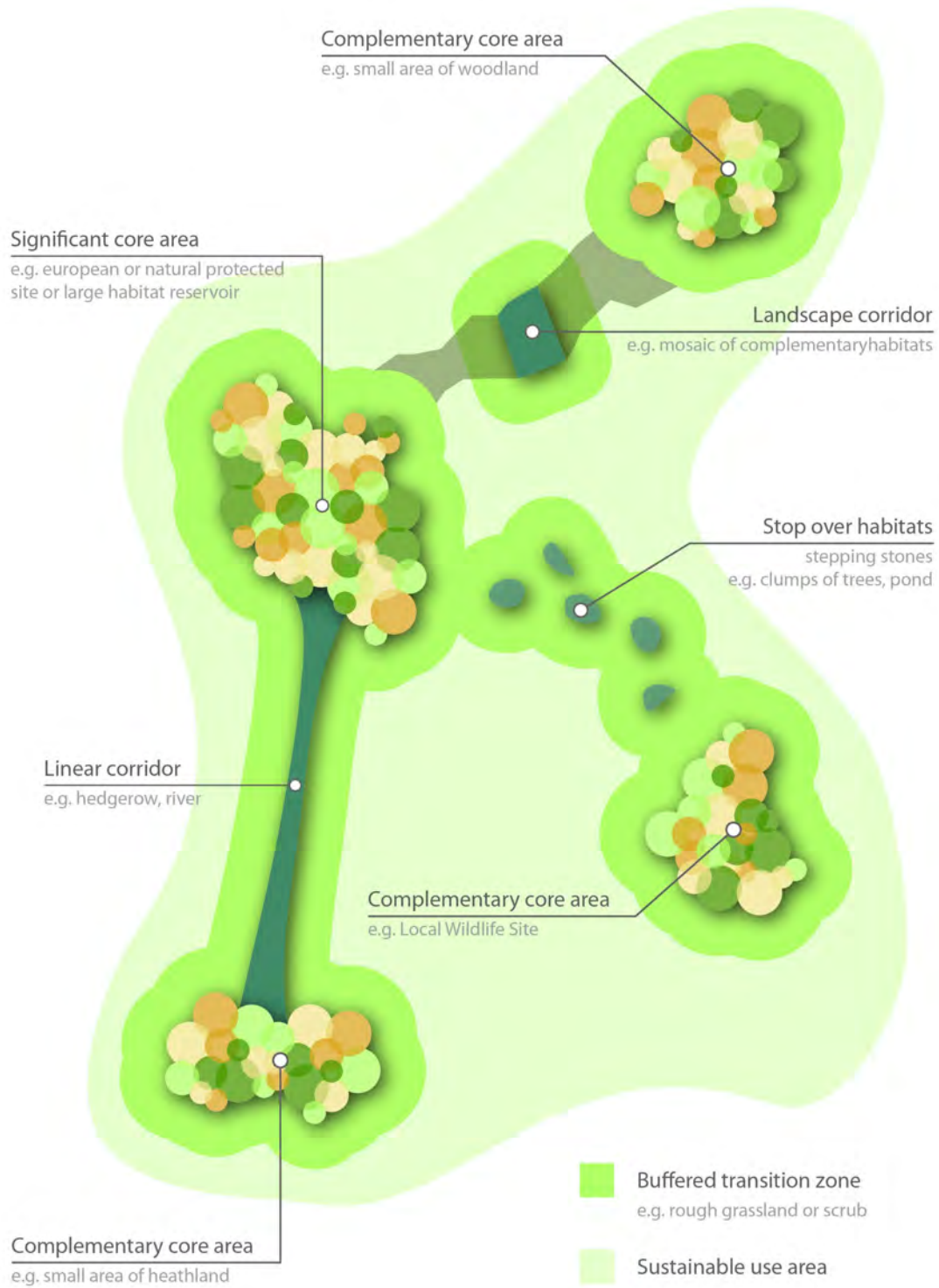
Figure 10.2 Habitats and designated sites



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Figure 10.3 Ecological network



**10.16** The NPPF emphasises that local plan policies should address the distinctions between the hierarchy of designated sites so that their protection is in keeping, and balanced with, their level or weight of importance and their contribution to the wider ecological networks (NPPF paragraph 113). This hierarchy, set out in Table 10.2, is defined from highest to lowest level of importance, as:

**Table 10.2 Hierarchy of designated sites**

Level of importance	Designations	Numbers
<b>European sites</b>	<ul style="list-style-type: none"> <li>● Special Areas of Conservation (SAC)</li> <li>● Special Protection Areas (SPA)</li> <li>● Ramsar sites</li> </ul> <p>This hierarchy level also includes sites of European importance where the government has formally initiated public consultation, including: potential SPA, candidate SAC and listed Ramsar sites. These have the same protection as designated European sites in the planning system.</p>	<ul style="list-style-type: none"> <li>● (1) Birklands and Bilhaugh SAC located just outside the district to the east of Market Warsop, within Newark and Sherwood district</li> </ul>
<b>National sites</b>	<ul style="list-style-type: none"> <li>● Sites of Special Scientific Interest</li> <li>● National Nature Reserve</li> </ul>	<ul style="list-style-type: none"> <li>● (7) SSSI</li> <li>● (1) Sherwood Forest NNR located just outside the district to the east of Market Warsop, within Newark and Sherwood district</li> </ul>
<b>Local sites</b>	<ul style="list-style-type: none"> <li>● Local Nature Reserves (LNR)</li> <li>● Local Wildlife Sites (LWS)</li> <li>● Local Geological Sites (LGS)</li> </ul>	<ul style="list-style-type: none"> <li>● (9) LNRs</li> <li>● (over 80) LWS</li> <li>● (around 11) LGS</li> </ul>

**10.17** The Sherwood Forest and surrounding areas have been recognised as important habitat supporting European protected birds - nightjar and woodlark. This has not been formally designated as a European site, nor has any formal public consultation been initiated by Government. As such, a collective area of habitats known to support nightjar and woodlark is referred to as the Sherwood Forest possible potential SPA (ppSPA).

**10.18** Natural England (NE) advises that in order to reduce future risks, should designation be proposed in the future, local authorities must satisfy themselves that current planning applications contain sufficient objective information to ensure that all potential impacts on the breeding nightjar and woodlark populations have been adequately avoided or minimised. This should be done, in order to ensure, that planning permissions do not need to be revoked following any future review under the 2010 Habitats Regulations.

**10.19** Local geological sites (LGS) represent the most important geological areas of county importance where they meet adopted criteria. Records are held by the Nottinghamshire Biological and Geological Records Centre. These sites should be protected from

development and, where possible, their geodiversity interest incorporated and enhanced as part of development. Special sites and scientific interest (SSSI) can also represent nationally important geological sites, but presently all SSSIs in the district are designated for their biodiversity interests.

**10.20** Where there is a reason to suspect the presence of protected and priority species and habitats, important landscape features and irreplaceable habitats, an ecological assessment will be required to support a planning application. These should be carried out by a certified ecologist as defined within the Government's standing advice. National and European protected species are covered by specific legislation (see Table 10.3). Priority species and habitats are defined in Section 41 of the Natural Environment and Rural Communities Act (NERC 2006).

**10.21** Where habitat buffers and compensatory habitat are required to mitigate and compensate adverse impacts on biodiversity (including designated sites), these should be designed early on in the planning process and should be accompanied by an agreed management plan.



**10.22** Providing net gains in biodiversity is possible for all development proposals from a single house to larger strategic extensions by measures such as:

- incorporating bird and bat boxes into the fabric of buildings;
- using native trees and shrubs in landscape planting (in keeping with the landscape character area);
- establishing areas of wildflower meadows, urban woodland, community orchards and / or heathland within open space, landscaping and other areas adjacent to nearby areas of existing wildlife value;
- designing in green roofs or walls;
- prioritising the integration of 'green' sustainable drainage systems (SuDS) to benefit wildlife; and
- restoring connections for wildlife (e.g. hedgerows) and re-moving barriers to movement (e.g. river culverts).

**10.23** Simple measures can also be put in place to avoid creating additional barriers for wildlife, such as designing in gaps in garden fences and joining up landscaped areas with open spaces and habitat areas to facilitate movement for wildlife.

### Locally designated sites

**10.24** Local wildlife sites (LWS) are designated by the Nottinghamshire Biological and Geological Records Centre (NBGRC). Local geological sites (LGS) are updated as and when new sites are put forward for consideration. Adoption criterion are set out in the 'Nottinghamshire LWS Handbook: Guidelines for the selection of Local Wildlife Sites in Nottinghamshire' and the 'Nottinghamshire LGS Handbook: Guidelines for the selection of Local Geological Sites in Nottinghamshire'. The location of LWS and LGS sites are published on Nottingham Insight

<http://maps.nottinghamcity.gov.uk/insightmapping/> hosted by Nottingham City Council.

**10.25** The council intends to prepare a Biodiversity and Green Infrastructure supplementary planning document (SPD) which will provide further guidance.

**Table 10.3 Policy NE2 - Supporting information**

<b>Policy NE2: Biodiversity and geodiversity</b>	
<b>Does it meet national planning policy?</b>	Yes - NPPF Paragraphs 7, 9, 14, 17, 61, 109, 113, 114, 117, 118, 119, 156, 157 and 165.
<b>What evidence has informed this policy?</b>	<p>Mansfield Green Infrastructure Study, 2018;</p> <p>Habitat Regulations Screening Report, 2018;</p> <p>Biodiversity, 2020: A strategy for England's wildlife and ecosystem services;</p> <p>Natural Environment White Paper, 2011;</p> <p>Defra's planning guide to valuing ecosystem services (An introductory guide to valuing ecosystem services) , 2007;</p> <p>Biodiversity Net Gain: Good Practice Principles for Development 2016 - a joint CIRIA, CIEEM and IEMA publication;</p> <p>Natural England's advice notes on the Sherwood ppSPA, 2014, or subsequent updates;</p> <p>National Government's Standing Advice on ancient woodland and protected species;</p> <p>Woodland Trust's Ancient and Veteran Tree Inventory;</p> <p>Nottinghamshire Biological and Geological Records Centre - for local wildlife sites and geological information;</p> <p>Wildlife and Countryside Act, 1981;</p> <p>Countryside and Rights of Way Act , 2000;</p> <p>The Conservation of Habitats and Species Regulations, 2017;</p> <p>Protection of Badgers, 1992;</p> <p>The Hedgerows Legislation, 1997; and</p> <p>Sections 40 and 41 of the Natural Environment &amp; Rural Communities Act (2006).</p>
<b>How will it be delivered?</b>	Through the development management process with consultation with Natural England and reference to appropriate as appropriate. By reference to the future Biodiversity and Green Infrastructure SPD.
<b>Which local plan objectives will it meet?</b>	8 and 12



## 10.3 Policy NE3: Pollution and land instability

### Policy NE3

#### Pollution and land instability

1. Development proposals will be supported where they are sited, designed and constructed to avoid adversely impacting on human health and wellbeing, amenity and the natural environment through unacceptable levels of soil, air, light, water or noise pollution or land instability.
2. Development proposed to be located where such unacceptable levels of pollution or land instability already exist will only be supported in exceptional circumstances and it can be satisfactorily demonstrated that the risks of adverse impacts have been fully assessed and mitigated to an acceptable level.
3. Development proposals for remediating and mitigating existing occurrences of despoiled, degraded, derelict, potentially contaminated and unstable land or for reducing air, water, light or noise pollution will be supported.

#### Explanation

**10.26** Pollution comes in many forms and types. In its broadest sense, pollution can be described as the result of the release to air, water or soil from any process or of any substance, which is capable of causing harm. This can occur when the source of the pollution is inadequately managed or controlled. The avoidance and minimising of pollution of air, water, soil, light and noise should be considered at all stages of development including the design and layout, construction and monitoring stages of development. Avoidance and prevention will most always be less costly than remediation. Any potential pollution scenario should be understood and addressed at the source, pathway and receptor stages.

**10.27** The NPPF makes clear that local plans should aim to prevent unacceptable risks from pollution and land instability by addressing individual and cumulative impacts on human health and the natural environment (NPPF paragraph 120). Where risks, existing or potential, are demonstrated to be unavoidable and the benefits of the development outweigh the harm, these should be minimised and mitigated for.

**10.28** Thus, development should firstly be directed to locations that avoids risk. When planning for development, the sensitivity of its users, nearby residents and the local environment, including habitats and wildlife, should inform its location, type and design.

**10.29** Policy NE3 considers impacts on air, soil and water quality, contaminated or potentially contaminated land, land stability, and light and noise pollution. A related but separate Policy P7 concerns impacts on local amenity.

#### Despoiled, degraded, derelict and contaminated land

**10.30** Due to the mix of current and historical land uses within the district, there are many areas where the land or buildings could be contaminated.

**10.31** Radon is a naturally occurring gas which may affect a small number of properties located over limestone geology in the north and west of the district. Where this is likely, new properties will need to ensure that measures are included to address this.

**10.32** Redevelopment of a contaminated site is an ideal way to secure improvements to the environment, provided that the results create no unacceptable risks to human health or the environment. Developers / owners should have a full understanding of a site's history to determine the likelihood of risk from contamination and any associated costs.

**10.33** Where development is proposed on or adjacent to land that is known or suspected to be contaminated, it should be accompanied by an appropriate and robust investigation such as tiered risk assessment which:

- a. identifies the level and precise nature of any contamination and need for removal or treatment;
- b. demonstrates that there is no unacceptable risks to human health, surface water, groundwater or environmental receptors both during and after construction;
- c. identifies acceptable decontamination/ mitigation measures required to achieve a level of land quality suitable for the proposed end use; and
- d. demonstrates measures to be taken to ensure that migrating gas is safely dealt with where development is proposed on land adjacent to an uncontrolled 'gassing' landfill site.

**10.34** Where planning permission is granted, conditions may be imposed requiring the execution of any necessary remedial works. The measures for any contaminated site should deal with any unacceptable risks to health, safety or the environment, taking into account its actual or intended uses. Further advice and guidance on contaminated land is available on the environmental health pages of the council's website.

#### Land instability

**10.35** Policy NE3 also aims to ensure that where development occurs, it can be made safe depending on the physical conditions of the land. Development that does not take account of unstable ground conditions can potentially suffer severe structural problems. The situation can result in rebuilding and high financial costs to occupiers / owners.

**10.36** The Coal Authority manages the effects of past coal mining, including subsidence damage claims which are not the responsibility of licensed coal mine operators. It deals with mine water pollution and other mining legacy issues. This includes areas identified as being a High Risk Coal Area. Details of areas in Mansfield district affected by coal mining and information requirements can be found online <https://www.gov.uk/>

**10.37** Unstable land also takes into consideration steep cliffs on or adjacent to the site. In former quarry locations, which are common in Mansfield, this is particularly relevant.

**10.38** It will remain the responsibility of any developer to demonstrate to the local planning authority's satisfaction the precise nature, extent and effects of unstable ground conditions, as well as any remedial, preventative or precautionary measures required to overcome unstable ground conditions.

#### Air quality, water and soil quality

**10.39** Poor air, water and soil quality can arise from a variety of sources but can be particularly associated with industrial and agricultural processes. All such emissions are subject to non-planning, pollution control legislation but the design and location of emitting developments and the siting of 'receptor' residential areas and the natural environment are within the scope of the planning system.

**10.40** The majority of Nottinghamshire has particulate matter air pollution (PM2.5) above World Health Organisation (WHO) standards as described in the Nottinghamshire Joint Strategic Needs Assessment [www.nottinghamshireinsight.org.uk/research-areas/jsna/](http://www.nottinghamshireinsight.org.uk/research-areas/jsna/). In several parts of the district, there are locations with relative poor air quality arising from high volumes of slow moving road vehicles and, on a stretch of the A617 where the effects are compounded by enclosed topography. At present, none of the locations experience concentrations of nitrogen oxides or vehicle exhaust particulate matter that trigger a need to declare Air Quality Management Areas. The council will continue to monitor air quality as appropriate. Development proposals at risk of unacceptably adding to these poor air quality locations will be subject to strict implementation of appropriate mitigation measures.

**10.41** It is important that both the occupiers or users of new development, and those elsewhere who may be affected by it indirectly, will not be subjected to below acceptable standards of air quality. Therefore, in controlling the potential impact of development upon air quality, the council will require an effective air pollution mitigation strategy for significant developments. An Air Quality and Emissions Mitigation Guidance for Developers Supplementary Planning Document (SPD) will provide further guidance for policy implementation.

**10.42** Habitats such as heathland can also be sensitive to airborne pollution in the form of nitrogen deposition. Sources can include road traffic, incineration, power facilities, agriculture and heavy industry. Highways England can provide further advice. Furthermore, detailed consideration of air quality



impacts may be required for projects that would significantly increase traffic flows within 200m of the Sherwood ppSPA.

**10.43** Much of the district is located on a principle aquifer where groundwater is sensitive to pollution. All previous and future uses of a development site must be investigated to determine whether there is potential to cause contamination to groundwater. Locations over principle aquifers also exhibit high permeability and usually provide high water storage. These are of strategic significance as they support water supply and base river flow. These are shown in the MDC Strategic Flood Risk Assessment (2008). Risk of contamination of principle aquifers and other open water bodies, during construction and post construction, should be assessed and satisfactorily demonstrated that a viable remediation can be implemented. Development proposals should take into account the Environment Agency's Source Protection Zone (SPZ) and Safe Guarding Zone policy, the principles of the Water Framework Directive and River Basin Management Plan for the Severn River Basin.

**10.44** If a development is within close proximity to a river or other main water body, it will be important that the watercourse is protected from the release of

chemicals, sewage, soil and other suspended solids (i.e. silting), and also the spread of invasive weeds (e.g. Japanese knotweed, Himalayan balsam) during the construction phase and also during the development's lifetime (e.g. through erosion of river banks, surface water run-off, etc.). This could be controlled through the use of sustainable urban drainage systems (SuDS), retaining walls and landscaping. During the construction phase, appropriate management and monitoring measures should be put in place.

#### Lighting, noise and vibration

**10.45** Artificial light can provide many benefits, such as addressing safety and extending opportunities to play sport. However, it can also cause negative impacts on people and wildlife, undermine the enjoyment of the countryside and detract from the night sky. Consideration will need to be given to ways to avoid adverse impacts. Sport England provides guidance on floodlights as part of sports pitch use and buffer distances to residential areas.

**10.46** The location and choice of building materials are key considerations when taking account of noise and vibration, particularly from factories, vehicle traffic or music venues.

**Table 10.4 Policy NE3 - Supporting information**

Policy NE3: Pollution and land instability	
Does it meet national planning policy?	Yes - NPPF Paragraphs 17, 109, 110, 120, 121, 122, 123, 124, and 125.
What evidence has informed this policy?	Mansfield Contaminated Land Inspection Strategy, 2002; The Coal Authority's workings records; Mansfield Air Quality Review reports (various); The Nottinghamshire Joint Strategic Needs Assessment - Air Quality, 2015; Pleasley Detailed Assessment Report, 2016; Mansfield Transport Study - Stage 1: Baseline & Reference Case, 2018; Mansfield Transport Study - Stage 2: Local Plan Growth, 2018; Mansfield Habitat Regulations Assessment, 2016, 2017 and 2018; Mansfield Strategic Flood Risk Assessment, 2008, and Addendum, 2018; Mansfield Water Cycle Scoping Report, 2009; and Mansfield Air Quality Impact Assessment Local Plan Junctions Effects, 2018.
How will it be delivered?	Through the development management process, requiring detailed assessments in relation to potential pollution and in consultation with the Coal Authority, Environment Agency, Natural England and MDC environmental health team, where appropriate.
Which local plan objectives will it meet?	12

## 10.4 Policy NE4: Mineral safeguarding areas

### Policy NE4

#### Mineral safeguarding areas

1. In minerals safeguarding areas, the minerals planning authority will be consulted on non-exempt development proposals.
2. Planning permission in minerals safeguarding areas will not be granted for non-exempt development unless the requirements set out in the minerals safeguarding policies of the Minerals Local Plan have been met.

#### Explanation

**10.47** The NPPF places requirements on both local planning authorities and mineral planning authorities in relation to planning for minerals (Paragraphs 142 to 149). The NPPF identifies that great weight should be given to the benefits of mineral extraction, and local planning authorities should identify minerals safeguarding areas. Nottinghamshire is a two-tier area for local government and under the Town and Country Planning legislation Nottinghamshire County Council is the minerals planning authority. The county council will be identifying minerals safeguarding areas and supporting policies as part of the emerging Minerals Local Plan. Policy NE4 sets out the approach that the district council will take when determining proposals for non-minerals development within minerals safeguarding areas.

**10.48** In accordance with NPPF para 143 (bullet 3), proposals for non-mineral development in these areas need to demonstrate that mineral resources will not be unnecessarily sterilised. Where this cannot be demonstrated, or where the need for the non-mineral development is clear and demonstrable, the county council would require that the practicality of prior extraction be fully investigated.

**Table 10.5 Policy NE4 - Supporting information**

Policy NE4: Mineral safeguarding areas	
Does it meet national planning policy?	Yes - NPPF Para 142, 143, and 156.
What evidence has informed this policy?	Consultation with Nottinghamshire County Council.
How will it be delivered?	This will be delivered by the determination of planning applications through the development management system in consultation with Nottinghamshire County where development lies within mineral safeguarding areas.
Which local plan objectives will it meet?	12

Church of St Peter and St Paul, Grade I Listed Building.



# Section Eleven

## Historic environment

**11.1** It is important that our historic environment is protected and enhanced for existing and future generations.

**11.2** The most significant parts of our historic environment are designated heritage assets, including listed buildings, scheduled monuments, conservation areas and historic parks and gardens, which are considered to be nationally important. At a more local level, non-designated local heritage assets include planned industrial housing and colliery villages, buildings of local interest, sites of archaeological interest, historic and cultural landscapes and places, unregistered parks and gardens and public monuments and sculptures.

**11.3** The council will support development proposals that enhance the significance of heritage assets and their settings and add to their long term sustainability. New development should seek to make a positive contribution to local character and distinctiveness. This will require an analytical approach informed by a combination of historical information, such as historic maps, research, detailed examination, architectural or archaeological evidence. Conservation area appraisals, historic landscape assessments and the Nottinghamshire Historic Environment Record are key sources that may be used to inform this.

**11.4** Our positive strategy for the historic environment will be achieved through:

- supporting proposals which conserve and enhance the historic environment;
- keeping up-to-date conservation area appraisals and management plans, and using such up-to-date information in the determination of planning applications;
- identifying and considering new areas for designation as conservation areas;
- using Article 4 Directions <sup>(4)</sup> to protect conservation areas and traditional buildings of local significance;
- developing a list of locally listed heritage assets;
- working to reduce the number of heritage assets on the Heritage at Risk Register, and encouraging their sympathetic maintenance and restoration;
- supporting proposals for heritage led regeneration, ensuring that heritage assets are conserved, enhanced and their future secured;
- seeking the input of local heritage expertise;
- considering improvements to the public realm and the setting of heritage assets within it; and
- providing guidance regarding the conservation of heritage assets.

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<sup>4</sup> An Article 4 Direction restricts the scope of permitted development rights either in relation to a particular area or site, or a particular type of development. Where an Article 4 Direction is in effect, a planning application may be required for development that would otherwise have permitted development. Article 4 Directions are used to control works that could threaten the character of an area acknowledged importance, such as conservation areas.



## 11.1 Policy HE1: Historic environment

### Policy HE1

#### Historic environment

1. As part of ensuring the conservation and enhancement of Mansfield district's historic environment, where a development proposal would affect the significance of a heritage asset (whether designated or non-designated), including any contribution made to its setting, it should be informed by proportionate historic environment assessments and evaluations (such as heritage impact assessments, desk-based appraisals, field evaluation and historic building reports) that:
  - a. identify all heritage assets likely to be affected by the proposal;
  - b. explain the nature and degree of any effect on elements that contribute to their significance and demonstrating how, in order of preference, any harm will be avoided, minimised or mitigated;
  - c. provide a clear explanation and justification for the proposal in order for the harm to be weighed against public benefits; and
  - d. demonstrate that all reasonable efforts have been made to sustain the existing use, find new uses or mitigate the extent of the harm to the significance of the asset; and whether the works proposed are the minimum required to secure the long term use of the asset.
2. Development proposals affecting conservation areas will be permitted where they make a positive contribution to the character, distinctiveness and appearance of the conservation area and its setting, and preserve or enhance its significance, including settlement patterns, important buildings, important spaces, landscapes, walls, trees and significant views within, into and out of the conservation area.
3. Development proposals affecting listed buildings, scheduled monuments or registered parks and gardens will be permitted where they conserve the heritage asset(s) and their settings.
4. Development affecting non-designated heritage assets (including those identified through the planning process and archaeological sites) will be considered according to the significance of the asset and the contribution that setting makes to the significance. A balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. Where development proposals are likely to affect non-designated archaeological sites, including sites with archaeological potential, the developer should submit sufficient information to allow the significance of the potential archaeological remains and the impacts of the proposals to be understood. Appropriate measures should be taken to ensure the protection of archaeological sites in-situ.

#### Explanation

**11.5** The protection and enhancement of our historic environment is vital if the character of Mansfield district is to be maintained. Population growth and development will place greater demands on the historic environment which is a finite and non-renewable resource. It is therefore essential that development is managed to maintain our heritage assets for future generations, and to ensure that development proposals are well designed

and do not detract from existing local characteristics and built form that make a positive contribution to the area.

**11.6** The council will seek to conserve the heritage assets of the district for their historic, archaeological, architectural and artistic significance as well as their important contribution to local distinctiveness, character, culture, economy and sense of place.

**11.7** The district's historic environment includes a number of listed buildings, conservation areas, scheduled monuments, a registered park and garden and many properties which are locally important for their historic value. These heritage assets are irreplaceable features which have helped to shape our environment and contribute to the local character of the district.

**11.8** The three main historic settlements of Mansfield, Mansfield Woodhouse and Market Warsop are medieval settlements and contain early examples of distinctive plot sizes and street layouts, such as crofts and tofts, or burgage plots. The town and district centres contain a significant number of the district's listed buildings, and include conservation areas, which demonstrate vernacular design as well as examples of national styles and the use of local materials.

**11.9** A number of buildings and structures throughout the district show a clear link to the area's industrial heritage which has helped to shape its growth and development. Some examples include the mills along the Maun Valley, the railway viaducts in the town centre and at Kings Mill Reservoir, and framework knitters cottages.

**11.10** The council recognises that some change may be needed to ensure heritage assets can continue to be used in their current or alternative uses. Proposals will need to be informed by proportionate historic environment assessments and evaluations and will need to demonstrate that any changes of use are justified and that harm is avoided, minimised or mitigated.

**11.11** All proposals will be expected to identify all heritage assets likely to be affected by the proposal and describe the significance of the asset(s) affected, identifying the impact of works on the significance and provide a clear justification for the work, including, where relevant, identification of public benefits. To enable planning decisions to be based on a full understanding of the significance of the heritage asset, the council will also expect the following assessment to have been carried out:

- an analysis of the asset to establish its significance both as a whole and specific parts affected by the proposal;
- an assessment of the contribution made by the setting of the asset to its significance; and

- explanation of how the assessment has informed the proposed development, including how the proposed detailed design, scale, layout, materials and architectural features would be appropriate and sympathetic.

