



Authority Monitoring Report 2019/20

Planning Policy

June 2021

1 Introduction

- 1.1 The Town and Country Planning (Local Planning) (England) Regulations 2012 Regulation 34 requires Local Planning Authorities to produce an Authority Monitoring Report (AMR). The National Planning Practice Guidance provides guidance on the role of AMR's and what they should contain¹. This document has been structured to meet these requirements.
- 1.2 The purpose of AMRs is to provide information about the progress on and effectiveness of local plans. They help inform whether there is a need to undertake an early review of the local plan. AMRs should contain information on the following matters:
- progress with the Local Plan;
 - progress with any Neighbourhood Plans;
 - activity on the Duty to Cooperate;
 - performance on planning applications; and
 - how the policies in the Local Plan are being implemented.

The AMR also provides background information about the district.

- 1.3 This AMR reports on the period 1 April 2019 to 31 March 2020. Although the Mansfield District Local Plan (2013-2033) was adopted after this monitoring year on 8 September 2020, this AMR, where possible, assesses the situation against its policies to provide the most up-to-date position. As such, reference to the 'Local Plan' in this report refers to the (now) adopted Local Plan (2013-2033). However, for a variety of reasons not every proposed indicator can currently be monitored.

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

2 District profile

- 2.1 Mansfield district is located in west Nottinghamshire at the heart of the United Kingdom, between Nottingham to the south, and Sheffield to the north.
- 2.2 Approximately 88%² of the district's 109,300 (ONS, 2019 Mid-year estimates³) population live within the Mansfield urban area, which includes the market town of Mansfield and the communities of Mansfield Woodhouse, Clipstone, Pleasley and Forest Town; the separate settlement of Rainworth is located to the south east of Mansfield. As the largest county town in Nottinghamshire, Mansfield is the district's main business, shopping and service centre.
- 2.3 The remaining 12% of the population live within the various settlements located in Warsop Parish to the north of the district. The main settlement here is Market Warsop. It is much smaller in size than the Mansfield urban area and acts as service centre for the other settlements in the northern part of the district. This includes the settlements of Church Warsop, Meden Vale, Warsop Vale and Spion Kop.
- 2.4 Mansfield is fortunate to be surrounded on all sides by forests, green spaces and key destinations that are nationally and internationally well-known including Sherwood Forest, Clumber Park, Hardwick Hall and the Peak District. These create a stunning backdrop and opportunities for recreational access and biodiversity.
- 2.5 The district is easily accessible by road from the M1 in the west, the A1 to the east and by rail via the Robin Hood Line between Nottingham and Worksop. The A617 links the Mansfield urban area with Newark, the A60 to Nottingham and Worksop and the A38 to Sutton-in-Ashfield and Derby. Although there are a number of junctions which are heavily congested and require improvements, the Mansfield urban area itself is well served by a good local road network, and has a range of bus and rail services. However, accessibility is an issue for those living in the villages of Warsop Parish.
- 2.6 Throughout the district, there are well established walking and cycling routes, mostly running east to west alongside the river corridors of the rivers Maun and Meden, and on former mineral railway lines. These provide great opportunities for recreation and for sustainable travel, linking where people live and work. There is also scope to further improve this network by adding new routes and

²

<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/datasets/wardlevelmidyearpopulationestimatesexperimental>

³ <https://www.nottinghamshireinsight.org.uk/libraries/profile-library/district-profile-mansfield/>

joining existing ones together, to encourage more use of the district's green infrastructure network.

Demographics

2.6 At the time of the last census in 2011, Mansfield district had a population of 104,600 people. Since then, the population has estimated to have grown to 109,300 (ONS, 2019 Mid-year estimates), a growth rate of 4.5%. It is projected to grow to around 117,200 people by 2033⁴. The population split is 49.2% male and 50.8% female.

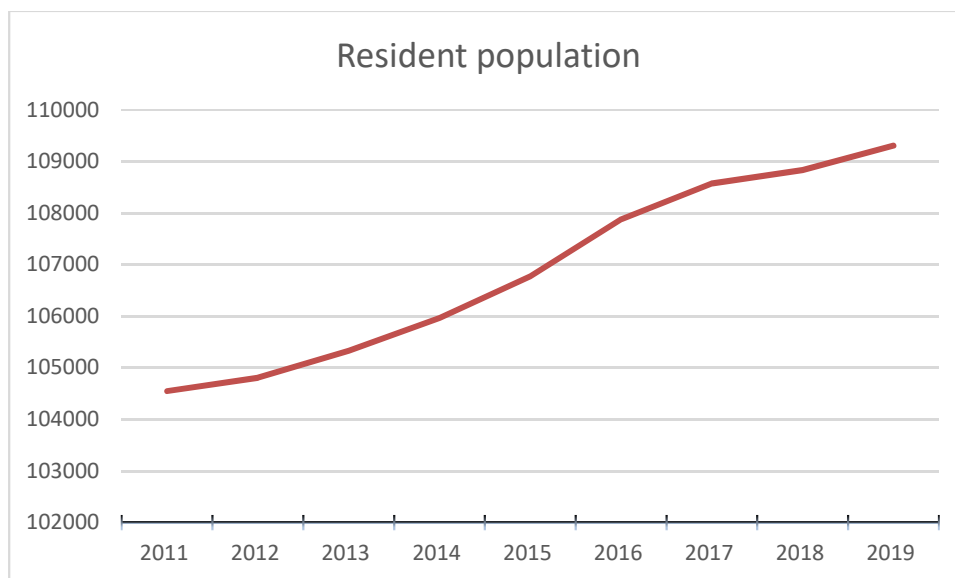


Figure 1: Resident Population of Mansfield district (2019)⁵

2.7 As can be seen below, the age split broadly reflects that of England as a whole, although there are fewer people aged 65+ when compared with Nottinghamshire figures. However, in common with the rest of the country, the population is expected to age in the period up to 2033. In Mansfield there is predicted to be a 37% increase in the population aged 65+ years (ONS 2018⁶).

⁴ <https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/datasets/localauthoritiesinenglandtable2>

⁵ <https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/datasets/populationestimatesforukenglandandwalesscotlandandnorthernireland>

⁶ <https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/datasets/localauthoritiesinenglandtable2>

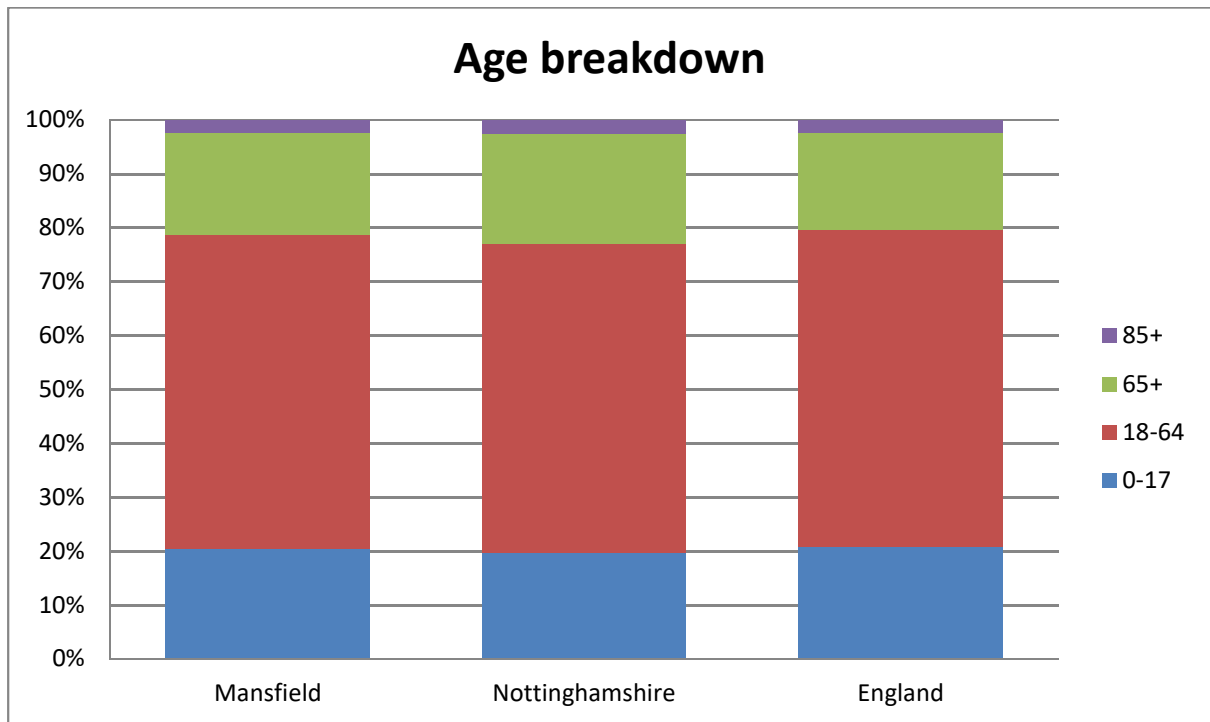


Figure 2: Age breakdown of resident population (2019)⁷

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

Employment and education

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

⁷ <https://www.nottinghamshireinsight.org.uk/libraries/profile-library/district-profile-mansfield/>

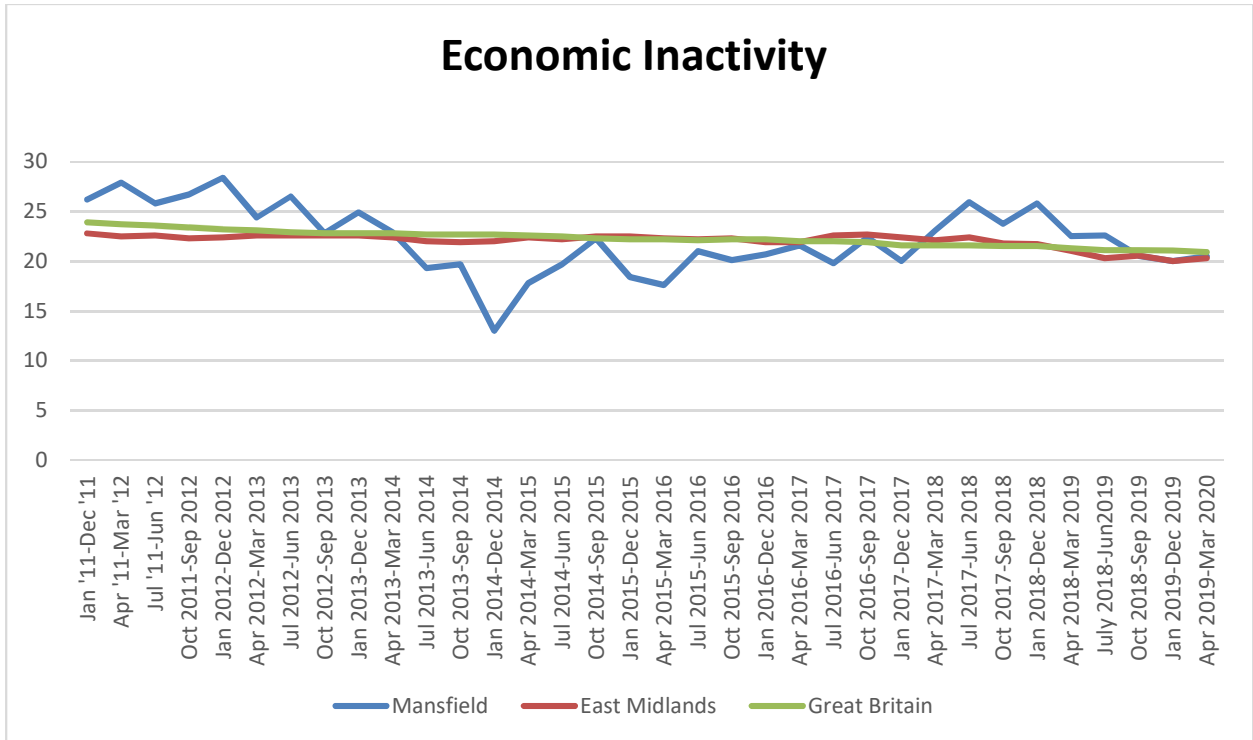


Figure 3: Economic Inactivity Rate⁸

2.10 The average resident of Mansfield district, however, has fewer qualifications and earns less than the average workers. Average gross weekly pay for residents of Mansfield is £439.80 compared to £550.10 in Nottingham, £457.70 in Nottinghamshire and £580.20 in England⁹.

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

⁹ <https://www.nottinghamshireinsight.org.uk/libraries/profile-library/district-profile-mansfield/>



Figure 4: Qualification of working age population (2019)¹⁰

2.11 The disparity in the level of qualifications is being addressed in a number of ways. West Nottinghamshire College now offers degree level courses. The Local Plan also includes Policy E5 (Improving skills and economic inclusion) which seeks to negotiate local labour agreements with certain developments to deliver local jobs and training opportunities.

Health and Wellbeing

2.12 Residents of Mansfield district are more likely to have long term limiting illness. In 2011, 23.75% of the population had a limiting long term illness compared to 19.7% in Nottingham and Nottinghamshire, and 17.64% in England¹¹. Life expectancy is also lower in Mansfield district; at birth, life expectancy is predicted to be 77.9 years for male and 81.3 for females compared to 79.6 and 82.9 in England¹¹.

