



**Mansfield**  
District Council

**Mansfield District Council**

# **Authority Monitoring Report 2020/21**

Planning Policy

Summer 2022



# 1 Introduction

1.1 The Town and Country Planning (Local Planning) (England) Regulations 2012 Regulation 34 requires local planning authorities to produce an Authority Monitoring Report (AMR). The National Planning Practice Guidance provides guidance on the role of AMR's and what they should contain<sup>1</sup>. 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 2020 to 31 March 2021. Although the Mansfield District Local Plan (2013-2033) was adopted after the start of this monitoring year on 8 September 2020, this AMR 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 Mansfield District Local Plan (2013-2033).

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<sup>1</sup> 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 88.5%<sup>2</sup> of the district's 109,400 (ONS, 2020 Mid-year estimates<sup>3</sup>) 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 11.5% 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.

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<sup>2</sup>

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

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

There is also scope to further improve this network by adding new routes and joining existing ones together, to encourage more use of the district's green infrastructure network.

## 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 109,400 (ONS, 2020 Mid-year estimates), a growth rate of 4.6%. It is projected to grow to around 117,600 people by 2034<sup>4</sup>. The population split is 49.4% male and 50.6% female.

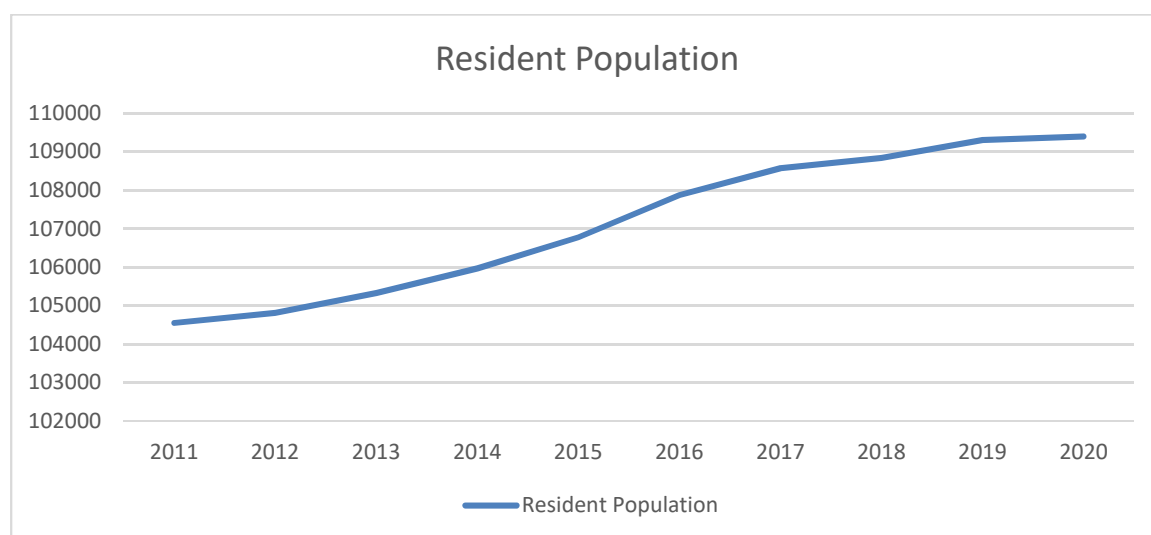


Figure 1: Resident Population of Mansfield district (2020)<sup>5</sup>

- 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 2018<sup>6</sup>).

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

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

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

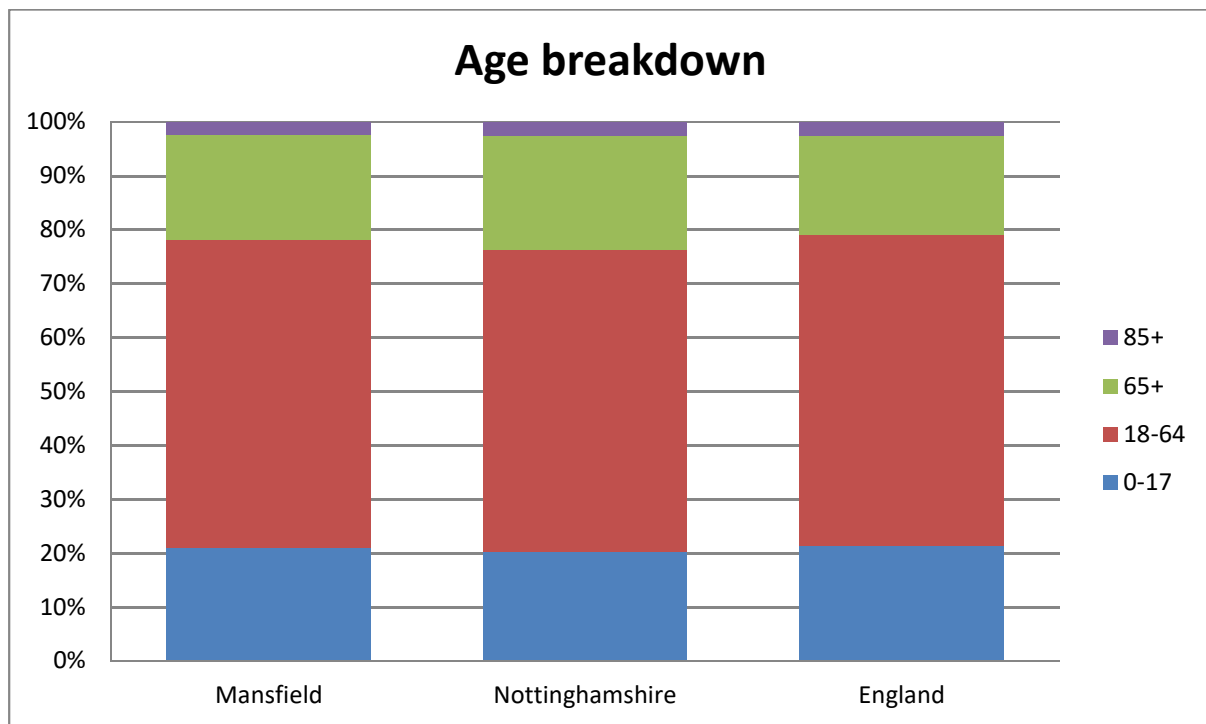


Figure 2: Age breakdown of resident population (2020)<sup>7</sup>

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 had moved back in line with the average over the last few years, but increased again since October 2020.