**11.12** The merits of an alternative use may be considered where this would retain the viability of a heritage asset, providing that it would not result in the loss of significance. Where there is harm and loss of significance, the council will require clear and convincing demonstration that the development will be implemented, proof that it is economically viable and this represents the optimum viable use.

**11.13** Where planning permission is granted, appropriate conditions may be applied and / or planning obligations may be secured to ensure that heritage assets are appropriately conserved and / or enhanced.

**11.14** Should the loss of a heritage asset be agreed, the council will need to be satisfied that there are approved and detailed plans and delivery mechanisms in place for the implementation of the approved alternative proposal, including provision for the recording of assets prior to commencement of the work.

**11.15** The setting of a heritage asset often makes an important contribution to its significance. Proposals for development will be carefully assessed to ensure that those elements or aspects of setting which make a positive contribution to the significance of the asset are preserved; these may include important views, designed settings, meaningful relationships between heritage assets or historic places or social, historic, economic or artistic relationships, which amplify the significance or appreciation of significance.

**11.16** Non-designated heritage assets do not have statutory protection but still play an important role in the historic character of the district and have a degree of significance, meriting consideration in planning decisions. They can include locally listed buildings, landscapes, settlements, non-scheduled archaeological remains and those identified through local plan preparation or through the planning process.

**11.17** Where the proposal would result in harm or loss of a non-designated heritage asset, the council will require evidence that there are considerable public benefits to justify its loss or that there are no other mechanisms for supporting the retention of the asset.



**11.18** Proposals affecting a conservation area or its setting should demonstrate that they:

- are consistent with the special character as described in the statement or appraisal for that area; and
- will preserve or enhance the special character of the conservation area.

**11.19** It is recognised that within conservation areas, not all buildings or spaces contribute to the area's significance as a designated heritage asset. Proposals which result in the loss of such buildings or spaces, and replacement by development which preserves or enhances the conservation area will be supported. Any proposal resulting in the alteration or loss of a building or space which makes a positive contribution to the conservation area would need to provide justification that the public benefit outweighs the harm.

**11.20** The council is committed to improving the management of the conservation areas in the district through the preparation of conservation area appraisals and management plans, its development management procedures and the use of Article 4 Directions, as appropriate and where resources permit.

**11.21** Where heritage assets are found to be at risk, or where they are in danger of falling into this category, the council will support proposals for the development of creative and sustainable uses to secure the future of such assets, in a manner appropriate to their significance.

**11.22** In exceptional circumstances, where the conservation of a designated heritage asset can only be secured through 'enabling development', uses will be considered which may be contrary to the development plan or which may cause harm to the setting of a designated heritage asset. In either event, a robust development appraisal, a condition survey and a delivery plan will be required to identify that the development is the optimum required to secure the future of the heritage asset and to address the 'conservation deficit', and demonstrate that there is no alternative means of delivering the same outcome. A Section 106 agreement and a phased programme of repairs, which may need to be executed in accordance with high conservation standards, may also be required.

**11.23** In the case of archaeological sites, applications for planning permission will need to demonstrate:

- that any development which may impact on designated heritage assets has been sensitively located and designed taking into account the contribution its setting makes to its significance; and
- appropriate provision has been made for ensuring the preservation in situ with on-going management, conservation and protection of (whether above or below ground) the heritage asset.

**11.24** Satisfying this requirement includes the submission of an appropriate desk-based assessment of the heritage asset, and where necessary, a field evaluation.

**11.25** Development proposals which may affect archaeological sites (considered to be non-designated heritage assets) shall be informed by an appropriate desk-based assessment (and where necessary a field evaluation), and the findings of this assessment will be a material consideration which informs the determination of the planning application. Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, will be treated as designated heritage assets for policy purposes.

**Table 11.1 Policy HE1 - Supporting information**

<b>Policy HE1: The historic environment</b>	
<b>Does it meet national planning policy?</b>	Yes - NPPF Paragraphs 9, 17, 126-141, 143, 156, and 169.
<b>What evidence has informed this policy?</b>	<p>Conservation area character appraisals and management plans;</p> <p>Planning Practice Guide – Conserving and enhancing the historic environment</p> <p>List of Buildings of Special Architectural or Historic Interest;</p> <p>Mansfield Historic Buildings at Risk Register;</p> <p>Nottinghamshire Historic Environment Record;</p> <p>Register of Historic Parks and Gardens of special historic interest in England</p> <p>Nottinghamshire County list of Scheduled Monuments;</p> <p>Adopted criteria for assessing local Heritage Assets;</p> <p>Mansfield Heritage Impact Assessment (Part A and Part B), 2018;</p> <p>List of Local Heritage Assets; and</p> <p>Nottinghamshire Heritage Gateway.</p>
<b>How will it be delivered?</b>	This policy will be delivered through the development management system and the work of the council's conservation officer in commenting on planning applications.
<b>Which local plan objectives will it meet?</b>	4



## 11.2 Policy HE2: Pleasley Vale area regeneration

### Policy HE2

#### Pleasley Vale area regeneration

1. The council will support development proposals for the Pleasley Vale area which preserve and / or enhance the special appearance and character of the area, and provide a long term future for the existing buildings, preferably featuring employment, commercial, and tourism uses.
2. Proposals for development in this area will need to show how they have carefully considered and addressed issues related to:
  - a. access, highways and public transport improvements;
  - b. the environmental impact of any proposals on the nature conservation site and the wider area, in particular the Pleasley Vale Railway SSSI;
  - c. listed buildings, conservation area and archaeological issues; and
  - d. flooding alongside the watercourse.

#### Explanation

**11.26** Pleasley Vale provides a high quality environment, bisected by the district and county administrative boundaries separating Bolsover and Derbyshire to the north from Mansfield and Nottinghamshire to the south.

**11.27** The strong character and identity of the Vale was formally recognised with its designation as part of the Pleasley Park and Vale Conservation Area that was designated in Bolsover district in 1987 and in Mansfield district in 1992.

**11.28** The Pleasley Vale part of the conservation area currently contains residential and employment uses, but the long term future of the area, especially in relation to the large mill buildings, is uncertain.

**11.29** Generally this should be seen as a brownfield development opportunity involving the conversion and re-use of brownfield land and heritage assets, where the council would support employment, commercial and tourist related uses.

**11.30** The site is in an area of flood risk, with a portion of the site in the highest category of flood risk (Flood Zone 3B (1 in 20 year event)). Therefore, only water compatible or essential infrastructure development should exist at that particular location. The remainder of the site lies within Flood Zone 3a and 2. Consequently, if the development were to be classified as anything other than Change of Use, the developer would need to demonstrate compliance with the sequential test. Any planning submission should be accompanied by a NPPF compliant Flood Risk Assessment.

**11.31** This policy mirrors Policy SS8 of the Bolsover District Publication Local Plan, May 2018 and is intended to ensure a coordinated approach to dealing with planning applications for this area which straddles the district administrative boundary.

Figure 11.1 Pleasley Vale

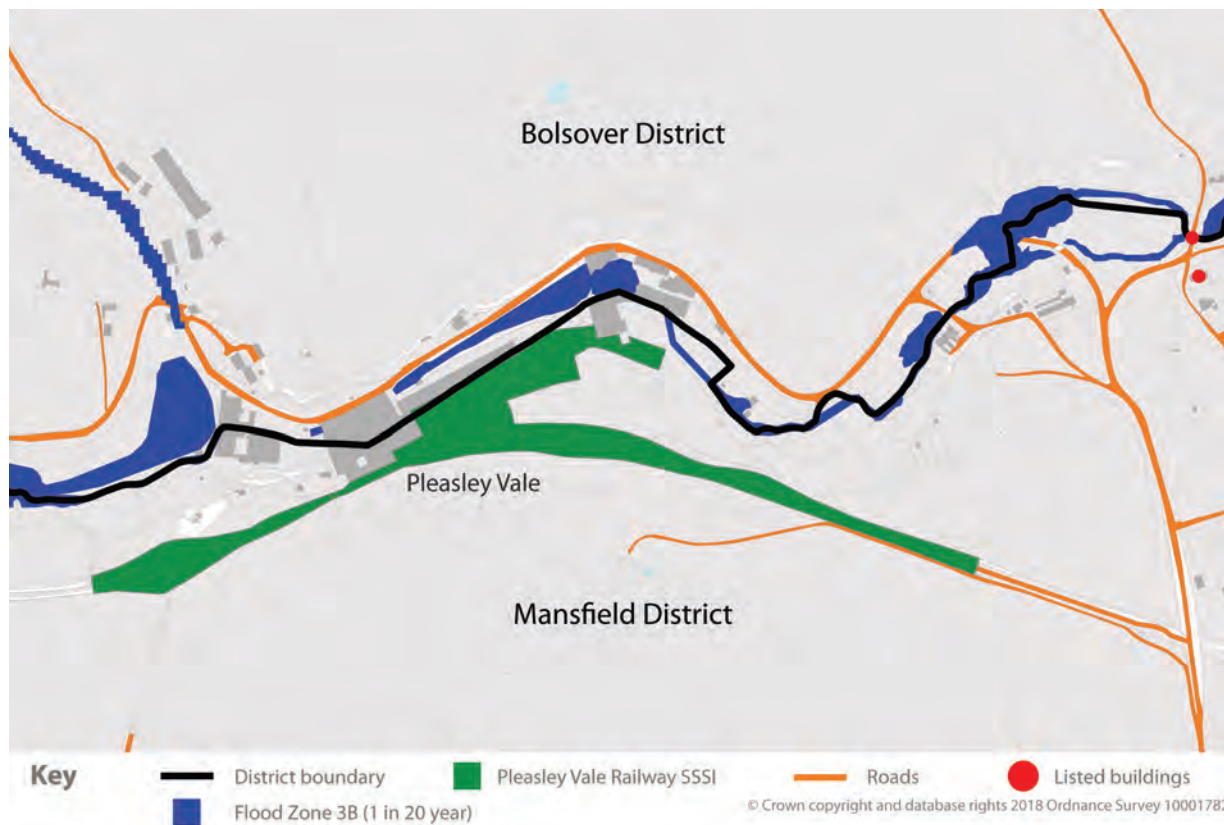


Table 11.2 Policy HE2 - Supporting information

Policy HE2: Pleasley Vale area regeneration	
Does it meet national planning policy?	Yes - NPPF - Paragraphs 9, 17, 126 to 141 and 156.
What evidence has informed this policy?	Pleasley Park and Vale Conservation Area: Appraisal and Management Plan - Draft 2016; and Bolsover District Publication Local Plan Policy SS8, 2018.
How will it be delivered?	Through the development management process. The council will liaise closely with Bolsover District Council on planning applications for the area.
Which local plan objectives will it meet?	1,2 and 4

Wind Farm off Blidworth Road, Rainworth.



# Section Twelve

## Climate change

**12.1** 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<sub>2</sub> emissions, minimise vulnerability and provide resilience to the impacts of climate change.

**12.2** The policies set out in this chapter are intended to assist with the move towards a sustainable, low carbon future and to help ensure that developments are designed to be resilient to flood risk, by:

- promoting energy efficiency and renewable energy technologies within developments and in appropriate locations;
- ensuring that new development is located and designed to not be at risk of flooding, and to adequately reduce and respond to the risks of flooding, over its lifetime; and
- protecting, restoring and enhancing the district's rivers and water bodies in order to help ensure their overall health is safeguarded and improved, including allowing for better connections for wildlife and flood resilience.

**12.3** Design of new development in relation to climate change is addressed in Policy P5.



## 12.1 Policy CC1: Renewable and low carbon energy generation

### Policy CC1

#### Renewable and low carbon energy generation

1. Development proposals for renewable and low carbon energy development will be supported provided there are no significant adverse impacts alone and in-combination, in terms of:
  - a. landscape character and visual effects when considered in conjunction with nearby developments and permitted proposals within the district or adjoining local authority areas;
  - b. ecology, biodiversity (including bird flight paths), and geodiversity;
  - c. pollution and emissions;
  - d. amenity of nearby residential and non-residential uses;
  - e. the built and natural environment resulting from the construction, operation and decommissioning of any equipment/infrastructure;
  - f. loss of best and most versatile agricultural land;
  - g. flooding;
  - h. operation of telecommunication systems;
  - i. aircraft safety;
  - j. highway safety and traffic; and
  - k. heritage assets and their setting.
2. Conditions will be applied to ensure scheme decommissioning and reinstatement of the previous use of land (if appropriate) when no longer in operation.

## Explanation

**12.4** The UK has a target, that 15% of energy must be from renewable sources by 2020. In accordance with the NPPF (paragraph 97), this policy sets out a positive approach to encourage renewable and low carbon energy development while ensuring that adverse impacts are addressed satisfactorily. It provides support to encourage greater investment by the renewable energy industry and from community-led energy projects within the district.

**12.5** The policy applies to various types of renewable and low carbon energy infrastructure including biomass generators, anaerobic digestion plants, ground mounted solar farms and wind turbines and ensures that such development is well located and designed to satisfactorily address potential landscape, biodiversity, traffic, and other impacts.

**12.6** The impact of wind generation projects on communities has been recognised by the Government. Any proposals for wind turbines will be considered against the Planning Practice Guidance and the Written Ministerial Statement made on 18 June 2015. This can be viewed at <https://www.parliament.uk/documents/commons-vote-office/June%202015/18%20June/1-DCLG-Planning.pdf>.

**12.7** Our evidence base tells us that the key local energy opportunities for the district relate to the potential for micro-generation, including heat pumps and solar panels.

**12.8** Commercial renewable energy developments are expected to be accompanied by an environmental impact assessment and to ensure that important animal and bird species are properly safeguarded. RSPB and Natural England bird sensitivity data (see Table 12.1) for wind energy developments and site-based surveys should inform the location of turbines and avoidance and mitigation measures. Habitat areas likely to support nightjar and woodlark are likely to be more sensitive to impacts from development, especially including areas adjacent to and within woodland clearings. These are located primarily within the eastern part of the district (see Figure 12.1). Additionally, there may also be other areas where birds may be affected.

**12.9** Community owned energy projects which meet the requirements of Policy CC1 will be supported within the district .

**Table 12.1 Policy CC1 - Supporting information**

Policy CC1: Renewable and low carbon energy generation	
Does it meet national planning policy?	Yes - NPPF Paragraph 17, 93 - 98 and 156.
What evidence has informed this policy?	Mansfield Low Carbon Energy Opportunities and Heat Mapping for Local Planning Areas Across the East Midlands, 2011;  Mapped and written guidance in relation to birds and onshore wind energy development in England, RSPB Research Report No 35 (2009); and  House of Commons: Written Statement (HCWS42), Department for Communities and Local Government , 18 June 2015.
How will it be delivered?	Through private and public sector investment authorised as appropriate through the development management process.
Which local plan objectives will it meet?	8



## 12.2 Policy CC2: Flood risk

### Policy CC2

#### Flood risk

1. Development proposals in areas at risk of flooding will only be supported where it is satisfactorily demonstrated, through a site specific flood risk assessment, that:
  - a. the sequential test and ,if required, the exception test have been met;
  - b. the development will remain flood resistant, resilient and safe throughout its lifetime, taking account of increases in flood levels due to climate change;
  - c. it will not increase flood risk on site or elsewhere and where possible reduce it;
  - d. water management measures are incorporated, on and / or off-site to reduce and manage flood risk in accordance with Policy CC3;
  - e. open access to flood defences are retained; and
  - f. where applicable, the functioning and integrity of natural systems or areas that benefit from flooding are not prejudiced.

#### Explanation

**12.10** The Mansfield Strategic Flood Risk Assessment, 2008 (SFRA) indicates that around 3% of the district is at risk of river-related flooding, which is considered overall, a low risk. Areas historically and currently prone to river flooding are generally located around the central areas of Mansfield, in and around the town centre, and Market Warsop. Other sources of flooding include ground water, surface water and sewage water flooding. Surface water flooding is the primary source of flooding in the district. The Nottinghamshire Local Flood Risk Management Strategy (2016) indicates that the majority of residential properties fall within the low risk category for surface water flooding.

**12.11** In accordance with the NPPF (paragraphs 100 to 103), Policy CC2 requires that new development avoids risk by prioritising the location of development outside of areas with the greatest flood risk, as informed by the sequential test, and where required, the exceptions test. This may include safeguarding or creating open space or landscaped natural areas within areas prone to flooding, whilst locating more vulnerable development uses outside flood zones. Trees, hedgerows and woodland, planted in the right locations play positive flood alleviation and pollution prevention roles. The National Planning Practice Guidance (PPG) sets out how the tests should be applied, including assigning vulnerability levels to different types of development, and thus should inform the application of and compliance with the tests.

**12.12** Compliance with Policy CC2 should be satisfactory demonstrated through a separate flood risk assessment in accordance with national guidance. It is important that the location, type, design and layout of the development are carefully considered so that the council can be confident that the development will remain flood resistant, resilient, safe and not increase risk throughout its lifetime. This includes taking account of flooding from all sources, consistent with river flooding in mapping probability and assessing vulnerability and potential increases in flood risk due to climate change.

**12.13** A formal flood risk assessment is not necessarily required for minor development but the council must still be satisfied that flood risk has been appropriately avoided and managed, through supporting information.

**12.14** Making a development safe from flood risk refers to designing buildings and developments such that they are resilient and flood risk infrastructure will be adequately managed and maintained through the development's lifetime.

'Safe' also concerns the safety and vulnerability of the users and not increasing the burden on emergency services through the design of appropriate access and egress routes and maintaining open access to flood defences within the development's design and layout.

**12.15** The sources of information shown in Table 12.2 should be used to identify sources of flooding as relevant to the development, but may not be exhaustive.

**12.16** This policy should be read alongside Policy CC3 regarding SuDS and CC4 regarding the protection, restoration and enhancement of river and waterbody corridors.

**Table 12.2 Policy CC2 - Supporting information**

<b>Policy CC2: Managing flood risk</b>	
<b>Does it meet national planning policy?</b>	Yes - NPPF Paragraphs 17, 94, 99 to 104, 156, 162, 165, and 166.
<b>What evidence has informed this policy?</b>	Mansfield Strategic Flood Risk Assessment, 2008 and Addendum, 2018; Mansfield Central Area Flood Risk Review, 2018; Nottinghamshire Local Flood Risk Management Strategy, 2016; Water Cycle Scoping Report, 2009; and Environment Agency flood maps.
<b>How will it be delivered?</b>	Through the development management process in association with evidence and guidance provided by: <ul style="list-style-type: none"> <li>● Mansfield District Council Strategic Flood Risk Assessment, 2008 and Addendum, 2018;</li> <li>● Mansfield Central Area Flood Risk Review, 2017; and</li> <li>● Up-to-date Climate Change Allowances.</li> </ul>
<b>Which local plan objectives will it meet?</b>	8 and 13



## 12.3 Policy CC3: Sustainable drainage systems

### Policy CC3

#### Sustainable drainage systems

1. All development proposals should, wherever possible, include measures to reduce and manage surface water through appropriate sustainable drainage systems (SuDS) so as to minimise and manage flooding, improve water quality, complement water efficiency, and enhance biodiversity, place shaping and amenity. To be supported, proposals are required to satisfactorily demonstrate all of the following:
  - a. that sustainable drainage systems have been incorporated in the development design unless:
    - i. for major developments, a SuDS is inappropriate and surface water run-off can be alternatively managed in an appropriate manner; or
    - ii. for minor developments a SuDS is not viable or technically feasible and surface water run-off can be alternatively managed in an appropriate manner; and
  - b. that adequate arrangements have been made for the adoption, management and maintenance of any SuDS provided over the lifetime of the development; and
  - c. that the discharge of surface run-off is as high up the SuDS hierarchy of drainage as possible.
2. Proposals for retrofitting of sustainable drainage systems will be supported.

#### Explanation

**12.17** In order to effectively address and reduce flood risk and ensure resilience to flooding throughout a development's lifetime, development proposals are expected to actively pursue the use of sustainable drainage systems (SuDS). SuDS should also be designed to address water quality, benefit biodiversity and complement amenity, place shaping and water efficiency.

**12.18** The discharge of surface run-off should be provided as high up the following SuDS hierarchy of drainage options as reasonably practicable (highest to lowest priority):

1. into the ground (infiltration);
2. to a surface water body;
3. to a surface water sewer;

4. highway drain, or another drainage system; and then
5. to a combined sewer.

In order for surface water needs to be managed sustainably, the design of SuDS should take into account impacts from climate change, including consequences of extreme rainfall, so that new developments can safely accommodate floods which exceed the design capacity of the sewers. The Natural drainage paths are important for informing the location of SuDS.

**12.19** As SuDS take on a variety of forms, it is likely that there will be some form of SuDS which will be appropriate, viable and deliverable. In addition, consideration must be given to using SuDS to enhance water quality, biodiversity, green infrastructure, amenity, place shaping, and water efficiency, where appropriate.

**12.20** Working with retained natural features such as ditches or ponds, can form an integral part of hard and soft landscaped areas, contributing to the attractiveness of an area. SuDS should not be considered as part of usable open space requirements, but rather as a feature complementing open space. Where SuDS are within public areas, safety measures should also be considered <sup>(5)</sup>.

**12.21** A SuDS design and management plan should be provided as part of the application. Impacts from climate change and clear arrangements for the adoption and on-going maintenance should be incorporated into the design plans for SuDS. Information sought should have regard to the nature and scale of the development concerned, when determining the level of information provided.

**12.22** SuDS may also complement environmental gains by improving low flows or avoiding/ controlling the release of suspended solids (e.g. silt) into rivers and other water bodies. This is covered by Policy CC4.

**Table 12.3 Policy CC3 - Supporting information**

Policy CC3: Sustainable drainage systems	
Does it meet national planning policy?	Yes - NPPF Paragraph 17, 99, 100, and 103.
What evidence has informed this policy?	Mansfield Strategic Flood Risk Assessment, 2008 and Addendum, 2018; House of Commons: Written Statement (HCWS161) Department for Communities and Local Government Written Statement made by the the Secretary of State for Communities and Local Government, 18 Dec 2014; and Environment Agency Sustainable Drainage Systems: A guide for developers.
How will it be delivered?	Through the development management process in consultation with the Environment Agency and the lead local flood authority
Which local plan objectives will it meet?	8 and 13

5 (Health and Safety Principles for SuDS: framework and checklists, Ciria 2013)



## 12.4 Policy CC4: River and waterbody corridors

### Policy CC4

#### River and waterbody corridors

1. Development proposals will be supported where they:
  - a. lead to the de-culverting and naturalising of watercourses which improves the overall connectivity for wildlife;
  - b. avoid the culverting of watercourses and not prejudicing future opportunities for de-culverting;
  - c. provide or retain a minimum 8m natural or semi-natural habitat buffer to a watercourse, and include a long term landscape and ecological management plan for this buffer; and
  - d. contribute to the creation and / or enhancement of green SuDS priority areas and low water flow areas.
2. Development proposals which would have a significant adverse impact on the water quality, functions and setting of any watercourse and its associated corridor will not be supported.

#### Explanation

**12.23** The council seeks to ensure that the overall condition of rivers and other water bodies in the district is improved. In doing so, the biodiversity, landscape and recreational value of watercourses and their corridors should be conserved and enhanced through well-designed development.

**12.24** Watercourses and their associated corridors are a vital element of the green infrastructure of the district.

**12.25** Policy CC4 aims to support the protection and enhancement of the river's overall health and improved status under the Water Framework Directive. This can be supported through the following:

- **Restoring heavily modified sections and supporting naturalisation:** this should be actively pursued for development which includes or is located within close proximity to modified sections, including culverts, weirs, redundant flood structures and artificially straightened sections. The aim is to seek design solutions to re-naturalise water courses where barriers exist, including measures to allow for the natural movement of wildlife within the watercourse.

Enhancements that restore, as far as possible, natural flows and ecology of the watercourse, improving habitat connectivity and / or reducing barriers to movement for all related species (e.g. water voles, eels and fish) should also be prioritised.

- **Ensuring new development does not prejudice future opportunities for de-culverting:** this is especially important for the River Maun, as its ecological health is negatively impacted by culverts and other barriers and sections where the river channel has been artificially altered.
- **Buffering watercourses:** development adjacent to a watercourse should ensure that a minimum 8m buffer is retained. This width of buffer provides the minimum width of habitat needed to ensure the functioning of wildlife habitats, while being able to facilitate informal access for enjoyment of the river. This width also ensures that the river is buffered from land-based activities, reducing the levels of diffuse pollution reaching the watercourse.
- **Priority areas for green SuDS and restoring low flows:** the Mansfield District Council Strategic Flood Risk Assessment, 2008 identifies key areas for restoring habitats and enhancing water quality, known as green SuDS priority areas. This includes improving the ecological conditions to support protected species. Low flow areas can result in higher pollution levels and less water to support biodiversity. Development within these areas can help improve flows by safely directing surface water run-off to support their enhancement.

**12.26** Figure 12.2 (Opportunity areas to enhance rivers and waterbody corridors) illustrates where green SuDS priority areas, low flow restoration areas and important culverts identified for restoration, including opportunities for removal, are located in the district. The Mansfield District Council Strategic Flood Risk Assessment, 2008 and Addendum, 2018 and Mansfield Central Area Flood Risk Review, 2018 provide more detailed guidance on the above considerations.

**12.27** Consultation with the Environment Agency and Mansfield District Council should be sought early on in the design process. Enhancements sought are likely to inform the layout and orientation of development. Development proposals affecting watercourses classed as 'main river' will also be considered by the Environment Agency under separate legislation.

**Table 12.4 Policy CC4 - Supporting information**

<b>Policy CC4: Protection, conservation and enhancement of river and water bodies</b>	
<b>Does it meet national planning policy?</b>	Yes - NPPF Paragraphs 9, 17, 102, 109, 110, 114, 117, 118, 156, 157, and 165.
<b>What evidence has informed this policy?</b>	Mansfield Strategic Flood Risk Assessment, 2008 and Addendum, 2018; Mansfield Central Area Flood Risk Review, 2018; Humber River Basin District River Basin Management Plan, 2015; Environment Agency Catchment Data, 2017; Idle and Torne Management Catchment, 2014 - published by the Environment Agency; and River Idle Sub-Catchment Action Plan, 2018.
<b>How will it be delivered?</b>	Through the development management process in consultation with the Environment agency and reference to appropriate guidance.
<b>Which local plan objectives will it meet?</b>	8 and 13



Figure 12.1 Opportunity areas to enhance rivers and waterbody corridors



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# Section Thirteen

## Implementation and monitoring

**13.1** It is important that this Local Plan is capable of being implemented and that the delivery and effectiveness of its policies against objectives and timescales are monitored.

**13.2** The supporting information under each policy sets out how it will be delivered. Most policies will be delivered through the development management process, and the council will ensure that it continues to offer a high quality and efficient service to all applicants, whether they be householders or major developers, to assist in the timely delivery of sustainable development.

**13.3** Where required supplementary planning documents, such as development briefs or master plans, may be prepared, potentially in partnership with other organisations in order to support the development of specific sites or to provide clarity on the implementation and delivery of policies.

**13.4** The council will ensure that new development in the district contributes towards the provision of infrastructure needed to support sustainable growth, and that this infrastructure is provided when needed to enable development to take place in accordance with the plan proposals.