¹⁰ <https://www.nomisweb.co.uk/reports/lmp/la/1946157166/report.aspx#tabquals>

¹¹ <https://www.nottinghamshireinsight.org.uk/libraries/profile-library/district-profile-mansfield/>

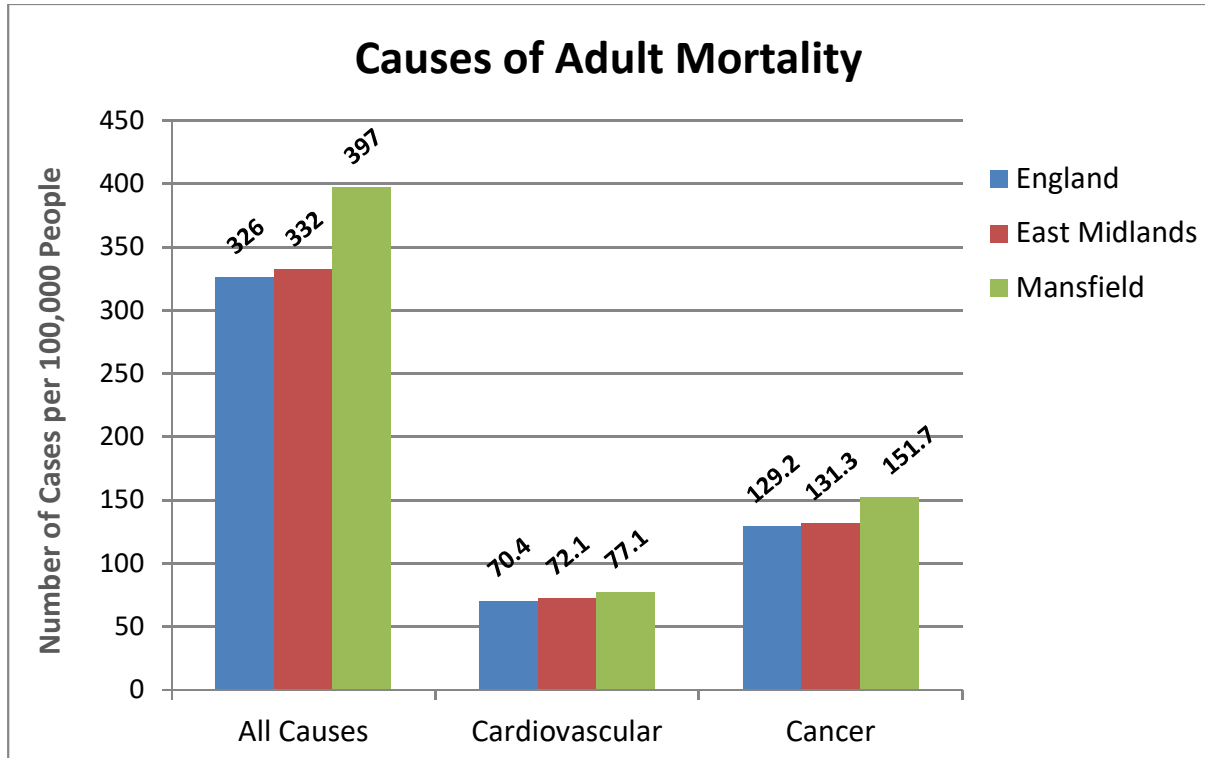


Figure 5: Causes of Mortality among Adults Under 75 (2017-19)¹²

Accessibility

2.13 As shown below, residents of Mansfield district are generally able to access services and facilities within 30 minutes¹³.

¹² <https://fingertips.phe.org.uk/profile/health-profiles/data#page/0/gid/1938132696/pat/6/par/E12000004/ati/101/are/E07000174/iid/40401/age/163/sex/4>

¹³ <https://www.nottinghamshireinsight.org.uk/libraries/profile-library/district-profile-mansfield/>

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

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

3 Planning Applications

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

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

3.2 The table below sets out performance against these targets for 2019/20. It also provides performance information on a range of other indicators.

Indicator	National target	Local target	Performance 2018/19	Performance 2019/20
Major planning applications determined within 13 weeks	60%	85%	95.83%	65%
Minor planning applications determined within 8 weeks	65%	97%	93.97%	93.8%
Other planning applications determined within 8 weeks	80%	96%	96.14%	89.7%
% of appeals allowed against authority's decision to refuse planning permission	n/a	42%	33.33%	25%
Delegated decisions as a percentage of all decisions	90%	90%	90.12%	91.9%
Pre-app advice enquiries responded to within 4 weeks	n/a	81.5%	76.92%	67.5%
Conditions discharged within 8 weeks	n/a	81.5%	71.01%	56.9%
Key				
	On or above target			
	Between 1%-5% under target			
	Over 5% under target			

4 Duty to Cooperate

- 4.1 The Duty to Cooperate requires that strategic plan making bodies cooperate with each other when preparing their plans. To do this the NPPF sets out that these authorities should produce, maintain and update one or more statements of common ground.
- 4.2 A statement of common ground is a written record of the progress made by strategic policy-making authorities during the process of planning for strategic cross-boundary matters. It documents where effective co-operation is and is not happening throughout the plan-making process, and is a way of demonstrating at examination that plans are deliverable over the plan period, and based on effective joint working across local authority boundaries. In the case of local planning authorities, it also forms part of the evidence required to demonstrate that they have complied with the duty to cooperate.
- 4.3 Below is a list of the statement of common grounds produced and agreed by Mansfield District Council. These are available online at:
<https://www.mansfield.gov.uk/downloads/download/256/examination-evidence---duty-to-cooperate>

DTC body	Date statement of common ground signed
Ashfield District Council and Newark & Sherwood District Council (Nottingham Outer)	December 2018
Nottinghamshire County Council	December 2018
Bolsover District Council	August 2018
Bassetlaw District Council	December 2018
Historic England	December 2018
Mansfield & Ashfield Clinical Commissioning Group	November 2018

5 Plan progress

5.1 As part of preparing a local plan, local planning authorities are required to set out, and keep up-to-date, a programme of work. This is called a Local Development Scheme (LDS) and also includes any other planning documents being prepared by the authority. The most recent LDS, in relation to the monitoring period, was adopted on 17 July 2019¹⁴. It identifies the Local Plan and the Gypsy, Traveller and Travelling Showpeople Site Allocations Development Plan Document. In addition, the LDS provides an update of progress with any neighbourhood plans being prepared by the local community.

Local Plan

5.2 The government requires that each local planning authority prepare and adopt a local plan. The Local Plan (2013-2033) sets out a vision and a framework for the future development of the district addressing housing, employment and other needs as well as safeguarding the environment and adapting to climate change.

5.3 The table below shows the stages that, at the end of the monitoring period, had been completed and those that were still left to complete.

	Stage	Period	Progress/ Status
1	Consultation on Local Plan Scoping Report	Summer 2015	Completed: Consultation statement for the whole of the local plan process can be viewed here: https://www.mansfield.gov.uk/local-plan/examination-evidence (document S5)
2	Evidence gathering	Ongoing until early summer 2018	Completed: You can view our current evidence here: https://www.mansfield.gov.uk/local-plan/evidence-support-local-plan-1 See also 5
3	Duty to cooperate	Ongoing	We are engaging our strategic partners including adjoining authorities, and infrastructure providers throughout the development of the local plan. See section 4 of this report.
4	Local Plan Consultation Draft	Spring 2016	Completed: See consultation statement.
4a	Local Plan Consultation Draft	Summer 2016	Completed: See consultation statement.

¹⁴ <https://www.mansfield.gov.uk/downloads/download/335/local-development-scheme>

	Stage	Period	Progress/ Status
5	Considering comments on the Local Plan Consultation Draft	Summer 2016/ to Late 2016	Completed: See consultation statement.
6	Preparation of the Housing and Economic Land Availability Assessment	Autumn 2016 – Spring 2017	Completed: The HELAA will be updated and published annually and can be viewed at: https://www.mansfield.gov.uk/planning-policy/housing-economic-land-availability-assessment-helaa
7	Update to evidence to support the Local Plan	Autumn 2016- Ongoing	Completed: You can view our current evidence here: https://www.mansfield.gov.uk/local-plan/evidence-support-local-plan-1
8	Consultation on the results of the Housing Economic Land Availability Assessment “Preferred Options” Consultation	Autumn 2017	Completed: See consultation statement.
9	Considering comments on the Local Plan “Preferred Options Consultation”	Winter 2017 – Summer 2018	Completed: See consultation statement.
10	Update evidence to reflect the outcome of the Preferred Options Consultation	Early - Summer 2018	Completed: You can view our current evidence here: https://www.mansfield.gov.uk/local-plan/evidence-support-local-plan-1
9	Commencement of Consultation on the Local Plan Publication draft	September 2018	Completed: See consultation statement.
8	Submission of Local Plan	November / December 2018	Completed: The Local Plan was submitted for examination on Wednesday 19 December 2018.

5.4 Examination hearing sessions on the Local Plan were held in May 2019. Consultation on the Main Modifications to the Local Plan started on 29 October and finished on 10 December 2019. The Local Plan had not been adopted at the end of the monitoring period. This took place in September 2020.

Gypsy, Traveller and Travelling Showpeople Site Allocations DPD

5.5 We have identified a need to provide a small number of pitches to meet the needs of Gypsies, Travellers and travelling show people. To ensure that appropriate sites are identified, a separate development plan document (DPD) is being prepared.

	Stage	Period	Progress/ Status
1	Consultation on DPD Scoping Report	Summer 2018	Completed: See consultation statement: https://www.mansfield.gov.uk/downloads/file/1231/statement-of-consultation-regulation-18-2019
2	Prepare site options	Ongoing from summer 2018 to early 2019	Completed: See the consultation material for more information: https://www.mansfield.gov.uk/local-plan/gypsy-traveller-site-allocations-development-plan-document-dpd/3?documentId=246&categoryId=20443
3	Gypsy and Traveller Preferred Site Consultation	Summer 2019	Completed: See link above. This stage resulted in further sites requiring assessment and consultation.
4	Gypsy and Traveller Options Consultation	Spring 2020	Due to COVID-19, this consultation was delayed. A revised timetable will be set out in a future LDS.
5	Prepare Submission draft of the Gypsy and Traveller DPD.	TBC	We will be drafting the final document having taken account of the representations received to the Regulation 18 consultations.
6	Consultation on the draft Gypsy and Traveller DPD- Regulation 19	TBC	We will ask for your views on whether the Local Plan meets the government's tests of soundness, over a 6 week period. Comments received will be provided to the Inspector when the Local Plan is submitted for examination.
7	Submission Local Plan	TBC	We will be submitting the Local Plan to the Secretary of State to be examined by an Independent Inspector

Neighbourhood plans

- 5.6 Neighbourhood planning provides local communities with the ability to directly shape their local area and the development within it. There are a number of different tools which can be used including neighbourhood plans which form, together with the Local Plan, the statutory development plan used to determine planning applications.
- 5.7 A neighbourhood plan can only be prepared by a formally designated neighbourhood forum. All parish councils are designated as such but communities outside of parished areas must apply to the district council to be designated and meet certain criteria. Neighbourhood plans must go through a set process before they are adopted (made) including formal consultation, examination and a referendum.
- 5.8 Within Mansfield district, there is only one parish council (Warsop Parish Council) and no neighbourhood forums have been designated. Warsop Parish Council are currently preparing a neighbourhood plan but have not yet submitted it to the district council for formal consultation. An updated timetable will be published for the preparation of the Warsop Neighbourhood Plan once this is available.

6 Monitoring the Local Plan (2013-2033)

6.1 The Local Plan includes policies that help guide new development to ensure it is sustainable. The policies cover a wide range of topics including climate change, design, the historic environment, housing and employment. For the majority of policies, monitoring indicators are included to establish whether the policy is effective or not. A number of indicators will usually be used to build up a picture of how the policy is performing. The monitoring framework is provided within Appendix 13 of the Local Plan and identifies the triggers which would highlight that a policy may need to be reviewed. As stated in the introduction of this AMR, the Local Plan had not been adopted by the end of the monitoring period. As such not all of the data required is available. The full set of indicators to reflect the new Local Plan will be included within the 2020/21 AMR.

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

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

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

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

Infrastructure Funding Statement

6.4 The council are also required to prepare an Infrastructure Funding Statement (IFS) on an annual basis. The document provides detailed monitoring information about Planning Obligations. This includes S106 agreements signed, monies received, monies spent (including detail of the specific project) and monies retained. It also sets out MDC's priorities for planning obligations in the forthcoming year. See: <https://www.mansfield.gov.uk/planning/infrastructure-funding-statement/1>

The Spatial Strategy

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

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

Policy S2: The spatial strategy			
Indicator	Target	Status	Progress
Net additional dwellings completed by location	Meeting local housing need when assessed on a three year rolling average. = An average of 325dpa between 2017/18 and 2019/20 An average of 293dpa in Mansfield urban area and 32dpa in Warsop Parish	An average of 343dpa Mansfield urban area = 395dpa Warsop Parish = 7dpa 2017/18 = 237 2018/19 = 391 2019/20 = 402	Good Overall target has been exceeded.
Net additional economic land	41ha (or an average of 2.05ha a year over the plan period)	2019/20 = 2.97 ha	Good Average annual target of 2.05ha has been exceeded
Net additional retail floor space by location and type	Targets and distribution in accordance with S2 2c	See table below	Satisfactory Floorspace is coming forward but not in the town and district centres.