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

## Economic Inactivity

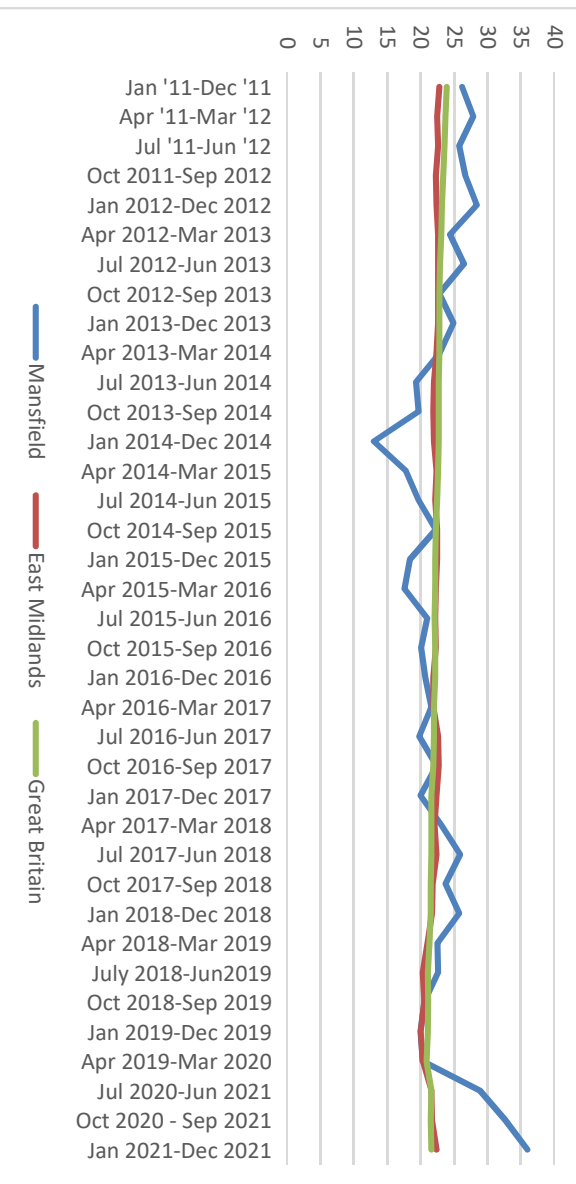


Figure 3: Economic Inactivity Rate<sup>8</sup>

2.10 The average resident of Mansfield district has fewer qualifications and earns less than the average workers. Average gross weekly pay for residents of Mansfield is £577.90 compared to £600.50 in Nottingham, £689.20 in Nottinghamshire and £718.10 in England<sup>9</sup>.

<sup>8</sup> <https://www.nomisweb.co.uk/reports/imp/a/1946157166/report.aspx#tabquals>

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



Figure 4: Qualification of working age population (2020)<sup>10 11</sup>

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 England<sup>12</sup>. Life expectancy is also lower in Mansfield district; at birth, life expectancy is predicted to be 78 years for male and 81.5 for females compared to 79.8 and 83.4 in England<sup>11</sup>.

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

<sup>11</sup> No NEW Data for Mansfield "other qualifications" since 2019 as sample size is too small

<sup>12</sup> <https://www.nottinghamshireinsight.org.uk/libraries/profile-library/district-profile-mansfield/>



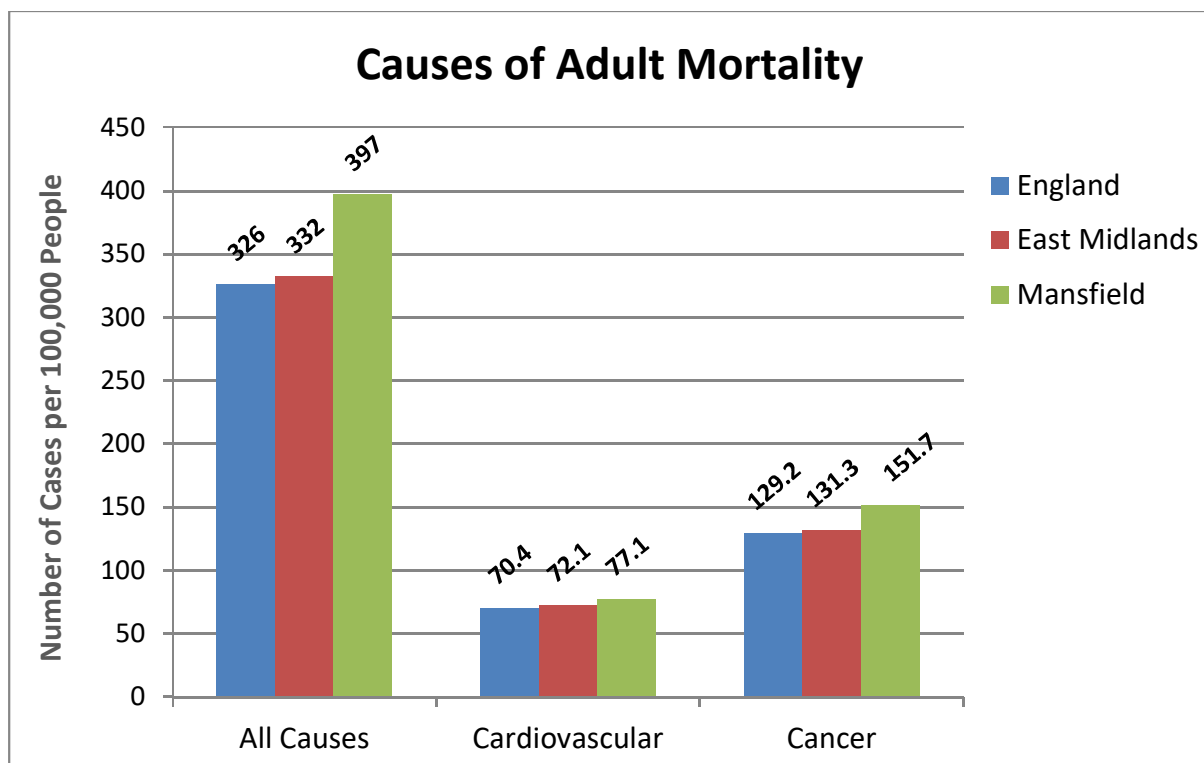


Figure 5: Causes of Mortality among Adults Under 75 (2017-19)<sup>13</sup>

### Accessibility

2.13 As shown below, residents of Mansfield district are generally able to access services and facilities within 30 minutes<sup>14</sup>.

<sup>13</sup> <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>

<sup>14</sup> <https://www.nottinghamshireinsight.org.uk/libraries/profile-library/district-profile-mansfield/>

<b>Travel time for Mansfield district, 2018</b>	<b>Percentage of residents</b>
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 2020/21. It also provides performance information on a range of other indicators.

Indicator	National target	Local target	Performance 2018/19	Performance 2019/20	Performance 2020/21
Major planning applications determined within 13 weeks	60%	74.0% (was 85%)	95.83%	65%	79.0%
Minor planning applications determined within 8 weeks	65%	84% (was 97%)	93.97%	93.8%	68.7%
Other planning applications determined within 8 weeks	80%	93% (was 96%)	96.14%	89.7%	65.3%
% of appeals allowed against authority's decision to refuse planning permission	n/a	42%	33.33%	25%	28.6%
Delegated decisions as a percentage of all decisions	90%	90%	90.12%	91.9%	93.8%
Pre-app advice enquiries responded to within 4 weeks	n/a	81.5%	76.92%	67.5%	18%
Conditions discharged within 8 weeks	n/a	81.5%	71.01%	56.9%	37.8%
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 9 March 2021<sup>15</sup>. It identifies that the Local Plan was adopted and provides a timetable for 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. The LDS also provides information regarding any supplementary planning documents (SPDs) that the council intends to produce to support the Local Plan.

### 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 There is a need to keep the plan under review to assess if it needs updating at least every five years, and then should be updated as necessary. Reviews should take account changing circumstances affecting the district, or any relevant changes in national policy. The council will publish Annual Monitoring Reports (such as this report) to show how the plan is being implemented and will highlight any areas for review.