## 13.1 Policy IM1: Monitoring and Review of the Local Plan

### Policy IM1

#### Monitoring and review of the Local Plan

1. The council will monitor the delivery and effectiveness of policies of this Local Plan against specific performance indicators and targets set out in the Local Plan monitoring framework.
2. The council will commence a review of the Local Plan no later than five years from the date of adoption. The council will also consider a partial review of the Local Plan, or other actions considered necessary in the following circumstances:
  - a. the number of homes built falls below 50% of the annual requirement on a three year rolling average;
  - b. the supply of deliverable housing sites is below four years for three years in a row;
  - c. significant new evidence becomes available; or
  - d. significant implementation delays or issues are identified as part of the Authority Monitoring Report.

#### Explanation

##### Delivery

**13.5** The council recognises the significant challenges to delivering housing and economic growth together with provision of essential infrastructure in the district. It has established a Growth Board which will keep under review the delivery of housing, employment, retail and key regeneration sites. It will seek to work with key partners including, for example, the development industry, adjoining local authorities, the county council, Homes England and the Local Enterprise Partnership to identify and resolve issues affecting delivery. The council has also established developer forums intended to improve the understanding of the local housing and employment markets and constraints to delivery.

**13.6** Where necessary, the council will promote development in accordance with Local Plan policies by producing further guidance in the form of supplementary planning documents, development briefs or masterplans.

#### Monitoring

**13.7** Monitoring will be based on the performance monitoring framework as set out in Appendix 13 which summarises the key indicators identified for each policy that will be used to monitor the delivery of the Local Plan objectives. The council's Authority Monitoring Report (AMR) will set out:

- how well policies are achieving their objectives;
- whether the targets in the Local Plan are being met; and
- whether there have been any unintended consequences.

**13.8** The council will also keep under regular review the evidence base of the Local Plan, in particular housing and employment needs assessments and land availability as well as the wider social, economic and environmental context. Significant changes to the context of the Plan, revealed through updates to key evidence, will inform the need to undertake a formal review.

**13.9** A key aim of the Local Plan is to ensure that sufficient homes are being built or in the pipeline to meet the identified need. The Government has introduced two tests related to the delivery of new homes; the Housing Delivery Test and the Five Year Land Supply Assessment. The Housing Delivery Test looks at completions over a three year rolling average. If this falls below the Local Housing Need (LHN), produced by the standardised housing methodology, then certain actions have to be taken depending on the scale of the shortfall. The Five Year Land Supply Assessment looks at the supply of housing sites that could be built in the next five years. To form part of this supply, the sites must be suitable, available and achievable. The vast majority of such sites are likely to be those with extant planning permission.

**13.10** Both the Housing Delivery Test and the Five Year Housing Land Supply, along with the other indicators identified in the Local Plan, will be reported in the AMR.

### Review actions

**13.11** Where the indicators in the monitoring framework, as presented in the AMR, show that the Local Plan is no longer delivering the vision and objectives, action will need to be taken. This could include the following:

- reviewing specific policies in the Local Plan to identify if they should be altered;
- reviewing the whole Local Plan;
- issuing additional guidance;
- working with the development industry to identify the reasons for non-delivery; and
- working with neighbouring authorities through the Duty to Cooperate.

**13.12** Regardless of whether the indicators and targets are being met, the Government require a review of the Local Plan every five years.

**Table 13.1 Policy IM1 - Supporting information**

Policy IM1: Review of the Local Plan	
Does it meet national planning policy?	Yes - NPPF paragraph 14  See also 'Fixing our broken housing market', the Housing White Paper (DCLG February 2017)
What evidence has informed this policy?	Mansfield Nottingham Outer Strategic Housing Market Assessment (SHMA), 2015;  Ongoing Duty to Cooperate engagement; and  Whole Plan and Community Infrastructure Levy Viability Assessment, 2018.
How will it be delivered?	Partial or total review of the plan could be triggered if no justifiable reason for recorded, or anticipated, poor performance against indicators of Plan's objectives identified during monitoring of key performance measures in the annual Authority Monitoring Report.
Which Local Plan objectives will it meet?	All objectives will be met through ensuring that, through monitoring and, where necessary, review, the plan will achieve its stated objectives



## Appendix 1 - Saved policies of the Mansfield Local Plan 1998 superseded by the Mansfield Local Plan 2013 to 2033

**A1.1** The Town and Country Planning (Local Development) (England) Regulations 2004 (and amends) states that where a Development Plan Document contains a policy that is intended to supersede another policy, it must state the fact and identify the superseded policy.

**A1.2** The Mansfield District Local Plan 1998 can be viewed electronically at: [www.mansfield.gov.uk/localplan1998](http://www.mansfield.gov.uk/localplan1998).

**Table A1.1 Saved policies of the Mansfield District Local Plan 1998 superseded by the Mansfield Local Plan 2013-2033**

Saved Policy	Policy Name / Description	Superseded by Local Plan 2013 to 33 policy ref
DPS1:	ECONOMIC DEVELOPMENT AND ENVIRONMENTAL PROTECTION	S2
DPS2:	DISTRIBUTION OF DEVELOPMENT	S2
E2:	EMPLOYMENT USES OUTSIDE THE URBAN BOUNDARY	S5, E5
E3	EMPLOYMENT USES WITHIN THE URBAN BOUNDARY	E1, E5
E4:	PROTECTION OF EMPLOYMENT LAND	E4
E5:	EMPLOYMENT PROPOSALS	E1, E2
E6:	PROPOSED BUSINESS PARK ALLOCATIONS	Lapsed
E7:	EXCEPTIONAL EMPLOYMENT PROPOSAL – LAND OFF ABBOTT ROAD	Lapsed
E8:	PROPOSED EMPLOYMENT SITE - COMMERCIAL GATE	Lapsed
E10:	PROPOSED EMPLOYMENT SITE - SHERWOOD STREET	Lapsed
E12:	OPTIONAL EMPLOYMENT PROPOSAL - DEBDALE LANE	Lapsed
E14:	EMPLOYMENT CONSOLIDATION AREAS	Lapsed
E15:	EMPLOYMENT CONSOLIDATION AREAS - LAND OFF NEWGATE LANE	Lapsed
E16:	OFFICE CONSOLIDATION AREAS	Lapsed
BE1:	DESIGN OF NEW DEVELOPMENT	P1, P2, P3, P4, P5, P6, P7, P8
BE2:	LISTED BUILDINGS	HE1
BE3:	LISTED BUILDINGS	HE1
BE4:	LISTED BUILDINGS	HE1
BE5:	LISTED BUILDINGS	HE1
BE6:	CONSERVATION AREAS	HE1
BE7:	CONSERVATION AREAS	HE1
BE8:	CONSERVATION AREAS	HE1
BE9:	CONSERVATION AREAS	HE1
BE10:	CONSERVATION AREAS	HE1
BE11:	DEVELOPMENT AFFECTING SCHEDULED ANCIENT MONUMENTS	HE1



Saved Policy	Policy Name / Description	Superseded by Local Plan 2013 to 33 policy ref
BE12:	SITES OF ARCHAEOLOGICAL INTEREST	HE1
BE13:	SITES OF ARCHAEOLOGICAL SIGNIFICANCE	HE1
BE14:	NEW SHOP FRONTS and ADVERTISEMENTS	P8
BE15:	POSTER ADVERTISEMENT HOARDINGS	Lapsed
BE16:	ENVIRONMENTAL IMPROVEMENTS	Lapsed
NE1:	DEVELOPMENT IN THE COUNTRYSIDE	S5
NE2:	PROTECTION OF AGRICULTURAL LAND	S5, IN11, CC1
NE3:	NEW AGRICULTURAL BUILDINGS	S5
NE4:	PROTECTION OF SENSITIVE GAPS	S5
NE5:	PROTECTION OF GREEN WEDGES	Lapsed
NE6:	SHERWOOD HERITAGE AREA	Lapsed
NE7:	SHERWOOD SPECIAL LANDSCAPE AREA	NE1
NE8:	PROTECTION OF MATURE LANDSCAPE AREAS	NE1, IN2
NE9:	DEVELOPMENT AFFECTING WOODLANDS	NE2
NE10:	DEVELOPMENT AFFECTING ANCIENT WOODLANDS	NE2
NE11:	GREENWOOD COMMUNITY FOREST PLAN	Lapsed
NE12:	DEVELOPMENT AFFECTING SITES OF SPECIAL SCIENTIFIC INTEREST	NE2
NE13:	DEVELOPMENT AFFECTING LOCAL NATURE RESERV: ES	NE2
NE14:	DEVELOPMENT AFFECTING NATURE CONSERVATION INTERESTS	NE2
NE15:	DEVELOPMENT AFFECTING HEATHLAND SITES	NE2
NE16:	SAFEGUARDING PROTECTED SPECIES	NE2
NE17:	PROTECTION OF ENVIRONMENTAL RESOURCES	NE3, S5, IN11, CC1
M1:	MAJOR HIGHWAY SCHEMES	IN8
M2:	ROAD IMPROVEMENT SCHEMES	IN8
M6:	TRAFFIC MANAGEMENT SCHEMES	IN9
M7:	SAFEGUARDING ROUTE OF ROBIN HOOD LINE	IN8, IN9
M9	PROVISION FOR BUSES	IN8
M10:	REDEVELOPMENT OF MANSFIELD CENTRAL BUS STATION	Lapsed
M11:	SAFEGUARDING EXISTING FOOTPATHS, BRIDLEWAYS, BYWAYS and CYCLE ROUTES	IN8
M12:	STRATEGIC RECREATIONAL ROUTES	IN2, IN8
M13:	PROVISION FOR PEDESTRIANS	P1, P2, P3, RT5 and IN8
M14:	SAFEGUARDING RECREATIONAL ROUTES FOR HORSE RIDERS	Lapsed
M15:	NEW CYCLE ROUTES	IN8

Saved Policy	Policy Name / Description	Superseded by Local Plan 2013 to 33 policy ref
M16:	INTEGRATION OF TRANSPORT IN NEW DEVELOPMENT	S2, IN8, IN9, P1, P2, P3
M17:	LOSS OF OFF-STREET PARKING FACILITIES	Lapsed
M18:	NEW PARKING AND ROADSIDE SERVICES	Lapsed
M19:	PARK AND RIDE	Lapsed
H2:	HOUSING DEVELOPMENT WITHIN THE URBAN AREA	H1, S2
H3:	HOUSING DEVELOPMENT OUTSIDE THE URBAN AREA	H1, S2
H4:	TEMPORARY AGRICULTURAL WORKERS DWELLINGS	S5
H5:	PROPOSED HOUSING SITES	H1
H6:	OPTIONAL HOUSING PROPOSALS	Lapsed
H7:	RESIDENTIAL CONSOLIDATION AREAS	Lapsed
H10:	LOSS OF EXISTING HOUSING DEVELOPMENT	Lapsed
H11:	CONVERSION OF EXISTING HOUSING	Lapsed
H12:	FLATS ABOVE SHOPS	Lapsed
H13:	EXTENSIONS TO EXISTING DWELLINGS	P6
H14:	AFFORDABLE HOUSING	H4
H15:	SPECIAL NEEDS HOUSING	H6
H16:	SHELTERED HOUSING, RESIDENTIAL CARE AND NURSING HOMES	H6
LT1:	OPEN SPACE PROTECTION	IN3
LT2:	OPEN SPACE PROTECTION	IN3
LT3:	OPEN SPACE PROTECTION	IN3
LT4:	OPEN SPACE PROTECTION	IN3
LT5:	RE-DEVELOPMENT OF MANSFIELD TOWN FOOTBALL STADIUM	Lapsed
LT6:	OPEN SPACE PROTECTION	IN5
LT7:	OPEN SPACE PROTECTION	IN3
LT8:	PROPOSED SPORTS PITCHES	Lapsed
LT9:	PROPOSED PUBLIC OPEN SPACES	Lapsed
LT10:	OPEN SPACE PROTECTION	IN3
LT11:	PROPOSED COUNTRY PARK AT MANOR PARK/PARK HALL	IN3
LT12:	PROPOSED MAJOR RECREATIONAL AREAS AT FORMER COLLIERIES	IN3
LT13:	NEW BUILT LEISURE FACILITIES	Lapsed
LT14:	PROPOSED SPORTS HALLS	Lapsed
LT17:	MOTORISED SPORTS	Lapsed
LT18:	NEW TOURIST FACILITIES	RT12



Saved Policy	Policy Name / Description	Superseded by Local Plan 2013 to 33 policy ref
LT19:	PROPOSED TOURIST/LEISURE FACILITY AT PLEASLEY MILLS	HE2
LT20:	HOTEL AND OTHER TOURIST ACCOMMODATION	RT12
LT21:	PROPOSED HOTEL SITES	Lapsed
LT22:	OPTIONAL HOTEL PROPOSAL	Lapsed
LT23:	CARAVAN AND CAMPING SITES	Lapsed
ECH1:	NEW COMMUNITY FACILITIES	IN7
ECH3:	PROTECTION OF EXISTING COAL INDUSTRY SOCIAL AND WELFARE ORGANISATION FACILITIES	IN3
U1:	RENEWABLE ENERGY	CC1
U2:	PROTECTION OF GROUNDWATER	NE3, CC3, CC4
U3:	SEWERAGE INFRASTRUCTURE	IN1
U4:	DEVELOPMENT WITHIN A CORDON SANITAIRE	NE3
U5:	SURFACE WATER RUN-OFF	CC2, CC3
U7:	NEW UTILITY FACILITIES	IN1, P7
U8:	TELECOMMUNICATION	IN11
DWM1:	DERELICT, DESPOILED AND CONTAMINATED LAND	NE3
R1:	MANSFIELD SUB-REGIONAL CENTRE	RT1, RT2, RT3
R2:	DESIGNATED DISTRICT CENTRES	RT8
R3:	DESIGNATED LOCAL CENTRES	RT8
R4:	DESIGNATED NEIGHBOURHOOD PARADES	RT9
R5:	RETAIL WAREHOUSING	Lapsed
R6:	LOCATION OF NEW RETAIL DEVELOPMENT	RT1, RT2
R7:	NEW RETAIL DEVELOPMENT	RT4, P1, P2, P7
R8:	MIXED USE DEVELOPMENT	RT2
R9:	PROTECTION OF SMALL RETAIL UNITS	IN7
R10:	EXTENSION OF EXISTING SHOPS	IN7
R11:	FACTORY SHOPS	E4
R12:	FARM SHOPS	S5
R15:	OPTIONAL LAND USE PROPOSALS	Lapsed
R16:	OPTIONAL LAND USE PROPOSALS	Lapsed
MTC1:	OFFICE CONSOLIDATION AREA- ST JOHN STREET	Lapsed
MTC2:	OFFICES ON UPPER FLOORS WITHIN MANSFIELD TOWN CENTRE	LRT4
MTC3:	DEVELOPMENT WITHIN MANSFIELD SUB-REGIONAL CENTRE	P2

Saved Policy	Policy Name / Description	Superseded by Local Plan 2013 to 33 policy ref
MTC4	SAFEGUARDING THE PALACE THEATRE/MUSEUM COMPLEX	IN7
MTC5	DEVELOPMENT WITHIN MANSFIELD TOWN CENTRE	RT3
MTC6	DEVELOPMENT WITHIN MANSFIELD TOWN CENTRE	RT3
MTC7	DEVELOPMENT WITHIN MANSFIELD TOWN CENTRE	RT1, RT2
MTC8	DEVELOPMENT WITHIN MANSFIELD TOWN CENTRE	RT1, RT2, RT4
MTC9	PROPOSED RETAIL SITES	RT6
MTC10	OPTIONAL RETAIL SITES - INDOOR MARKET HALL	Lapsed
MTC11	OPTIONAL RETAIL SITES - LAND OFF CLUMBER STREET	Lapsed
MTC12	OPTIONAL RETAIL SITES - LAND OFF TOOTHILL ROAD	Lapsed
MTC13	OPTIONAL RETAIL SITES - LAND OFF TOOTHILL LANE	Lapsed
MTC14	WHITE HART STREET ACTION AREA	S4
MTC15	PROPOSED MIXED USE REDEVELOPMENT-WHITE HART STREET AREA	S4
MTC18	ROCK VALLEY/BRIDGE STREET ACTION AREA DESIGNATION	Lapsed
MTC19	PROPOSED HOUSING SITES	Lapsed
MTC20	STATION STREET ACTION AREA DESIGNATION	Lapsed
MTC24	OPTIONAL USE REDEVELOPMENT SITE – LAND OFF STATION ROAD/BELVEDERE STREET	RT8
MW1	DEVELOPMENT WITHIN MANSFIELD WOODHOUSE CENTRE	RT8
MW2	DEVELOPMENT WITHIN MANSFIELD WOODHOUSE CONSERVATION AREA	HE1
MW3	SAFEGUARDING LAND SOUTH OF WELBECK ROAD	IN6
MW4	EMPLOYMENT CONSOLIDATION AREA – LAND BOUNDED BY STATION STREET, SWAN LANE, OXCLOSE LANE and THE RAILWAY LINE	Lapsed
MW6:	OPTIONAL USE DEVELOPMENT SITE - LAND OFF VALE ROAD/OXCLOSE LANE	Lapsed
MW12:	HIGH STREET ACTION AREA	Lapsed
MW14:	OPTIONAL USE DEVELOPMENT SITE – LAND WEST OF PORTLAND STREET	Lapsed
MW15:	OPTIONAL USE DEVELOPMENT SITE – LAND OFF ROSE LANE	Lapsed
WC1:	DEVELOPMENT AT MARKET WARSOP CENTRE	RT8
WC2:	EMPLOYMENT CONSOLIDATION AREA – BURNS LANE	Lapsed
WC3:	PROTECTION OF CAR PARKING WITHIN WARSOP CENTRAL AREA	Lapsed
WC5:	HIGH STREET ACTION AREA DESIGNATION	Lapsed
WC6:	EXTENSION TO EXISTING HIGH STREET CAR PARK	Lapsed
WC7:	EXTENSION TO EXISTING WARSOP WORKING MEN'S CLUB CAR PARK	Lapsed
WC9:	OPTIONAL DEVELOPMENT SITE-LAND TO THE REAR OF NO 31 HIGH STREET	Lapsed
WC10:	PROPOSED HOUSING SITE - LAND OFF YORK TERRACE	Lapsed

Solar Panels off Debdale Lane, Mansfield.



## Appendix 2 - Glossary of terms

**DISCLAIMER:** The information below is not a statement of the law. While every effort has been taken to check the accuracy of the information below, we cannot be held liable for any financial loss resulting from the professional advice contained herein. Readers are advised to seek advice before proceeding on any matter.

### Affordable housing

Housing, whether for sale, rent or shared ownership, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and / or is for essential local workers). Eligibility is determined with regard to local incomes and local house prices. The NPPF defines affordable housing as follows:

**Affordable housing for rent:** meets all of the following conditions:

**15.1** a. the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable);

**15.2** b. the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and

**15.3** c. it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes, affordable housing for rent (i.e. Affordable Private Rent) is expected to be the normal form of affordable housing provision.

**15.4 Starter homes:** is housing as defined in Sections 2 and 3 of the Housing and Planning Act 2016 and any subsequent secondary legislation made under these sections.

**Discounted market sales housing:** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

**Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes

for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent).

### Air Quality Management Areas (AQMA)

Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.

### Ancient woodland

An area of woodland that has been wooded consistently since at least 1600 AD.

### Authority Monitoring Report (AMR)

A report by the local planning authorities assessing progress with and the effectiveness of a Local Plan.

### Best and most versatile agricultural

Land in grades 1, 2 and 3a of the Agricultural Land Classification. Mansfield does not have any grade 1 agricultural land.

### Biodiversity

Biodiversity is a term commonly used to describe the variety of life on earth which encompasses the whole of the natural world and all living things which share the planet. It includes plants, animals even invisible micro-organisms and bacteria which, together, interact in complex ways with the inanimate environment to create ecosystems.

### Brownfield land

See previously developed land below.

### Building control/regulation

Control exercised through local authorities over the details and means of construction to secure health, safety, energy conservation and access.

### Building for Life 12 (BfL)

Building for Life 12 is the industry standard, endorsed by Government, for well-designed homes and neighbourhoods so that new development can be attractive, functional and be a sustainable place.



### **Coal mining development referral area**

An area which contains a range of specific mining legacy risks to the surface and a Coal Mining Risk Assessment is required for non-householder planning applications. The Coal Authority will be consulted on all planning applications in these areas.

### **Change of use**

A change in the way that land or buildings are used (see use class order). Planning permission is usually necessary in order to change a 'use class'.

### **Character**

A term relating to conservation areas or listed buildings, but also to the appearance of any rural or urban location in terms of its landscape or the layout of streets and open spaces, often giving places their own distinct identity.

### **Climate change**

A changing climate, which can be attributed directly or indirectly to human activity, which alters the composition of the global atmosphere.

### **Community Infrastructure Levy (CIL)**

A levy allowing local authorities to raise funds from owners or developers of land undertaking new building in their area. The Community CIL Infrastructure Levy money can be used to fund the infrastructure needed as a result of development.

### **Community open space**

A term relating to formal or informal open space that is publicly accessible, or provides community benefits. Includes sport, play, leisure and recreational land.

### **Community and cultural facilities**

A building or space where community led facilities for community benefit is the primary use. They can provide for the health and wellbeing, social education, spiritual, recreational, leisure and cultural needs of the community. For example, public libraries, museums and places of worship.

### **Conditions (on a planning permission)**

Requirements attached to a planning permission to limit or direct the manner in which development is carried out.

### **Conservation areas**

Areas of special architectural or historic interest, the character, appearance or setting of which it is desirable to preserve or enhance; permitted development rights may be restricted in these areas.

### **County councils**

Responsible for the preparation of Waste and Minerals development plans, and dealing with applications for their own development for example, schools and libraries.

### **Curtilage**

Land surrounding, and ancillary to, to a building which is necessary for its function and enjoyment, for example, the domestic garden of a dwelling or the storage yard of a factory.

### **Derelict Land**

There is no statutory definition of derelict land, but it is defined administratively as 'land so damaged by industrial or other development that it is incapable of beneficial use without treatment'.

### **Design and Access Statement**

A short report accompanying and supporting a planning application to illustrate the process that has led to the development proposal, and to explain and justify the proposal in a structured way.

## **15.5 Development**

The legal definition of development is "the carrying out of building, mining, engineering or other operations in, on, under or over land, and the making of any material change in the use of buildings or other land" (Sec 55 of 1990 Town and Country Planning Act); this covers virtually all construction activities and changes of use.

### **Dwelling**

A self-contained building or part of a building used as residential accommodation, and usually housing a single household. A dwelling may be a house, bungalow, flat, maisonette or converted farm building.

## Development management

The process whereby a local planning authority receives and considers the merits of a planning application and whether it should be given permission having regard to the development plan and all other material considerations.

## Development Plan Document (DPD)

Documents prepared by the local planning authority (including the Local Plan) setting out the main spatial planning strategy, policies and proposals for the area. These documents will be statutory documents and subject to an independent examination by an inspector. DPDs must be consistent with and have regard to national planning policy.

## Duty to Cooperate (DtC)

Introduced by the Localism Act 2011. It places a legal duty on all local planning authorities to engage constructively, actively and on an ongoing basis with certain specified bodies to maximize the effectiveness of Local Plan preparation relating to strategic cross boundary issues.

## Edge of centre

For retail purposes, a location that is well connected to, and up to 300 metres from, the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.

## Enforcement action

Procedures by a local planning authority to ensure that the terms and conditions of a planning decision are carried out, or that development carried out without planning permission is brought under control.

## Examination

This is designed to test the soundness of the documents produced to form the development plan for the area. The Examination in Public (EiP) is overseen by an independently appointed Planning Inspector and held in public.

## Flood risk assessment (FRA)

An assessment of the likelihood of flooding and associated risks in a particular area from all sources, in order that the development needs and mitigation measures can be carefully considered. This is defined in more detail in National Planning Policy Guidance.

## Flood zones

All land is split into different flood zones to indicate the likelihood of flooding occurring. Flood Zone 1 indicates areas of surface water flooding. Flood Zone 2 indicates medium risk with a 1% to 0.1% risk of river flooding. Flood Zone 3 indicates a high risk of river flooding (greater than 1%). Flood Zone 3b is the Functional Floodplain.

## Functional Economic Market Area (FEMA)

The geography of commercial property markets should be thought of in terms of the requirements of the market in terms of the location of premises, and the spatial factors used in analysing demand and supply - often referred to as the functional economic market area.

## General employment areas

Sites identified within the Employment Land Review 2017 as good quality employment sites worthy of protection from alternatives uses.

## Geodiversity

The range of rocks, minerals, fossils, soils and landforms.

## Green belt

A designation for land around certain cities and large built-up areas, which aims to keep this land permanently open or largely undeveloped. The purposes of the green belt are to:

- check the unrestricted sprawl of large built up areas to prevent neighbouring towns from merging safeguard the countryside from encroachment
- preserve the setting and special character of historic towns
- assist urban regeneration by encouraging the recycling of derelict and other urban land

• Green belts are defined in a local planning authority's development plan. There is no green belt in Mansfield.



### **Greenfield land**

Land that has never had any built development on it.

### **Green Infrastructure (GI)**

The physical environment within and between our cities, towns and villages. It is a network of multi-functional green spaces, including formal parks, gardens, woodlands, green corridors, waterways, street trees and open countryside. This green space can be either urban or rural, and is capable of delivering a wide range of environmental and quality of life benefits for local communities.

### **Gypsy and Traveller Accommodation Needs Assessment (GTANA)**

An assessment of gypsy and traveller accommodation needs of the Gypsy and Traveller communities.

### **Habitats Regulations Assessment (HRA)**

An assessment, as defined by the Habitat Regulations, 2017, of any proposals in an emerging plan on their likely significant effect on sites designated as being of European Habitats importance for their wildlife habitats and ecological value.

### **Habitable room**

Any room used for sleeping, cooking, living or eating purposes. Enclosed spaces such as bath or toilet facilities, service rooms, corridors, laundries, hallways, utility rooms or similar spaces are excluded from this definition

### **Highway Authority**

An organisation responsible for the maintenance and safety of public roads as defined in the Highways Act 1980. Highways England is responsible for main trunk roads (e.g. motorways). In Mansfield district, Nottinghamshire County Council is the local highways authority responsible for all other roads and public rights of way. Duties include, for example: maintaining the safety and usability of highways, highway drainage, maintaining records and providing comments on planning applications.

### **Historic England**

The public body that looks after England's historic environment. They are the Government advisors with responsibility for all aspects of protecting and promoting the historic environment, especially in relation to advising on the listing of historic buildings.

### **Housing land availability**

The total amount of land reserved for residential use awaiting development.

### **Housing needs assessment**

A survey that estimates the number of households within an area that are in need of affordable housing and/or housing that meets their specific requirements.

### **Housing and Economic Land Availability Assessment (HELAA)**

An assessment of land availability which identifies a future supply of land which is suitable, available and achievable for housing and economic development uses over the plan period. The assessment of land availability is an important step in the preparation of Local Plans.

### **Infrastructure**

The basic requirements for the satisfactory development of an area and includes roads, footpaths, sewers, schools, open space and other community facilities.

### **Infrastructure Delivery Plan (IDP)**

The IDP is a supporting document to the Local Plan. Its purpose is to provide background evidence regarding the physical and Infrastructure IDP Delivery Plan social infrastructure likely to be needed to support identified development in the district over the plan period. It sets out a baseline assessment of existing infrastructure provision and provides an indication of the existing capacity and shortfalls of all types of infrastructure. The document will be updated and monitored regularly and will assist in future delivery of infrastructure requirements.