Number of years supply of deliverable specific housing sites	5 years supply plus any shortfall and an appropriate buffer depending on past delivery.	6.5 years supply	Good Target has been exceeded including consideration of shortfall and appropriate buffer.
Supply of deliverable / developable employment land	10 years supply (or 21ha)	18.63ha with planning permission 0.39ha under construction 8.95ha vacant sites in existing employment areas 17.95ha allocated sites =45.92ha	Good Sufficient sites with extant planning permission / allocations for the next 10 years

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

	Unknown (2018/0321/OUT)	No				
Amount committed up to end of 2019/20:	-	-	-	-	-	-
Balance remaining:	10,438		0		2,800	
Mansfield Woodhouse district centre	700		0		350	
Amount committed up to end of 2018/19:	-	-	-	-	-	-
Amount committed up to end of 2019/20:	-	-	-	-	-	-
Balance remaining:	700		0		350	
Market Warsop district centre	700		0		350	
Amount committed up to end of 2018/19:	-	-	-	-	-	-
Amount committed up to end of 2019/20:	-	-	-	-	-	-
Balance remaining:	700		0		350	
Other (Housing growth areas)	700		540		0	
Amount committed up to end of 2018/19:	84 (2010/0805/ST)	No	-	-	-	-
Amount committed up to end of 2019/20:	-	-	-	-	-	-

Balance remaining:	616		540		0		
Other	0		0		0		
Amount committed up to end of 2018/19:	18.5 (2015/0578/ST)	Yes	250 (2017/0407/FUL)	Yes	63 (2016/0513/ST) – A3	Yes	
	91 (2018/0319/FUL)	No	40 (2017/0814/FUL)	Yes	131 (2017/0644/FUL) – A3	Yes	
	51.5 (2018/0523/FUL)	Yes	52 (2018/0452/FUL)	Yes	167 (2018/0305/FUL) – A3	Yes	
					624 (2018/0488/COU) – SG	No	
					135 (2018/0513/COU) – A4	Yes	
					490 (2018/0630/COU) – SG	Yes	
				155 (2019/0037/NMA) – A5	No		
Amount committed up to end of 2019/20:	265 (2018/0702/FUL)	Yes	280 (2018/0697/FUL)	Yes	547 (2019/0151/FUL) ¹⁵ – A3/A5	No	
	740 (2019/0252/FUL ¹⁶)	No	1,059 (2018/0702/FUL)	Yes	383 (2019/0225/FUL) – A3/A5	Yes	
	885 (2019/0422/FUL)	Yes	293 (2019/0252/FUL)	No	87 (2019/0252/FUL) – A3	No	
	-66 (2019/0285/COU)	Yes	22 (2019/0277/FUL)	Yes	-260 (2019/0316/FUL) – A4	Yes	
	-17 (2019/0626/COU)	Yes	400 (2019/0316/FUL)	Yes	35 (2019/0561/FUL) – A5	Yes	
					12 (2019/0108/COU)	Yes	100 (2019/0575/FUL) – A3/A4/A5
14 (2019/0527/COU)					Yes	-307 (2019/0039/COU) – A4	Yes

¹⁵ Allowed by appeal (reference APP/X3025/W/20/3250525) 09/12/2020

¹⁶ Varied by 2019/0712/VCON

					261 (2019/0427/FUL) – A3	No
					17 (2019/0626/COU) – A5	Yes
Total floorspace committed/developed:	2,714	1,799	2,422	2,129	2,628	954

Policy S3: Development in the countryside			
Indicator	Target	Status	Progress
% of Planning applications granted contrary to policy	0%	To be monitored in next year's AMR following adoption of the Local Plan.	N/A

Policy S4: Supporting economic and housing growth through urban regeneration			
Indicator	Target	Status	Progress
Number of additional dwellings on brownfield land	Increase	<ul style="list-style-type: none"> • 2013/14 = 153 • 2014/15 = 89 • 2015/16 = 177 • 2016/17 = 85 • 2017/18 = 120 • 2018/19 = 216 • 2019/20 = 143 	Satisfactory Progress is variable over time.
Amount of additional economic land on brownfield land	Increase	To be monitored following adoption of the Local Plan.	
Amount of net additional retail floor space on brownfield land	Increase	To be monitored following adoption of the Local Plan.	

Policy S5: Delivering key regeneration sites				
Indicator	Target		Status	Progress
Progress towards development of White Hart Street	Progress in the preparation of masterplan / design brief for the site	TBC	Timetable to be prepared following adoption of Local Plan	Master planning work for the Town Centre has commenced.
	Planning Application	TBC		
	Permission Granted	TBC		
	Delivery of the regeneration site	TBC		
Progress towards development of Portland Gateway	Progress in the preparation of masterplan / design brief for the site	TBC	Timetable to be prepared following adoption of Local Plan	Master planning work for the Town Centre has commenced.
	Planning Application	TBC		
	Permission Granted	TBC		
	Delivery of the regeneration site	TBC		
Progress towards development of Riverside	Progress in the preparation of masterplan / design brief for the site	TBC	Timetable to be prepared following adoption of Local Plan	Master planning work for the Town Centre has commenced.
	Planning Application	TBC		
	Permission Granted	TBC		
	Delivery of the regeneration site	TBC		

Place Making

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

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

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

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

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

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

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

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

Policy P8: Shop front design and signage			
Indicator	Target	Status	Progress
Percentage (%) of planning applications granted contrary to policy	0%	To be monitored following adoption of the Local Plan.	
Number of grants made through the Shop Fronts scheme	Information only	1 grant of £2,500 awarded in March 2020.	

Housing

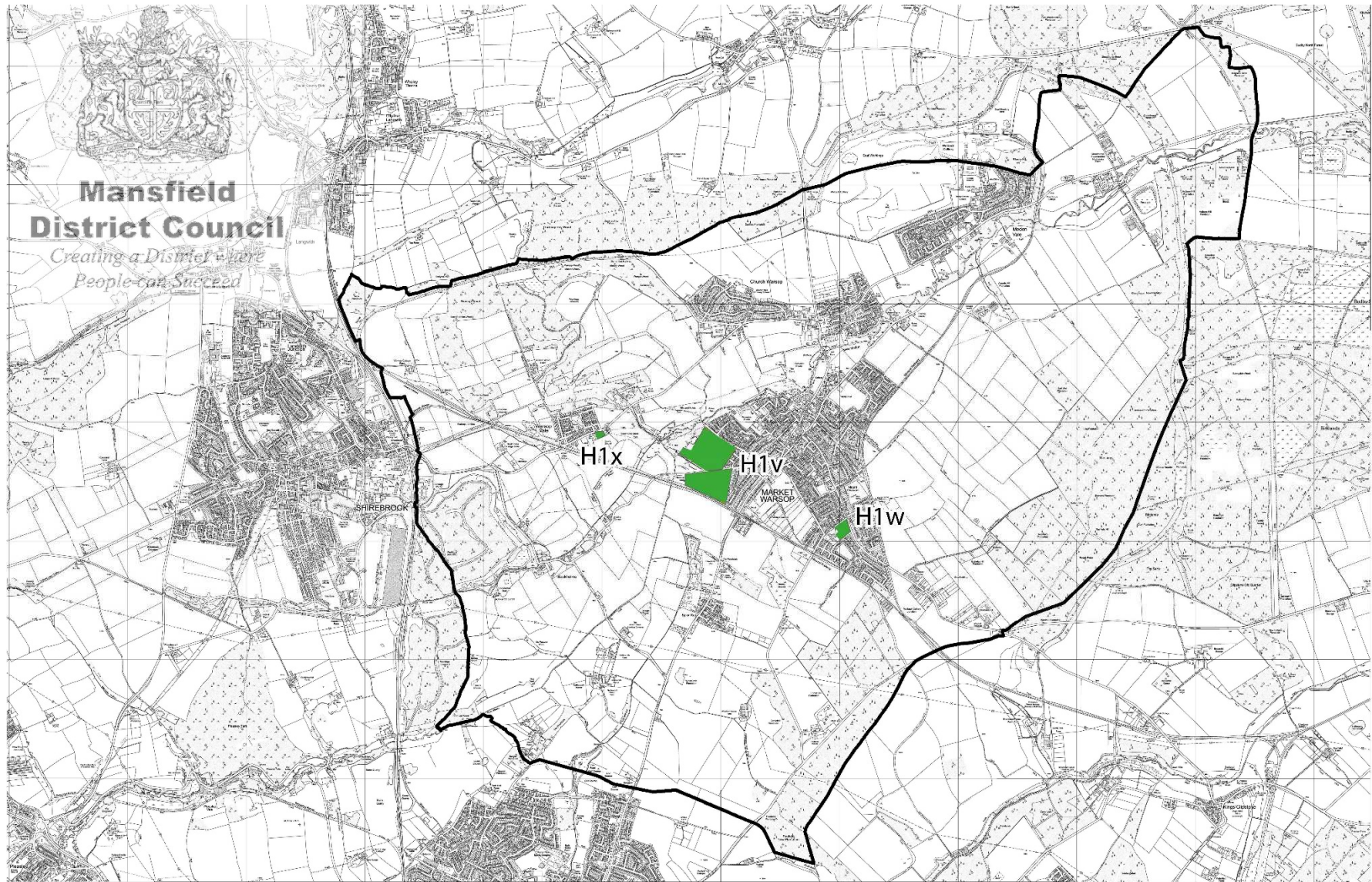
6.6 National planning policy guidance requires the council to seek to meet the full objectively assessed needs for market and affordable housing through the Local Plan. It also requires that the council plans to deliver a mix of housing to meet the needs of current and future generations based on demographic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

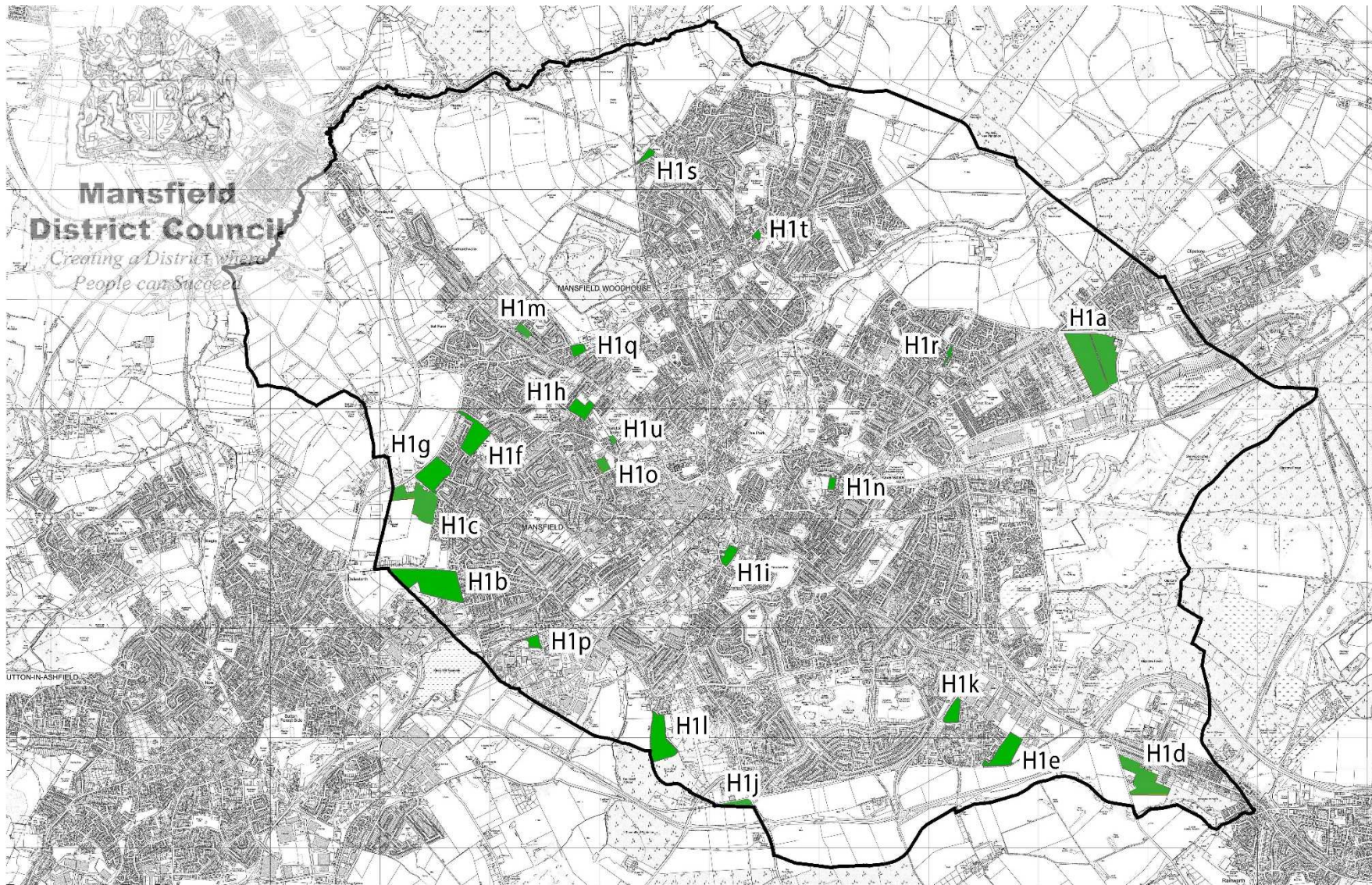
Policy H1: Housing allocations			
Progress with delivery of allocated sites	Target for first completions	Current Stage	Progress against the housing trajectory (as at 31 March 2020)
H1a: Clipstone Road East	2022/23	Outline planning permission granted (2014/0248/NT) for part of the site 20/12/18 and reserved matters submitted. Application for remaining part of site currently being determined (2017/0523/FUL).	Good Outline granted and Reserved Matters submitted; sufficient time to allow delivery in 2022/23.
H1b: Land off Skegby Lane	2024/25	No application submitted.	Good Application would likely need to be submitted by 2021/22 to allow delivery in 2024/25.
H1c: Fields Farm, Abbott Road	2024/25	No application submitted	Good Application would likely need to be submitted by 2021/22 to allow delivery in 2024/25.
H1d: Three Thorn Hollow Farm	2022/23	EIA Screening Opinion submitted (2019/0763/SCRE). No planning application submitted within the monitoring period.	Satisfactory An application in 2020/21 would be needed to allow delivery from 2021/22. May delay delivery to 2022/23.

H1e: Land at Redruth Drive	2024/25	Outline planning application currently being determined (2019/0183/OUT)	Good Sufficient time to determine application and deal with Reserved Matters to allow delivery in 2024/25.
H1f: Former Rosebrook Primary School	2024/25	No application submitted	Good Application would likely need to be submitted by 2021/22 to allow delivery in 2024/25.
H1g: Abbott Road	2027/28	No application submitted.	Good Application would likely need to be submitted by 2025/26 to allow delivery in 2027/28.
H1h: Centenary Road	2027/28	No application submitted.	Good Application would likely need to be submitted by 2025/26 to allow delivery in 2027/28.
H1i: Former Mansfield brewery (part A)	2020/21	Full planning permission granted and site under construction (2018/0262/FUL)	Good Site already under construction and on track for delivery in 2020/21.
H1j: Bellamy Road	2027/28	No application submitted.	Good Application would likely need to be submitted by 2025/26 to allow delivery in 2027/28.
H1k: High Oakham Farm (east)	2024/25	No application submitted	Good Application would likely need to be submitted by 2021/22 to allow delivery in 2024/25.
H1l: Land off Balmoral Drive	2024/25	Resolution to grant planning permission subject to an s106 agreement (2015/0083/NT) but no progress in signing.	Satisfactory Subject to agreement on the s106 there would be sufficient time to allow for delivery to start in 2024/25. However substantial delay would make this challenging.