### 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.

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<sup>15</sup> <https://www.mansfield.gov.uk/downloads/file/1861/local-development-scheme>

	Stage	Period	Progress/ Status
1	SA Scoping Report Preparation and Consultation (statutory consultees)	Early Summer 2018	<b>Completed:</b> The results of this consultation fed into the regulation 18 consultation.
2	Consultation on Local Plan Scoping Report Gypsy and Traveller "Call for Sites" Consultation	Mid – late Summer 2018	<b>Completed:</b> We carried out a call for Gypsy and Traveller sites and carried out the initial Regulation 18 consultation on what the Gypsy and Traveller DPD ought to contain, following the SA Scoping Report consultation.
3	Prepare site options	Ongoing from Summer 2018 to Spring 2019	<b>Completed:</b> During this period we agreed the site selection methodology, preparing the SA draft site selections, and draft viability appraisal. If there are no available sites, the Council will look consider the need to use its powers to purchase a site/s at this stage.
4	SA of preferred sites	Autumn 2018/ Spring 2019	<b>Completed:</b> During this time the Preferred Sites were assessed through the SA, HRA and EqIA to support the DPD. This has informed the consultation draft document.
5	Gypsy and Traveller Preferred Site Consultation	Summer 2019	<b>Withdrawn:</b> We will consult on the Preferred Gypsy and Traveller Sites.
6	Prepare Site Options	Ongoing to Autumn 2021	During this time we will review all of the evidence prepared to date and update where necessarily to do so.
7	Consultation on Site Options	Autumn 2021	We will consult on site options for Gypsy, Traveller and Travelling Showpeople sites.
8	Consultation on the draft Gypsy and Traveller DPD – Regulation 19	Summer 2022	We will ask for your views on whether the DPD meets the government's tests of soundness, over a 6 week period. Comments received will be provided to the Inspector when the DPD is submitted for examination.
9	Submission Local Plan	Autumn 2022	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.

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

- 6.5 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 2018/19 and 2020/21  An average of 293dpa in Mansfield urban area and 32dpa in Warsop Parish	An average of 422dpa Mansfield urban area = 417dpa Warsop Parish = 6dpa <table border="1"> <thead> <tr> <th></th><th>Mansfield</th><th>Warsop</th><th>District Wide</th></tr> </thead> <tbody> <tr> <td>2018/19</td><td>384</td><td>7</td><td>391</td></tr> <tr> <td>2019/20</td><td>401</td><td>1</td><td>402</td></tr> <tr> <td>2020/21</td><td>465</td><td>9</td><td>474</td></tr> </tbody> </table>		Mansfield	Warsop	District Wide	2018/19	384	7	391	2019/20	401	1	402	2020/21	465	9	474	<b>Good</b>  Overall target has been exceeded, although Warsop completions are lower than expected.  Please note average figures are rounded.
	Mansfield	Warsop	District Wide																
2018/19	384	7	391																
2019/20	401	1	402																
2020/21	465	9	474																
Net additional economic land	41ha (or an average of 2.05ha a year over the plan period)	2019/20 = 2.97 ha 2020/21 = This was not monitored during 2020/21. Data will be backdated when monitoring takes place for 2021/22.	<b>Good</b>  Average annual target of 2.05ha was exceeded in 2019/20.																

Net additional retail floor space by location and type	Targets and distribution in accordance with S2 2c	See table below	<b>Poor</b> Floorspace <i>is</i> coming forward but not in the town and district centres. There have also been a number of losses meaning the total committed floorspace has decreased over the last year.
Number of years supply of deliverable specific housing sites	5 years supply plus any shortfall and an appropriate buffer depending on past delivery.	7.75 years supply	<b>Good</b> Target has been exceeded including consideration of shortfall and appropriate buffer.
Supply of deliverable / developable employment land	10 years supply (or 21ha)	<p>This was not monitored during 2020/21. Data will be backdated when monitoring takes place for 2021/22.</p> <p>2019/20 data:  18.63ha with planning permission  0.39ha under construction  8.95ha vacant sites in existing employment areas  17.95ha allocated sites</p> <p>=45.92ha</p>	<b>Good</b> Sufficient sites with extant planning permission / allocations for the next 10 years

Committed/developed floor space vs requirement (sqm)												
	Comparison				Convenience / service				Leisure (Former A3, A4 & A5)			
Centre	By 2033		P D L ?	Developed?	By 2033		P D L ?	Developed?	By 2033		P D L ?	Developed?
<b>Mansfield town centre</b>	<b>11,100</b>				<b>0</b>				<b>2,800</b>			
Amount committed 2018/19:	127	2017/0754/FUL	Y	Yes	?	2018/0321/OUT	Y	No	?	2018/0321/OUT	Y	No
	335	2018/0281/FUL	Y	Yes								
	200	2018/0732/COU	Y	Yes								
	?	2018/0321/OUT	Y	No								
Amount committed 2019/20:	-	-	-	-	-	-	-	-	-	-	-	-
Amount committed 2020/21:	-149	2020/0556/COU	Y	Yes					536	2020/0210/FUL – E/SG (A1/A3/A5)	Y	No
Balance remaining:	10,587				0				2,264			
<b>Mansfield Woodhouse district centre</b>	<b>700</b>				<b>0</b>				<b>350</b>			
Amount committed 2018/19:	-	-	-	-	-	-	-	-	-	-	-	-

Amount committed 2019/20:	-	-	-	-	-	-	-	-	-	-	-	-
Amount committed 2020/21:	-	-	-	-	-	-	-	-	-	-	-	-
Balance remaining:	700				0				350			
<b>Market Warsop district centre</b>	<b>700</b>				<b>0</b>				<b>350</b>			
Amount committed 2018/19:	-	-	-	-	-	-	-	-	-	-	-	-
Amount committed 2019/20:	-	-	-	-	-	-	-	-	-	-	-	-
Amount committed 2020/21:	-	-	-	-	-116	2020/0217/COU	Y	No	116	2020/0217/COU – A4	Y	No
					-35	2020/0728/COU	Y	Yes	35	2020/0728/COU – SG (A5)	Y	Yes
									64	2020/0117/FUL – A3	Y	No
Balance remaining:	700				-151				135			
<b>Other (Housing growth areas)</b>	<b>700</b>				<b>540</b>				<b>0</b>			
Amount committed 2018/19:	84	2010/0805/ST	N	No	-	-	-	-	-	-	-	-
Amount committed	-	-	-	-	-	-	-	-	-	-	-	-

2019/20:												
Amount committed 2020/21:	-	-	-	-	-	-	-	-	-	-	-	-
Balance remaining:	616				540				0			
Other	0				0				0			
Amount committed 2018/19:	18.5	2015/0578/ST	Y	Yes	250	2017/0409/FUL		Yes	63	2016/0513/ST – A3	Y	Yes
	91	2018/0319/FUL	Y	No	40	2017/0814/FUL	Y	Yes	131	2017/0644/FUL – A3	Y	Yes
	51.5	2018/0523/FUL	Y	Yes	52	2018/0452/FUL	N	Yes	167	2018/0305/FUL – A3	Y	Yes
									624	2018/0488/COU – SG	Y	No
									135	2018/0513/COU – A4	Y	Yes
									490	2018/0630/COU – SG	Y	Yes
									155	2019/0037/NMA – A5	Y	No
Amount committed 2019/20:	265	2018/0702/FUL	Y	Yes	280	2018/0697/FUL	Y	Yes	547	2019/0151/FUL <sup>16</sup> – A3/A5	Y	No
	740	2019/0252/FUL <sup>17</sup>	Y	No	1,059	2018/0702/FUL	Y	Yes	383	2019/0225/FUL – A3/A5	N	Yes

<sup>16</sup> Allowed by appeal (reference APP/X3025/W/20/3250525) 09/12/2020

<sup>17</sup> Varied by 2019/0712/VCON (03/04/2020)