### **Key employment areas**

Sites identified within the Employment Land Review, 2017 as good quality employment sites worthy of protection from alternatives uses.

### **Listed buildings**

A building of special architectural or historic interest. Listed buildings are graded I, II\* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (e.g. wells within its curtilage). Historic England is responsible for designating buildings for listing in England.

### **Local Development Scheme (LDS)**

The Local Development Scheme is a document which sets out the local planning authority's programme for the production of Local Development Documents.

### **Local Enterprise Partnership (LEP)**

A body of designated by the Government established for the purpose of creating or improving the conditions for economic growth in an area. In our area, this is the Local Enterprise Partnership for Derby, Derbyshire, Nottingham and Nottinghamshire (D2N2). The Derby and Nottingham Local Enterprise Partnership (LEP) covers Mansfield district.

### **Local Nature Partnership (LNP)**

Designated by the Government, this is a partnership of individuals, businesses and organisations working together to better understand, appreciate, value and enhance the local natural environment. The Lowland Derbyshire and Nottinghamshire Local Nature Partnership (LDNLNP) covers Mansfield district.

### **Local planning authority (LPA)**

The local authority or council that is empowered by law to exercise planning functions, often the local borough or district council. National parks and The Broads authority are also considered to be local planning authorities. County councils are the authority for waste and minerals matters.

### **Local Plan**

A development plan prepared by district and other local planning authorities. The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as development plan documents adopted under the Planning and Compulsory Purchase Act 2004.

### **Local transport plan**

Local transport plans, divided into full local transport plans and local implementation plans for transport, are an important part of transport planning in England. They are prepared by strategic transport authorities, in our case Nottinghamshire County Council.

### **Local wildlife sites (LWS)**

Local wildlife sites are defined areas identified and designated locally for their nature conservation value.

### **Major Development**

Includes applications for minerals and waste. It also includes housing development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more and number of dwellings is unknown. It includes non-residential development with floorspace of 1,000m<sup>2</sup> or more, or a site of 1 hectare or more, or as otherwise defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

### **Mansfield urban area**

Mansfield Urban Area is the main built up settlement within the district comprising, Mansfield, Mansfield Woodhouse, Forest Town and parts of Rainworth and Clipstone that fall within Mansfield District.

### **Masterplan**

A strategic plan setting out the overall framework and key principles for the development of a site.

### **Material considerations**

A matter that should be taken into account in deciding a planning application or on an appeal against a planning decision.

### **Minor Development**

Includes development that falls below the thresholds for major development, or as otherwise defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015. This may include, for example, householder applications, change of use



## .15.6 National character areas (NCA)

National character areas are defined by Natural England and they are a natural subdivision of England based on a combination of landscape, biodiversity, geodiversity and economic activity. They follow natural, rather than administrative boundaries.

### National Planning Policy Framework (NPPF)

Designed to consolidate all policy statements (Except National Policy Statements referring to Nationally Strategic Infrastructure Projects). This provides a national policy overview that is implemented in Development Plans.

### Neighbourhood parade

Small shopping parades of purely neighbourhood significance.

### Neighbourhood plans

A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

### Nottinghamshire County Council Highway Design Guide

Sets out the general principles and minimum standards for the layout and dimensions of roads and paved areas in residential and industrial developments

<https://www.nottinghamshire.gov.uk/transport/roads/highway-design-guide>

### Out of centre

A location which is not in or on the edge of a centre, but not necessarily outside of the urban area. (See Town centre and Edge of centre.)

### Parish council

Where an area is designated as a civil parish, the community it contains may be represented by a parish council which is an elected local government body. This provides a limited range of local public services and makes representations on behalf of the community to other organisations; particularly significant to planning in that it can make submissions on behalf of its community when development plan documents are being prepared and on planning applications submitted within the Parish. An increasingly important role is in being proactive in the preparation of Parish Plans and Neighbourhood Planning.

### Permitted development

Permission to carry out certain limited forms of development without the need to make an application to a local planning authority, as granted under the terms of the Town and Country Planning (General Permitted Development) Order.

### Planning Aid

Planning Aid is an organisation that provides free independent and professional advice on town and country planning issues to all callers. Community groups and individuals who are then eligible may receive further professional advice through a network of professional volunteers. It works with communities to help them understand, and play a role in, the planning process and Neighbourhood Planning. Planning Aid is an independent source of information.

### Planning condition

A condition imposed on a grant of planning permission, for example, restricting what can be done on the premises, or requiring you get specific approval for aspects of the development, such as the materials to be used, before the development can proceed.

### Planning Inspectorate

Is an executive agency of the Ministry of Housing, Communities and Local Government of the United Kingdom Government. It is responsible for determining final outcomes of planning and enforcement appeals and public examinations of local development plans.

### Planning obligations

A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

### Policies Map

A map to illustrate specific policies such as development sites for housing, employment, retail, etc.

### Planning Practice Guidance (PPG)

An online resource and tool that sets out the governments planning guidance on a range of issues.

### **Previously developed land (brownfield land)**

Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

### **Primary shopping area**

Defined area within a town centre where retail development is concentrated. Generally comprise the primary and secondary shopping frontages.

### **Primary and secondary shopping frontages**

Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.

### **Public consultation**

A process by which the public's opinion on matters affecting them is sought.

### **Renewable energy**

Renewable energy is energy flows that occur naturally and repeatedly in the environment, for example from the wind, water flow or the sun.

### **Sites of Special Scientific Interest (SSSI)**

Sites of national importance designated by Natural England under the Wildlife and Countryside Act 1981. SSSIs are the country's very best wildlife and geological sites.

### **Statement of Community Involvement (SCI)**

This sets out the processes to be used by the local authority in involving the community in the preparation, alteration and continuing review of all local development documents and development management decisions.

### **Strategic Flood Risk Assessment (SFRA)**

A Strategic Flood Risk Assessment (SFRA) provides information on the probability of flooding, such as that from rivers, surface run-off, groundwater sources and sewers.

### **Supplementary Planning Documents (SPD)**

Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

### **Sustainable drainage systems (SuDS)**

Surface water drainage methods that take account of water quantity, water quality and amenity issues are collectively referred to as Sustainable Drainage Systems (SuDS).

### **Statutory undertakers**

Organisations which have powers derived from statute to develop and operate utility services, including gas, water supply, electricity, and telecommunications.

### **Strategic Environmental Assessment (SEA)**

A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

### **Surplus Land**

**Land or buildings which are not required for their current or previous use.**

### **Sustainability Appraisal (including Environmental Appraisal) (SA)**

An appraisal of the economic, environmental and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development. Usually includes the requirement to undertake SEA.

### **Town centre**

Area defined on the local authority's policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within



or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres, but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in the development plan, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.

### **Town centre boundary**

Boundary on the policies map showing land which is designated as a town centre. (Also see Edge of centre.)

### **Town centre uses (main)**

Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

### **Town centre uses (local)**

Primarily convenience shopping uses. District centres often contain at least one supermarket or superstore, with some comparison shopping and a range of non-retail services, such as banks, building societies, restaurants and takeaways, as well as local public facilities such as a doctor's surgery, dentist, opticians, post office and library for the settlement and the surrounding communities.

Local centres often include a range of small shops of a local nature, serving a small catchment. Typically, local centres might include, amongst other shops, a small supermarket, a newsagent, a sub-post office and a pharmacy. Other facilities could include a hot-food takeaway and launderette.

### **Transport Assessment**

A transport assessment (TA) will normally be required for larger developments likely to have impacts over a wide area

### **Transport Statement**

A Transport statement (TS) should set out the transport issues relating to a proposed development site (existing conditions) and details of the development proposals

(proposed development. A TS will be normally be required for the following types and scale of development [http://www.nottinghamshire.gov.uk/media/131232/4\\_part\\_2\\_0.pdf](http://www.nottinghamshire.gov.uk/media/131232/4_part_2_0.pdf).

### **Travel plans**

A travel plan aims to promote sustainable travel choices (for example cycling) as an alternative to single occupancy car journeys that may impact negatively on the environment, congestion and road safety. Travel plans can be required when granting planning permission for new developments.

### **Tree Preservation Order (TPO)**

A mechanism for securing the preservation of single or groups of trees of acknowledged amenity value. A tree subject to a tree preservation order may not normally be topped, lopped or felled without the consent of the local planning authority.

### **Use Classes Order**

The Town and Country Planning (Use classes) Order 1987 puts uses of land and buildings into various categories. Planning permission is not needed for changes of use within the same use class. For further information please see <https://www.planningportal.co.uk>

### **Waste**

Is any material or object that is no longer wanted and requires disposal. If a material or object is re-usable, it is still classed as waste if it has first been discarded.

### **Windfall sites**

Sites which have not been specifically identified as available in the Local Plan process.

## Appendix 3 - Objective and policy links

Table A3.1 Objective and policy links

Objective	Policies which address this objective	Related strategic priorities
<b>Objective 1</b>		
Support economic growth and prosperity by promoting the regeneration of previously developed land and existing buildings, as well as identifying other sustainable areas, for job growth, services and new homes. In doing so, direct most development to the Mansfield urban area, including Mansfield Woodhouse, Forest Town and Rainworth, followed by Market Warsop, whilst seeking to mitigate against any significant adverse social, environmental and infrastructure impacts of development.	S1, S2, S3, S4, S5, P4, H1, H2, H7, E1, E2, E3, E4, RT1, RT2, RT3, RT6, RT7, RT11, SUE1, SUE2, SUE3, HE2, IM1	SP1, SP3, SP7, SP11
<b>Objective 2</b>		
Contribute to creating a stronger, more resilient local economy by bringing forward a diverse range of employment sites to reflect the changing economy and ensuring that residential areas are accessible to employment, education and training opportunities.	S1, S2, S3, S4, S5, P4, H6, E1, E2, E3, E4, E5, SUE1, SUE2, SUE3, HE2, IM1	SP3
<b>Objective 3</b>		
Increase the range and choice of housing throughout the urban areas and villages to better meet the needs of the whole community, through the provision of more diverse market, affordable, and specialist housing so creating inclusive, mixed neighbourhoods.	S1, S2, S3, H1, H2, H3, H4, H5, H6, H7, H8, SUE1, SUE2, SUE3, IM1	SP1, SP2
<b>Objective 4</b>		
Conserve and enhance the identity, character and diversity of the district's historic and cultural heritage assets and their settings.	S1, S2, S3, P1, P2, P8, RT4, HE1, HE2, IM1	SP9, SP15
<b>Objective 5</b>		
Ensure that all new development achieves a high standard of design and amenity which reflects local context, circumstances and opportunities to create healthy, safe and attractive neighbourhoods.	S1, S2, P1, P2, P3, P4, P5, P6, P7, H3, H5, H7, RT4, RT10, IM1	SP15
<b>Objective 6</b>		
Safeguard and enhance the vitality and viability of the district's town, district and local centres particularly through regeneration opportunities, in ways that help meet the consumers' needs. Attracting new and varied uses to bring increased activity, footfall and vibrancy into these locations, with a focus on cultural, residential and leisure activities to complement the retail and service role of these centres.	S1, S2, S5, P1, P2, RT1, RT2, RT3, RT4, RT5, RT6, RT7, RT8, RT9, , RT11, IM1	SP4
<b>Objective 7</b>		
Improve the health and wellbeing of the district's population and reduce health inequalities by ensuring residents and visitors have better opportunities to take exercise through convenient access to a range of good quality greenspace, green corridors, trails, leisure and community facilities and the countryside through appropriately designed places and well planned green infrastructure.	S1, S2, S3, P1, P2, P3, P5, P7, H3, RT9, RT10, IN2, IN3, IN4, IN5, IN6, IN7, IM1	SP8, SP12, SP13, SP15
<b>Objective 8</b>		
Ensure new development minimises, and is resilient to, the adverse impacts of climate change by adopting measures to appropriately address renewable and low carbon energy generation, flood mitigation, green infrastructure, resource and waste management.	S1, S2, P1, P2, P5, IN1, NE2, CC1, CC2, CC3, CC4, IM1	SP7
<b>Objective 9</b>		
Reduce the need to travel and support improvements to transport accessibility so that people can move around, across and beyond the district easily and sustainably, including by public transport, walking and cycling. Locating new development taking account of those areas of the highway network that are identified as being very congested with little capacity for expansion and managing impacts on air quality. Providing parking for vehicles to meet appropriate local needs and avoiding impacts on local highway safety.	S1, S2, S3, P1, P2, P3, P4, P5, RT5, IN1, IN2, IN8, IN9, IN10, IM1	SP5



Objective	Policies which address this objective	Related strategic priorities
<b>Objective 1</b>		
<b>Objective 10</b>		
Deliver the infrastructure requirements of the district's future population including access to high speed broadband.	S1, S2, P5, IN1, IN2, IN3, IN4, IN5, IN7, IN8, IN9, IN10, IN11, IM1	SP6, SP8, SP13, SP14, SP15
<b>Objective 11</b>		
Protect the vitality, identity and setting of the villages by safeguarding important areas of open land and enabling access to key community facilities and services.	S1, S2, S3, RT9, IN2, IN5, IN7, NE1, IM1	SP11
<b>Objective 12</b>		
Protect, enhance, restore and maintain important natural resources, in and adjoining the district including wildlife, soil, air quality and geological resources, and the network of habitats and designated sites.	S1, S2, IN2, NE2, NE3, NE4, IM1	SP12, SP14, SP10
<b>Objective 13</b>		
Encourage new development to be watersensitive by addressing water efficiency, protecting and enhancing the natural environment and reducing flood risk and pollution, whilst at the same time ensuring the effective design and location of sustainable urban drainage systems (SuDS) and naturalising the river environment to create a more attractive healthy environment for residents.	S1, S2, CC2, CC3, CC4, IM1	SP6
<b>Objective 14</b>		
Conserve and enhance the quality of the district's landscape character and key landscape features by positively addressing National Character area profiles and landscape policy actions with the Sherwood and Magnesian Limestone landscape areas through the design and location of new developments.	S1, S2, S3, NE1, IM1	SP11

## Appendix 4 - Health Impact Assessment checklist

Table

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
<b>1. Housing quality and design</b>				
1. Does the proposal seek to address the housing needs of the wider community by requiring provision of variation of house type that will meet the needs of older or disabled people? [For example does it meet all Lifetime Homes Standards, Building for Life etc?]	Yes		Positive	
	Partial		Negative	
	No		Neutral Uncertain	
2. Does the proposal promote development that will reduce energy requirements and living costs and ensure that homes are warm and dry in winter and cool in summer	Yes		Positive	
	Partial		Negative	
	No		Neutral Uncertain	
<b>2. Access to healthcare services and other social infrastructure</b>				
3. Does the proposal seek to retain, replace or provide health and social care related infrastructure?	Yes		Positive	
	Partial		Negative	
	No		Neutral Uncertain	
4. Does the proposal address the proposed growth/ assess the impact on healthcare services?	Yes		Positive	
	Partial		Negative	
	No		Neutral Uncertain	
5. Does the proposal explore/allow for opportunities for shared community use and co-location of services?	Yes		Positive	
	Partial		Negative	
	No		Neutral Uncertain	
<b>3. Access to open space and nature</b>				
6. Does the proposal seek to retain and enhance existing and provide new open and natural spaces to support healthy living and physical activity?	Yes		Positive	
	Partial		Negative	
	No		Neutral Uncertain	



Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
7. Does the proposal promote links between open and natural spaces and areas of residence, employment and commerce?	Yes		Positive	
	Partial		Negative	
	No		Neutral Uncertain	
8. Does the proposal seek to ensure that open and natural spaces are welcoming, safe and accessible to all?	Yes		Positive	
	Partial		Negative	
	No		Neutral Uncertain	
9. Does the proposal seek to provide a range of play spaces for children and young people (e.g. play pitches, play areas etc.) including provision for those that are disabled?	Yes		Positive	
	Partial		Negative	
	No		Neutral Uncertain	
<b>4. Air quality, noise and neighbourhood amenity</b>				
10. Does the proposal seek to minimise construction impacts such as dust, noise, vibration and odours?	Yes		Positive	
	Partial		Negative	
	No		Neutral Uncertain	
11. Does the proposal seek to minimise air pollution caused by traffic and employment/ commercial facilities?	Yes		Positive	
	Partial		Negative	
	No		Neutral Uncertain	
12. Does the proposal seek to minimise noise pollution caused by traffic and employment/ commercial facilities?	Yes		Positive	
	Partial		Negative	
	No		Neutral Uncertain	
<b>5. Accessibility and active transport</b>				
13. Does the proposal prioritise and encourage walking (such as through shared spaces) connecting to local walking networks?	Yes		Positive	
	Partial		Negative	
	No		Neutral Uncertain	

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
14. Does the proposal prioritise and encourage cycling (for example by providing secure cycle parking, showers and cycle lanes) connecting to local and strategic cycle networks?	Yes		Positive	
	Partial		Negative	
	No		Neutral	
			Uncertain	
15. Does the proposal support traffic management and calming measures to help reduce and minimise road injuries?	Yes		Positive	
	Partial		Negative	
	No		Neutral	
			Uncertain	
16. Does the proposal promote accessible buildings and places to enable access to people with mobility problems or a disability?	Yes		Positive	
	Partial		Negative	
	No		Neutral	
			Uncertain	
<b>6. Crime reduction and community safety</b>				
17. Does the proposal create environments & buildings that make people feel safe, secure and free from crime?	Yes		Positive	
	Partial		Negative	
	No		Neutral	
			Uncertain	
<b>7. Access to healthy food</b>				
18. Does the proposal support the retention and creation of food growing areas, allotments and community gardens in order to support a healthy diet and physical activity?	Yes		Positive	
	Partial		Negative	
	No		Neutral	
			Uncertain	
19. Does the proposal seek to restrict the development of hot food takeaways (A5) in specific areas?	Yes		Positive	
	Partial		Negative	
	No		Neutral	
			Uncertain	
<b>8. Access to work and training</b>				
20. Does the proposal seek to provide new employment opportunities and encourage local employment and training?	Yes		Positive	
	Partial		Negative	
	No		Neutral	
			Uncertain	



Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
<b>9. Social cohesion and lifetime neighbourhoods</b>				
21. Does the proposal connect with existing communities where the layout and movement avoids physical barriers and severance and encourages social interaction? [For example does it address the components of Lifetime Neighbourhoods?]	Yes		Positive	
	Partial		Negative	
	No		Neutral	
			Uncertain	
<b>10. Minimising the use of resources</b>				
22. Does the proposal seek to incorporate sustainable design and construction techniques?	Yes		Positive	
	Partial		Negative	
	No		Neutral	
			Uncertain	
<b>11. Climate change</b>				
23. Does the proposal incorporate renewable energy and ensure that buildings and public spaces are designed to respond to winter and summer temperatures, i.e. ventilation, shading and landscaping?	Yes		Positive	
	Partial		Negative	
	No		Neutral	
			Uncertain	
24. Does the proposal maintain or enhance biodiversity	Yes		Positive	
	Partial		Negative	
	No		Neutral	
			Uncertain	
<b>12. Health inequalities</b>				
25. Does the proposal consider health inequalities and encourage engagement by underserved communities?	Yes		Positive	
	Partial		Negative	
	No		Neutral	
			Uncertain	
<b>Any other comments</b>				
Name of assessor and organisation				
Date of assessment				

# Appendix 5 - Housing trajectory

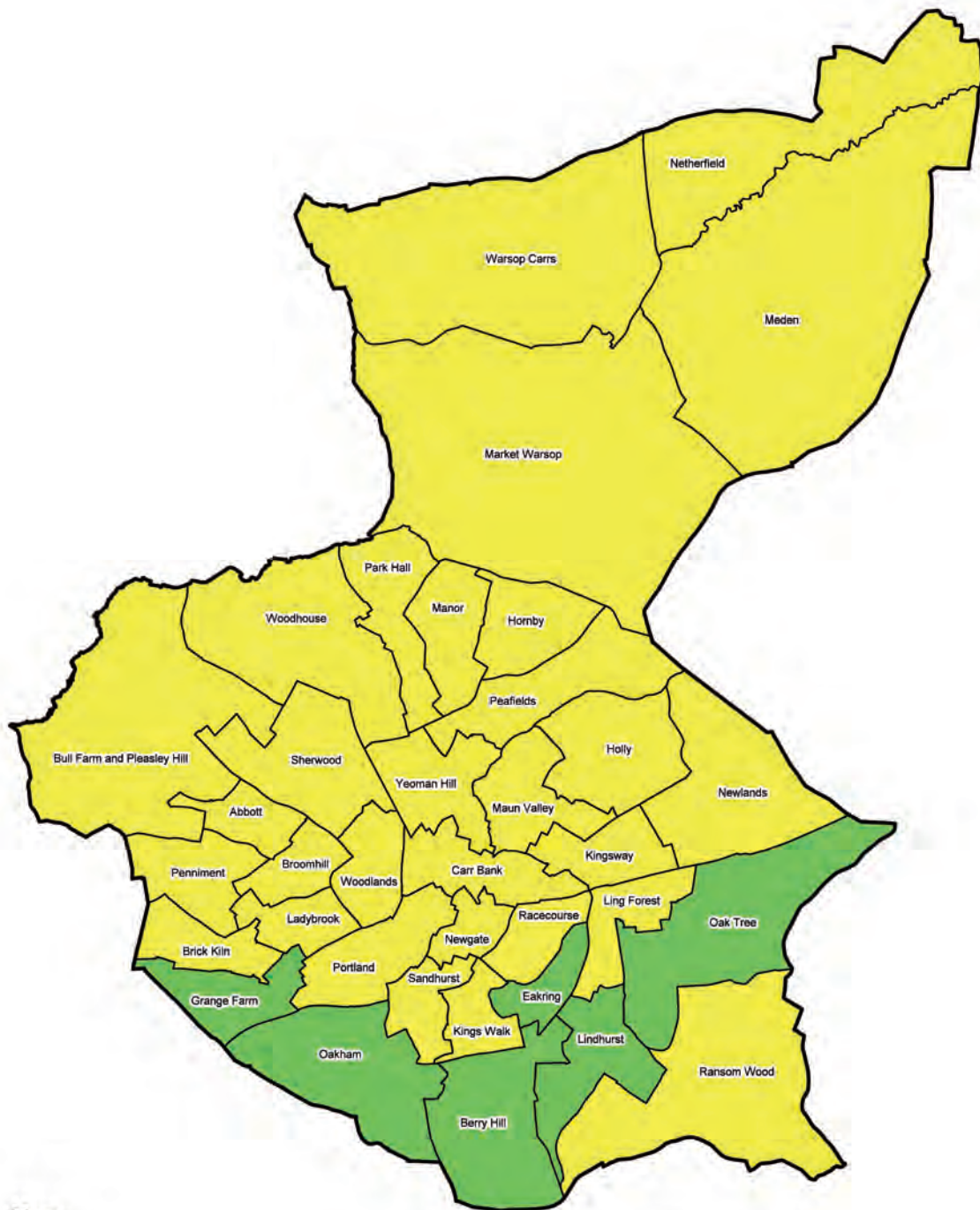
Table

Year	Completions												Next five years												Plan period	Post plan	Total
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20							
	1374	1415	1516	1617	1718	1819	1920	2021	2122	2223	2324	2425	2526	2627	2728	2829	2930	3031	3132	3233							
Large Site Completions - Sites not included in HELAA	112	59	83																		254						
Small Sites – Sites below HELAA threshold (5 dwellings)	27	27	65	92	55	81	35	35	36												453						
Windfall Allowance										38	38	38	38	38	38	38	38	38	38	38	380						
Mansfield Urban Area – Completed	104	130	152	205	61	129	0	0	0	0	0	0	0	0	0	0	0	0	0	781	0	781					
Mansfield Urban Area – Permission Granted	0	0	33	35	96	181	292	352	330	288	255	209	232	207	155	155	145	115	85	85	3250	346	3614				
Mansfield Urban Area - Pending Decision	0	0	0	0	0	0	0	0	0	0	0	49	97	68	56	57	50	34	5	466	0	466					
Mansfield Urban Area - Proposed Allocations	0	0	0	0	0	0	0	0	35	70	250	255	298	300	298	314	285	156	125	2386	555	2941					
Warsop Parish – Completed	54	39	59	41	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	219	0	219					
Warsop Parish - Permission Granted	0	0	0	0	0	7	10	38	53	40	40	71	60	40	40	40	40	10	0	489	0	489					
Warsop Parish - Pending Decision	0	0	0	0	0	0	0	0	0	0	0	15	10	10	10	10	10	7	0	82	0	82					
Warsop Parish - Proposed Allocations	0	0	0	0	0	0	0	0	0	0	0	0	13	0	10	15	11	0	0	49	0	49					
<b>Gross Completions</b>	<b>297</b>	<b>255</b>	<b>392</b>	<b>373</b>	<b>238</b>	<b>398</b>	<b>337</b>	<b>425</b>	<b>419</b>	<b>363</b>	<b>403</b>	<b>632</b>	<b>705</b>	<b>661</b>	<b>609</b>	<b>613</b>	<b>608</b>	<b>508</b>	<b>320</b>	<b>253</b>	<b>8809</b>	<b>919</b>	<b>9728</b>				
Losses	2	1	1	6	1	7	26	1				38								83	0	83					
<b>Net Completions</b>	<b>295</b>	<b>254</b>	<b>391</b>	<b>367</b>	<b>237</b>	<b>391</b>	<b>311</b>	<b>424</b>	<b>419</b>	<b>363</b>	<b>403</b>	<b>594</b>	<b>705</b>	<b>661</b>	<b>609</b>	<b>613</b>	<b>608</b>	<b>508</b>	<b>320</b>	<b>253</b>	<b>8726</b>	<b>919</b>	<b>9645</b>				
Cumulative Net Completions	295	549	940	1307	1544	1935	2246	2670	3089	3452	3855	4449	5154	5815	6424	7037	7645	8153	8473	8726							
Annual Requirement	325	325	325	325	325	325	325	325	325	325	325	325	325	325	325	325	325	325	325	325	6500						
Cumulative Requirement	325	650	975	1300	1625	1950	2275	2600	2925	3250	3575	3900	4225	4550	4875	5200	5525	5850	6175	6500							
Monitor - no of dwellings above or below annual requirement	-30	-71	66	42	-88	66	-14	99	94	38	78	269	380	336	284	288	283	183	-5	-72							
Manage - Annual requirement taking account of cumulative net completions	325	327	331	327	325	330	326	327	319	310	305	294	256	192	114	15	-134	-382	-827	-1973							