H1m: Sherwood Close	2020/21	Full planning permission granted (2017/0827/FUL)	Good Full permission granted and sufficient time to allow delivery in 2020/21.
H1n: Ladybrook / Tuckers Lane	2026/27	No application submitted	Good Application would likely need to be submitted in 2024/23 to allow delivery in 2026/27
H1o: Hermitage Mill	2021/22	Full planning permission granted (2018/0098/FUL)	Good Full planning permission granted and sufficient time to allow delivery in 2021/22
H1p: South of Debdale Lane	2025/26	No application submitted.	Good Application would likely need to be submitted by 2023/24 to allow delivery in 2025/26.
H1q: Land off Holly Road	2027/28	Outline planning application 2019/0084/OUT was withdrawn.	Good Sufficient time to allow delivery in 2027/28.
H1r: Land at Cox's Lane	2021/22	Completed.	Good Site completed.
H1s: Land off Ley Lane	2019/20	Application currently being determined (2017/0047/FUL)	Poor There is a resolution to grant planning permission subject to a s106 agreement. The site is in use as a Travelling Showpersons Yard and has a Certificate of Lawful use.
H1t: Land off Rosemary Street	2020/21	Full planning permission granted (2018/0726/FUL) Under construction.	Good Full permission granted; sufficient time to allow delivery in 2020/21

H1u: Stonebridge Lane / Sookholme Lane, Market Warsop	2020/21	Outline permission granted (2017/0816/OUT).	<p>Satisfactory</p> <p>Reserved matters expected to be submitted in Winter 2020 to allow delivery in 2020/21.</p>
H1v: Sherwood Street / Oakfield Lane, Market Warsop	2027/28	Outline planning application currently being determined (2019/0401/OUT)	<p>Good</p> <p>Outline application submitted; sufficient time to allow delivery in 2027/28.</p>
H1w: Former Warsop Vale School, Warsop Vale	2024/25	Resolution to grant permission subject to s106 (2015/0669/NT)	<p>Satisfactory</p> <p>Sufficient time to agree s106 and then commence construction by 2024/25 but s106 has been unsigned for a number of years.</p>





Policy H2: Committed housing sites				
Housing Ref:	Net completed dwellings on identified sites	Target for first completions	Number of homes completed (as of 31 March 2020)	Progress
H-Sa014	Former Mansfield Brewery (part B) (2017/0631/PIP)	2024/25	0	Good Site has sufficient time for Reserved matters.
H-WI001	Former Mansfield General Hospital (2015/0712/NT)	Completed	54	Good Site complete November 2018.
H-Ki007	Allotment site at Pump Hollow Road (2016/0038/NT)	Under construction	12	Good Site is under construction.
H-Ng017	Sandy Lane (2016/0262/ST) 2020/0141/V106	2021/22	0	Good Full planning permission granted in March 2018. Awaiting Reserved Matters.
H-Cb011	Land at Windmill Lane (former nursery)(now called Wildflower Rise) (2017/0738/FUL)	Completed	23	Good Site completed February 2020
H-Rw012	Land off Sherwood Oaks Close (2015/0181/ST)	2024/25	0	Good Outline planning permission granted in June 2017. Awaiting Reserved Matters
H-Bh005	Former Evans Halshaw site (2016/0440/ST)	Under construction	27	Good Site is under construction.

H-Oa025	Land to the rear of 28 High Oakham Hill (2017/0214/OUT)	2024/25	0	Good Outline planning permission granted in January 2018. Awaiting Reserved Matters.
H-Gf010 H-Gf009	Kirkland Avenue Industrial Park (2017/0636/PIP) (2017/0637/PIP)	2024/25	0	Good Technical details consent needed but sufficient time for approval.
H-Oa024	Land at High Oakham House (2016/0329/ST)	Under construction	6	Good Site under construction. Some units are self-builds.
H-Bk006	Land north of Skegby Lane (2016/0447/ST)	2021/22	0	Good Reserved Matters approved in September 2017.
H-Pe006	Penniment Farm (2010/0805/ST)	Under construction	58	Good Site under construction. New outline application submitted to increase number of homes on site from 430 to 600 (2018/0552/OUT).
H-Oa016	Land at the corner of Quarry Lane, Mansfield (2014/0715/ST)	Under construction	14	Good Site under construction, completion expected in 2020/2021.
H-Bf008	Pleasley Hill Regeneration Area (2014/0147/ST)	Under construction	145	Good Site is under construction, completion expected 2020/2021
H-Cb006	Bath Mill (2015/0238/NT)lapsed (2020/0068/FUL)	Lapsed	0	Poor Existing planning permission lapsed on 09/12/2019. Application 2020/0068/FUL submitted 5/2/2020, pending consideration.

H-Gf005	Land at Hermitage Lane (2013/0622/ST)	Completed	25	Good Site completed June 2018.
H-HI004	Land to the rear of 183 Clipstone Road West (2014/0128/NT)	Completed	12	Good Site completed October 2018
H-Ki002	Land to the rear of 66-70 Clipstone Road West (2016/0003/NT)	Completed	14	Good Site completed April 2019
H-La009	18 Burns Street (2016/0468/ST)	Completed	21	Good Site completed October 2018
H-Ph015	Park Hall Farm (Site A) (2016/0312/NT)	Completed	140	Good Site completed July 2019
H-Ph016	Park Hall Farm (Site B) (2015/0032/NT)	Under construction	2	Good Site under construction, independent builders for all plots.
H-Wh008	Land at 7 Oxclose Lane (2015/0334/NT)	Completed	17	Good Site completed June 2018.
H-Sa005	Former Mansfield Sand Co (2012/0350/ST) (2017/0568/RES)	2026/27	0	Poor Reserved Matters application has been approved on site for 4 dwellings. Site remains available for development but expects to be delivered later 2026/27.

H-Ab003	20 Abbott Road (2015/0316/ST) (2019/0146/RES)	2027/28	0	Good Outline permission granted. Application for reserved matters was made on 11/03/2019 and granted on 03/05/19
H-Li008	284 Berry Hill Lane (2014/0216/ST)	Completed	5	Good Site completed February 2019.
H-Bh010	Former Miners Offices (2014/0719/ST)	Completed	18	Good Site completed April 2018
H-Cb007	The Ridge (2012/0442/NT)	Under construction	26	Poor 17 homes left to build but no completions since 2015/16. Intervention likely to be required to ensure scheme completed.
H-Mv006	Birchlands/Old Mill Lane (2014/0162/NT)	Completed	9	Good Site completed November 2018.
H-Wh003	Former Garage Site Alexandra Avenue (2017/0642/FUL)	Under construction	5	Good Site under construction, new app to add 2 more dwellings
H-WI034	Ashmead Chambers (2016/0562/ST)	2023/24	0	Good Full permission granted in April 2018. Conversion to flats so likely to complete in a single year.
H-Ng006	10a Montague Street (2013/0555/ST)	Completed	8	Good Site completed April 2018.

H-Pe010	Land adj 27 Redgate Street (2017/0070/FUL)	2026/27	0	Good Full Permission granted June 2018.
H-Rw007	Adj 188 Southwell Road East (2017/0854/OUT)	2024/25	0	Good Outline permission granted in March 2018
H-Ng004	52 Ratcliffe Gate (2016/0574/ST)	Lapsed	0	Poor Lapsed 17/3/19. As flats would assume complete all in one year.
H-Gf008	Yasmee (2016/0400/ST)	Completed	10	Good Site completed 30/01/19.
H-Ra006	Land at Northfield House (2017/0538/OUT)	2020/21	0	Good Full permission granted in October 2017.
H-Wc017	Wood Lane, Church Warsop (2017/0633/PIP)	2024/25	0	Good Technical Details Consent needed but sufficient time for approval. Resolution to grant outline permission (2018/0646/OUT) subject to S106
H-Ne008	Welbeck Farm (2015/0635/NT)	2024/25	0	Good Permission granted in June 2017
H-Wc008	Moorfield Farm (2014/0654/NT)	Under construction	7	Good Construction started May 2017

H-Me008	Oak Garage (2016/0028/NT)	2024/25	0	Good Outline permission granted in Nov 2016
H-Ne005	Elksley House (2017/0518/OUT)	2024/25	0	Good Outline planning permission granted in Oct 2017

Policy H3: Housing Density and Mix			
Indicator	Target	Status	Progress
Average density of major residential planning permissions	Information only	Not currently monitored.	
Mix of house types on major residential planning permissions	Information only	Homes granted planning permission where no. of bedrooms known between 01.04.13 and 31.03.20 6 bed – 0.26% (5) 5 bed – 3.30% (62) 4 bed – 22.46% (422) 3 bed – 30.23% (568) 2 bed – 31.35% (589) 1 bed – 12.40% (233)	
Percentage (%) of planning applications granted contrary to policy	0%	To be monitored following adoption of the Local Plan.	

Policy H4: Affordable housing			
Indicator	Target	Status	Progress
Number of affordable homes completed	55dpa when assessed on a three year rolling average	2013/14 – 8 2014/15 – 20 2015/16 – 76 2016/17 – 76 2017/18 – 25 2018/19 – 77 2019/20 - 18 Three year average = 40	Poor Three year average below target (72% of target)
Number on housing waiting list	Reduce	See table below	Satisfactory Total number has increased but those in highest need (Band 1 and 2) has decreased.
Percentage (%) of planning applications granted contrary to policy	0%	To be monitored following adoption of the Local Plan.	
Number of affordable homes granted planning permission	Information Only	2013/14 – 264 homes / £4,250,000 2014/15 – 145 homes / £325,000 2015/16 – 60 homes / £247,867 2016/17 – 8 homes / £187,709 2017/18 – 36 homes / £140,000 2018/19 – 183 homes/£475,000 2019/20 – 52 homes / £225,000	

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

Policy H5: Custom and self-build			
Indicator	Target	Status	Progress
Number of custom and self-build homes completed	Increase	To be monitored following adoption of the Local Plan.	
Number of custom or self-build plots granted planning permission	Delivery of sufficient plots with planning permission to meet need identified on self/custom build register.	To be monitored following adoption of the Local Plan.	
Number of people on self-build register	Information only	9 individuals and have expressed an interest in Mansfield district. 3 individuals have expressed an interest in Ashfield & Mansfield districts. 4 individuals have expressed an interest in Mansfield & Newark & Sherwood districts. 21 individuals and 2 groups have expressed an interest in all 3 districts.	
Percentage (%) of planning applications granted contrary to policy	0%	To be monitored following adoption of the Local Plan.	

Policy H6: Specialist housing			
Indicator	Target	Status	Progress
Number of net additional C2 beds granted planning permission	Increase	To be monitored following adoption of the Local Plan.	
Percentage (%) of planning applications granted contrary to policy	0%	To be monitored following adoption of the Local Plan.	

Policy H7: Homes in multiple occupation			
Indicator	Target	Status	Progress
Net additional HMOs granted planning permission	Information only	2013/14 – 0 beds 2014/15 – 6 beds 2015/16 – 24 beds 2016/17 – 35 beds 2017/18 – 50 beds 2018/19 – 11 beds 2019/20 – 17 beds	There is a steady supply of HMOs being permitted.
Number of HMO licenses granted	Information only	2013/14 – 23 beds 2014/15 – 63 beds 2015/16 – 28 beds 2016/17 – 65 beds 2017/18 – 116 beds 2018/19 – 138 beds 2019/20 – 29 beds	There is a steady supply of HMO licenses being granted.
Percentage (%) of planning applications granted contrary to policy	0%	To be monitored following adoption of the Local Plan.	

Policy H8: Accommodation for Gypsies, Travelers and travelling show people			
Indicator	Target	Status	Progress
Net additional pitches / sites delivered.	3 pitches	To be delivered through DPD	
Delivery of transit site	1 transit site	To be delivered through DPD	
Number of Travelling Show People plots delivered	Increase	To be delivered through DPD	
Progress towards adoption of DPD: Reg 18 consultation	Identified dates for key stages	A second Reg 18 consultation was delayed by COVID-19	Poor A revised timetable will be

· Reg 19 consultation · Submission to SoS · Examination · Adoption		national lockdown.	produced.
Percentage (%) of planning applications granted to policy	0%	To be monitored following adoption of the Local Plan.	

Employment

- 6.7 Alongside new housing, making sure that there is sufficient employment land in the right locations to meet the needs of business and the district's workforce is important in creating a stronger, more diverse, local economy. In addition, a flourishing local economy works strongly towards objectives to raise skills and qualifications amongst the workforce which is an important issue locally. This in turn helps to provide positive benefits for improving longevity of local businesses and peoples' overall quality of life.
- 6.8 The Local Plan seeks to develop a strong and thriving economy, improving employment opportunities for all skills and diversifying the economy. It helps to meet the council's aspirations to increase the skills base for existing residents and employees and to attract a higher skills base and more knowledge rich industries to the area.

Policy E1: Enabling economic development			
Indicator	Target	Status	Progress
Percentage (%) of planning applications granted contrary to policy	0%	To be monitored following adoption of the Local Plan.	

Policy E2: Sites allocated as new employment areas			
Indicator	Target	Status	Progress
E2a – Ratcher Hill Quarry employment area	Delivery post 2025	No application yet submitted.	Good Sufficient time to allow delivery of employment of time by 2025
E2b – Oakfield Lane, Market Warsop	Delivery post 2025	No application yet submitted.	Good Sufficient time to allow for application post 2025
E2c – Penniment Farm	Post 2023	Residential permission in place with work commenced (2018/0791/RES 2015/0502/ST, 2010/0805/ST).	Satisfactory Forms part of a mixed use scheme; residential element under construction. The employment permission lapsed in December 2019.