	885	2019/0422/FUL	Y	Yes	293	2019/0252/FUL	Y	No	87	2019/0252/FUL – A3	Y	No
	-66	2019/0285/COU	Y	Yes	22	2019/0277/FUL	Y	Yes	-260	2019/0316/FUL – A4	Y	Yes
	-17	2019/0626/COU	Y	Yes	400	2019/0316/FUL	Y	Yes	35	2019/0561/FUL – A5	Y	Yes
					12	2019/0108/COU	Y	Yes	100	2019/0575/FUL – A3/A4/A5	Y	Yes
					14	2019/0527/COU	Y	Yes	-307	2019/0039/COU – A4	Y	Yes
									261	2019/0427/FUL – A3	Y	No
									17	2019/0626/COU – A5	Y	Yes
Amount committed 2020/21:	-	-	-	-	-53	2020/0237/COU	Y	Yes	464	2019/0019/FUL – A3/A5	N	No
					49	2020/0338/FUL	Y	No	108	2020/0015/FUL – E/SG	Y	No
					-83	2020/0500/COU	Y	Yes	83	2020/0500/COU – SG (A5)	Y	Yes
					-64	2019/0793/COU	Y	Yes				
					-96	2020/0271/COU	Y	No				
					-72	2020/0405/COU	Y	Yes				
					-24	2020/0604/COU	Y	Yes				

				9	2021/0097/COU	Y	Yes				
<b>Total floorspace committed/PDL /developed:</b>	2,565		1,650	1,937			1,807	4,034			1,072

<b>Policy S3: Development in the countryside</b>			
<b>Indicator</b>	<b>Target</b>	<b>Status</b>	<b>Progress</b>
% of Planning applications granted contrary to policy	0%	Not yet monitored	

Policy S4: Supporting economic and housing growth through urban regeneration			
Indicator	Target		Progress
Number of additional dwellings on brownfield land <sup>18</sup>	Increase	<ul style="list-style-type: none"> <li>• 2013/14 = 155</li> <li>• 2014/15 = 115</li> <li>• 2015/16 = 129</li> <li>• 2016/17 = 177</li> <li>• 2017/18 = 113</li> <li>• 2018/19 = 202</li> <li>• 2019/20 = 110</li> <li>• 2020/21 = 152</li> </ul>	<b>Satisfactory</b>  Progress is variable over time.
Amount of additional economic land on brownfield land	Increase	This was not monitored during 2020/21. Data will be backdated when monitoring takes place for 2021/22.	
Amount of net additional retail floor space on brownfield land  (Committed / developed)	Increase	<ul style="list-style-type: none"> <li>• 2018/19 = 1,113 sqm</li> <li>• 2019/20 = 3,887 sqm</li> <li>• 2020/21 = -634 sqm</li> </ul>	<b>Moderate</b>  An initial sharp increase followed by a net loss of retail floorspace

Policy S5: Delivering key regeneration sites			
Indicator	Target		Progress
Progress towards development of White Hart Street	Progress in the preparation of masterplan / design brief for the site	TBC	Timetable to be prepared.
			Work on a draft masterplan for the town centre was ongoing with consultation scheduled at the end of 2021.

<sup>18</sup> Due to changes in monitoring process these figures may not relate to those provided in previous years.



	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.	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.	Master planning work for the Town Centre has commenced.
	Planning Application	TBC		
	Permission Granted	TBC		
	Delivery of the regeneration site	TBC		

## Place Making

6.6 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%		Not yet monitored	
Percentage (%) of major residential applications approved with red scores on Buildings for Life assessment	0%		Of those with BfL assessments 0% had red scores.	<b>Good</b> On track
Progress with adoption of Design SPD	Preparation of SPD	TBC	This document will be replaced by a Local Design Code – timetable TBC	This will be progressed in accordance with the timetable set out in the LDS.
	Consultation on Draft SPD	TBC		
	Adoption of Final SPD	TBC		
Percentage (%) of major planning applications where a design review was carried out	100%		12.5% of residential permissions.  1 design review was carried out (2017/0523/FUL – which was permitted on 30/06/2020)	<b>Moderate</b>  Policy only applied 'where appropriate'.

Policy P2: Safe, healthy and attractive development			
Indicator	Target	Status	Progress
Percentage (%) of planning applications granted contrary to policy	0%	Not yet monitored	
Percentage (%) of qualifying applications which submit a Health Impact Assessment	100%	Not yet monitored	

Policy P3: Connected development			
Indicator	Target	Status	Progress
Percentage (%) of planning applications granted contrary to policy	0%	Not yet monitored	

Policy P4: Comprehensive development			
Indicator	Target	Status	Progress
Percentage (%) of planning applications granted contrary to policy	0%	Not yet monitored	
Percentage (%) of large sites (5ha or more or 150 dwellings) granted planning permission where a masterplan has been agreed	100%	Only 1 permission of this size granted during the monitoring period. No masterplan was included but design revisions were negotiated using the masterplan within appendix 8 of the adopted local plan.	<b>Moderate</b>  A masterplan was available in this case.

Policy P5: Climate change and new development			
Indicator	Target	Status	Progress
Percentage (%) of planning applications granted contrary to policy	0%	Not yet monitored	

Policy P6: Home extensions and alterations			
Indicator	Target	Status	Progress
Percentage (%) of planning applications granted contrary to policy	0%	Not yet monitored	

Policy P7: Amenity			
Indicator	Target	Status	Progress
Percentage (%) of planning applications granted contrary to policy	0%	Not yet monitored	

Policy P8: Shop front design and signage			
Indicator	Target	Status	Progress
Percentage (%) of planning applications granted contrary to policy	0%	Not yet monitored	
Number of grants made through the Shop Fronts scheme	Information only	0 grants in 2020/21.	N/A

## Housing

- 6.7 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 – all sites can be viewed on the Policies Map at <a href="https://gis.mansfield.gov.uk/WML9/Map.aspx?MapName=LP">https://gis.mansfield.gov.uk/WML9/Map.aspx?MapName=LP</a>			
Progress with delivery of allocated sites	Target for first completions	Current Stage	Progress against the housing trajectory (as at 31 March 2021)
H1a: Clipstone Road East	2022/23	Outline planning permission granted (2014/0248/NT) for part of the site 20/12/18 and reserved matters permission granted (2017/0523/FUL) for the remaining part of the site 30/06/2020	<b>Good</b> Sufficient time to allow delivery to start in 2022/23.
H1b: Land off Skegby Lane	2024/25	No application submitted.	<b>Good</b> Application would likely need to be submitted by 2021/22 to allow delivery in 2024/25. This has now been pushed back to 2025/26 in the latest trajectory.
H1c: Fields Farm, Abbott Road	2024/25	No application submitted	<b>Good</b> 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). Outline planning application currently being determined (2020/0182/OUT).	<b>Good</b> Sufficient time to determine application and deal with Reserved Matters to allow delivery in 2022/23.
H1e: Land at Redruth Drive	2024/25	Resolution to grant outline planning permission (2019/0183/OUT) (18/05/2020)	<b>Good</b> 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	<b>Good</b> Application would likely need to be submitted by 2021/22 to allow delivery in 2024/25. This has now been pushed back to 2025/26 in the latest trajectory.
H1g: Abbott Road	2027/28	No application submitted.	<b>Good</b> Application would likely need to be submitted by 2025/26 to allow delivery in 2027/28.
H1h: Centenary Road	2027/28	No application submitted.	<b>Good</b> Application would likely need to be submitted by 2025/26 to allow delivery in 2027/28.
H1i: Former Mansfield brewery (part A)	2020/21	Site completed.	<b>Good</b> Site completed 2020/21
H1j: Bellamy Road	2027/28	No application submitted.	<b>Good</b> 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	<b>Good</b> Application would likely need to be submitted by 2021/22 to allow delivery in 2024/25. This has now been pushed back to 2025/26 in the latest trajectory.
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.	<b>Satisfactory</b> Subject to agreement on the s106 there would be sufficient time to allow for delivery to start in 2024/25. However continued delay would make this challenging.
H1m: Sherwood Close	2020/21	Full planning permission granted (2017/0827/FUL)	<b>Good</b> Majority of site is complete, final completions due in 2021/22.
H1n: Ladybrook / Tuckers Lane	2026/27	No application submitted	<b>Good</b> 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)	<b>Good</b> Full planning permission granted and sufficient time to allow delivery in 2021/22. This has now been pushed back to 2025/26 in the latest trajectory.
H1p: South of Debdale Lane	2025/26	No application submitted.	<b>Good</b> This has now been brought forward to 2024/25 in the latest trajectory so an application would likely need to be submitted by 2022/23.