## Appendix 6 - Affordable housing zones

Figure A6.1 Affordable housing zones in Mansfield as on October 2017



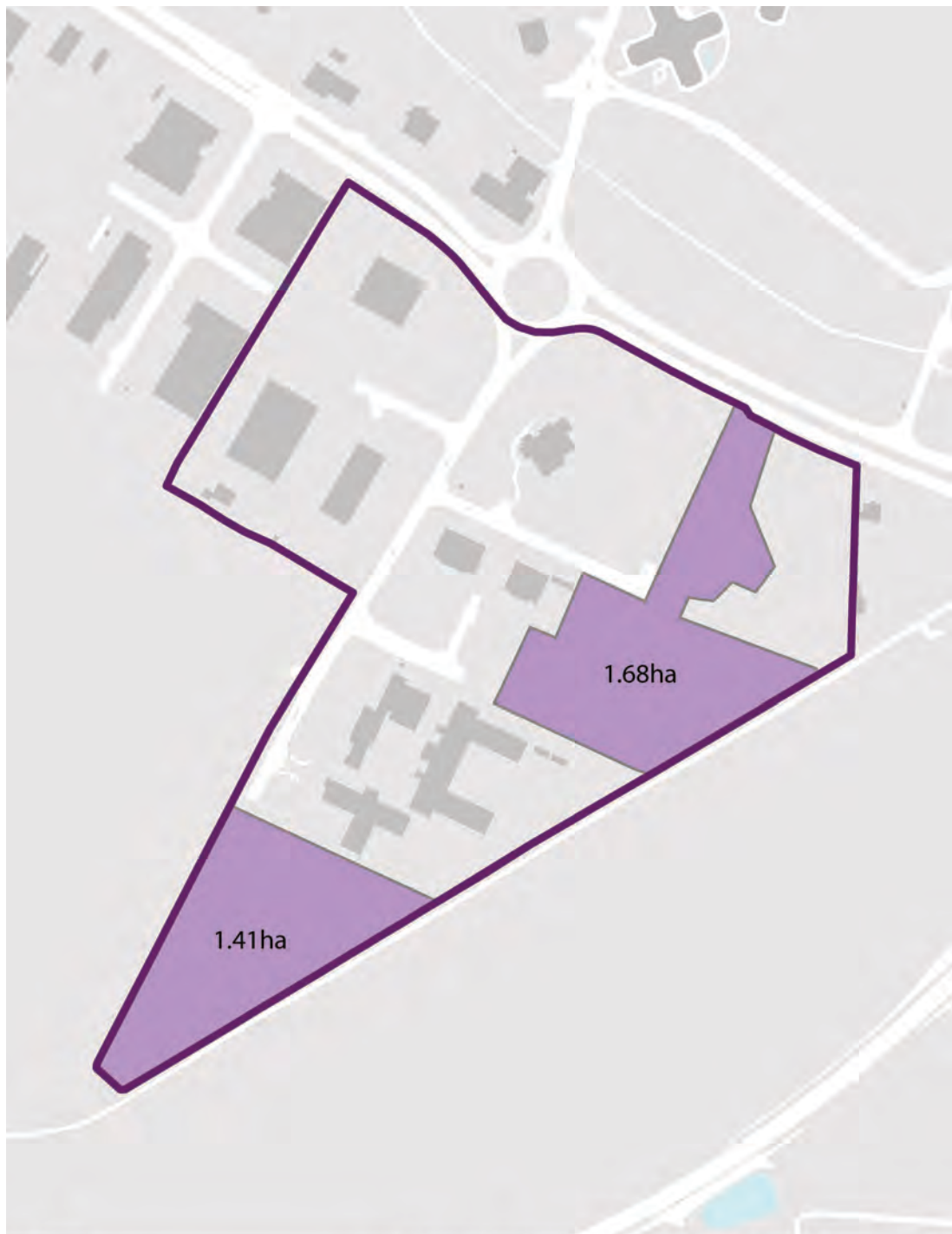
### Key

- Zone 1 - Less than £150,000, Average House Price
- Zone 2 - £150,000+, Average House Price

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Appendix 7 - Employment sites within key and general employment areas

Figure A7.1 Sherwood Oaks Business Park employment area



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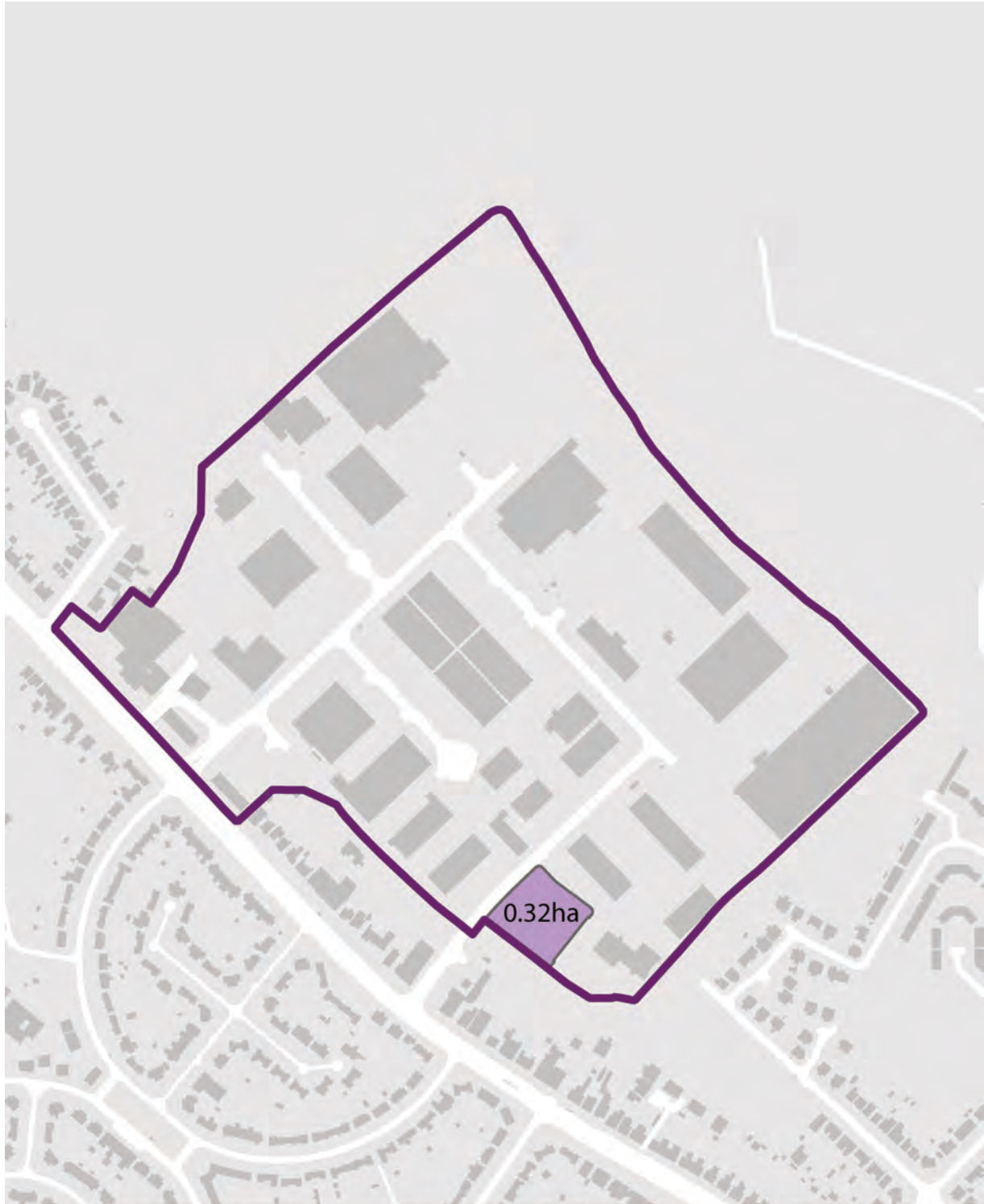
**Key**

 Sherwood Oaks Business Park employment area


 Potential development plots



Figure A7.2 Millenium Business Park employment area



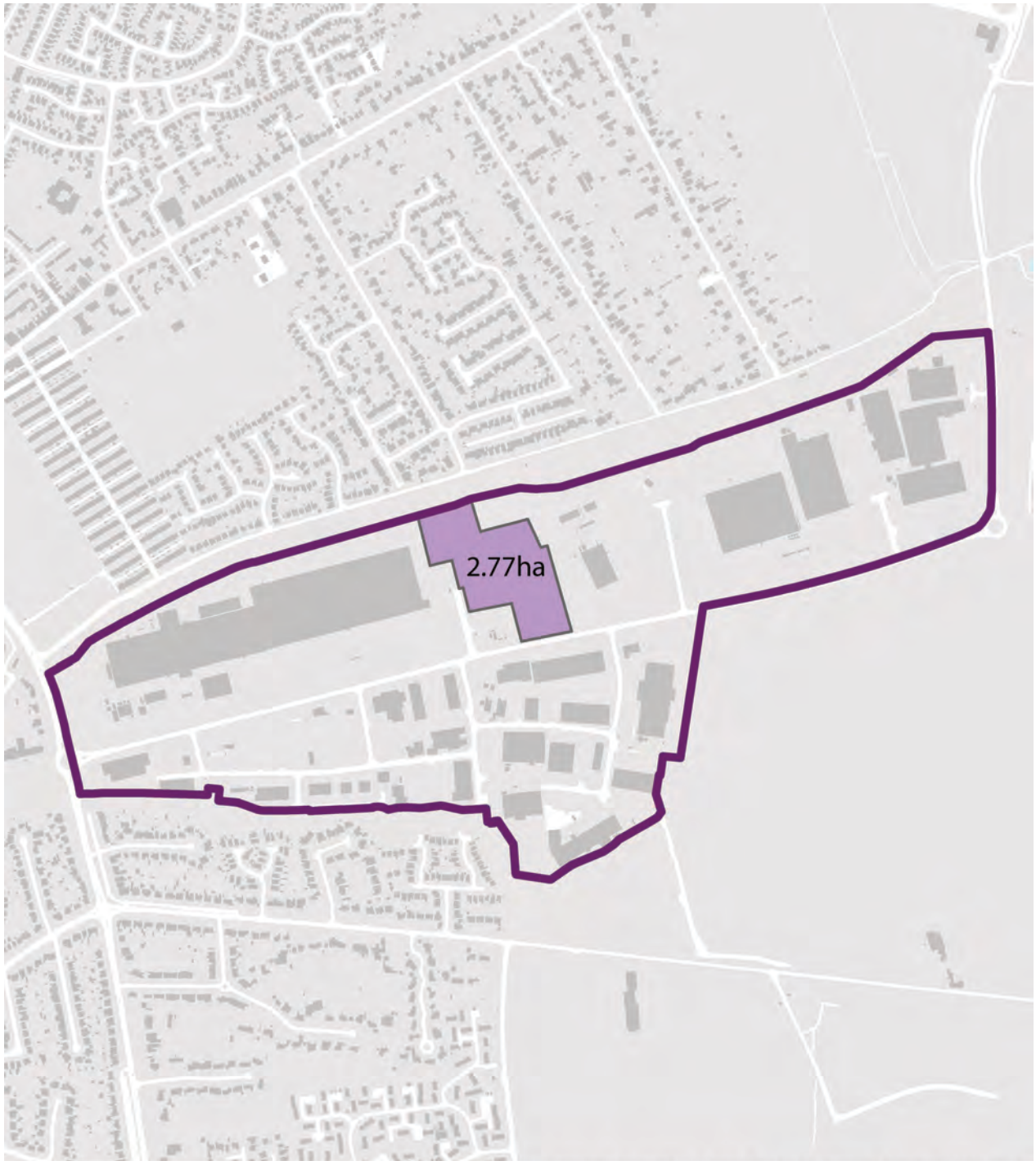
**Key**

 Millenium Business Park employment area

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 Potential development plots

Figure A7.3 Crown Farm Industrial Estate employment area



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**Key**



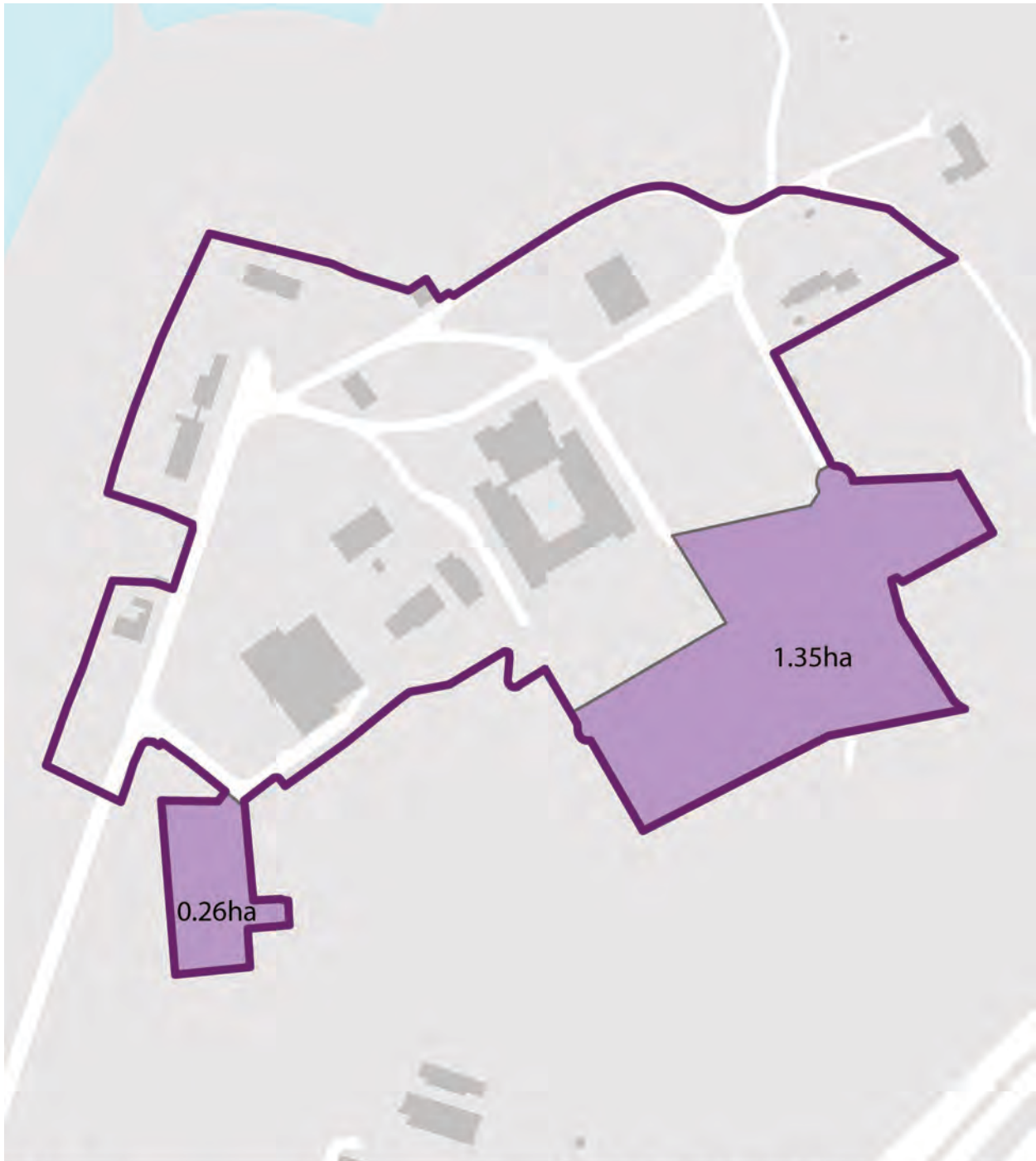
Crown Farm Industrial Estate  
employment area




Potential development plots



Figure A7.4 Ransom Wood Business Park employment area



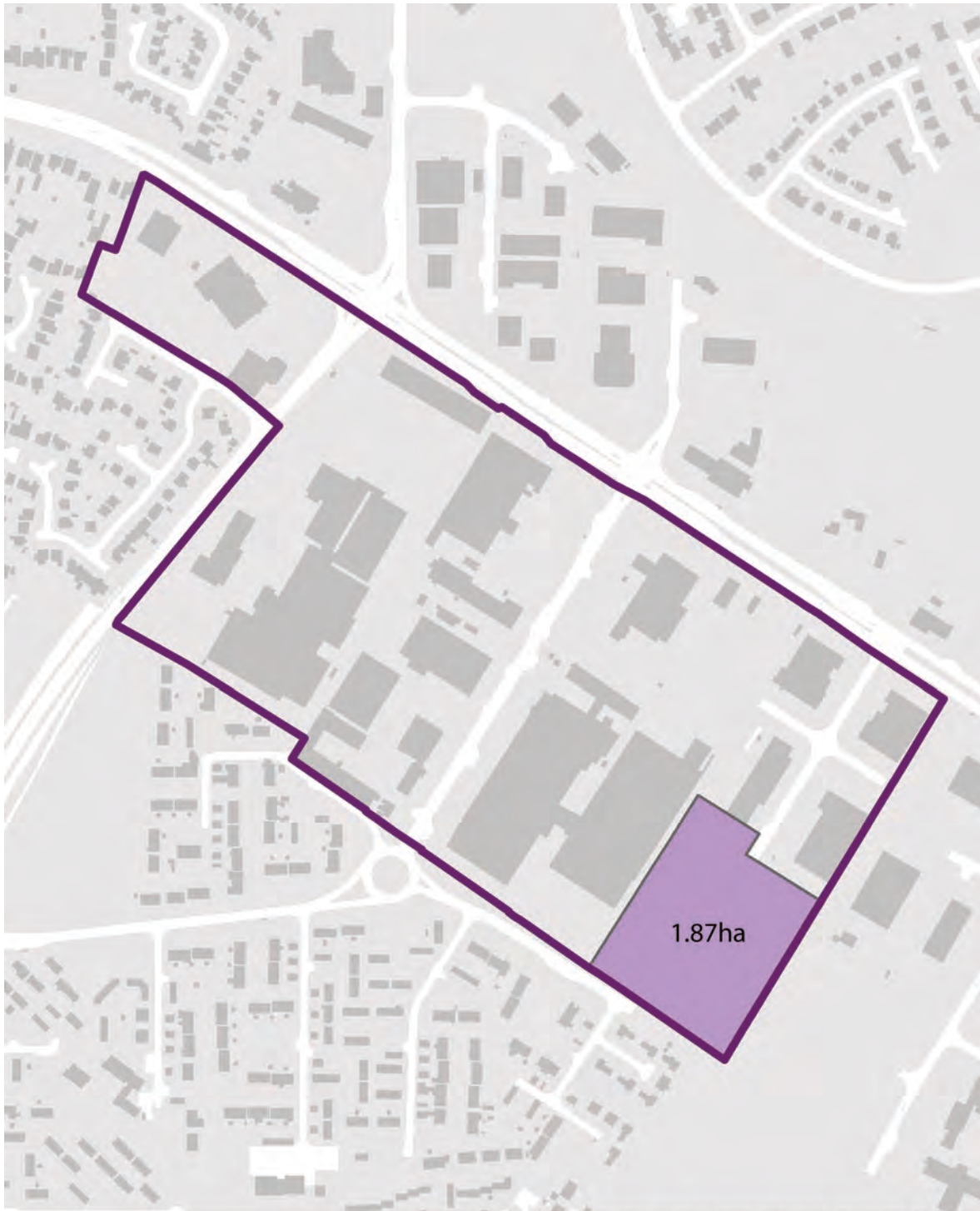
**Key**

 Ransom Wood Business Park employment area

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 Potential development plots

Figure A7.5 Bellamy Road Industrial Estate employment area



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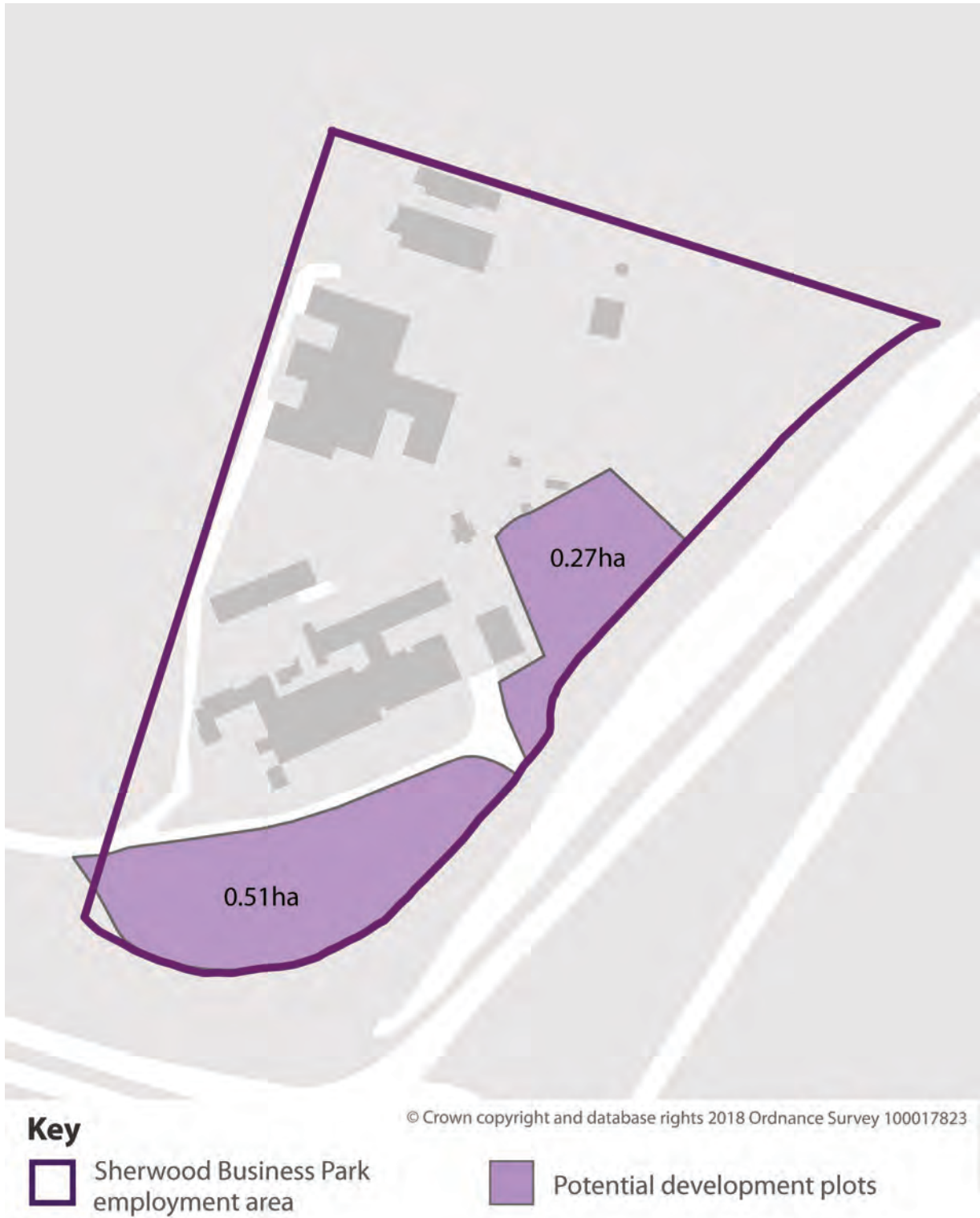
**Key**

 Bellamy Road Industrial Estate employment area

 Potential development plots



Figure A7.6 Sherwood Business Park (adj. Ransom Wood Business Park)



## Appendix 8 - Masterplanning requirements

Development of housing and employment sites identified in the Local Plan will be planned through a comprehensive masterplanning process proportionate to the scale of development. Preparation of masterplans will need to be informed by detailed discussions with the Highways Authority and relevant evidence taking into account any historic and natural environment constraints and taking the opportunity to enhance where possible these environments. Preparation will involve the active participation and input from all relevant stakeholders including the council, landowners, developers, the local community, service providers, relevant statutory consultees and other interested parties. Masterplans will be developed in consultation with the council prior to the submission of a planning application. Where appropriate they may be adopted as Supplementary Planning Documents. The masterplans are for indicative purposes only and are expected to be subject to alteration following a full detailed assessment of site opportunities and constraints (including archaeological evaluation).

Masterplans will be expected (proportionate to the scale of development) to:

1. create a strong sense of place, ensuring the proposed development makes a positive contribution to local character and distinctiveness by addressing the following principles;

### Connecting within:

Creating well-connected street and footpath networks, with major sites expected to explore the potential to integrate protected cycle ways into new primary streets. Perimeter edges must comprise of adopted and continuous streets. Cul de sacs must be used sparingly within a wider connected street network. Cul de sacs must not impede pedestrian and cycle connectivity; connections between cul de sacs must be provided.

The use of private and shared drives must not compromise ease of pedestrian and cycle movement.

Existing footpaths, desire lines and anticipated desire lines must be integrated into new street and path networks.

### Connecting beyond:

Opportunities to connect developments to their wider surroundings must be explored and integrated into development proposals.

Development must connect visually to places beyond the site through the framing of key views and the position and alignment of streets and spaces.

### Neighbourly:

Interfaces between new and existing development require sensitive consideration and careful design thought. Where possible, new back gardens should back onto existing back gardens to create strong perimeter blocks. The relationship between new and existing can be improved by respecting building heights, plot characteristics, building typologies and spaces between buildings, in particular spaces to the rears and the sides of homes.

### Streets:

Developments must create a legible network of streets that are meaningful and distinct from each other. For instance, primary streets should be visually and spatially distinct to lower order streets by virtue of their width (enclosure), building heights and typologies, parking arrangements and the use of structural landscaping (e.g. formal versus informal).

Streets must prioritise pedestrian and cycle movement above vehicle movement in accordance with Manual for Streets. Street design should seek to manage vehicle speeds without resorting to horizontal changes in street alignment (bends). The use of the horizontal calming approach contributes to creating places that are difficult to navigate whilst also wasting land.

### Character:

Strong structural landscaping, in the form of individual trees, urban woodland and hedgerows, will be required to create Forest inspired developments. These landscape features must be protected in perpetuity, i.e. not in private ownership but either adopted by a public agency or management company.



### Spatial definition:

Buildings must address the street with front doors facing onto them. Buildings must be arranged to form a perimeter block structure, with building frontages forming the outward facing edges and gardens spaces within the centre of the block. Careful attention must be afforded to buildings located on street corners and those located where streets change alignment.

Apartment buildings must be designed to have a positive relationship with the street through the provision of private front doors for ground floor apartments. Land around the base of apartment must be assigned to individual apartments through the creation of semi-private terraces and garden spaces.

### Cycle and car parking:

To encourage modal shift from car to cycle, developments will be encouraged to provide households with convenient and secure cycle storage close to people's front doors; and ideally located closer to front doors than where residents park their cars.

Car parking must be integrated into the street scene through the careful balance of driveways and soft landscaping.

Where courtyard parking is used, these must be limited in size to ten spaces serving no more than five homes. Courtyards must benefit from strong natural surveillance opportunities at ground floors from habitable rooms. A property must overlook the entrance to the courtyard and a property must be located within the courtyard. Good quality hard and soft landscaping will be required, lighting must provide continuous illumination after dark.

### Public open spaces and water management:

Public open spaces including pedestrian and cycle paths must benefit from strong levels of natural surveillance opportunity.

Public open spaces must be connected and allow people to move through them with ease.

Surface water attenuation must be designed to be usable, attractive and accessible part of the public open space provision provided as part of new development. Deep sided and enclosed basins

will not be included as part of the open space provision. Side profiles should not exceed 1 in 3 and will ideally be 1 in 4.

### Waste management:

Bins and recycling container storage must be integrated into the design of development proposals to guard against 'bin blight'. Integrated and discrete waste storage to the front of homes must be provided for mid-terraced properties.