Policy E3: Retaining land for employment uses: key and general employment areas			
Indicator	Target	Status	Progress
E3a – Old Mill Lane Industrial Estate, Old Mill Lane, Mansfield Woodhouse	Continued operation for employment purposes		Satisfactory Site remains available for employment use
E3b – Sherwood Oaks Business Park, Southwell Road West, Mansfield	Continued operation for employment purposes	<u>Vacant sites</u> 1.68ha & 1.41ha	Satisfactory Site remains available for employment use
E3c – Millennium Business Park, Chesterfield Road North, Mansfield	Continued operation for employment purposes	<u>Permissions</u> 2019/0550/FUL – B2 0.04ha 2019/01113/FUL – B1a 0.02ha 2019/0806/FUL –B2 0.09ha <u>Vacant sites</u> 0.32ha	Satisfactory Site remains available for employment use
E3d – Oakham Business Park, Hamilton Way, Mansfield	Continued operation for employment purposes	<u>Permissions</u> 2019/0071/FUL – B1c 0.01ha <u>Vacant sites</u> 0.17ha & 0.22ha	Satisfactory Site remains available for employment use
E3e – Oak Tree Business Park, Oak Tree Lane, Mansfield	Continued operation for employment purposes		Satisfactory Site remains available for employment use
E3f – Botany Commercial Park, Botany Ave, Mansfield	Continued operation for employment purposes		Satisfactory Site remains available for employment use
E3g – Broadway Industrial Estate, The Broadway, Mansfield	Continued operation for employment purposes		Satisfactory Site remains available for

			employment use
E3h – Brunts Business Centre, Brunts Way, Mansfield	Continued operation for employment purposes		Satisfactory Site remains available for employment use
E3i – Commercial Gate, Mansfield	Continued operation for employment purposes	<u>Permissions</u> 2019/0673/FUL – B1a 0.02ha 2020/0601/FUL – B8 7.3 sqm	Satisfactory Site remains available for employment use
E3j – Crown Farm Industrial Estate, Crown Farm Way, Mansfield	Continued operation for employment purposes	<u>Permissions</u> 2019/0765/FUL – B1c/B2/B8 0.05ha <u>Vacant sites</u> 2.77ha	Satisfactory Site remains available for employment use
E3k – Mansfield Woodhouse Gateway, Off Grove Way, Mansfield Woodhouse	Continued operation for employment purposes		Satisfactory Site remains available for employment use
E3l – Ransom Wood Business Park, Southwell Road West, Mansfield	Continued operation for employment purposes	<u>Vacant sites</u> 1.34ha & 0.26ha	Satisfactory Site remains available for employment use
E3m – Bellamy Road Industrial Centre, Bellamy Road, Mansfield	Continued operation for employment purposes		Satisfactory Site remains available for employment use
E3n – Hermitage Lane Industrial Estate, Hermitage Lane, Mansfield	Continued operation for employment purposes	<u>Permissions</u> 2019/0681/FUL - B1c – 0.09ha	Satisfactory Site remains available for employment use
E3o – Maunside, Hermitage Lane, Mansfield	Continued operation for employment purposes		Satisfactory Site remains available for employment us

E3p – Warsop Enterprise Centre, Burns Lane, Market Warsop	Continued operation for employment purposes		Satisfactory Site remains available for employment use
E3q – The Hub, Sherwood St, Market Warsop	Continued operation for employment purposes		Satisfactory Site remains available for employment use
E3r – Sherwood Business Park (adj. Ransom wood Business Park), Southwell Rd, Mansfield	Continued operation for employment purposes	<u>Vacant sites</u> 0.51ha & 0.27ha	Satisfactory Site remains available for employment use
E3s – Ratcher Hill	Continued operation for employment purposes		Satisfactory Site remains available for employment use
E3t – Bleak Hills	Continued operation for employment purposes	<u>Permissions</u> 2019/0324/FUL – B1a & B8 – 0.01ha	Satisfactory Site remains available for employment use
E3u – Quarry Lane, Mansfield	Continued operation for employment purposes	<u>Permissions</u> 2019/0153/FUL – B2 – 0.12ha	Satisfactory Site remains available for employment use
E3v – Pelham Street	Continued operation for employment purposes		Satisfactory Site remains available for employment use
Indicator	Target	Status	Progress
Vacancy rate on key employment areas	Reduce	To be monitored following adoption of the Local Plan.	
Percentage (%) of planning applications granted contrary to policy	0%	To be monitored following adoption of the Local Plan.	

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

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

Retail

6.9 Ensuring the vitality of town centres is a key principle for delivering sustainable development, as set out in the National Planning Policy Framework (NPPF). Paragraph 85 recognises that town centres are a key focus for communities and requires councils to set out policies which support their viability and vitality.

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

RT2: Mansfield Town centre strategy			
Indicator	Target	Status	Progress
Venue score ranking	Improve	2017 - 137 th	Progress to be monitored in future AMRs
Percentage (%) of town centre units vacant	Reduce	March 2017 – 13% March 2018 – 12.9% March 2019 – 14.2% March 2020 – Not monitored due to COVID-19	Moderate Marginal increase in vacancy rate
Progress with preparation of town centre masterplan / investment framework	Preparation in accordance with key stages	Tender brief prepared	Good Work had started on procurement for the masterplan by the end of the monitoring period.

RT3: Mansfield town centre primary shopping area			
Indicator	Target	Status	Progress
Percentage (%) of ground floor units in non-A1 use	No more than 25% in primary frontages No more than 50% in secondary frontages	This was not monitored in 2019/20 due to COVID-19	
Loss of units of 500sqm or more from A1 use	Zero	To be monitored following adoption of the Local Plan.	

Instances of continuous frontage of non-A1 units	Zero instances of 3 or more in primary frontages Zero instances of 4 or more in secondary frontages	This was not monitored in 2019/20 due to COVID-19	
Percentage (%) of planning applications granted contrary to policy	0%	To be monitored following adoption of the Local Plan.	

RT4: Mansfield town centre improvements			
Indicator	Target	Status	Progress
Progress with enhancements to Old Town Hall.	By 2023	Project now completed, ahead of target date.	Good Project completed.
Progress with enhancements to Four Seasons Shopping Centre.		Timetable to be prepared following adoption of Local Plan	
Progress with enhancements to Rosemary Centre		Timetable to be prepared following adoption of Local Plan	
Progress with enhancements to Beales Department store		Timetable to be prepared following adoption of Local Plan	

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

RT6: Retail and leisure allocations			
Indicator	Target	Status	Progress
RT6a - Former bus station, Stockwell Gate North	Delivery by 2023	Planning application expected in 2020.	Good

			On track for delivery by 2023
RT6b – Belvedere Street	After 2023	Outline permission granted in July 2018 (2018/0321/OUT)	Poor Although there is a willing land owner in place the site has had planning permission for a number of years and no occupier has been identified, unlikely to be delivered in the short term.
RT6c - Frontage to Ransom Wood Business Park	Delivery by 2023	Application (2019/0019/FUL)	Good Application has been approved. Sufficient time to allow delivery by 2023

Policy RT7: Retail and leisure commitments			
Indicator	Target	Status	Progress
SUE3 – Berry Hill	By 2023	Part of a wider strategic development that is underway	Moderate The wider development is under construction but no progress on the retail element of the scheme.
RT7a – 116 to 120 Chesterfield Road North	By 2023	Outline planning permission (2017/0033/OUT) in place	Poor Permission is due to lapse in April 2020.
RT7b – Former Pavilion, Racecourse Park	By 2023	Completed	Good Project completed.
RT7c – 39 Stockwell Gate	By 2023	Permission to change use from B1 to A1,A2,A3, or A5 implemented. Unit is currently on the market.	Good Permission implemented.

RT7d – Former Strand Cinema, Church Street	By 2023	Permission granted in October 2019. (2019/0252/FUL)	Good Application has been approved. Sufficient time to allow delivery by 2023.
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Policy RT8: District and local centres			
Indicator	Target	Status	Progress
Percentage (%) of A1 retail use within town centres	A1 remains at 40%	This was not monitored in 2019/20 due to COVID-19 <u>District Centres</u> Mansfield Woodhouse – Market Warsop – <u>Local Centres</u> Clipstone Rd West – Fulmar Close – Ladybrook Lane – Newgate Lane – Nottingham Rd – Ratcliffe Gate - Berry Hill – not yet built Pleasley Hill Farm – not yet built	To be monitored in future AMRs.
Percentage (%) of town centre units vacant	Reduce	This was not monitored in 2019/20 due to COVID-19 <u>District Centres</u> Mansfield Woodhouse – Market Warsop –	To be monitored in future AMRs.

		<u>Local Centres</u> Clipstone Rd West – Fulmar Close – Ladybrook Lane – Newgate Lane – Nottingham Rd - Ratcliffe Gate – Berry Hill – not yet built Pleasley Hill Farm – not yet built	
Percentage (%) of planning applications granted contrary to policy	0%	To be monitored following adoption of the Local Plan.	

Policy RT9: Neighbourhood parades			
Indicator	Target	Status¹⁷	Progress
Percentage (%) of A1 retail use within parades	Remains at 40%	This was not monitored in 2019/20 due to COVID-19	To be monitored in future AMRs.
Percentage (%) of vacant units	Reduce	This was not monitored in 2019/20 due to COVID-19	To be monitored in future AMRs.
Percentage (%) of planning applications granted contrary to policy	0%	To be monitored following adoption of the Local Plan.	To be monitored in future AMRs.

¹⁷ Note figures are cumulative for all neighbourhood parades

Policy RT10: Hot food takeaways			
Indicator	Target	Status	Progress
Number of applications for A5 uses approved within 400m of a secondary school or college	Zero	No hot food takeaway retail use (A5) were approved within 400 metres of a secondary school or college for the 2019/20 AMR recording period.	Good
Percentage (%) of planning applications granted contrary to policy	0%	To be monitored following adoption of the Local Plan.	

6.10 The Public Health England Health Profile (2019) for the district reports that 22.9% (275) of year 6 children are classified as obese. This is worse than the average for England.

6.11 Between 1 April 2019 and 31 March 2020, one application was approved for a hot food takeaways (A5 use) but this was not located within 400m buffer (as the crow flies) of a secondary school or college (2019/0626/COU).

Policy RT11: Visitor economy			
Indicator	Target	Status	Progress
Number of new hotel rooms / floor space of visitor accommodation built	Information only	2018/0171/FUL -100 bed hotel – no start 2018/0281/FUL – 63 bed hotel – now under construction 2019/0427/FUL – 18 bed hotel – granted 27/11/2019	Good
Details of new visitor and tourist attractions provided	Information only	2019/0151/FUL – Drive thru restaurant – refused 08/10/2019 (but granted at appeal 13/01/21) 2019/0225/FUL – Drive thru restaurant – granted 19/12/2019	
Percentage (%) of planning applications granted contrary to policy	0%	To be monitored following adoption of the Local Plan.	

Sustainable urban extensions

- 6.12 Large scale mixed-use sites on the edge of the urban area can contribute to meeting housing needs. They can deliver new communities including homes, employment opportunities and new infrastructure. However, due their size, need for upfront infrastructure and potential for multiple landowners, they are more complex to deliver in a sustainable way and often face challenges of viability.
- 6.13 Allocation of these sites establishes the principles of development giving certainty to both residents and developers, enabling funding to be sought to support bringing them forward and also provides a head start in identifying future housing and employment land supply.

Policy SUE1: Pleasley Hill Farm			
Indicator	Target	Status	Progress
Progress with delivery of site	Information only	Planning application was expected in 2019/20	Good Slightly behind expected timetable but delivery from 2023/24 is realistic
Number of homes completed	Delivery from 2023/24	Planning application was expected in 2019/20	Good Slightly behind expected timetable but delivery from 2023/24 is realistic
Amount of retail floorspace provided	Delivery from 2023/24	Planning application was expected in 2019/20	Good Slightly behind expected timetable but delivery from 2023/24 is realistic
Amount of economic area provided (in	Delivery from 2023/24	Planning application was expected	Good

hectares)		in 2019/20	Slightly behind expected timetable but delivery from 2023/24 is realistic
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Policy SUE2: Land off Jubilee Way			
Indicator	Target	Status	Progress
Progress with delivery of site	Information only	Planning application expected in Autumn 2020 to account for additional habitat assessment measures in the Local Plan. This will be preceded by EIA Screening.	Further technical assessment is under way to support both EIA Screening and Planning Application for comprehensive masterplan-led development of the site.
Number of homes completed	Delivery from 2023/24	Planning application was expected in Autumn 2020	Good Slightly behind expected timetable but delivery from 2023/24 is realistic.
Amount of retail floorspace provided	Delivery from 2023/24	Planning application was expected in Autumn 2020	Good Slightly behind expected timetable but delivery from 2023/24 is realistic.
Amount of economic area provided (in hectares)	Delivery from 2024	Planning application was expected in Autumn 2020	Good Slightly behind expected timetable but delivery from 2024 is realistic.

Policy SUE3: Land at Berry Hill – committed strategic urban extension			
Indicator	Target	Status	Progress
Progress with delivery of site	Information only	Whole site has outline planning permission; three parcels have reserved matters approved.	Good Site is under construction and progressing well
Number of homes completed	2017/18 – 0 2018/19 – 36 2019/20 – 131	Currently under construction on all three plots.	Good On track and above trajectory figures.
Amount of retail floorspace provided	Delivery as part of construction of Phase 2	Currently awaiting Reserved Matters for Phase 2	Satisfactory
Amount of economic area provided (in hectares)	Delivery as part of construction of Phase 3	Currently awaiting Reserved Matters for Phase 3	Satisfactory

Infrastructure

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

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

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

Policy IN2: Green infrastructure			
Indicator	Target	Status	Progress
Percentage (%) of planning applications granted contrary to policy	0%	To be monitored following adoption of the Local Plan.	

Policy IN3: Protection of community open space and outdoor sports provision			
Indicator	Target	Status	Progress
Net change in area (hectares) of community open space and sports provision identified for protection in the Local Plan ¹⁸	No net loss of those identified for protection in the Local Plan	To be monitored following adoption of the Local Plan.	
Percentage (%) of major residential planning permission which accord with the Mansfield Green Space Standard	100%	To be monitored following adoption of the Local Plan.	
Percentage (%) of applications granted contrary to the recommendations in the Playing Pitch Strategy	0%	To be monitored following adoption of the Local Plan.	
Percentage (%) of planning applications granted contrary to policy	0%	To be monitored following adoption of the Local Plan.	

Policy IN4: Creation of community open space and outdoor sports provision in new development			
Indicator	Target	Status	Progress
Details of new community open space and sports provision	Information only	To be monitored following adoption of the Local Plan.	
Percentage (%) of major residential planning permissions which accord with	100%	To be monitored following adoption of the Local Plan.	

¹⁸ Includes replacement for the loss of open space / outdoor sports provision identified in the Local Plan. Fully new open space is monitored under IN4.

the Mansfield Green Space Standard			
Percentage (%) of planning applications granted contrary to policy	0%	To be monitored following adoption of the Local Plan.	