H1q: Land off Holly Road	2027/28	Outline planning application 2019/0084/OUT was withdrawn.	<b>Good</b> Sufficient time to allow delivery in 2027/28. This has now been brought forward to 2023/24 in the latest trajectory so an application would likely need to be submitted by 2021/22.
H1r: Land at Cox's Lane	2021/22	Site completed.	<b>Good</b> Site completed.
H1s: Land off Ley Lane	2019/20	Application currently being determined (2017/0047/FUL)	<b>Poor</b> 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. Delivery has been pushed back to 2022/23 in the latest trajectory however continued delay will make this challenging.
H1t: Land off Rosemary Street	2020/21	Full planning permission granted (2018/0726/FUL) Under construction.	<b>Good</b> Full permission granted; delivery has been pushed back to 2022/23 in the latest trajectory.
H1u: Stonebridge Lane / Sookholme Lane, Market Warsop	2020/21	Outline permission granted (2017/0816/OUT). Reserved matters currently being determined (2020/0398/RES).	<b>Satisfactory</b> This has now been pushed back to 2022/23 in the latest trajectory.
H1v: Sherwood Street / Oakfield Lane, Market Warsop	2027/28	Outline planning application currently being determined (2019/0401/OUT).	<b>Good</b> Outline application submitted; sufficient time to allow delivery in 2027/28.



H1w: Former Warsop Vale School, Warsop Vale	2024/25	Full planning permission granted (2019/0797/FUL)	<b>Good</b>  Full permission granted; delivery has been brought forward to 2023/24 in the latest trajectory.
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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 2021)	Progress
H-Sa014	Former Mansfield Brewery (part B) (2017/0631/PIP)	2024/25	0 / 51	<b>Good</b> 2019/0741/FUL granted (17/08/2020) and delivery has been brought forward to 2023/24 in the latest trajectory.
H-WI001	Former Mansfield General Hospital (2015/0712/NT)	Completed	54 / 54	<b>Good</b>  Site complete.
H-Ki007	Allotment site at Pump Hollow Road (2016/0038/NT)	Under construction	34 / 52	<b>Good</b>  Site is under construction.
H-Ng017	Sandy Lane (2016/0262/ST) 2020/0141/V106 2021/0144/NMA	2021/22	0 / 63	<b>Good</b>  Full planning permission granted 28/03/2018. Variation of S106 approved 02/02/2021 Non material amendment granted 16/03/21 the effect of which was to allow development to commence

H-Cb011	Land at Windmill Lane (former nursery)(now called Wildflower Rise) (2017/0738/FUL)	Completed	23 / 23	
H-Rw012	Land off Sherwood Oaks Close (2020/0304/RES)	2024/25	0 / 44	<b>Good</b>  Reserved matters application currently being determined.
H-Bh005	Former Evans Halshaw site (2018/0399/FUL)	Under construction	36 / 44	<b>Good</b>  Site is under construction.
H-Oa025	Land to the rear of 28 High Oakham Hill (2019/0802/FUL)	2024/25	0 / 58	<b>Good</b>  Planning permission granted 24/11/2020
H-Gf010 H-Gf009	Kirkland Avenue Industrial Park (2017/0636/PIP) (2017/0637/PIP)	2024/25	0 / 60	<b>Moderate</b>  PIP expired 12/12/2020 but sufficient time for an application to be submitted and approved.
H-Oa024	Land at High Oakham House (2016/0329/ST) (2018/0574/RES) (2018/0575/NMA)	Under construction	6 / 28	<b>Good</b>  Site under construction. Some units are self-builds.
H-Bk006	Land north of Skegby Lane (2016/0447/ST)	2021/22	0 / 150	<b>Good</b>  Reserved matters approved 19/09/2017 and the permission has been implemented.

H-Pe006	Penniment Farm (2010/0805/ST) Outline for 430 dwellings 2017/0572/RES – phase 1 for 202 dwellings	Under construction	115 /202 (430)	<b>Good</b>  Site under construction. New outline application submitted to increase number of homes on site from 430 to 600 (2018/0552/OUT) - not yet determined.
H-Oa016	Land at the corner of Quarry Lane, Mansfield (2014/0715/ST)	Site completed	21 / 21	<b>Good</b>  Site completed.
H-Bf008	Pleasley Hill Regeneration Area (2014/0147/ST)	Under construction	149 / 152	<b>Good</b>  Site is under construction, completion expected 2021/22
H-Cb006	Bath Mill (2015/0238/NT) lapsed (2020/0068/FUL) undetermined	Lapsed Target for first completion moved back to 2023/24	0 / 21	<b>Poor</b> Permission 2015/0238/NT lapsed on 17/05/2019. Application 2020/0068/FUL currently being determined.
H-Gf005	Land at Hermitage Lane (2013/0622/ST)	Completed	25 / 25	<b>Good</b>  Site completed.
H-HI004	Land to the rear of 183 Clipstone Road West (2014/0128/NT)	Completed	12 / 12	<b>Good</b>  Site completed.
H-Ki002	Land to the rear of 66-70 Clipstone Road West (2016/0003/NT)	Completed	14 / 14	<b>Good</b>  Site completed.