- include a phasing and implementation plan;

### Indicative masterplans:

In order to help guide the development of the district's seven largest housing allocations located on the urban edge, including two strategic urban extensions (SUEs), within the local plan, the council has created indicative master plans for each site. These master plans complement the H1, SUE1 and SUE2 policy wording and are intended to illustrate to potential developers and neighbouring residents the key characteristics of the site and how these should be positively utilised and enhanced through future development.

The masterplans are for indicative purposes only and are expected to be subject to alteration following a full detailed assessment of site opportunities and constraints (including archaeological evaluation).

They do not provide detailed design requirements or illustrate a definitive layout. Rather, the information provided is intended to inform this process, together with discussions with Mansfield District Council and key stakeholders; and through the application of other relevant policies and guidance. The masterplans will be kept under review as further detailed technical work is undertaken. As such they may change in future.

These master plans should be read in conjunction with other relevant policies in the Local Plan and evidence documents informing the local plan, as well as any additional supplementary planning documents.

The location of vehicular access points are indicative, informed by 'in-principle' discussions with the Highway Authority. On some sites the

'in-principle' view has merely illustrated which existing road(s), access should be taken from. Further detailed discussions with the Highways Authority should be undertaken at the early design stage of any future proposals.

A number of the sites have recorded incidents of surface water flooding. These constraints should be appropriately managed on site, in discussion the Lead Flood Risk Authority (Nottinghamshire County Council). In the majority of cases, a bespoke sustainable drainage system (SuDS) will be required and, where appropriate, enhance biodiversity through habitat creation.

All of these sites have the potential to provide on-site enhanced recreational and ecological connections to nearby strategic green infrastructure networks or create new local green corridors connecting with nearby open space, walking/cycling trails and habitat areas. As these proposed development sites are located on the

urban edges, key landscape character policy zones characteristics and actions should be taken into consideration when information proposals for development. Additionally, visual and amenity impacts will need to be adequately addressed.

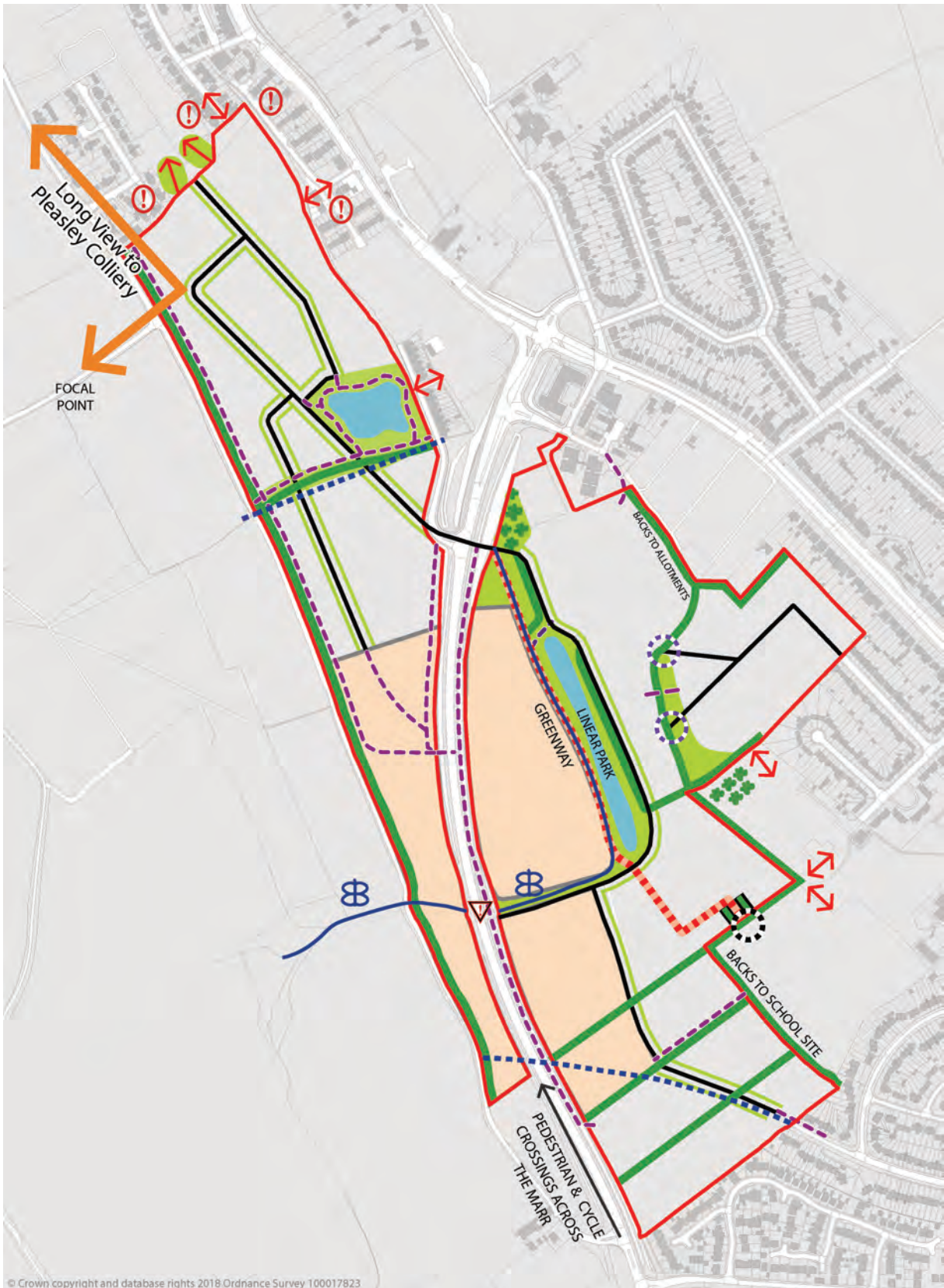
**A8.3** Development master plans have been created for the following sites:

- SUE 1 - Pleasley Hill Farm
- SUE 2 - Land off Jubilee Way
- H1(a) - Clipstone Road East
- H1(b) - Land off Skegby Lane
- H1(c) – Fields Farm, Abbott Road
- H1(d) - Three Thorn Hollows Farm
- H1(g) – Abbott Road



The Bandstand. Carr Bank Park.

Figure A8.1 Pleasley Hill Farm master plan





### Key for Pleasley Hill Farm

	Site boundary		Copse
	MARR transition point: from a road to a street		Public right of way (PROW)
	Sensitive edge interact with existing development		Greenway
	Connection opportunities		Biodiversity corridor
	Green connection opportunities		School gate
	Primary streets with avenue planting		Connection (minimum pedestrian & cycle)
	Primary Streets		Existing hedges. Maximum retained and integrated into the public realm
	Public open space		New low hedge
	Important pedestrian / cycle connections		Commercial (see notes below)
	Long view		Sustainable Drainage Systems (SUDs)

The development of the Pleasley site will include commercial uses on land that will be located across both sides of the Mansfield and Ashfield Regeneration Route (MARR). The Council expects these commercial areas to be designed to a high standard and as part of demonstrating the quality and robustness of design proposals, applicants will need to demonstrate that a series of options have been thoroughly explored.

Three key design principles will guide design proposals:

- human scale;
- ease of pedestrian and cycle movement, including across the MARR; and
- creating a local connection.

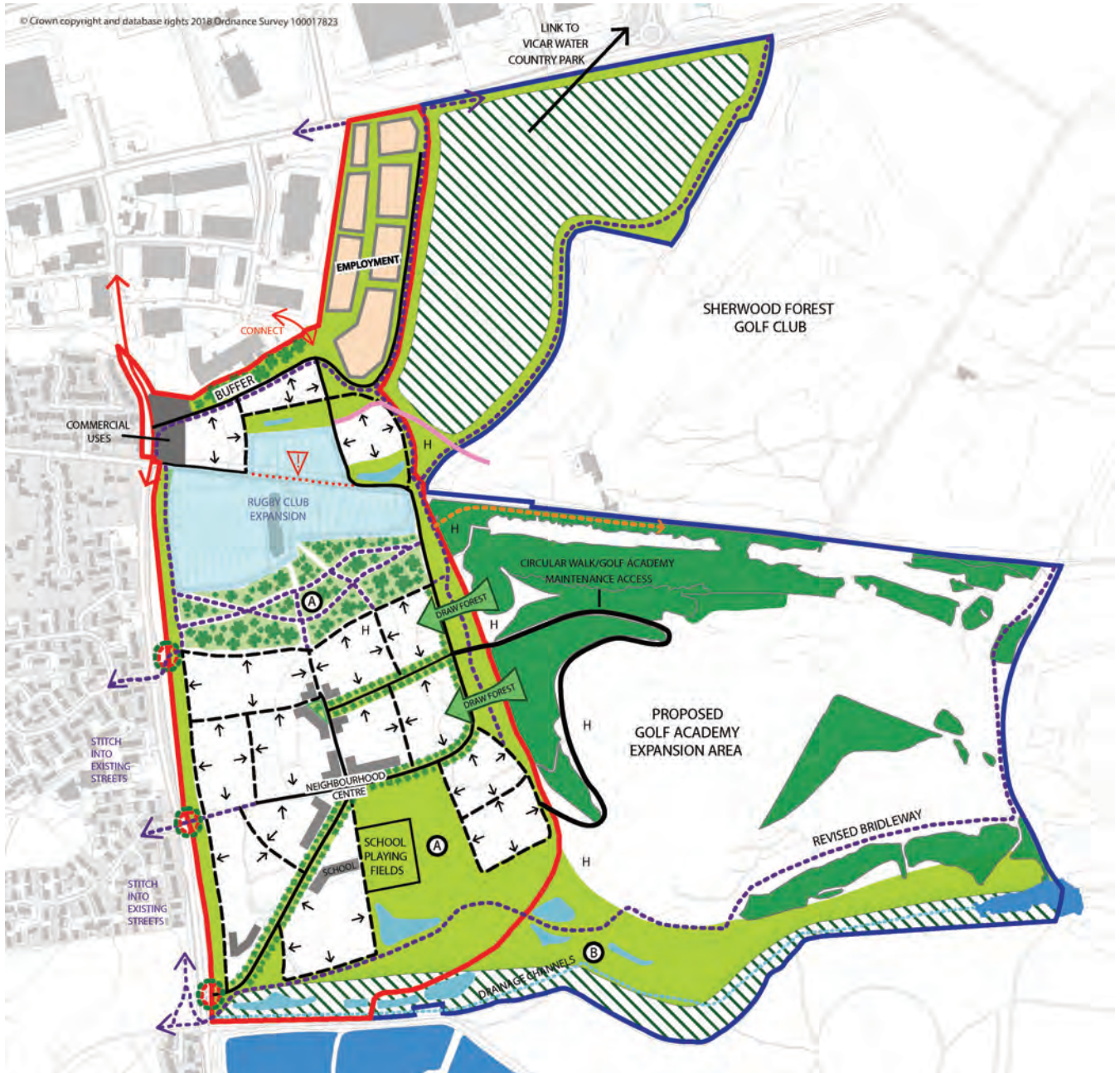
A strong emphasis will be placed on creating an environment that is of a human scale where the need for vehicular access does not compromise those on foot and those on a bicycle. This will include a strong movement strategy for enabling people to cross the MARR easily, directly and comfortably. The character of the MARR will need to change as it passed through the allocated site area; calming vehicle speeds and creating a more human scale environment. Options may include the use of tree planting, the use of different surface materials and street furniture (such as more modestly scaled lighting columns), carriageway narrowing, in line parking (which in turn will support the

vitality of the commercial facilities) and gateway features. Applicants will be expected to work closely with the Council and the Highways Authority to explore options which will be informed by appropriate precedents.

Particular attention must be afforded to the accessibility of these commercial uses, in particular access by foot and by bicycle from adjacent residential areas. To ensure a high degree of accessibility on foot and by bicycle the connections between residential development and the commercial areas will require careful consideration to ensure that routes are direct, convenient, generous, attractive, well-lit and overlooked; thereby guarding against isolated, non-direct and unpleasant routes that pass to the rear of buildings and associated service areas. The arrangement of commercial buildings and plots must not compromise the need to create a permeable block structure that allows direct connections to be made. In addition, the design of the commercial area must ensure that those arriving by bike are afforded secure and overlooked parking facilities that are located as close to the entrance as car parking spaces.

A strong, Forest inspired landscape strategy will create a local connection. Where appropriate, this will sensitively and creatively integrate the surface water management strategy.

Figure A8.2 Land off Jubilee Way master plan





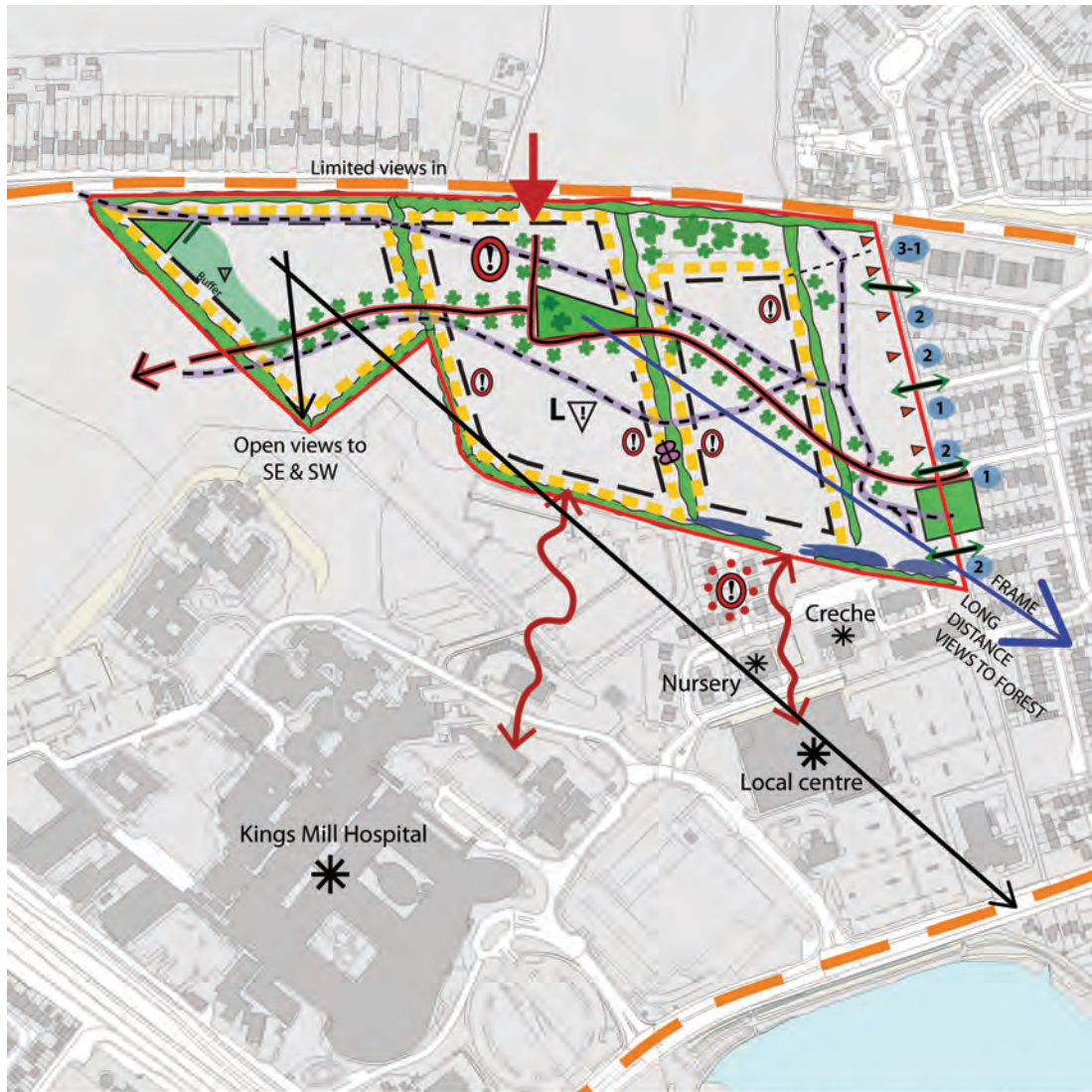
### Key for Land off Jubilee Way

- |   |                                      |  |   |
|---|--------------------------------------|--|---|
|    | Main built up area of site           |   | Existing high value habitat to be retained  |
|    | Wider site area                      |   | Employment  |
|    | Potential desire line -              |   | Proposed golf club access   |
|    | Alternative provision to be made     |   | Custom / self-build dwellings   |
|    | Connection opportunities             |   | Habitat enhancement and access prevention areas   |
|    | Primary streets with avenue planting |   | Green corridor  |
|    | Primary streets                      |   | Sustainable Alternative Natural Greenspaces (SANGs) - provided to offer alternative green spaces to avoid inappropriate access into sensitive areas |
|    | Secondary streets                    |  | Drainage channels - also provided as features to restrict access to sensitive areas by domestic cats  |
|    | Potential surface water management   |  |   |
|    | Active frontages defining the street |  |   |
|   | Potential crossing improvements      |  |   |
|  | Pedestrian and cycle links           |  |   |
|  | Pedestrian only links                |  |   |





Figure A8.4 Land off Skegby Lane master plan



**Key**

- Site Boundary
- Bus route
- Principal Street (with avenue tree planting)
- ! Topographical constants
- Integrate hedges into streets & public spaces
- L** Low point
- 1 Single storey homes
- 2 Two storey homes
- Informal path (desue lines)
- ! Significant level change
- ⊗ Potential ecological constraint
- Connection (minimum pedestrian & cycle)
- Liaise with adjacent land owners to secure pedestrian & cycle links
- 3-1 Split level homes: one single to the north, tiered three storey to the south
- Cycle route

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Figure A8.6 Three Thorn Hollows Farm master plan

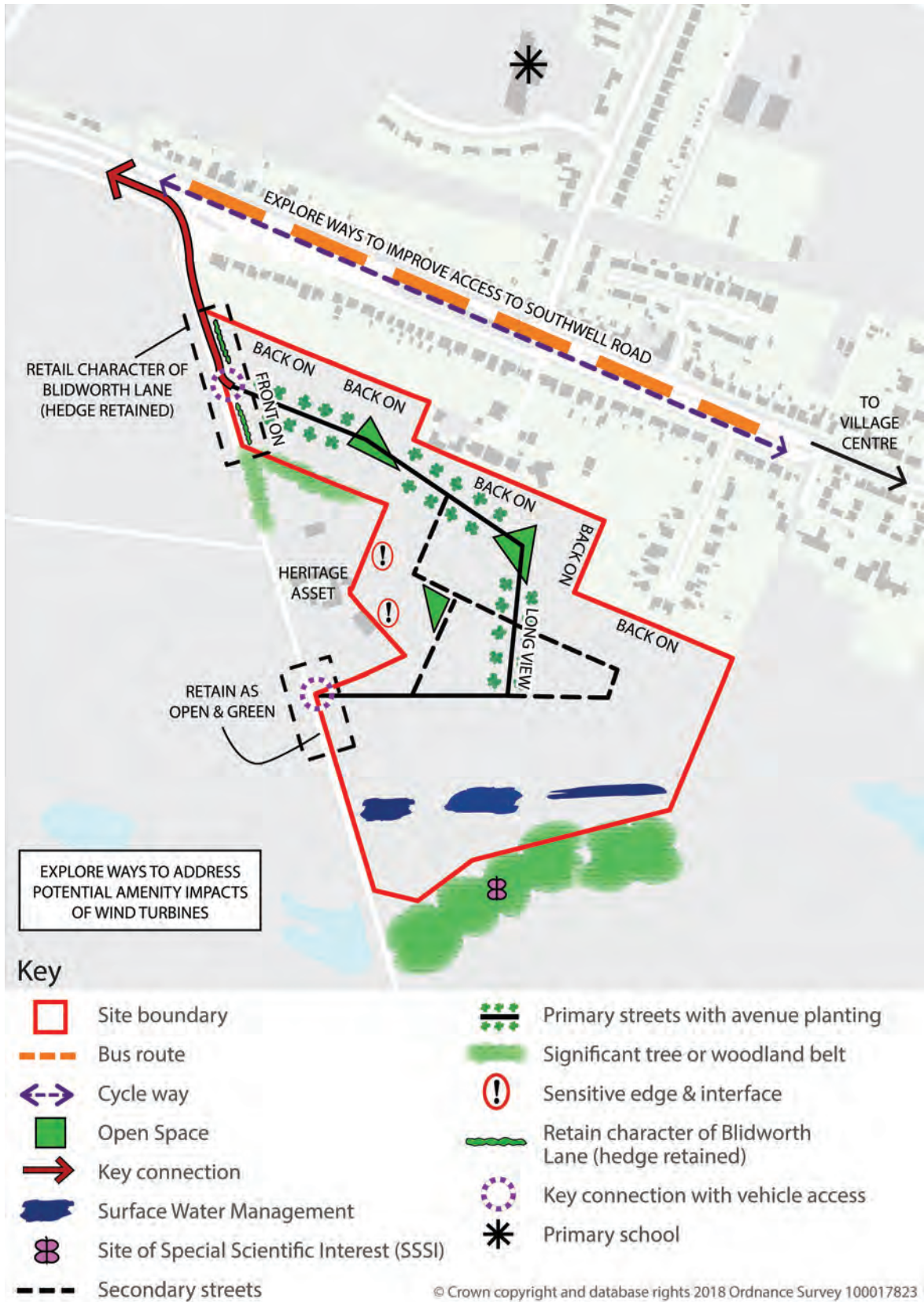


Figure A8.7 Abbott Road master plan



- Key**
- Site boundary
  - Primary streets
  - Secondary streets (adopted)
  - Informal footpaths (desire lines)
  - Bus route
  - Access point (pedestrians cycles & vehicles)
  - Low point
  - Rights of (rear) access to be confirmed
  - Approximate position of existing trees - tree survey required
  - Significant tree / woodland belt
  - Level changes may require continuous connectivity to be provided for pedestrians & cyclists only
  - Potential ground work required
  - Open space
  - A** Combine site access
  - B** Realign with secondary street (subject to )
  - C** Combine by way of secondary street network
  - Key community facilities

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King George V Park, Mansfield.



## Appendix 9 - Key infrastructure requirements

Table A9.1 Key infrastructure requirements - Mansfield urban area

Category	Infrastructure Required	Cost Estimate	Funding Mechanism	Delivery Responsibility	Existing Provision	Requirement/Additional Demand	Priority	Comments
Electricity	Significant development likely to require upgrades to the Skegby Lane and Rufford transformers and associated circuit reinforcement	N/A	Developer funded	Western Power Distribution	N/A	N/A	Medium	Delivered as part of development
Flood defences	Property-specific level improvement to flood defences	N/A	S106/Developer EA Grant in Aid Funding	EA	N/A	N/A	By 2027	Environment Agency (EA) planned project in FORM pipeline programme which will reduce flood risk to existing properties in the Pleasley Vale area
GP practices	Contribution towards facilities to meet additional demand	£6,819,100	S106/Developer	NHS MACCG	53.6 FTE GPs	65 FTE GPs	Medium	New/expanded GP Practices
Libraries	Provision of additional library stock	£7,149,001	S106/Developer	NCC	Satisfactory	New Stock per Dwelling	Low	Funding towards library stock items only
Primary schools	Additional demand of 1507 primary school places	£22,660,628	S106/Developer	NCC	Satisfactory	£907	High	1x 2FE, 2x 1FE and 1x 1.5FE primary schools plus 210 new places at Crecent Primary School and 2 classroom extension at Leas Park Nettleworth. Cost estimate excludes land costs. NCC expect full cost recovery from developers including land costs.
Secondary schools	Additional demand of 1148 secondary school places	£19,745,440	S106/Developer	NCC	Satisfactory	1148 new places	Medium	Costs could be higher if a new classroom or new school is required. Cost estimate excludes land costs. NCC expect full cost recovery from developers including land costs.
Transport improvements	Chesterfield Road / Debdale Lane	£1,860,000	S106/Developer	Developer/NCC	N/A	N/A	High	Junction capacity improvement. Cost estimate supplied by NCC.
Transport improvements	A60 Nottingham Road / Berry Hill Lane	£10,000	S106/Developer	Developer/NCC	N/A	N/A	High	Junction capacity improvement. Cost estimate supplied by NCC.
Transport improvements	Carter Lane / Southwell Road / Windsor Road	£40,000	S106/Developer	Developer/NCC	N/A	N/A	Medium	Junction capacity improvement. Cost estimate supplied by NCC.
Transport improvements	A6191 Ratcliffe Gate / A60 St Peters Way	£5,000	S106/Developer	Developer/NCC	N/A	N/A	High	Junction capacity improvement. Cost estimate supplied by NCC.
Transport improvements	Sutton Road / Skegby Lane / Sheepbridge Lane	£50,000	S106/Developer	Developer/NCC	N/A	N/A	High	Junction capacity improvement. Details yet to be determined. Cost estimate indicative at this stage.
Transport improvements	A6191 Southwell Road / Oak Tree Lane / Adamsway	£40,000	S106/Developer	Developer/NCC	N/A	N/A	Medium	Junction capacity improvement. Cost estimate supplied by NCC.
Transport improvements	A6117 Oak Tree Lane / Eakring Road	£3,210,000	S106/Developer	Developer/NCC	N/A	N/A	Medium	Junction capacity improvement. Cost estimate supplied by NCC.
Transport improvements	A60 Nottingham Road / A611 Derby Road	£0	Developer	Developer	N/A	N/A	Medium	Junction capacity improvement. Improvement to be delivered as part of development.

Category	Infrastructure Required	Cost Estimate	Funding Mechanism	Delivery Responsibility	Existing Provision	Requirement/Additional Demand	Priority	Comments
Transport improvements	A6191 Chesterfield Road / A617 MARR	£3,340,000	S106/Developer	Developer/NCC	N/A	N/A	Medium	Junction capacity improvement. Cost estimate supplied by NCC.
Transport improvements	A60 Nottingham Road / Baums Lane / Park Lane	£2,010,000	S106/Developer	Developer/NCC	N/A	N/A	Medium	Junction capacity improvement. Cost estimate supplied by NCC.
Transport improvements	A6191 Southwell Road / Berry Hill Lane	£5,000	S106/Developer	Developer/NCC	N/A	N/A	Low	Junction capacity improvement. Cost estimate supplied by NCC.
Transport Improvements	A6191 / Bellamy Road	£5,000	S106/Developer	Developer/NCC	N/A	N/A	Medium	Junction capacity improvement. Cost estimate supplied by NCC.
Transport improvements	A6009 Rosemary Street / A38 Stockwell Gate	£50,000	S106/Developer	Developer/NCC	N/A	N/A	Low	Junction capacity improvement. Details yet to be determined. Cost estimate indicative at this stage.
Transport improvements	A60 Leeming Lane / Peafield Lane	£3,310,000	S106/Developer	Developer/NCC	N/A	N/A	Medium	Junction capacity improvement. Cost estimate supplied by NCC.
Transport Improvements	A60 Leeming Lane / A6075 Warsop Road	£500,000	NCC	NCC	N/A	N/A	High	NCC plan for a traffic signal junction with provision for the wider A60 bus priority scheme.
Transport improvements	A60 Leeming Lane / Old Mill Lane / Butt Lane	£10,000	S106/Developer	Developer/NCC	N/A	N/A	Low	Junction capacity improvement. Cost estimate supplied by NCC.
Transport improvements	A60 Leeming Lane / New Mill Lane	£1,760,000	S106/Developer	Developer/NCC	N/A	N/A	Medium	Junction capacity improvement. Cost estimate supplied by NCC.
Transport improvements	A6075 Debdale Lane / Priory Road	£50,000	S106/Developer	Developer/NCC	N/A	N/A	Medium	Junction capacity improvement. Details yet to be determined. Cost estimate indicative at this stage.
Transport improvements	A6117 Old Mill Lane / B6030 Clipstone Road West	£260,000	S106/Developer	Developer/NCC	N/A	N/A	High	Junction capacity improvement. Cost estimate supplied by NCC.