Policy IN5: Protection and creation of allotments			
Indicator	Target	Status	Progress
Net change in allotments (hectares)	No net loss (ha)	To be monitored following adoption of the Local Plan.	
Number of people on waiting list	Reduce	A total of 93 people were on waiting lists for Mansfield District Council owned allotments at the time of writing ¹⁹ . This is a decrease from last year.	Good Half of the MDC owned allotment sites have no waiting lists (7 out of 14).
Percentage (%) of planning applications granted contrary to policy	0%	To be monitored following adoption of the Local Plan.	N/A

6.15 There are 14 statutory (i.e. council owned) allotments in the district with a total of 605 plots. The allotments in Mansfield Woodhouse are managed by an allotment association. There are 24 allotments in other ownership. Mansfield District Council, as of late 2019 / early 2020, are only offering half-sized plots. As a result, there is a mixture of full and half plots currently being rented out on council-owned allotments.

¹⁹ February 2021

6.16 The average vacancy rate for all MDC owned allotments is 16.8% (percent). Where feasible, the council is addressing this by improving conditions to bring allotments back into use and promoting the use of half plots to facilitate greater uptake of allotments. Work with other allotment providers will also be undertaken to gain more information on vacancy rates. At the time of writing (February 2021), despite the pandemic, some plots have been cleared (e.g. Priory Road, Water Lane, Shaftsbury Avenue, Bellamy Road), whilst in other areas the pandemic and staffing level have hindered efforts to clear more plots. There are further plans to clear more plots in the future to continue to reduce waiting list numbers. Further work aims to clear some more plots in Spring 2021 (e.g. Forest Road, Shaftsbury Avenue, Whinney Hill, Water Lane and Bellamy Road), but other work may not be able to be completed until 2022 at the earliest (Priory Road allotments).

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

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

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

Policy IN8: Protecting and improving the sustainable transport network			
Indicator	Target	Status	Progress
Progress with delivery of identified transport schemes	Progress as per agreed timetable	See table below	
Number of new planning permissions for residential, employment and retail within 400m of a bus stop.	Information only	To be monitored following adoption of the Local Plan.	
Percentage (%) of new dwellings and retail and employment floor space within 400m of a train station.	Information only	To be monitored following adoption of the Local Plan.	
Percentage (%) of planning applications granted contrary to policy.	0%	To be monitored following adoption of the Local Plan.	

Policy	Transport scheme	Status
IN8 (2a)	A6191 Ratcliffe Gate (bus priority)	The County Council is currently safeguarding a scheme for possible construction during the third Local Transport Plan for Nottinghamshire, 2011-2026. This scheme does not however feature in the LTP3 implementation programme for 2019/20. The scheme would involve the implementation of bus priority measures including conventional bus lanes and intelligent traffic signal control on the A6191 Ratcliffe Gate, between the junctions of Broxtowe Drive and A6009 St Peter's Way.
IN8 (2b)	A60 Nottingham Road (bus priority)	The County Council is currently investigating the feasibility of a scheme for possible construction during the third Local Transport Plan for Nottinghamshire, 2011-2026. This scheme does not however feature in the LTP3 implementation programme for 2019/20.

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

Policy IN9: Impact of development on the transport network			
Indicator	Target	Status	Progress
Number and type of incidents in Mansfield	Reduce	See table below	Moderate There was a decrease in total accidents since 2018 but there was one more fatality.
Percentage (%) of planning applications granted contrary to policy.	0%	To be monitored following adoption of the Local Plan.	

Casualties by severity (Commons library as of 2018)²⁰			
Year	Fatal	Serious	Slight
2019	3	22	233
2018	2	23	251
2017	5	32	184
2016	1	29	207
2015	2	36	214
2014	3	28	240
2013	2	36	183

IN10: Car and cycle parking			
Indicator	Target	Status	Progress
Progress with adoption of Parking Standards SPD	To be progressed through the Nottinghamshire County Council's (NCC) Highway Design Guide	At the time of writing this document had been approved by NCC Policy Committee and became Nottinghamshire County Council policy on 13th January 2021.	Good
Number of electric charging points within district accessible to the public.	Increase	As of Jan 2020, there were 61 separate electric vehicle charging points in the district (ww.zap-map.com) with post codes NG17, NG18, NG21 and NG19.	This is an increase from last year.
Percentage (%) of planning applications granted contrary to policy.	0%	To be monitored following adoption of the Local Plan.	

²⁰ <https://commonslibrary.parliament.uk/economy-business/transport/roads/constituency-data-traffic-accidents/>

IN11: Telecommunications and broadband			
Indicator	Target	Status	Progress
Average broadband speed in Mansfield district.	Information only	Based on Ofcom's Connected Nations Update Report (January 2020) ²¹ , 85% of premises had Ultrafast Broadband coverage and 99% had Superfast Broadband coverage.	Good This has improved since 2018/19
Percentage (%) of planning applications granted contrary to policy.	0%	To be monitored following adoption of the Local Plan.	

²¹ <https://www.ofcom.org.uk/research-and-data/multi-sector-research/infrastructure-research/connected-nations-update-spring-2020>

Natural Environment

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

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

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

NE2: Biodiversity and geodiversity			
Indicator	Target	Status	Progress
Biodiversity	Net gain in biodiversity reflecting DEFRA biodiversity metric	To be monitored following adoption of the Local Plan.	
Net change in area (ha) of local wildlife sites (LWS), local geological site (LGS) and local nature reserve (LNR).	No net loss	<p>There was an overall gain in area for LWS for period of 1 April 2019 to 31 March 2020 of 18.466 hectares (ha).</p> <p>No net loss of LNR.</p> <p>No net loss of LGS</p>	<p>Good</p> <p>There was an overall (net) gain in LWS area.</p> <p>It should be noted that whilst there was an overall gain, there was also a loss of three (3) LWS and loss in area of existing LWS (56.5 hectares (ha)).</p> <p>The total number of LWS sites changed from 90 to 87. No losses were due to development.</p> <p>The gains in area to existing LWS were greater than the losses.</p> <p>See comments below for reasons for this loss in LWS area.</p>
Percentage (%) of LWS / LGS in positive management	Information only	This was not monitored this year due to Covid-19. The previous AMR reporting year was 25.9% (21 out of 81). This was a decrease from 2016-2017 which was 39.7%.	Status unknown. Based on previous years' figures, a declining trend may be expected, but this is yet to be confirmed and will need to be re-assessed in the next AMR reporting period.
Details of habitat areas created by new development	Information only	To be monitored following adoption of the Local Plan.	
Change in area (ha) of SSSIs	No loss	No change.	Good

			No loss
Number of planning permissions granted within SSSI impact zones	Information only	Four applications were granted within 200 metres of a SSSI ²² :	Good Impact from approved applications is considered low to none (i.e. not significantly negative) and also includes positive impact (see discussion below).
Percentage (%) of major applications with management plans (where relevant) for habitats, species and designated sites.	100%	To be monitored following adoption of the Local Plan.	
Change in Ancient Woodland (ha)	No loss	No loss.	Good - No Loss
Number of applications granted within 400m of ppSPA	Information only	22 applications approved within 400 metres of the ppSPA (1 April 2019 – 31 March 2020).	Not significant. See discussion below.
Percentage (%) of planning applications granted contrary to policy.	0%	To be monitored following adoption of the Local Plan.	

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

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

²² This is based on Natural England's Use Guidance on SSSI Impact Risk Zones (Appendix 3) Version 3.0, 1 March 2018. Figures reported exclude householder applications or applications in existing settlements/urban areas that do not impact on greenspace, farmland or semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures. It also excludes non-residential applications located outside of existing urban areas where net additional gross internal floorspace following development is less than 30m². This is based on Natural England's Use Guidance on SSSI Impact Risk Zones (Appendix 3) Version 3.0, 1 March 2018.

- 6.21 There are other designated sites that directly border the district, including Birkland and Bilhaugh Special Area of Conservation (SAC) which is a Natura2000 site of European importance. This is also designated as a National Nature Reserve and a SSSI.
- 6.22 In June 2010, Natural England advised local authorities to have regard to an area supporting European protected birds (Nightjar and Woodlark) in exercising their statutory functions, including planning. Whilst not a formal designation, this area located within the eastern half of the district is referred informally to as a Sherwood Forest possible potential special protection area (or PPSPA). It has been considered within the Habitat Regulations Assessment screening process, as part of the Local Plan. Between 1 April 2019 and 31 March 2020, only 2 planning applications were granted within the ppSPA area. These were for change of use with not likely impacts due to the nature and locations within existing employment areas. 22 applications were approved within 400m of the ppSPA (see table below). Applications for works to TPOs, advertisements, non-material amendments or discharging conditions of previously approved applications were not counted in these figures due to the nature of these applications. No significant impact likely.

Type of development	Number	Comments
Change of use (non-industrial) , extension of existing building, retail, installation of windows, etc.	17	No impact due to the type of works proposed.
Retail use	2	One minor and one for a new drive thru where impacts were required to be assessed.
Holiday accommodation	2	Within curtilage of existing development. Potential impacts unlikely as only 4 units and change of use, both within existing footprint of development but application not assessed for potential recreational impacts.
Residential (1 dwellings)	1	Within curtilage of existing dwelling/garden footprint

6.23 Since April 2018, the location, area and number of designations remains unchanged for SSSIs and LNRs. The nine LNRs were designated in 2004 and 2005. Natural England introduced SSSI impact risk zones in 2014. These zones around each site reflect the particular sensitivities of the features for which SSSIs is notified and indicate the types of development proposal which could potentially have adverse impacts, and where Natural England should be consulted. Between 1 April 2019 and 31 March 2020, four planning applications were granted within 200 metres (or less) of a SSSI (the most sensitive IRZ zones), with one householder application located within the innermost IRZ (50m buffer). None of the applications triggered the need for consultation with Natural England as informed through the IRZ advice. The potential impact is from these applications is considered low to none. Two applications were for extensions; one for a barn conversion and one for a change of use from residential to education. One application south of Market Warsop and adjacent to Hills and Holes SSSI (2019/0359/OUT) was refused; one reason for this was due to potential negative impacts on the SSSI.

6.24 Whilst there was an overall gain in local wildlife site (LWS) area, there was also decrease in the number of local wildlife sites (see below). Overall gains and losses of LWS area (in hectares) for this AMR reporting period are summarised by the following:

Year	Change in area (hectares)	Comments
1 April 2019 to 31 March 2020	Overall gain of 18.466 ha	<ul style="list-style-type: none"> • De-designation of Common Lane Roadside Bank (reference 5/74) due to a lack of appropriate management. • De-designation of Quarry Lane LWS (ref 5/3458) and Crown Farm LWS (ref 5/3447) due to their status being changed to candidate sites as a result of access permissions. • Loss in area of Rainworth Forest LWS (reference 2/99). Loss of 20.81 ha. This is due to a change in how the LWS selection criteria was applied to this LWS. • Minor losses to two other LWS due to minor adjustments in boundaries. • Some gains in LWS area to existing LWS were achieved as a result of: minor boundary adjustments and additional qualifying areas based on the application of LWS selection criteria and survey work.

		<ul style="list-style-type: none"> • Adjustments in boundaries are due to an annual boundary review due to errors or changes in baseline mapping. • No losses were caused as a result from new development.
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- 6.25 Sustaining local wildlife sites into the future relies on their positive management. Information on positive management of LWS is based on information provided by local authorities on LWSs that they own; thus, it doesn't include information on LWS on privately owned land, so the number of LWS in positive management may be higher than reported. It is a high-level indication of overall health of local wildlife sites. No figures were reported from Nottinghamshire County Council for the 2019-2020 period; this was due to the Covid-19 pandemic. Based on previous years' data, there was a decrease from 39.7% in positive management (2016-2017) to 25.9% in positive management (2018-2019).
- 6.26 New boundaries for local geological sites were designated in September 2018. Prior to this, sites of geological importance were referred to as regional geological sites (RIGs) in which there were 12 sites totalling 76.831 hectares. There are now 11 sites totalling 45.72 hectares. The change in the number and area of sites is due to the fact that a more robust methodology has been adopted identifying LGS for designation, not because of loss to development or lack of management. It will be important to ensure that applications adjacent to these don't impact on the bank stability or block access to these sites.
- 6.27 There are also seven areas of ancient woodland which are considered areas of irreplaceable habitat. These are mainly located along the western boundary and to the north of Warsop Vale. These areas connect with additional areas of ancient woodland across administrative boundaries with neighbouring local authorities. There may be additional areas of ancient woodland unrecorded as NE mapped areas generally only include areas above 2 hectares. There has been no loss of ancient woodland between 1 April 2019 and 31 March 2020.

NE3: Pollution and land instability			
Indicator	Target	Status	Progress
Area (hectares) of land that is contaminated as defined by Part 2a of the Environmental Protection Act (1990)	Information only	None	Good
Air quality modelling	PM _{2.5} no more than 10µgm ³	9.1 µg/m ³ (based on Defra's 2018 modelled figure for the Mansfield town centre).	Good Modelling shows PM _{2.5} levels below World Health Organisation (WHO) thresholds. See comments below.
Number of Air Quality Management Areas (AQMAs) designated within the district	Zero	Zero	Good See comments below.
Percentage (%) of planning applications granted contrary to policy	0%	To be monitored following adoption of the Local Plan.	