H-La009	18 Burns Street (2016/0468/ST)	Completed	21 / 21	
H-Ph015	Park Hall Farm (Site A) (2016/0312/NT)	Completed	140 / 140	
H-Ph016	Park Hall Farm (Site B) (2015/0032/NT)	Under construction	5 / 10	
H-Wh008	Land at 7 Oxclose Lane (2015/0334/NT)	Completed	17 / 17	
H-Sa005	Former Mansfield Sand Co (2012/0350/ST) (2017/0568/RES) (2020/0535/FUL) undetermined	2026/27	0 / 107	
H-Ab003	20 Abbott Road (2015/0316/ST) (2019/0146/RES)	2027/28	0 / 8	
H-Li008	284 Berry Hill Lane (2014/0216/ST)	Completed	5 / 5	
H-Bh010	Former Miners Offices (2014/0719/ST)	Completed	18 / 18	

H-Cb007	The Ridge (2012/0442/NT)	Under construction	26 / 43	
H-Mv006	Birchlands/Old Mill Lane (2014/0162/NT)	Completed	9 / 9	
H-Wh003	Former Garage Site Alexandra Avenue (2017/0642/FUL)	Under construction	5 / 7	
H-WI034	Ashmead Chambers (2016/0562/ST)	2023/24	0 / 8	
H-Ng006	10a Montague Street (2013/0555/ST)	Completed	8 / 8	
H-Pe010	Land adj 27 Redgate Street (2017/0070/FUL)	2026/27	0 / 7	
H-Rw007	Adj 188 Southwell Road East (2017/0854/OUT) lapsed	2024/25	0 / 7	
H-Ng004	52 Ratcliffe Gate (2016/0574/ST)	Lapsed	0 / 9	

H-Gf008	Yasmee (2016/0400/ST)	Completed	10 / 10	
H-Ra006	Land at Northfield House (2017/0538/OUT) (2018/0261/RES)	Site complete.	6 / 6	
H-Wc017	Wood Lane, Church Warsop (2017/0633/PIP) (2018/0646/OUT)	2024/25	0 / 30	
H-Ne008	Welbeck Farm (2015/0635/NT) (2020/0298/RES) undetermined	2024/25	0 / 18	
H-Wc008	Moorfield Farm (2014/0654/NT) (2014/0069/NT) (2017/0158/RES)	Under construction	17 / 25	
H-Me008	Oak Garage (2016/0028/NT)	2024/25	0 / 9	
H-Ne005	Elksley House (2017/0518/OUT)	2024/25	0 / 10	

<b>Policy H3: Housing Density and Mix</b>			
<b>Indicator</b>	<b>Target</b>	<b>Status</b>	<b>Progress</b>
Average density of major residential planning permissions	Information only	25 dph	N/A
Mix of house types on major residential planning permissions  Please note this is 'where known' as some outline applications do not specify this information. Unspecified data has been removed.	Information only	Homes granted planning permission where no. of bedrooms known between 01/04/13 and 31/03/21 6 bed – 0.26% (5) 5 bed – 3.30% (62) 4 bed – 22.46% (422) 32.77% (1282) (4+) 3 bed – 30.23% (568) 37.27% (1458) 2 bed – 31.35% (589) 25.89% (1013) 1 bed – 12.40% (233) 4.06% (159)	N/A
Percentage (%) of planning applications granted contrary to policy	0%	Not yet monitored	

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 2020/21 – 31 Three year average = 42	<b>Poor</b>  Three year average below target (76% of target)
Number on housing waiting list	Reduce	See table below	<b>Good</b>  Total number has decreased - although those in highest need (Band 1 and 2) has slightly increased.
Percentage (%) of planning applications granted contrary to policy	0%	Not yet monitored	
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 2020/21 – 63 homes / £561,089	N/A



Number on Housing Waiting List						
	Band 1	Band 2	Band 3	Band 4	Band 5	Total
As of 10 January 2018	137	560	1929	80	3400	6106
As of 20 January 2020	93	433	2789	88	4424	7827
As of 31 March 2021	98	440	2637	61	3781	7017

Policy H5: Custom and self-build			
Indicator	Target	Status	Progress
Number of custom and self-build homes completed	Increase	Not yet monitored	
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.	Not yet monitored	
Number of people on self-build register	Information only  (March 2021)	11 individuals and have expressed an interest in Mansfield district. 5 individuals and 1 group have expressed an interest in Ashfield & Mansfield districts. 8 individuals have expressed an interest in Mansfield & Newark & Sherwood districts. 33 individuals and 2 groups have expressed an interest in all 3 districts.	N/A
Percentage (%) of planning applications granted contrary to policy	0%	Not yet monitored	

<b>Policy H6: Specialist housing</b>			
<b>Indicator</b>	<b>Target</b>	<b>Status</b>	<b>Progress</b>
Number of net additional C2 beds granted planning permission	Increase	3	Not monitored last year.
Percentage (%) of planning applications granted contrary to policy	0%	Not yet monitored	

<b>Policy H7: Homes in multiple occupation</b>			
<b>Indicator</b>	<b>Target</b>	<b>Status</b>	<b>Progress</b>
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 2020/21 – 7 beds	N/A  There is a steady supply of HMOs being permitted although this reduced in 2020/21.
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 2020/21 – 13 beds	N/A  There is a steady supply of HMO licenses being granted.
Percentage (%) of planning applications	0%	Not yet monitored	

granted contrary to policy			
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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	<b>Poor</b> A revised timetable for the DPD was included within the 2021 LDS however due to other work streams coming forward this has slipped.
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 · Reg 19 consultation · Submission to SoS · Examination · Adoption	Identified dates for key stages	A second Reg 18 consultation was delayed by COVID-19 national lockdown.	
Percentage (%) of planning applications granted contrary to policy	0%	Not yet monitored	

## Employment

- 6.8 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.
- 6.9 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%	Not yet monitored	

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.	<b>Good</b>  Sufficient time to allow delivery of employment of time by 2025
E2b – Oakfield Lane, Market Warsop	Delivery post 2025	No application yet submitted.	<b>Good</b>

			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).	<b>Satisfactory</b>  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	<u>Permissions</u> 2020/0568/FUL – E 0.003ha 2020/0546/FUL – E 0.006ha 2020/0083/FUL – E 0.004ha	<b>Satisfactory</b> 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	<b>Satisfactory</b> Site remains available for employment use
E3c – Millennium Business Park, Chesterfield Road North, Mansfield	Continued operation for employment purposes	<u>Vacant sites</u> 0.32ha	<b>Satisfactory</b> Site remains available for employment use
E3d – Oakham Business Park, Hamilton Way, Mansfield	Continued operation for employment purposes	<u>Vacant sites</u> 0.17ha & 0.22ha	<b>Satisfactory</b> Site remains available for employment use
E3e – Oak Tree Business Park, Oak Tree Lane, Mansfield	Continued operation for employment purposes	<u>Permissions</u> 2020/0246/FUL – E 0.01ha	<b>Satisfactory</b> Site remains available for employment use

E3f – Botany Commercial Park, Botany Ave, Mansfield	Continued operation for employment purposes		<b>Satisfactory</b> Site remains available for employment use
E3g – Broadway Industrial Estate, The Broadway, Mansfield	Continued operation for employment purposes		<b>Satisfactory</b> Site remains available for employment use
E3h – Brunts Business Centre, Brunts Way, Mansfield	Continued operation for employment purposes		<b>Satisfactory</b> Site remains available for employment use
E3i – Commercial Gate, Mansfield	Continued operation for employment purposes		<b>Satisfactory</b> Site remains available for employment use
E3j – Crown Farm Industrial Estate, Crown Farm Way, Mansfield	Continued operation for employment purposes	<u>Permissions</u> 2020/0156/FUL – E 0.02ha  <u>Vacant sites</u> 2.77ha	<b>Satisfactory</b> Site remains available for employment use
E3k – Mansfield Woodhouse Gateway, Off Grove Way, Mansfield Woodhouse	Continued operation for employment purposes		<b>Satisfactory</b> 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	<b>Satisfactory</b> Site remains available for employment use
E3m – Bellamy Road Industrial Centre, Bellamy Road, Mansfield	Continued operation for employment purposes		<b>Satisfactory</b> Site remains available for employment use
E3n – Hermitage Lane Industrial Estate, Hermitage Lane, Mansfield	Continued operation for employment purposes		<b>Satisfactory</b> Site remains available for

			employment use
E3o – Maunside, Hermitage Lane, Mansfield	Continued operation for employment purposes		<b>Satisfactory</b> Site remains available for employment use
E3p – Warsop Enterprise Centre, Burns Lane, Market Warsop	Continued operation for employment purposes		<b>Satisfactory</b> Site remains available for employment use
E3q – The Hub, Sherwood St, Market Warsop	Continued operation for employment purposes		<b>Satisfactory</b> 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	<b>Satisfactory</b> Site remains available for employment use
E3s – Ratcher Hill	Continued operation for employment purposes		<b>Satisfactory</b> Site remains available for employment use
E3t – Bleak Hills	Continued operation for employment purposes		<b>Satisfactory</b> Site remains available for employment use
E3u – Quarry Lane, Mansfield	Continued operation for employment purposes		<b>Satisfactory</b> Site remains available for employment use
E3v – Pelham Street	Continued operation for employment purposes		<b>Satisfactory</b> Site remains available for employment use