Table A9.2 Key infrastructure requirements - Warsop Parish

Category	Infrastructure Required	Cost Estimate	Funding Mechanism	Delivery Responsibility	Existing Provision	Requirement/ Additional Demand	Priority	Comments
GP practices	Contribution towards facilities to meet additional demand	£525,350	S106/Developer	NHS MACCG	13.9 FTE GPs	13.8 FTE GPs	Low	Additional FTE GPs at existing Practices
Libraries	Provision of additional library stock	£25,416	S106/Developer	NCC	Satisfactory	New Stock per Dwelling	Low	Funding towards library stock items only
Primary schools	Additional demand of 116 primary school places	£1,559,961	S106/Developer	NCC	Satisfactory	116 New Places	High	Three additional classrooms required at Birklands Primary School (subject to feasibility). Cost estimate excludes land costs. NCC expect full cost recovery from developers including land costs.
Secondary schools	Additional demand of 88 secondary school places	£1,536,140	S106/Developer	NCC	Satisfactory	88 New Places	High	Costs could be higher if a new classroom or new school is required. Cost estimate excludes land costs. NCC expect full cost recovery from developers including land costs.
Transport improvements	A60 Church Street / Wood Street, Warsop	£100,000	S106/Developer	Developer/ NCC	N/A	N/A	Medium	Junction capacity improvement. Cost estimate supplied by NCC.

**Table A9.3 Key infrastructure requirements - district wide**

Category	Infrastructure Required	Cost Estimate	Funding Mechanism	Delivery Responsibility	Existing Provision	Requirement/Additional Demand	Priority	Comments
Community open space, allotments, playing pitches/outdoor sport	Green Infrastructure required where shortfalls in provision have been identified. Green infrastructure to be provided through developer funding along with partner and grant funding where appropriate for wider strategic Green Infrastructure areas.	N/A	Developer funded, along with partner and grant funding where appropriate for strategic Green Infrastructure areas.	Developer (for provision required in connection to growth sites)	N/A	N/A	Consistent with development	Delivered as part of development
Electricity	Local connections to strategic infrastructure, potential upgrades to primary sub-stations to accommodate employment growth	N/A	Developer funded	Western Power Distribution	N/A	N/A	Consistent with development	Delivered as part of development
Energy from waste (EfW)	200,000 tonnes of extra EfW capacity is required within the county to meet future Commercial and Industrial needs that the district will contribute towards	N/A	NCC	NCC	N/A	N/A	By 2033	Enough capacity for Local Authority Collected Waste within County but a shortfall of approx' 200,000 tonnes to meet future C&I waste management needs
Flood defences	Local measures to reduce the causes and impacts of flooding. Identified and delivered as part of individual developments	N/A	Developer funded	Developer	N/A	N/A	Consistent with development	Delivered as part of development
Gas	Local connections to strategic infrastructure	N/A	Developer funded	Cadent Gas	N/A	N/A	Consistent with development	Delivered as part of development
Landfill	3.6 million cubic metres non-hazardous Landfill capacity required within county to meet future demands that the district will contribute towards	N/A	NCC	NCC	N/A	N/A	By 2032/33	Landfill space is running out. Recycling and composting rates are increasing but new landfill capacity will need to be found.
Municipal recycling and composting	182,000 tonnes per annum extra recycling and composting capacity required within the county to meet future demands that the district will contribute towards	N/A	NCC	NCC	N/A	N/A	By 2033	Recycling and composting increasing to meet targets to help reduce demand for landfill.
Telecommunications	FTTP for all developments of 30+ dwellings	N/A	N/A	Openreach	N/A	N/A	Consistent with development	Openreach provide free of charge
Waste water	Water company charges for: connecting to the existing networks, requisitioning new assets and contributing to wider network reinforcement (where required)	N/A	Developer funded	Severn Trent Water	N/A	N/A	Consistent with development	Delivered as part of development
Water supply	Water company charges for: connecting to the existing networks, requisitioning new assets and contributing to wider network reinforcement (where required)	N/A	Developer funded	Severn Trent Water	N/A	N/A	Consistent with development	Delivered as part of development

More detailed information will be included in the Infrastructure Technical Paper.



## Appendix 10 - Protected sports pitches (referred to in Policy IN3)

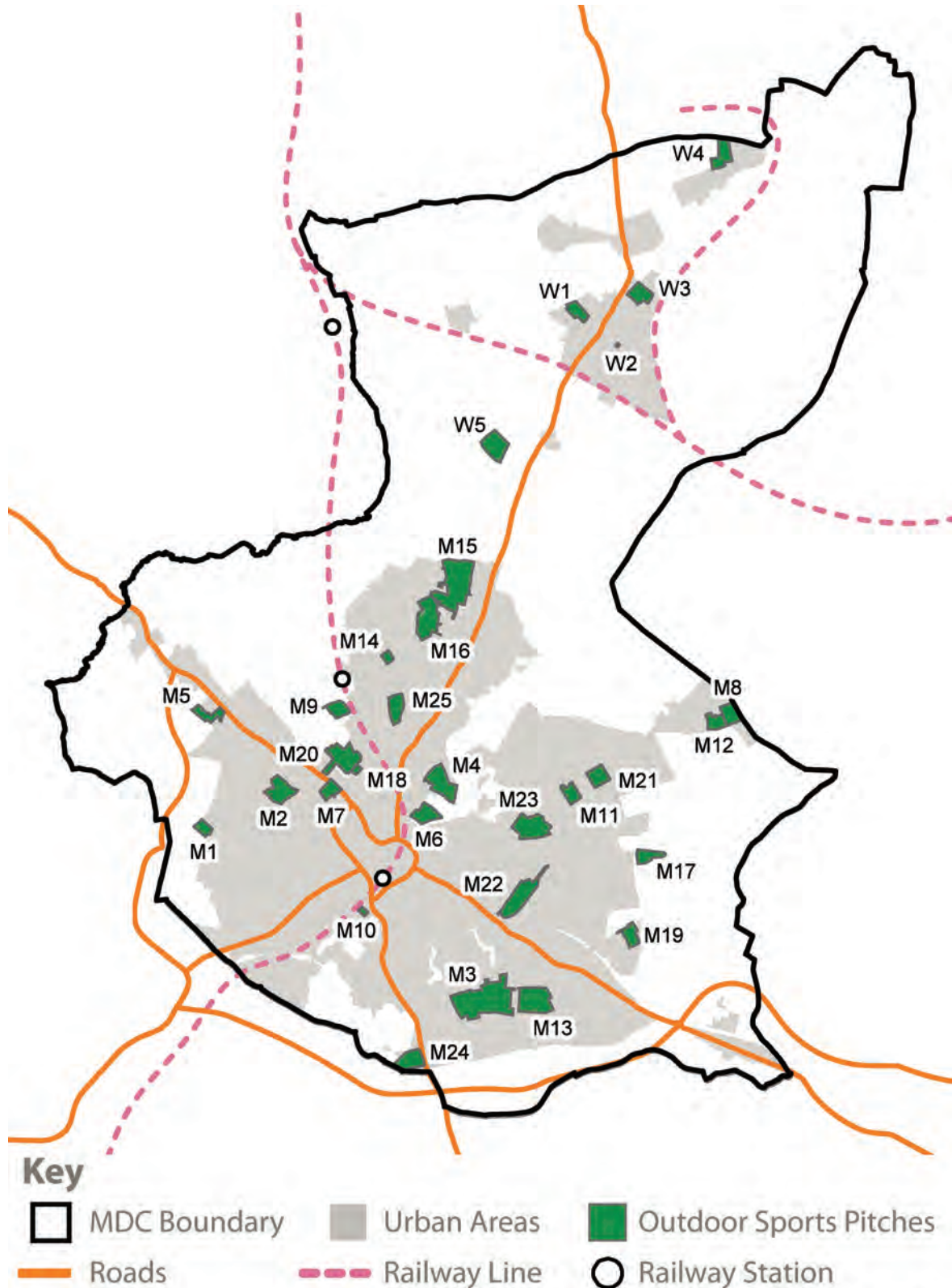
Table A10.1

Outdoor sports pitches protected under Policy IN3: Protection of community open space and outdoor sports provision											
Ref	Area	Site name	Cricket	Rugby League	Rugby Union	Hockey	Bowls	Tennis	Athletics	Football	AGP
W1	Warsop Parish	Carr Lane Park, Market Warsop								/	
W2	Warsop Parish	Longden Terrace Miners Welfare bowling green, Market Warsop					/				
W3	Warsop Parish	The Meden School / Meden Sports Centre	/		/			/		/	/
W4	Warsop Parish	Welbeck Colliery Miners Welfare, Meden Vale			/					/	
W5	Warsop Parish	The John Fretwell Sporting Complex, Spion Kop	/				/			/	
M1	Mansfield	Abbott Road Playing Fields								/	
M2	Mansfield	All Saints Catholic Academy	/					/		/	/
M3	Mansfield	Berry Hill Park							/	/	
M4	Mansfield	The Brunts Academy	/		/			/		/	/
M5	Mansfield	Bull Farm Park					/			/	
M6	Mansfield	Carr Bank Park						/			
M7	Mansfield	Chesterfield Road Recreation Ground	/								
M8	Mansfield	Clipstone Welfare Miners Welfare (Seventh Avenue site)	/								
M9	Mansfield	Debdale Park Sports and Recreation Ground	/	/						/	/
M10	Mansfield	Field Mill Ground (Mansfield Town Football Club)								/	/
M11	Mansfield	Forest Town Arena (Kingsway Park)								/	
M12	Mansfield	Garibaldi College						/		/	/
M13	Mansfield	King George V Park								/	
M14	Mansfield	Lords Ground, Mansfield Woodhouse			/						
M15	Mansfield	Manor Park Complex (Mansfield District Council)					/			/	
M16	Mansfield	Manor Sport and Recreation Centre (Manor Academy)			/	/		/		/	/

Outdoor sports pitches protected under Policy IN3: Protection of community open space and outdoor sports provision											
Ref	Area	Site name	Cricket	Rugby League	Rugby Union	Hockey	Bowls	Tennis	Athletics	Football	AGP
M17	Mansfield	Mansfield Rugby Union Football Club (RUFC)			/						/
M18	Mansfield	Mansfield Tennis Club						/			
M19	Mansfield	Oak Tree Leisure Centre (playing pitches to the rear of)								/	
M20	Mansfield	Queen Elizabeth Academy School	/		/		/	/		/	
M21	Mansfield	Queensway Park					/			/	
M22	Mansfield	Racecourse Park					/	/		/	
M23	Mansfield	Samworth Church Academy	/		/			/		/	
M24	Mansfield	West Nottinghamshire College						/		/	
M25	Mansfield	Yeoman Hill Park					/			/	



Figure A10.1 Protected outdoor playing pitches



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## Appendix 11 - The Mansfield green space standard

Please note: the pedestrian journey distances, indicated in the standard, relate to on-the-ground walking journeys, not as-the-crow-flies.

### A. Core Green space requirements

The council will seek to ensure, where feasible, that the majority<sup>(a)</sup> of residents have safe and easy access<sup>(b)</sup> to all of the following:

1. open space within a 5-minute (400 metres) pedestrian journey;
2. play space (formal or natural play area)<sup>(c)</sup> suitable for a range of ages within a 5-minute (400 metres) pedestrian journey OR other form of formal provision to meet the needs of the new development; and
3. natural green space<sup>(d)</sup> within a 10-minute pedestrian journey (800 metres).

Please note: This part of the standard can be met through the creation of either a number of open spaces performing different functions or a single open space which combines: play or other form of formal provision and natural green space.

Where the access requirements are not met, new on-site open space within a development and/or off-site contributions to existing open space will be required. See Part D below.

### B. Access requirements to wider facilities

The council will seek, where feasible<sup>(e)</sup>, to ensure that the majority<sup>(a)</sup> of residents have safe and easy access<sup>(b)</sup> to:

1. a district level park<sup>(f)</sup> within a 15-minute pedestrian journey (1,200 metres); and
2. teenager provision<sup>(g)</sup> within a 15-minute pedestrian journey (1,200 metres).

Please note: This part of the standard can be met through the creation of either a number of open spaces performing different functions or a single open space which combines open space typologies.



### The following relates to Parts A and B above

- a. It is recommended that 100% of residents within a proposed development should, where practicable, have access to provision within the defined walking distances in the standard. The size of existing nearby open space also needs to be taken into account and should be adequate to meet the needs of new development. In these cases, a common sense approach and consultation with the council will be needed to inform requirements.
- b. Access should be measured based on realistic walking routes (on the ground) between the proposed development and existing open space entrance points (or, where feasible to new entrances). The walking journey also needs to take into consideration geographical access barriers (e.g. busy roads, railway lines, rivers) **and** awkward road layouts that are likely to lengthen or restrict journeys. This should consider how these can be most appropriately addressed (e.g. new safe crossing points, new entrances/pathways to nearby open space, permeability of layout, access for people with disabilities, etc).
- c. Where feasible, new play or other form of formal provision should cater for a range of ages, disabilities and abilities, as it relates to the community it is likely to serve.
- d. Natural green space is open space where around one-third (1/3) or more of its area consists of natural areas/features (e.g. trees, woodland, orchards, wildflower meadows, sensory gardens, nature trails or areas of natural play). Formal landscaping can be included where it contributes to the park's overall setting and feeling of tranquillity, softening impacts from any nearby urban influences. Natural green space are places where *human control and activities are not intensive so that a feeling of naturalness is allowed to predominate.*
- e. New provision for district parks and teenagers facilities will most likely depend on available land and viability factors. Addressing deficiencies in Part A should be prioritised before Part B, although new play facilities should cater for a range of ages, disabilities and abilities where feasible.
- f. District level parks are typically medium to larger parks that provide a range of recreational facilities, including play, sports facilities, or other features such as formalised gardens, sensory gardens, etc.). They may also support community facilities such as cafe, bandstand, outdoor theatre, or organised social events.
- g. Teenager provision includes open space with facilities such as, NEAPs, skate/BMX parks, trim trails, multi-use games areas, outdoor gyms, etc.

### C. Quality Requirement

The council will seek to ensure that all new and enhanced community open space is designed to meet the quality standard set out below:

1. **Overall quality** - All green spaces will be of overall 'good' quality, with priority given to the following:
  - a. be welcoming and accessible, and be designed to be inclusive and accessible for all, including meeting disability access requirements;
  - b. incorporate safe and secure and active design principles and relevant codes of practice;
  - c. support social interaction through design and available facilities;
  - d. contribute positively to wildlife and access to natural green space, including natural play;
  - e. contribute positively to the surrounding area through place shaping;
  - f. meet the needs of local communities, for which the open space serves;
  - g. incorporate principles and features which enable easy and cost-effective maintenance;
  - h. offer a proportional range of facilities for supporting choice and active and healthy lifestyles; and
  - i. integrate with and enhance nearby strategic and local green infrastructure.
2. **Location** - The location of new community open space should complement the existing land form, local and strategic green infrastructure corridors/routes and other community facilities/civic spaces. Its location and design should enhance and help shape the identity of new estates, and where possible the wider setting. Its location, where all reasonably practicable, should meet the 5-minute accessibility standard.
3. **Facilities and functions**- Minimum facility requirements include: accessible paths, signage, bins, bench(es), landscaping, and appropriate boundary treatment (e.g. knee rail, fencing, hedging, land forming, etc.).



#### D. Amount of open space within new residential development

1. Where new open space provision is required to meet Part A and/or B above, or the size of nearby open space isn't best suited to meet the needs of new development, a minimum amount of community open space to be provided on-site should be 10% of the developable area of the proposed residential development.
2. The following green space/ landscaped amenity areas are excluded from the definition of open space, but should, where possible, appropriate and safe to do so, be publicly accessible. These should be provided in addition to the minimum 10% open space requirement above:
  - a. green space or landscaping (i.e. habitat buffer) required to mitigate impacts on protected species, priority habitats or designated sites;
  - b. the physical area that a sustainable drainage systems (SuDS) takes up as required to mitigate impacts from flooding and meet drainage needs (e.g. infiltration basin or swale);
  - c. landscaping required to buffer industrial or other areas to mitigate impacts from statutory nuisances; and
  - d. landscaped or open grass verges along roads or cycle routes or other amenity areas required to meet road safety requirements, unless integrated as part of a wider multi-functional green corridor.

## Appendix 12 – Designated local green space for protection and reasons for designation

Table A12.1 Designated local green space for protection and reasons for designation

Policy Reference	Name/Location	Reason for Designation
IN6 (a)	Titchfield Park, Mansfield	Titchfield Park is designated for its beauty, historic significance and recreational value. The River Maun runs through the park and contributes to its beauty, as does its overall setting and formal landscaping. It is one of the first formal parks in the district. It is one of a few parks that support petanque facilities in the county. It also has a special relationship with Water Meadows leisure centre and is an important walking and cycling link within the long-distance Timberland Trail network. It provides a variety of formal and informal facilities that support a district-wide catchment.
IN6 (b)	Berry Hill Park, Mansfield	<p>Berry Hill Park is designated for its beauty, historic significance, recreational value, tranquillity, and richness of wildlife. It is akin to a country park-like resource due to its size and facilities. It was donated by the miners' union for the recreation of Mansfield. It is historically significant to the district as it formed part of an estate to Bury Hall (1730-1920s). The park was included in the grounds to the hall when it became a rehabilitation hospital (1920s). The existing form of the park has changed very little. It holds a unique beauty due to its combined features</p> <p>(e.g. pond, surrounding woodlands). Most of the site could be considered tranquil. A majority of the site is designated as a Local Wildlife Site and contains accessible urban woodland.</p>
IN6 (c)	Carr Bank Park, Mansfield	<p>Carr Bank Park is designated for its beauty, historic significance and recreational value. This is a historic memorial park with three war memorials. Very little of the park's structure and features have changed since the early 1800s.</p> <p>It offers a variety of informal and formal recreational opportunities/facilities that would be difficult to replicate elsewhere within the local area or the district, including an historic pavilion, formal rose gardens, pentanque, tennis, play area, Santa's grotto and parkland setting. It offers a unique setting for community events and adds to the historic setting of local area and 'The Park' conservation area.</p>
IN6 (d)	Fisher Lane Park, Mansfield	Fisher Lane Park is designated for its recreational value as it supports a significant skateboard plaza that offers a unique facility within the district. It is also an important walking and cycling link within the long-distance Timberland Trail network.
IN6 (e)	Land between Brunts Academy and Carr Bank Park	This land is designated for its historic significance. The fields retain their historic enclosed field patterns and are the last remaining examples in the locality. They contribute to the setting of 'The Park' conservation area and nearby listed buildings.
IN6 (f)	Larkhills Park, Forest Town	Larkhills Park is designated for its beauty and recreational value. The park offers an opportunity to experience views of the adjacent countryside which is unique for this type of public open space in the district. It also plays an important role for local residents as there is an overall lack of this type of open space in this part of Forest Town.
IN6 (g)	Urban Woodland at Litchfield Lane/Chatsworth Drive, Mansfield	This woodland is designated for its beauty, historic significance, recreational value, tranquillity and richness of wildlife. This is a rare pocket of publically accessible, historic woodland within urban the urban area. The site has been woodland since at least 1875 and links with Berry Hill Park woodland. It offers a uniquely beautiful and tranquil setting for walking and cycling.
IN6 (h)	Millennium Green, Mansfield Woodhouse	Millennium Green, Mansfield Woodhouse is designated for its historic significance and richness of wildlife. The site is a significant green space within the 'Mansfield Woodhouse'



Policy Reference	Name/Location	Reason for Designation
		conservation area and is one of the few areas in Mansfield Woodhouse that affords views of the wider countryside and townscape in an otherwise densely urbanised setting. It contains important semi-natural neutral grassland which is rare in a densely built-up area of which it would be difficult to replicate elsewhere on any nearby urban green space.
IN6 (i)	Old Meeting House Unitarian Church, Mill Walk/Quaker Way, Mansfield Town Centre	This amenity space is designated for its historic significance and recreational value. It is historically associated with the Unitarian Meeting House on Quaker Way which is the oldest purpose-built nonconformist place of worship in Nottinghamshire and is a Grade II* listed building. This green space is important to the listed building's and the town centre's historical setting. It is the only publically accessible green space within the town centre.
IN6 (j)	Spa Ponds off Clipstone Drive, Forest Town	Spa Ponds is designated for its beauty, historic significance, recreational value, tranquillity, and richness of wildlife. This green space offers a unique and tranquil recreational experience on the edge of urban area (Forest Town). It has special historic significance within the context of Clipstone Park and associated medieval peel enclosure and King's Houses. King Edward II had the pond constructed in 1316, and was one of many Plantagenet Kings to frequent Kings Clipstone and make use of the royal hunting grounds of Clipstone Park. The beauty of the LGS is due to its unique woodland and wetland setting which forms an important part of the Sherwood Landscape Character Area. The majority of this site is designated as a local wildlife site and support priority habitats. The green space provides a variety of recreational opportunities which include: walking, organised community conservation volunteering events and horse riding.
IN6 (k)	The Carrs Recreation Ground, Market Warsop	The Carrs Recreation Ground is designated for its beauty, historic significance, recreational value, and richness of wildlife. It is an uniquely important green space within Warsop Parish. The site is central to the area's landscape character and its local and historical settings. It has historically held, and still supports, the annual Warsop Carnival. It supports protected and priority species. It also plays a role in providing a special recreational resource within a mixture of town and rural settings. It is an important recreational link along the long-distance Meden Trail and provides local connections to public rights of way linking to Church Warsop.
IN6 (l)	The Scrape and picnic area at, Quarry Lane Local Nature Reserve, Mansfield	This designation includes two separate areas within the Quarry Lane local nature reserve (LNR) that provide a unique a resource for local community groups, school groups and residents. Set within the context of the LNR, these areas enable inclusive access for visitors to an outdoor classroom and training area, pond dipping area, paths, interpretation areas, and picnic area. It is a natural oasis within close proximity to the town centre and includes heritage assets symbolic of the district's past mining history. It is designated for its beauty, historic significance, recreational value, and richness of wildlife.
IN6 (m)	Yeoman Hill Park, Mansfield Woodhouse	Yeoman Hill Park is designated for its historic significance and recreational value. This park is the only formal park in Mansfield Woodhouse and contributes to the historical setting of 'Mansfield Woodhouse' conservation area. It also contains World War I and World War II memorials. Important regular community recreational and cultural/social events occur here. It offers a range of formal and informal facilities, including a large children's play area and bandstand/amphitheatre.
IN6 (n)	Forest Park, Mansfield	The section of Forest Park designated as LGS is the local wildlife site curving around the eastern boundary of the park. It is special to the community is serves as it provides a unique opportunity to enjoy a richness of wildlife. It is also designated for its beauty as the cliff edge represents a unique feature in the area.

## Appendix 13 - Monitoring framework

Table

Policy	Objective	Indicator	Target	Trigger	Possible Remedial Actions
S1: Presumption in favour of sustainable development	All	No indicators proposed as policy sets out approach to take towards planning applications and is unlikely to be used to determine planning applications.			
S2: The spatial strategy	All	Net additional dwellings completed by location[1].	Meeting local housing need when assessed on a three year rolling average.	95% of target	Work with partners, developers and land owners through the developer forum and growth delivery group to understand issues affecting policy delivery.
			A13	85% of target	Development of further supplementary guidance.
				75% of target	If net additional dwellings against a three year rolling average is:
				50% of target	below 95%— prepare Action Plan
					below 85% - require a buffer of 20% on the five year housing land supply
					below 75%— apply presumption in favour of sustainable development
			41ha	50% of retail growth delivered not in accordance with S2 2c	below 50% - partially review Local Plan
		Net additional economic land.	Targets and distribution in accordance with S2 2c	Less than 4 years supply for 3 years in a row	
		Net additional retail floor space by location and type.	shortfall and an appropriate buffer depending on past delivery.		If the supply of deliverable specific housing sites falls:
		No. of years supply of deliverable specific housing sites.	10 years supply	Less than 5 years supply	below 5 years – apply presumption in favour of sustainable development.
		Supply of deliverable / developable employment land.			below 3 years— partially review local plan
					If supply of deliverable employment land is below a 5 years supply – partial review of Local Plan.
Policy S3: Development in the countryside	1, 3, 4, 7, 9, 11 and 14	% of planning applications granted contrary to policy[2].	0%	30% of applications granted contrary to policy	Review relevant applications to establish reasons non-compliance with policy did not result in refusal.
					Development of further supplementary guidance.



Policy	Objective	Indicator<	Target	Trigger	Possible Remedial Actions
S4: Supporting economy and housing growth through urban regeneration	1 and 2	No. of additional dwellings on brownfield land.	Increase		Work with partners, developers and land owners through the developer forum and growth delivery group to understand barriers to development of brownfield land in Mansfield district.  Seek additional gap funding.
		Amount of additional economic land on brownfield land.	Increase		
		Amount of net additional retail floor space on brownfield land.	Increase		
S5: Delivering key regeneration sites	1, 2 and 6	Progress towards development of identified sites.[3]	Progress in the preparation of master plan/ design briefs for the site.	Substantial delay to preparation of master plan/ design briefs for the site.	Development of further supplementary planning guidance.  Work with partners, developers and land owners through the developer forum and growth delivery group to understand barriers to development of identified sites.  Development of a town centre masterplan and further supplementary guidance.  Seek additional gap funding.
			Planning Application submitted	No progress made on the regeneration sites within the first 10 years of the plan period.	
			Planning Permission granted.		
			Delivery of the regeneration sites		
Policy P1: Achieving high quality design	4, 5, 6, 7, 8 and 9	% of major non-residential applications approved contrary to policy.	0%	30% of applications granted contrary to policy	Review relevant applications to establish reasons non-compliance with policy did not result in refusal.  Consider use of Council powers including Brownfield Register/PIP, LDO and CPO.
		% of major residential applications approved with red scores on Buildings for Life assessment.	0%	30% of major residential applications approved with red assessments against Buildings for Life	
		Progress with adoption of Design SPD	Progress as per agreed timetable.	Substantial delay to timetable	
Policy P2: Safe, healthy and attractive development	4, 5, 6, 7, 8 and 9	% of major planning applications where a design review was carried out.	100%	30% of planning applications where a design review is not carried out	Development of further supplementary guidance.  Partial review of the Local Plan.  Review relevant applications to establish reasons non-compliance with policy did not result in refusal.
		% of planning applications granted contrary to policy.	0%	30% of applications granted contrary to policy	
		% of qualifying applications which submit a Health Impact Assessment	100%	30% of qualifying applications failing to submit a Health Impact Assessment	

Policy	Objective	Indicator<	Target	Trigger	Possible Remedial Actions
					Development of further supplementary guidance.
Policy P3: Connected development	5, 7 and 9	% of planning applications granted contrary to policy.	0%	30% of applications granted contrary to policy	Partial review of the Local Plan. Review relevant applications to establish reasons non-compliance with policy did not result in refusal. Development of further supplementary guidance.
P4: Comprehensive development	1, 2, 5 and 9	% of planning applications granted contrary to policy. % of large sites (5ha or more or 150 dwellings) granted planning permission where a masterplan has been agreed	0% 100%	30% of applications granted contrary to policy 30% of large sites without an agreed masterplan	Partial review of the Local Plan. Review relevant applications to establish reasons non-compliance with policy did not result in refusal. Development of further supplementary guidance.
P5: Climate change and new development	5, 7, 8, 9 and 10	% of planning applications granted contrary to policy.	0%	30% of applications granted contrary to policy	Partial review of the Local Plan. Review relevant applications to establish reasons non-compliance with policy did not result in refusal. Development of further supplementary guidance.
P6: Home extensions and alterations	5	% of planning applications granted contrary to policy.	0%	30% of applications granted contrary to policy	Partial review of the Local Plan. Review relevant applications to establish reasons non-compliance with policy did not result in refusal. Development of further supplementary guidance.
P7: Amenity	5 and 7	% of planning applications granted contrary to policy.	0%	30% of applications granted contrary to policy	Partial review of the Local Plan. Review relevant applications to establish reasons non-compliance with policy did not result in refusal. Development of further supplementary guidance.