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

Air quality

- 6.29 At present, there are currently no Air Quality Management Areas declared in the district. The most recent monitoring report provides an overview of air quality in the district during 2018 (MDC Air Quality Annual Status Report, June 2019)²³. This reported that monitoring within the district for the 2018 period, 'showed no exceedances of the objectives and no Air Quality Management Area have been declared'; this is no change from the previous monitoring period.
- 6.30 The council monitors and assesses levels of NO₂ across the district, particularly within key areas where levels have been somewhat higher. This includes: Chesterfield Road North (Pleasley); the junction of Chesterfield Road North and Poplar Drive, and the Debdale Lane/Chesterfield Road North traffic lights (Mansfield). Higher levels of pollutants tend to arise from high volumes of slow moving vehicles and where also areas where enclosed topography compounds air quality. None of these locations were exceeding the objective in 2018 which is 40µg/m³. There were further reductions in NO₂ levels within the Pleasley area (i.e. Chesterfield Road North and Debdale Lane sites) and Old Mill Lane, where 2016 figures showed levels above the objective level. See Tables A.3 (Annual mean NO₂ monitoring results) and B1 (monthly results) in the full MDC Air Quality Report (2019) for more details.
- 6.31 In 2018, a consultant carried out detailed dispersion modelling at three road junctions and two residential development locations for the proposed Local Plan allocation²⁴. The junctions modelled were:
- Debdale Lane/Abbott Road, Mansfield,
 - Chesterfield Road North/MARR, Pleasley, and
 - Nottingham Road/Park Lane, Mansfield

The two residential developments were: Penniment Farm, Abbott Road, Mansfield, and Lindhurst, Sherwood Way East, Mansfield. A junction near the Penniment Farm scheme, was predicted to experience a 'moderate' but not a significant impact with an increase in NO₂ levels; Mansfield District Council's Environmental Health Team will continue to monitor this. Overall, the report concluded that the Local Plan would not have a significant effect on local air quality at the three

²³ Mansfield District Council's 2019 Air Quality Annual Status Report (ASR): <https://www.mansfield.gov.uk/pollution/air-quality-1>.

²⁴ Mansfield Air Quality Impact Assessment Local Plan Junctions Effects (2018) - <https://www.mansfield.gov.uk/local-plan/examination-evidence>

targeted junctions in 2033. Also that, similarly, the Lindhurst and Penniment Farm residential developments would not have a significant effect at the same junctions in 2021.

- 6.32 Levels of airborne dust (PM₁₀) have not monitored since the real-time unit had to be decommissioned in August 2016. Along with levels of NO₂, previously monitored levels of PM₁₀ (over the last seven years) show a general decline. Efforts to address this are detailed in Table 2.1 of the MDC Air Quality Monitoring Report (2019).
- 6.33 Although the council does not monitor for PM_{2.5}, the study reported modelled levels of PM_{2.5} (9.1 µg/m³) which are below the World Health Organisation's guideline value of 10 µg/m³. This value is based on comparison levels Defra's modelled level for the district. The council's monitoring of PM₁₀ levels suggest that the district would not have significantly high levels of PM_{2.5}, and the measures we are taking to reduce PM₁₀ will have a knock-on effect on PM_{2.5}.
- 6.34 The MDC Air Quality Annual Status Report identifies measures that are being undertaken to reduce emissions (Table 2.1 – Progress on measures to improve air quality)²⁵. The UK Government is currently reviewing air quality targets and setting new ones as part of the emerging Environment Bill²⁶. As part of the Adopted Local Plan, an Air Quality Supplementary Planning Document (SPD) will be published to support the implementation of Policy NE3.

Contaminated land

- 6.35 No sites are identified as contaminated in the district, as defined by Part 2a of the Environmental Protection Act (1990). The council's Contaminated Land Strategy²⁷ details how contaminated land is identified. Mansfield District Council continues to undertake a review of all sites across the district to identify land which may be contaminated. Where there is suspected contamination based on history of land use, relevant surveys are typically requested at the application stage to inform planning conditions to help prevent contamination.

²⁵ Mansfield District Council's 2019 Air Quality Annual Status Report (ASR): <https://www.mansfield.gov.uk/pollution/air-quality-1>

²⁶ <https://www.gov.uk/government/publications/environment-bill-2020/10-march-2020-air-quality-factsheet-part-4>

²⁷ Mansfield District Council Contaminated Land Strategy - <https://www.mansfield.gov.uk/pollution/contaminated-land-1>

Water Quality

- 6.36 It is important that new development does not increase negative impacts on water quality, either through direct or indirect discharge of sewage and/or surface water run-off or increased siltation through construction practices. Measures to avoid and minimise risk include, for example: integrating appropriate sustainable drainage systems (SuDS), off-setting built development away from rivers and protecting existing habitat and/or creating new habitat areas along river catchments. This is covered in more detail under policies CC3 and CC4.

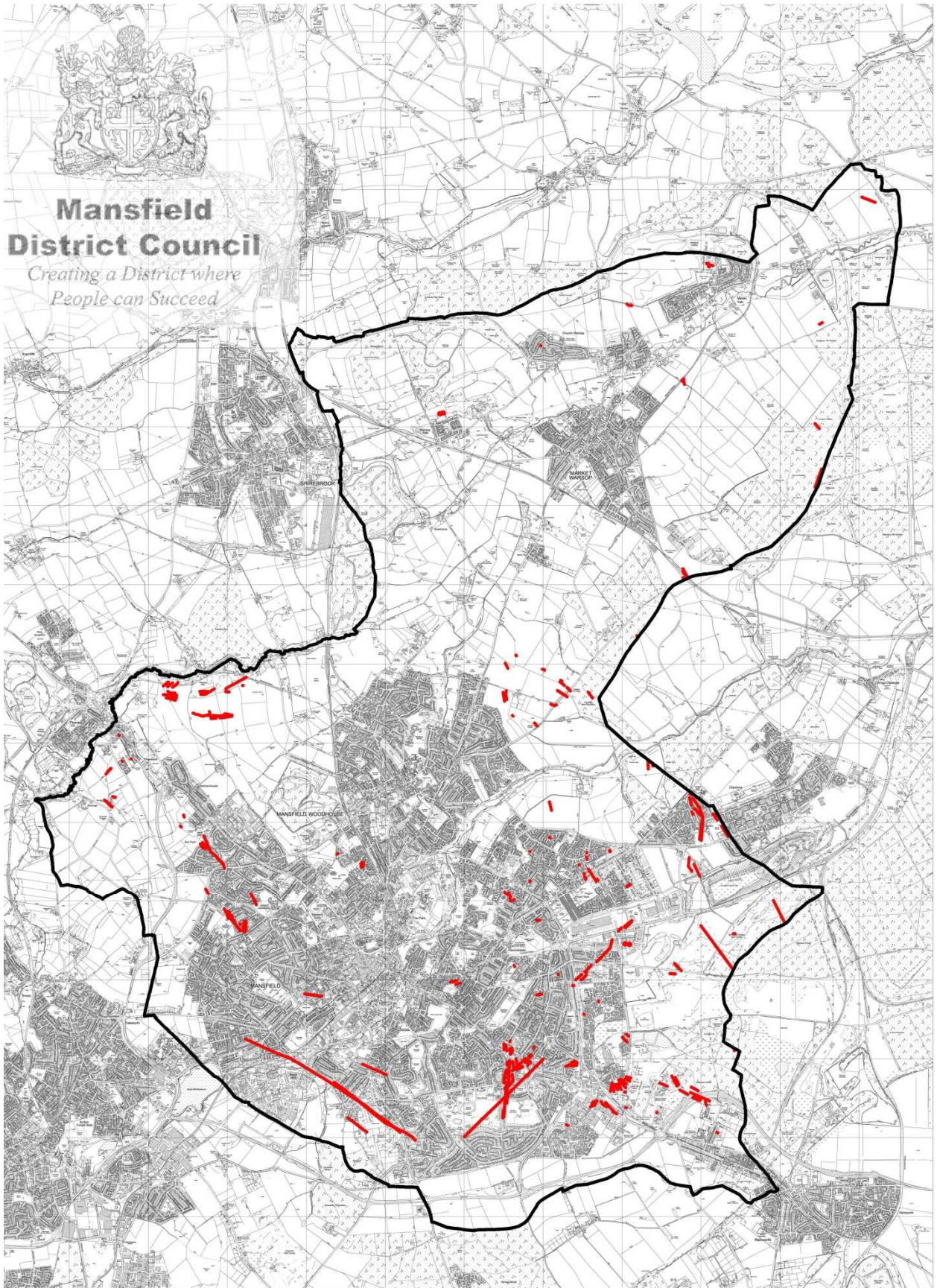
Land instability

- 6.37 Subsidence to properties is a potential risk as a result of the district's past mining history. The Coal Authority identifies areas of high risk. Developments within former quarry sites are also at risk of land falling into gardens and properties. There have been recent landslips within the Former Berry Hill Quarry site. The council continues to risk assess all areas that are deemed at risk of landslip and will need to be a consideration as part of planning applications within these areas.

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



Mansfield District Council
*Creating a District where
People can Succeed*



Key ■ Coal Authority Areas of High Risk

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Historic Environment

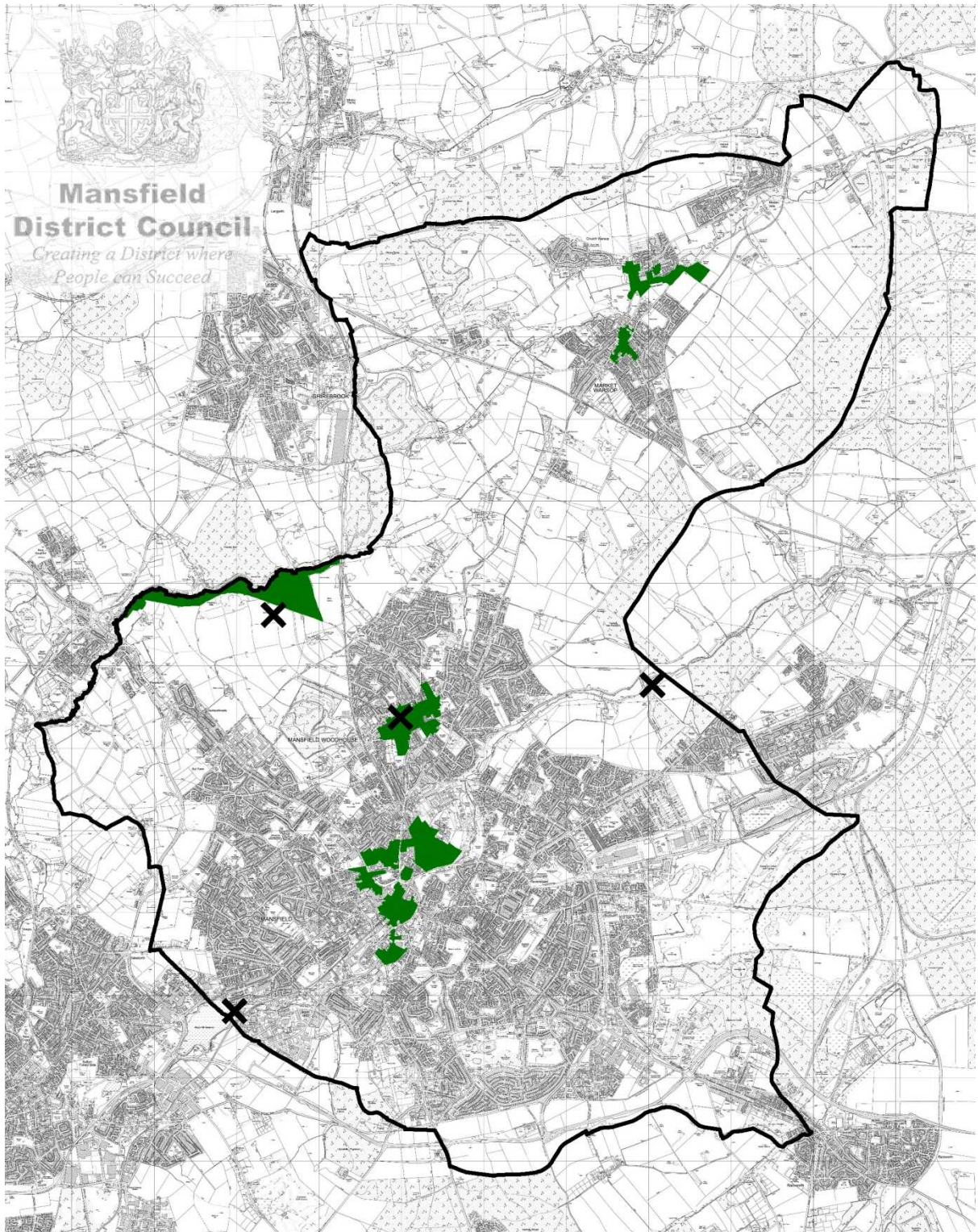
- 6.38 Mansfield district includes a number of historic buildings and historic areas; this includes listed buildings, conservation areas, non-designated heritage assets and areas of archaeological importance. The historic environment is protected by policies in the local plan and the NPPF as well as specific legislation.
- 6.39 Overall the historic environment includes:
242 listed buildings,
11 conservation areas,
4 scheduled monuments, and
1 registered park and garden.

In addition there are a number of non-designated heritage assets.

HE1: Historic environment			
Indicator	Target	Status	Progress
Percentage (%) of district's heritage assets classified as 'at risk'.	Reduce	1% <ul style="list-style-type: none"> • Bridge Street, Mansfield (conservation area); • Church of St John the Evangelist, St John Street, Mansfield (grade II listed building); and • Roman villa ESE of Northfield House (scheduled monument). 	Satisfactory – no change; these assets are still 'at risk' but no others have been classified as 'at risk'.
Date of most recent Conservation Area Appraisal	Information only	The Park – April 2014 Market Place – September 2013 Bridge Street – September 2013 West Gate – March 2017 Pleasley Park and Vale – January 2016 ²⁸ Crow Hill Drive – December 2009 Mansfield Woodhouse – November 2011 Church Warsop – March 2012 Nottingham Road – March 2013 Terrace Road – April 2013 Market Warsop – March 2015	Moderate All conservation areas have character appraisals and management plans but most are more than five years old.
Number of applications approved against Historic England advice	Information only	To be monitored following adoption of the Local Plan.	
Percentage (%) of planning applications granted contrary to policy.	0%	To be monitored following adoption of the Local Plan.	

²⁸ The Pleasley Park and Vale Conservation Area is split between Mansfield District and Bolsover District. Bolsover District Council is still to adopt the updated Appraisal and Management Plan.