Indicator	Target	Status	Progress
Vacancy rate on key employment areas	Reduce	3.9% of land designated by Policy E3 is vacant.	<b>Satisfactory</b> No reduction in vacant plots over the last year
Percentage (%) of planning applications granted contrary to policy	0%	Not yet monitored	

Policy E4: Other industrial and business development			
Indicator	Target	Status	Progress
Percentage (%) of planning applications granted contrary to policy	0%	Not yet monitored	

Policy E5: Improving skills and economic inclusion			
Indicator	Target	Status	Progress
Percentage (%) of major schemes where a local labour agreement is secured	50%	Not yet monitored	



## Retail

6.10 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%	No applications of this type	N/A
Percentage (%) of planning applications granted contrary to policy	0%	Not yet monitored	

RT2: Mansfield Town centre strategy			
Indicator	Target	Status	Progress
Venue score ranking	Improve	2017 - 137 <sup>th</sup>	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 March 2021 – Not monitored due to	<b>Moderate</b> Marginal increase in vacancy rate

		COVID-19	
Progress with preparation of town centre masterplan / investment framework	Preparation in accordance with key stages	Work on draft ongoing. Consultation planning for autumn 2021.	<b>Good</b> Work on the draft masterplan had started 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  <i>Indicator should now refer to non-Class E(a) use.</i>	No more than 25% in primary frontages  No more than 50% in secondary frontages	This was not monitored in 2020/21 due to COVID-19	N/A
Loss of units of 500sqm or more from A1 use  <i>Indicator should now refer to Class E(a) use</i>	Zero	Zero	<b>Good</b>  <i>Please note that changes within Class E no longer require planning permission.</i>
Instances of continuous frontage of non-A1 units  <i>Indicator should now refer to Class E(a) use</i>	Zero instances of 3 or more in primary frontages  Zero instances of 4 or more in secondary frontages	This was not monitored in 2020/21 due to COVID-19	N/A
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.	<b>Good</b> Project completed.
Progress with enhancements to Four Seasons Shopping Centre.	TBC	Site to feature in the town centre masterplan. Timetable to be prepared	<b>Good</b> Work is ongoing on the draft town centre masterplan.
Progress with enhancements to Rosemary Centre	TBC	Site to feature in the town centre masterplan. Timetable to be prepared	<b>Good</b> Work is ongoing on the draft town centre masterplan.
Progress with enhancements to Beales Department store	TBC	Site to feature in the town centre masterplan. Timetable to be prepared	<b>Good</b> Work is ongoing on the draft town centre masterplan.

Policy RT5: Accessing Mansfield town centre			
Indicator	Target	Status	Progress
Details of improvements secured as part of major development proposals	Information only	Not yet monitored.	N/A

RT6: Retail and leisure allocations			
Indicator	Target	Status	Progress
RT6a - Former bus station, Stockwell Gate North	Delivery by 2023	Planning permission granted in November 2020 (2020/0210/FUL). Former car park was closed and site preparation started in March 2021.	<b>Good</b> On track for delivery by 2023
RT6b – Belvedere Street	After 2023	Outline permission granted in July 2018 (2018/0321/OUT). Due to expire in July 2021.	<b>Bad</b> 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	Planning permission granted in July 2020 (2019/0019/FUL). Various variation and discharge of conditions applications approved within the monitoring period.	<b>Good</b> Application has been approved and development has commenced. 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	<b>Moderate</b> 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) lapsed in April 2020.	<b>Poor</b> Permission lapsed in April 2020.
RT7b – Former Pavilion, Racecourse Park	By 2023	Completed	<b>Good</b> 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.	<b>Good</b> Permission implemented.
RT7d – Former Strand Cinema, Church Street	By 2023	Permission granted in October 2019. (2019/0252/FUL). Site has been cleared.	<b>Moderate</b> Application has been approved and site cleared, but no progress appears to have been made over the monitoring period.

Policy RT8: District and local centres			
Indicator	Target	Status	Progress
Percentage (%) of A1 retail use within town centres  <i>Indicator should now refer to Class E(a) use</i>	A1 remains at 40%	This was not monitored in 2020/21 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 2020/21 due to COVID-19  <u>District Centres</u> Mansfield Woodhouse – Market Warsop –  <u>Local Centres</u> Clipstone Rd West –	To be monitored in future AMRs.

		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%	Not yet monitored	

Policy RT9: Neighbourhood parades			
Indicator	Target	Status <sup>19</sup>	Progress
Percentage (%) of A1 retail use within parades	Remains at 40%	This was not monitored in 2020/21 due to COVID-19	To be monitored in future AMRs.
Percentage (%) of vacant units	Reduce	This was not monitored in 2020/21 due to COVID-19	To be monitored in future AMRs.
Percentage (%) of planning applications granted contrary to policy	0%	Not yet monitored	

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	One 108 sqm extension to an existing HFT / restaurant was granted (19/03/21 -	<b>Moderate</b> – target is zero

<sup>19</sup> Note figures are cumulative for all neighbourhood parades

<i>Indicator should now refer to hot food takeaways (sui generis) not A5</i>		2020/0015/FUL)	
Percentage (%) of planning applications granted contrary to policy	0%	Not yet monitored	

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 2020 and 31 March 2021, a number of applications were approved for hot food takeaways but only one was located within 400m buffer (as the crow flies) of a secondary school or college (2020/0015/COU).

<b>Policy RT11: Visitor economy</b>			
<b>Indicator</b>	<b>Target</b>	<b>Status</b>	<b>Progress</b>
Number of new hotel rooms / floor space of visitor accommodation built	Information only	2018/0171/FUL -100 bed hotel – due to lapse July 2021 2018/0281/FUL – 63 bed hotel – completed 2019/0427/FUL – 18 bed hotel – granted November 2019, no progress 2020/0210/FUL – 100 bed hotel – granted November 2020, site preparation commenced.	N/A
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 2019/0019/FUL – 2 Drive thru restaurant/cafés, 1 restaurant and vehicle rental unit – granted 03/07/2020 2020/0210/FUL – Hotel, 2 restaurants and 2 drive thru restaurants – granted 03/11/2020	N/A

Percentage (%) of planning applications granted contrary to policy	0%	Not yet monitored	
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## 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 (outline) was validated in June 2021.	<b>Moderate</b> Slightly behind expected timetable
Number of homes completed	Delivery from 2023/24	Planning permission not yet granted	<b>Moderate</b> Slightly behind expected timetable
Amount of retail floorspace provided	Delivery from 2023/24	Planning permission not yet granted	<b>Moderate</b> Slightly behind expected timetable
Amount of economic area provided (in hectares)	Delivery from 2023/24	Planning permission not yet granted	<b>Moderate</b> Slightly behind expected timetable