Policy	Objective	Indicator	Target	Trigger	Possible Remedial Actions
P8: Shop front design and signage	4	% of planning applications granted contrary to policy. No. of grants made through the Shop Fronts scheme	0% Information only	30% of applications granted contrary to policy	Review relevant applications to establish reasons non-compliance with policy did not result in refusal.  Development of further supplementary guidance.
H1: Housing allocations	1 and 3	Progress with delivery of identified sites. Key stages: - EIA Screening (if required) - Submission of application - Determination of application - Agreement of s106 - Approval of Reserved Matters - Commencement of development - Site complete	Progress as per identified timetable  Information only	Substantial delay to timetable	Work with partners, developers and land owners through the developer forum and growth delivery group to understand barriers to development of identified sites.  Development of further supplementary guidance.  Seek additional gap funding.  Partial review of the Local Plan.
H2: Committed Sites	1 and 3	No. of homes completed Net completed dwellings on identified sites.	Progress as per identified trajectory Progress as per Local Plan trajectory.	Covered by other indicators Covered by other indicators	Work with partners, developers and land owners through the developer forum and growth delivery group to understand barriers to development of identified sites.  Development of further supplementary guidance.  Seek additional gap funding.  Partial review of the Local Plan.
H3: Housing Density and Mix	3, 5 and 7	Average density of major residential planning permissions Mix of house types on major residential planning permissions % of planning applications granted contrary to policy.	Information only Information only 0%	30% of applications granted contrary to policy	Review relevant applications to establish reasons non-compliance with policy did not result in refusal.  Development of further supplementary guidance.

Policy	Objective	Indicator<	Target	Trigger	Possible Remedial Actions
H4: Affordable housing	3	Number of Affordable homes completed	55dpa when assessed on a three year rolling average	75% or less of annual target when assessed on a three year rolling average	Work with partners, developers and land owners through the developer forum and growth delivery group to understand reasons affordable housing is substantially below target.
		Number on housing waiting list	Reduce	Substantial increase	
		% of planning applications granted contrary to policy.	0%	30% of applications granted contrary to policy	
H5: Custom and Self Build	3 and 5	Number of affordable homes granted planning permission	Information only		Review relevant applications to establish reasons non-compliance with policy did not result in refusal.
		Number of custom or self-build homes completed	Increase	Information only	Development of further supplementary guidance.
		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.	30% of qualifying sites granted planning permission and self-build plots is substantially below level without inclusion of custom or required self-build plots	Partial review of the Local Plan.
H6: Specialist Housing	2 and 3	Number of people on self-build register	Information only	30% of applications granted contrary to policy	Work with partners, developers and land owners through the developer forum and growth delivery group to understand reasons delivery of custom
		% of planning applications granted contrary to policy.	0%		Review relevant applications to establish reasons non-compliance with policy did not result in refusal.
		Number of net additional C2 beds granted planning permission	Increase		Development of further supplementary guidance.
H7: Homes in multiple occupation	1, 3 and 5	Number of planning applications granted contrary to policy.	Information only	30% of applications granted contrary to policy	Development of further supplementary guidance.
		Net additional HMOs granted planning permission	Information only		Work with partners, developers and land owners to understand barriers to delivery of C2 uses.
		Number of HMO licenses granted	Information only		Review relevant applications to establish reasons non-compliance with policy did not result in refusal.
		% of planning applications granted contrary to policy.	0%	30% of applications granted contrary to policy	Development of further supplementary guidance.
		% of planning applications granted contrary to policy.	0%	30% of applications granted contrary to policy	Review relevant applications to establish reasons non-compliance with policy did not result in refusal.



Policy	Objective	Indicator<	Target	Trigger	Possible Remedial Actions
H8: Accommodation for Gypsies, Travellers and travelling show people	3	Net additional pitches / sites delivered.	3 pitches	Target date to be established through preparation of DPD.	Development of further supplementary guidance.
		Delivery of transit site	1 transit site	Target date to be established through preparation of DPD.	Review and address reasons for lack of progress with DPD.
Policy E1: Enabling economic development	1 and 2	Number of Travelling Show People plots delivered.	Increase	Substantial delay at key stages	Work with partners, developers and land owners through the developer forum and growth delivery group to understand barriers to delivery of pitches and transit site.
		Progress towards adoption of DPD:	Identified dates for key stages		
		- Reg 18 consultation			Review relevant applications to establish reasons non-compliance with policy did not result in refusal.
		- Reg 19 consultation			
		- Submission to SoS			
		- Examination			
- Adoption					
% of planning applications granted contrary to policy.	0%	30% of applications granted contrary to policy		Work with partners, developers and land owners through the developer forum and growth delivery group to understand barriers to delivery of economic development site.	
% of planning applications granted contrary to policy.	0%	30% of applications granted contrary to policy			
Policy E2: Sites allocated as new employment areas	1 and 2	Progress with delivery of identified sites. Key stages:	Progress as per identified timetable	Substantial delay to timetable	Development of further supplementary guidance.
		- EIA Screening (if required)			
		- Submission of application		Work with partners, developers and land owners through the developer forum and growth delivery group to understand barriers to development of identified sites.	
		- Determination of application			
		- Agreement of s106			
		- Approval of Reserved Matters			
		- Commencement of development			
- Site complete		Development of further supplementary guidance.			
			Seek additional gap funding.		
			Partial review of local plan.		

Policy	Objective	Indicator<	Target	Trigger	Possible Remedial Actions
Policy E3: Retaining land for employment uses	1 and 2	Amount of employment land (ha) completed on site	Information only		Work with partners, developers and land owners through the developer forum and growth delivery group to understand barriers to delivery of economic development sites.
		Development completed on Key Employment Areas	Information only		
		Planning applications granted on Key Employment Areas	Information only		
Policy E4: Other industrial and business development	1 and 2	Vacancy rate on key employment areas	Reduce	Substantial increase in vacancy rate on a key employment area	Review relevant applications to establish reasons non-compliance with policy did not result in refusal.  Development of further supplementary guidance.  Partial review of the Local Plan.
		% of planning applications granted contrary to policy.	0%	30% of applications granted contrary to policy	
Policy E5: Improving skills and economic inclusion	2	% of planning applications granted contrary to policy.	0%	30% of applications granted contrary to policy	Review relevant applications to establish reasons non-compliance with policy did not result in refusal.  Development of further supplementary guidance.
		% of major schemes where a local labour agreement is secured.	50%	30% of major schemes approved without a local labour agreement.	
RT1: Main town centres	1 and 6	% of planning applications granted contrary to policy.	0%	30% of applications granted contrary to policy	Work with partners, developers and land owners through the developer forum and growth delivery group to understand barriers to delivery of local labour agreements.  Review relevant applications to establish reasons non-compliance with policy did not result in refusal.  Development of further supplementary guidance.
		% of retail applications of 500sqm or more without an Impact Assessment	0%	30% of 500sqm plus retail applications granted without an Impact Assessment	
RT2: Mansfield Town centre strategy	1 and 6	Venue score ranking[4]	Improve	Substantial worsening of ranking	Work with partners, developers and land owners through the developer forum and growth delivery group to understand barriers to improving Mansfield town centre.  Development of further supplementary guidance.
		% of town centre units vacant[5]	Reduce	Substantial increase in town centre vacancy rates	



Policy	Objective	Indicator	Target	Trigger	Possible Remedial Actions
		Progress with preparation of town centre masterplan / investment framework.	Preparation in accordance with key stages[6]	Substantial delay to preparation.	Review town centre vision and / or development of further supplementary guidance.  Preparation of Town Centre Masterplan  Partial review of the Local Plan.
RT3: Mansfield town centre primary shopping area	1 and 6	% of ground floor units in non-A1 use	No more than 25% in primary frontages		Work with partners, developers and land owners through the developer forum and growth delivery group to understand barriers to improving Mansfield town centre.
			No more than 50% in secondary frontages		
		Loss of units of 500sqm or more from A1 use	Zero		Review relevant applications to establish reasons non-compliance with policy did not result in refusal.
		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		Review of town centre vision and / or development of further supplementary guidance.
		% of planning applications granted contrary to policy.	0%	30% of applications granted contrary to policy	Preparation of Town Centre Masterplan  Partial review of the Local Plan.
RT4: Mansfield town centre improvements 1, 4, 5 and 6		Progress with enhancements to Old Town Hall, Four Seasons Shopping Centre, Rosemary Centre and Beales Department Store.	Town information only		Work with partners, developers and land owners through the developer forum and growth delivery group to understand barriers to improving Mansfield town centre.  Review of town centre vision and / or development of further supplementary guidance.
					Preparation of Town Centre Masterplan  Seek additional gap funding.
RT5: Accessing Mansfield town centre	6 and 9	Details of improvements secured as part of major development proposals	N/a	None	None

Policy	Objective	Indicator<	Target	Trigger	Possible Remedial Actions
RT6: Retail and leisure allocations	1 and 6	Progress with development of identified sites	Information only		Work with partners, developers and land owners through the developer forum and growth delivery group to understand barriers to development of identified sites.
		- EIA Screening (if required)			
		- Submission of application			Development of further supplementary guidance.
		- Determination of application			Seek additional gap funding.
RT7: Retail and leisure commitments	1 and 6	- Agreement of s106			
		- Approval of Reserved Matters			
		- Commencement of development			
		- Site complete			
RT8: District and Local Centres	6	Progress with development of identified sites	Progress as per agreed timetable	Substantial delay to timetable	Work with partners, developers and land owners through the developer forum and growth delivery group to understand barriers to development of identified sites.
		- Approval of Reserved Matters (if applicable)			Development of further supplementary guidance.
		- Commencement of development			
		- Site complete			Seek additional gap funding.
RT9: Neighbourhood Parades	6, 7 and 11	% of A1 retail use within centres	A1 remains at 40%	A1 is no longer the predominate use	Work with partners, developers and land owners through the developer forum and growth delivery group to understand barriers to improving district and local centres.
		% of town centre units vacant	Reduce	Substantial increase in town centre vacancy rates	
		% of planning applications granted contrary to policy	0%	Substantial % of applications granted contrary to policy	Review relevant applications to establish reasons non-compliance with policy did not result in refusal.
					Development of further supplementary guidance.
RT9: Neighbourhood Parades	6, 7 and 11	% of A1 retail use within parades	A1 remains at 40%	A1 is no longer the predominate use	Work with partners, developers and land owners through the developer forum and growth delivery group to understand barriers to improving neighbourhood parades.
		% of units vacant	Reduce	Substantial increase in vacancy rates	
		% of planning applications granted contrary to policy	0%	30% of applications granted contrary to policy	Partial review of the Local Plan.



Policy	Objective	Indicator<	Target	Trigger	Possible Remedial Actions
RT10: Hot food takeaways	5 and 7	% of units vacant	Information only	30% of applications granted contrary to policy	Development of further supplementary guidance.
		% of planning applications granted contrary to policy.	Information only		
RT11: Visitor economy	1 and 6	No. of applications for A5 uses approved within 400m of a secondary school or college.	Zero	Substantial number of applications approved within 400m	Review relevant applications to establish reasons non-compliance with policy did not result in refusal.
		% of planning applications granted contrary to policy.	0%		
SUE1: Pleasley Hill Farm	1, 2 and 3	Number of new hotel rooms / floor space of visitor accommodation built.	Information only	30% of applications granted contrary to policy	Work with partners, developers and land owners through the developer forum and growth delivery group to understand barriers to provision of tourist and visitor facilities in district.
		Details of new visitor and tourist attractions	Information only		
SUE2: Land off Jubilee Way	1, 2 and 3	% of planning applications granted contrary to policy.	0%	Substantial delay to timetable	Review relevant applications to establish reasons non-compliance with policy did not result in refusal.
		% of planning applications granted contrary to policy.	0%		
SUE1: Pleasley Hill Farm	1, 2 and 3	Progress with delivery of site. Key stages:	Progress as per agreed timetable	Substantial delay to timetable	Development of further supplementary guidance.
		- EIA Screening (if required)			
		- Agreement of masterplan			
		- Submission of application			
		- Determination of application			
		- Agreement of s106			
		- Approval of Reserved Matters			
		- Commencement of development			
		- Site complete			
		- No. of homes completed	Progress as per identified trajectory		
- Amount of retail floorspace provided	Covered by other indicators				
- Amount of economic ha provided	Covered by other indicators				
SUE2: Land off Jubilee Way	1, 2 and 3	Progress with delivery of site. Key stages:	Progress as per agreed timetable	Substantial delay to timetable	Work with partners, developers and land owners through the developer forum and growth delivery group to understand barriers to development of site.
		- EIA Screening (if required)			
SUE2: Land off Jubilee Way	1, 2 and 3	- Agreement of masterplan		Substantial delay to timetable	Work with partners, developers and land owners through the developer forum and growth delivery group to understand barriers to development of site.
		- Agreement of masterplan			

Policy	Objective	Indicator<	Target	Trigger	Possible Remedial Actions	
SUE3: Committed strategic urban extensions	1, 2 and 3	- Submission of application			Development of further supplementary guidance.	
		- Determination of application			Seek additional gap funding.	
		- Agreement of s106			Partial review of the Local Plan	
		- Approval of Reserved Matters				
		- Commencement of development				
		- Site complete				
SUE3: Committed strategic urban extensions	1, 2 and 3	No. of homes completed	Progress as per identified trajectory	Covered by other indicators	Work with partners, developers and land owners through the developer forum and growth delivery group to understand barriers to development of identified sites.	
		Amount of retail floorspace provided	Progress as per identified trajectory	Covered by other indicators		
		Amount of economic ha / floorspace provided	Progress as per identified trajectory	Covered by other indicators		
		Progress with development of identified sites	Progress as per agreed timetable	Substantial delay to timetable		
		- Approval of Reserved Matters (if applicable)				Seek additional gap funding.
		- Commencement of development				Partial review of the Local Plan
IN1: Infrastructure delivery	8, 9 and 10	No. of homes completed	Progress as per identified trajectory	Covered by other indicators	Work with partners, developers and land owners through the developer forum and growth delivery group to understand barriers to provision of priority infrastructure.	
		Amount of retail floorspace provided	Progress as per identified trajectory	Covered by other indicators		
		Amount of employment ha / floorspace provided	Progress as per identified trajectory	Covered by other indicators		
		Progress with delivery of priority infrastructure required in district	Provision of priority infrastructure	Failure to provided priority infrastructure		
		% of planning applications granted contrary to policy.	0%	30% of applications granted contrary to policy		
						Review relevant applications to establish reasons non-compliance with policy did not result in refusal.
IN1: Infrastructure delivery	8, 9 and 10				Development of further supplementary guidance.	
					Seek additional gap funding.	
					Partial review of the Local Plan	



Policy	Objective	Indicator<	Target	Trigger	Possible Remedial Actions
IN2: Green Infrastructure	7, 9, 10, 11 and 12	% of planning applications granted contrary to policy.	0%	30% of applications granted contrary to policy	Work with partners, developers and land owners through the developer forum and growth delivery group to understand barriers to provision of green infrastructure.  Review relevant applications to establish reasons non-compliance with policy did not result in refusal.  Development of further supplementary guidance.  Seek additional gap funding.
IN3: Protection of community open space and outdoor sports provision	7 and 10	Net change in ha of community open space and sports provision identified for protection in the Local Plan[7] % of major residential planning permissions which accord with Mansfield Green Space Standard % of applications granted contrary to the recommendations in the Playing Pitch Strategy % of planning applications granted contrary to policy.	No net loss of those identified for protection in the Local Plan 100%	Substantial loss of open space and sports provision 30% of major residential planning permissions which do not accord with Mansfield Green Space Standard	Review relevant applications to establish reasons non-compliance with policy did not result in refusal.  Development of further supplementary guidance.  Seek additional gap funding.  Partial review of the Local Plan
IN4: Creation of community open space and outdoor sports provision in new development	7 and 10	Details of new community open space and sports provision % of major residential planning permissions which accord with Mansfield Green Space Standard % of planning applications granted contrary to policy.	Information only 100%	30% of major residential planning permissions which do not accord with Mansfield Green Space Standard 30% of applications granted contrary to policy	Review relevant applications to establish reasons non-compliance with policy did not result in refusal.  Development of further supplementary guidance.  Seek additional gap funding.
IN5: Protection and creation of allotments	7, 10 and 11	Net change in allotments (ha). Number of people on waiting list. % of planning applications granted contrary to policy.	No net loss (ha) Reduce	Substantial loss of allotments (ha) Substantial increase in numbers on waiting list 30% of applications granted contrary to policy	Work with partners, developers and land owners through the developer forum and growth delivery group to understand barriers to provision of allotments.  Seek additional gap funding.  Partial review of the Local Plan

Policy	Objective	Indicator<	Target	Trigger	Possible Remedial Actions
IN6: Designated local green space	7	loss of designated local green space % of planning applications granted contrary to policy. Details of planning permissions granted on Local Green Space	No loss 0%	Substantial loss of local green space 30% of applications granted contrary to policy	Review relevant applications to establish reasons non-compliance with policy did not result in refusal. Development of further supplementary guidance. Seek additional gap funding. Review relevant applications to establish reasons non-compliance with policy did not result in refusal. Development of further supplementary guidance. Seek additional gap funding. Partial review of the Local Plan
IN7: Local shops, community and cultural facilities	7, 10 and 11	% of planning applications granted contrary to policy.	0%	30% of applications granted contrary to policy	Review relevant applications to establish reasons non-compliance with policy did not result in refusal. Development of further supplementary guidance. Seek additional gap funding.
IN8: Protecting and improving the sustainable transport network	9 and 10	Progress with delivery of identified transport schemes No. of new planning permissions for residential, employment and retail within 400m of a bus stop. % of new dwellings and retail and employment floorspace within 400m of a train station. % of planning applications granted contrary to policy.	Progress as per agreed timetable Information only Information only 0%	Substantial delays to agreed timetable	Development of further supplementary guidance. Work with partners, developers and land owners through the developer forum and growth delivery group to understand barriers to delivering highway improvements Review relevant applications to establish reasons non-compliance with policy did not result in refusal. Development of further supplementary guidance. Seek additional gap funding.



Policy	Objective	Indicator<	Target	Trigger	Possible Remedial Actions
IN9: Impact of development on the transport network	9 and 10	Number and type of incidents in Mansfield	Reduce	Substantial increase in incidents	Partial review of the Local Plan Review relevant applications to establish reasons non-compliance with policy did not result in refusal.
		% of planning applications granted contrary to policy.	0%	30% of applications granted contrary to policy	Development of further supplementary guidance. Seek additional gap funding.
IN10: Car and cycle parking	9 and 10	Progress with adoption of Parking Standards SPD	Progress in accordance with agreed timetable	Substantial delay with progress of Parking Standards SPD	Review relevant applications to establish reasons non-compliance with policy did not result in refusal.
		Number of electric charging points within district accessible to the public. % of planning applications granted contrary to policy.	Increase 0%	30% of applications granted contrary to policy	Development of further supplementary guidance. Seek additional gap funding.
IN11: Telecommunications and broadband	10	Average broadband speed in Mansfield district.	Information only		Work with partners, developers and land owners through the developer forum and growth delivery group to understand barriers to providing telecommunications and broadband infrastructure in Mansfield.
		% of planning applications granted contrary to policy.	0%	30% of applications granted contrary to policy	Review relevant applications to establish reasons non-compliance with policy did not result in refusal. Development of further supplementary guidance. Seek additional gap funding.
NE1: Protection and enhancement of landscape character	11 and 14	% of planning applications granted contrary to policy.	0%	30% of applications granted contrary to policy	Review relevant applications to establish reasons non-compliance with policy did not result in refusal. Development of further supplementary guidance. Seek additional gap funding.

Policy	Objective	Indicator<	Target	Trigger	Possible Remedial Actions
NE2: Biodiversity and geodiversity	7, 8 and 12	Biodiversity Net change in ha of LWS, LGS and LNR  % of LWS / LGS in positive management[8] Details of habitat areas created by new development Change in ha of SSSIs No. of planning permissions granted within SSSI impact zones[9]. % of major applications with management plans (where relevant) for habitats, species and designated sites. Change in Ancient Woodland Number of applications granted within 400m of ppSPA % of planning applications granted to policy.	Net gain in biodiversity reflecting DEFRA biodiversity metric No net loss  Information only No loss Information only 100% 0% Information only 0%	Insufficient net gain in biodiversity. Substantial net loss         Substantial loss  Substantial % of applications granted contrary to policy	Partial review of the Local Plan  Work with partners, developers and land owners through the developer forum and growth delivery group to understand barriers to protection/enhancement of biodiversity and geodiversity.  Review relevant applications to establish reasons non-compliance with policy did not result in refusal.  Development of further supplementary guidance.  Seek additional gap funding.  Partial review of the Local Plan  Undertake monitoring of air quality.  Follow actions required by designation of an AQMA.
NE3: Pollution and land instability	12	Ha of land that is contaminated as defined by Part 2a of the Environmental Protection Act (1990) Air quality modelling	Information only  PM <sub>2.5</sub> no more than 10µgm <sup>3</sup>	Substantial worsening of air quality	Review relevant applications to establish reasons non-compliance with policy did not result in refusal.  Development of further supplementary guidance.
NE4: Mineral Safeguarding Areas	12	% of planning applications granted to policy.	0%	30% of applications granted contrary to policy	Review relevant applications to establish reasons non-compliance with policy did not result in refusal.



Policy	Objective	Indicator	Target	Trigger	Possible Remedial Actions
HE1: Historic environment	4	% of districts heritage assets classified as 'at risk'. Date of most recent Appraisal No. of applications approved against Historic England advice % of planning applications granted to policy.	Reduce Information only Information only 0%	Substantial increase in heritage assets classed as 'at risk' 30% of applications granted contrary to policy	Work with partners, developers and land owners through the developer forum and growth delivery group to understand reasons for increased risk Review relevant applications to establish reasons non-compliance with policy did not result in refusal. Development of further supplementary guidance. Seek additional gap funding. Partial review of the Local Plan
HE2: Pleasley Vale Regeneration Area	1, 2 and 4	% of planning applications granted to policy.	0%	30% of applications granted contrary to policy	Review relevant applications to establish reasons non-compliance with policy did not result in refusal. Development of further supplementary guidance. Seek additional gap funding.
CC1: Renewable and low carbon energy generation	8	Details of applications renewable and low carbon energy[10] % of planning applications granted to policy.	Information only 0%	30% of applications granted contrary to policy	Review relevant applications to establish reasons non-compliance with policy did not result in refusal. Development of further supplementary guidance. Seek additional gap funding.
CC2: Flood Risk	8 and 13	Number of applications granted against Environment Agency advice Zone 2,3a or 3b % of planning applications granted to policy.	0 Information only 0%	Substantial number approved against Environment Agency advice N/a 30% of applications granted contrary to policy	Review relevant applications to establish reasons non-compliance with policy did not result in refusal. Development of further supplementary guidance.

Policy	Objective	Indicator<	Target	Trigger	Possible Remedial Actions
CC3: Sustainable drainage systems	8 and 13	Number of planning permissions which incorporate SUDs. Number of applications within surface water high risk areas.	Information only		Partial review of the Local Plan
			Information only		Review relevant applications to establish reasons non-compliance with policy did not result in refusal.  Development of further supplementary guidance.  Seek additional gap funding.  Partial review of the Local Plan
CC4: Protection, restoration and enhancement of river and waterbody corridors	8 and 13	Details of de-culverting schemes taken forward No. of applications approved in Green SUDs Priority Areas No. of applications approved in low flow areas Details of schemes to re-naturalise the River Maun Quality of water bodies assessed through the Water Framework Directive % of planning applications granted contrary to policy.	Information only		Review relevant applications to establish reasons non-compliance with policy did not result in refusal.
			Information only		Development of further supplementary guidance.
			Information only		Seek additional gap funding.
			Information only		Partial review of the Local Plan
IM1: Monitoring and review of the Local Plan	All	Review of Local Plan Net additional dwellings Supply of deliverable specific housing sites. Availability of new evidence. Progress with key sites.	Complete no more than 5 years from date of adoption	Delay of review beyond five years from date of adoption	Work with partners, developers and land owners through the developer forum and growth delivery group to understand issues affecting delivery.
			Meeting local housing need when assessed on a three year rolling average.	50%	
			5 years supply including any shortfall and an appropriate buffer depending on past delivery.	Below 4 years for 3 years in a row	Review new evidence to establish if significantly impacts on the evidence underpinning the local plans and the choices made in its preparation.
			New evidence becomes available.	New evidence becomes available which significantly impacts on the Local Plan	
		Progress with key sites.	Progress with sites as identified	Substantial delays on key sites	Partial or full review of the Local Plan.



- 26.1** [1] The Housing Monitoring Report will continue to set out a range of indicators including: no. of homes with extant planning permission (full and outline) and the no. of homes under construction.
- 26.2** [2] This will include identifying the nature of the application, the route of decision (i.e. LPA decision or appeal) and reasons granted planning permission.
- 26.3** [3] Key stages to be confirmed following review of sites.
- 26.4** [4] Due to cost this will be obtained every three years.
- 26.5** [5] Town centre health checks will be carried out annually and published as part of the Retail Monitoring Report.
- 26.6** [6] Key stages to be confirmed following scoping work
- 26.7** [7] Includes replacements for the loss of those identified in the Local Plan. Fully new open space is monitored under IN4.
- 26.8** [8] Include caveats as only monitors council owned sites
- 26.9** [9] Assessed using [http://magic.gov.uk/Metadata\\_for\\_magic/SSSI%20IRZ%20User%20Guidance%20MAGIC.pdf](http://magic.gov.uk/Metadata_for_magic/SSSI%20IRZ%20User%20Guidance%20MAGIC.pdf)
- 26.10** [10] Details to include type of renewable or low carbon energy and installed capacity



## **Meeting your needs**

We may be able to provide this information in larger print, in Braille, on audio tape, on CD or in another language. Contact: **01623 463463** Minicom: **01623 463444** Email: **[lp@mansfield.gov.uk](mailto:lp@mansfield.gov.uk)**