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



Key ■ Conservation Areas ✕ Ancient Monuments

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Climate change

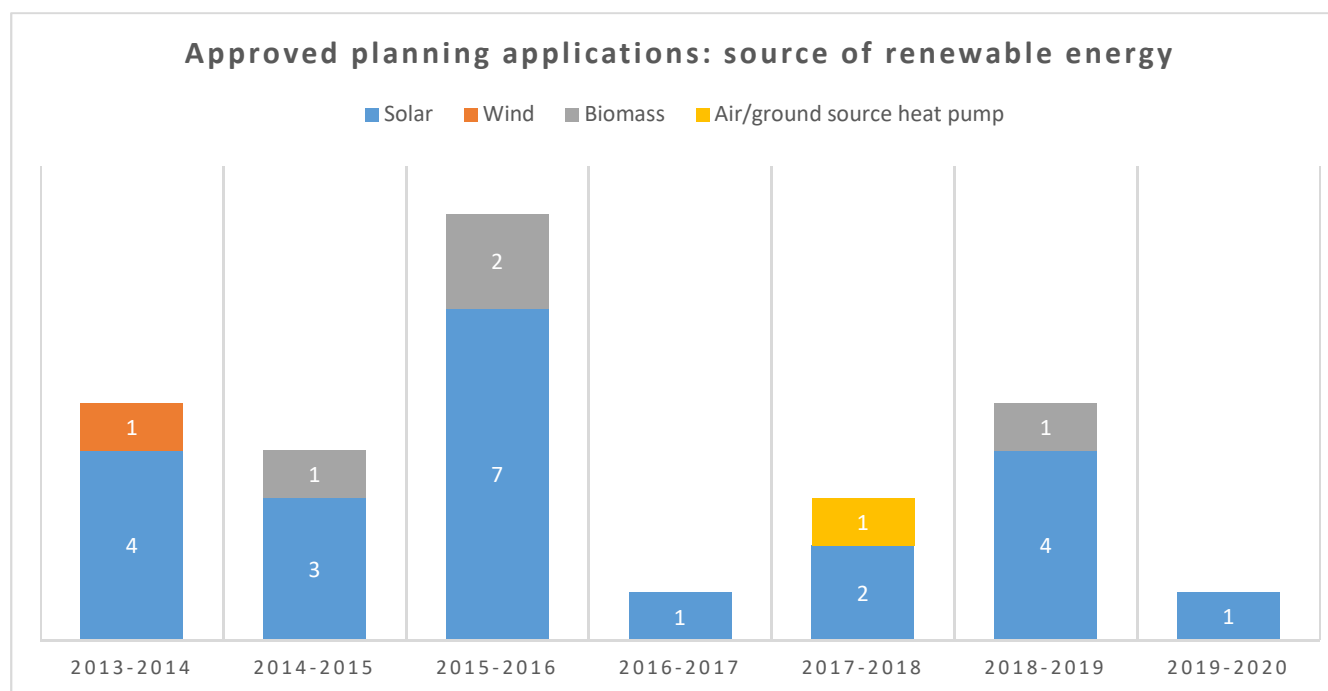
6.40 Mitigating and adapting to climate change is one of the most important challenges facing society today. It requires commitment and action at a local level, but within a national framework. The NPPF stresses that planning has an important role to play in helping to reduce CO₂ emissions, minimise vulnerability and provide resilience to the impacts of climate change.

CC1: Renewable and low carbon energy generation			
Indicator	Target	Status	Progress
Details of applications renewable and low carbon energy ²⁹	Information only	1 application was approved for renewable or low carbon energy (1 April 2019 to 31 March 2020) This was for roof-mounted solar PVs on a warehouse. The overall installed capacity (where known) for all approved renewable and low carbon energy schemes for this period is 34 Kw (0.034 megawatts).	Poor This is a significant decrease from last year. The uptake of renewables is very low compared to the total number of approved applications for this recording period. The inclusion of policy P5 in the emerging local plan (2013-2033) is a positive step forward.
Percentage (%) of planning applications granted contrary to policy.	0%	To be monitored following adoption of the Local Plan.	

²⁹ Details to include type of renewable or low carbon energy and installed capacity

6.41 There was only one application submitted and approved for renewable and/or low carbon energy. This was for roof mounted solar/photovoltaic panels on an employment property.

6.42 The graph below shows the numbers of approved applications by source of renewable / low carbon energy over the last seven reporting years. Applications for micro-generation renewables on individual properties, such as solar panels, aren't generally required as these are considered within permitted development rights, unless these are for a listed building or in a conservation area. Thus, the figures for renewables on private properties may be higher than reported in this AMR. The number of applications for renewables is significantly down from 2015-2016, when subsidies for solar PV renewables were more readily available. Overall, the uptake of renewables, with respect to larger developments is relatively low in the district. Supplementary planning guidance on low carbon and sustainable design is likely to provide a positive steer and more effective policy implementation.



CC2: Flood Risk			
Indicator	Target	Status	Progress
Number of applications granted against Environment Agency advice	0	No applications were granted against Environment Agency advice.	Good
Number of applications approved in Flood Zone 2,3a or 3b	Information only	To be monitored upon the adoption of the local plan.	
Percentage (%) of planning applications granted contrary to policy.	0%	To be monitored upon the adoption of the local plan.	

Flood risk vulnerability classification – vulnerability classes and types of development

Flood Zone Vulnerability Class	Developments that fall within the vulnerability class
Essential infrastructure	<ul style="list-style-type: none"> • Essential transport infrastructure (including mass evacuation routes) which has to cross the area at risk. • Essential utility infrastructure which has to be located in a flood risk area for operational reasons, including electricity generating power stations and grid and primary substations; and water treatment works that need to remain operational in times of flood. • Wind turbines.
Highly vulnerable	<ul style="list-style-type: none"> • Police stations, ambulance stations and fire stations and command centres and telecommunications installations required to be operational during flooding. • Emergency dispersal points. • Basement dwellings. • Caravans, mobile homes and park homes intended for permanent residential use. • Installations requiring hazardous substances consent
More vulnerable	<ul style="list-style-type: none"> • Hospitals • Residential institutions such as residential care homes, children’s homes, social services homes, prisons and hostels. • Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs and hotels. • Non-residential uses for health services, nurseries and educational establishments. • Landfill and sites used for waste management facilities for hazardous waste

	<ul style="list-style-type: none"> • Sites used for holiday or short-let caravan
Less vulnerable	<ul style="list-style-type: none"> • Police, ambulance and fire stations which are not required to be operational during flooding. • Buildings used for shops, financial, professional and other services, restaurants and cafes, hot food takeaways, offices, general industry, storage and distribution, non-residential institutions not included in “more vulnerable”, and assembly and leisure. • Land and buildings used for agriculture and forestry. • Waste treatment (except landfill and hazardous waste facilities). • Minerals working and processing (except for sand and gravel working). • Water treatment works which do not need to remain operational during times of flood. • Sewage treatment works (if adequate measures to control pollution and manage sewage during flooding events are in place).
Water-compatible development	<p>For example:</p> <ul style="list-style-type: none"> • Flood control infrastructure. • Water transmission infrastructure and pumping stations. • Sewage transmission infrastructure and pumping stations. • Sand and gravel working. • Docks, marinas and wharves. • Navigation facilities. • Ministry of Defence, defence installations.

CC3: Sustainable drainage systems (SuDS)			
Indicator	Target	Status	Progress
Number of planning permissions which incorporate SuDS.	Information only	To be monitored upon the adoption of the local plan.	
Number of applications within surface water high risk areas.	Information only	To be monitored upon the adoption of the local plan.	

CC4: Protection, restoration and enhancement of river and waterbody corridors			
Indicator	Target	Status	Progress
Details of de-culverting schemes taken forward	Information only	To be monitored following adoption of the Local Plan.	
Number of applications approved in Green SuDS Priority Areas	Information only	To be monitored upon the adoption of the local plan.	
Number of applications approved in low flow areas	Information only	To be monitored upon the adoption of the local plan.	
Details of schemes to re-naturalise the River Maun	Information only	To be monitored following adoption of the Local Plan.	
Quality of water bodies assessed through the Water Framework Directive	No deterioration	<ul style="list-style-type: none"> • Source of River Maun to Vicar Water – the overall quality status is has been consistently ‘Moderate’ 2013-2019. As part of this, for 2019 the chemical health declined from ‘Good’ to ‘Fail’ and the ecological health is ‘Moderate’. • Vicar Water from Source to Maun – a small portions of this catchment is within the district. The overall quality status ‘Poor’ from 2013-2019. As part of this, for 2019 the chemical health declined from ‘Good’ to ‘Fail’ and the ecological health is ‘Poor’. • Rainworth Water (from Source to Gallow Hole Dyke) the overall quality status is consistently ‘Moderate’ from 2013-2019. As part of this, for 2019 the chemical health is ‘Fail’ and the ecological health is ‘Moderate’. • L Lakes – This is part of the Rainworth Water SSSI. The overall quality status is has been consistently ‘Moderate’ 2013-2019. As part of this, for 2019 the chemical health declined from ‘Good’ to ‘Fail’ and the ecological health is ‘Moderate’. 	<p>Poor</p> <p>Deterioration of overall status of some catchments has been reported. Other catchment areas have been reported as consistently ‘Poor’ overall status.</p>

		<ul style="list-style-type: none"> • River Meden (Sookholme to Maun) – quality deteriorated from good (2013 to 2014) to moderate (2015 to 2019). As part of this, for 2019 the chemical health declined from ‘Good’ to ‘Fail’ but the ecological health improved from ‘Moderate’ to ‘Good’. • River Meden (source to Sookholme) - overall quality is declined from ‘Moderate’ for 2013-2016 to ‘Poor’ in 2019. As part of this, for 2019 the chemical health declined from ‘Good’ to ‘Fail’ and the ecological health also declined from ‘Moderate’ to ‘Poor’. • Sookholme Brook catchment – overall quality is consistently ‘Poor’ from 2013-2019. As part of this, for 2019 the chemical health declined from ‘Good’ to ‘Fail’ and the ecological health continues to be ‘Poor’. 	
Percentage (%) of planning applications granted contrary to policy.	0%	To be monitored following adoption of the Local Plan.	

6.43 The Environment Agency provides annual updates for the various river catchments in England³⁰. Mansfield falls within the River Humber River District and the Idle and Torne River Catchment. This data focuses on two main areas, the ecological and chemical health of rivers and their tributaries. The overall quality status of the of most of the river sub-catchments in the district for the rivers Maun, Meden and Rainworth Water have generally remained ‘Moderate’ for the 2013 to 2019 recording periods (see tables above and below)³¹. Exceptions to this are stretches of rivers which include:

- Vicar Water (from source to Maun) which passes through Vicar Water Country Park has an overall status of ‘Poor’ for 2019;
- River Meden (from source to Sookholme Brook) in which the overall status declined from ‘Moderate’ to ‘Poor’. This part of the river stretches from Sutton-in-Ashfield through Pleasley and Pleasley Vale, Sookholme and Sion Kop to Hills and Holes SSSI in Market Warsop; and
- Sookholme Brook in which the overall status has been consistently ‘Poor’ from 2013 to 2019. This part of the river stretches from Shirebrook restored colliery through to Hills and Holes SSSI near Warsop Vale and Market Warsop.

In 2019, all river stretches were classified with a ‘Fail’ status for chemical water health; this was a decline from previous ‘Good’ or ‘Moderate’ results, with the exception of Rainworth Water which has consistently received ‘Fail’ status. Specific reasons for not achieving good status and for deterioration are not known. Reasons for this generally include: discharge from sewers, transport drainage, ground and surface water abstraction, agricultural pollution and poor soil management, and physical modification to the rivers that create barriers to movement for fish and other wildlife. Most rivers are classified as heavily modified. Water quality data is summarised in the following table.

Section of River	Overall Health				
	2013	2014	2015	2016	2019
River Maun from Source to Vicar Water	Moderate	Moderate	Moderate	Moderate	Moderate
Vicar Water from	Poor	Poor	Poor	Poor	Poor

³⁰ Environment Agency’s online Catchment Explorer website - <https://environment.data.gov.uk/catchment-planning/>

³¹ Source: <https://environment.data.gov.uk/catchment-planning/OperationalCatchment/3229>

Source to Maun					
Rainworth Water from source to Gallow Hole Dyke	Moderate	Moderate	Moderate	Moderate	Moderate
L Lakes	Moderate	Moderate	Moderate	Moderate	Moderate
River Meden from Sookholme Brook to Maun	Good	Good	Moderate	Moderate	Moderate
River Meden from source to Sookholme Brook	Moderate	Moderate	Moderate	Moderate	Poor
Sookholme Brook catchment	Poor	Poor	Poor	Poor	Poor

- 6.44 Development within low flow catchments (Vicar Water and Rainworth Water areas)³² can positively contribute to improving flows through the use of soakaways, minimising surface water discharge to sewers and maximising opportunities for controlled discharge into Vicar Water, Rainworth Water and Foul Evil Brook. Thus, even the development as small as a single house or an extension to an existing dwelling can make positive contributions, although major developments will have a greater overall impact and opportunities exist for controlled discharge into low flow areas.
- 6.45 Additionally, Green SuDS Priority areas³³ were identified in the MDC Strategic Flood Risk Assessment where development could potentially enhance the habitats along the rivers Maun and Meden. This includes improving the ecological status of the river environment by encouraging the movement of fish and other wildlife by providing better habitat connectivity and better quality habitats. Major planning applications for residential and employment are more likely to be able to contribute to these enhancements, either through on-site or off-site habitat creation or through S106 contributions.

³² Mansfield District Council Strategic Flood Risk Assessment (2008) and SFRA Addendum (2018).

³³ Mansfield District Council Strategic Flood Risk Assessment (2008) and SFRA Addendum (2018).

Implementation and Monitoring

6.46 As part of the 2019 version of the NPPF there is a requirement to carry out a review of the Local Plan at least once every five years (paragraph 33). The format and requirements of this review will be set out as part of future amendments to the NPPG but they will be expected to take account of changing circumstances and relevant changes in national policy. This will include whether the local housing need figure has changed significantly.

IM1: Monitoring and review of the Local Plan			
Indicator	Target	Status	Progress
Review of the Local Plan	Complete no more than 5 years from date of adoption	To be monitored following adoption of the Local Plan.	
Net Additional Dwellings	Meeting local housing need when assessed on a three year rolling average.	An average of 343dpa	Good Overall target has been met
Supply of deliverable specific housing sites	5 years supply plus any shortfall and an appropriate buffer depending on past delivery.	6.5 years	Good Target has been exceeded including consideration of shortfall and appropriate buffer.
Availability of new evidence.	New evidence becomes available.	To be monitored following adoption of the Local Plan.	
Progress with key sites	Progress with sites as identified	Progress is set out above.	Good Overall progress with key sites is considered to be good.