Policy SUE2: Land off Jubilee Way			
Indicator	Target	Status	Progress
Progress with delivery of site	Information only	Planning application was expected in Autumn 2020	Awaiting both EIA screening / scoping 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	<b>Moderate</b> Slightly behind expected timetable
Amount of retail floorspace provided	Delivery from 2023/24	Planning application was expected in Autumn 2020	<b>Moderate</b> Slightly behind expected timetable
Amount of economic area provided (in hectares)	Delivery from 2024	Planning application was expected in Autumn 2020	<b>Moderate</b> Slightly behind expected timetable

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; four parcels have reserved matters approved.	<b>Good</b> Site is under construction and progressing well

		2016/0599/ST – 05/04/2017 (95) 2017/0014/RES – 03/05/2017 (277) 2017/0618/RES – 07/02/2018 (146) 2020/0435/RES – 17/12/2020 (63)	92 / 95 166 / 277 81 / 146 0 / 63
Number of homes completed	2017/18 – 0      2025/26 – 90 2018/19 – 130    2026/27 – 90 2019/20 – 95      2027/28 – 90 2020/21 – 90      2028/29 – 90 2021/22 – 90      2029/30 – 90 2022/23 – 90      2030/31 – 90 2023/24 – 90      2031/32 – 60 2024/25 – 90      2032/33 – 60	Currently under construction on 3 / 4 parcels.  2017/18 – 0 2018/19 – 36 2019/20 – 131 2020/21 – 172	<b>Good</b>  On track and above Local Plan trajectory figures.
Amount of retail floorspace provided	Delivery as part of construction of Phase 2	Currently awaiting Reserved Matters for Phase 2	<b>Satisfactory</b>
Amount of economic area provided (in hectares)	Delivery as part of construction of Phase 3	Currently awaiting Reserved Matters for Phase 3	<b>Satisfactory</b>

## 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	This is listed in the Infrastructure Funding Statement (IFS). Please visit: <a href="https://www.mansfield.gov.uk/planning/infrastructure-funding-statement/1">https://www.mansfield.gov.uk/planning/infrastructure-funding-statement/1</a>	Good

		Planning permissions have been permitted in 2020/21 that would generate £745,003 towards infrastructure if they all go ahead as planned. This is up on last year's amount of £507,015.	
Percentage (%) of planning applications granted contrary to policy	0%	Not yet monitored	

Policy IN2: Green infrastructure			
Indicator	Target	Status	Progress
Percentage (%) of planning applications granted contrary to policy	0%	Not yet monitored	

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 <sup>20</sup>	No net loss of those identified for protection in the Local Plan	No net loss	Good
Percentage (%) of major residential planning permission which accord with the Mansfield Green Space Standard	100%	Not yet monitored	
Percentage (%) of applications granted contrary to the recommendations in the	0%	0%	Good

<sup>20</sup> Includes replacement for the loss of open space / outdoor sports provision identified in the Local Plan. Fully new open space is monitored under IN4.

Playing Pitch Strategy			
Percentage (%) of planning applications granted contrary to policy	0%	Not yet monitored	

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	None	N/A
Percentage (%) of major residential planning permissions which accord with the Mansfield Green Space Standard	100%	Not yet monitored	
Percentage (%) of planning applications granted contrary to policy	0%	Not yet monitored	

Policy IN5: Protection and creation of allotments			
Indicator	Target	Status	Progress
Net change in allotments (hectares)	No net loss (ha)	No net loss	Good
Number of people on waiting list	Reduce	A total of 93 people were on waiting lists for Mansfield District Council owned allotments (February 2021). 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%	Not yet monitored	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.

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. In February 2021, despite the pandemic, some plots had 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).

<b>Policy IN6: Designated local green space</b>			
<b>Indicator</b>	<b>Target</b>	<b>Status</b>	<b>Progress</b>
Loss of designated local green space	No loss	No loss	<b>Good</b>
Details of planning permissions granted on Local Green Space	Information only	N/A	N/A
Percentage (%) of planning permissions granted contrary to policy	0%	Not yet monitored	

6.17 Local green space designations are new designations 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. These are either in local authority or community/trustee ownership.

<b>Policy IN7: Local shops, community and cultural facilities</b>			
<b>Indicator</b>	<b>Target</b>	<b>Status</b>	<b>Progress</b>
Percentage (%) of planning applications granted contrary to policy	0%	Not yet monitored	

<b>Policy IN8: Protecting and improving the sustainable transport network</b>			
<b>Indicator</b>	<b>Target</b>	<b>Status</b>	<b>Progress</b>
Progress with delivery of identified transport schemes	Progress as per agreed timetable	See table below – there is no update	N/A
Number of new planning permissions for residential, employment and retail within 400m of a bus stop.	Information only	Not yet monitored	N/A
Percentage (%) of new dwellings and retail and employment floor space within 400m of a train station.	Information only	Not yet monitored	N/A
Percentage (%) of planning applications granted contrary to policy.	0%	Not yet monitored	

<b>Policy</b>	<b>Transport scheme</b>	<b>Status</b>
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	<b>Moderate</b> There was a sharp decrease in serious and slight accidents since 2019 but fatalities were at the same level.
Percentage (%) of planning applications granted contrary to policy.	0%	Not yet monitored	

Casualties by severity (Commons library as of 2018) <sup>21</sup>			
Year	Fatal	Serious	Slight
2020	3	2	67
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	This document became Nottinghamshire County Council policy on 13 January 2021.	<b>Good</b>
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 ( <a href="http://www.zap-map.com">www.zap-map.com</a> ) with post codes NG17, NG18, NG21 and NG19.	<b>Good</b> This was an increase from the previous year.

<sup>21</sup> <https://commonslibrary.parliament.uk/economy-business/transport/roads/constituency-data-traffic-accidents/>

		There were 1,734 in the East Midlands at the time of writing.	
Percentage (%) of planning applications granted contrary to policy.	0%	Not yet monitored	

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 2021) <sup>22</sup> , 88% of premises had Ultrafast Broadband coverage (download speed of at least 300Mbit/s) and 99% had Superfast Broadband coverage (download speed of at least 30 Mbit/s).	<b>Good</b>  Availability of superfast broadband has improved since last year
Percentage (%) of planning applications granted contrary to policy.	0%	Not yet monitored	

<sup>22</sup> <https://www.ofcom.org.uk/research-and-data/multi-sector-research/infrastructure-research/connected-nations-update-spring-2021>

## 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%	Not yet monitored	

- 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.

<b>NE2: Biodiversity and geodiversity</b>			
<b>Indicator</b>	<b>Target</b>	<b>Status</b>	<b>Progress</b>
Biodiversity	Net gain in biodiversity reflecting DEFRA biodiversity metric	Not yet monitored	
Net change in area (ha) of local wildlife sites (LWS), local geological site (LGS) and local nature reserve (LNR).	No net loss	There was an overall gain in LWS area of 4.37 ha (727.95 ha in total)  No net loss of LNR (147.83 ha in total)  No net loss of LGS (47.34 ha in total)	<b>Good</b>  There was an overall (net) gain in LWS area.
Percentage (%) of LWS / LGS in positive management	Information only	This was not monitored this year due to Covid-19. The last information (2017/18) was 25.9% (21 out of 81). This was a decrease from 2016-2017 which was 39.7%.	<b>Status unknown.</b> Based on previous 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	Not yet monitored	N/A
Change in area (ha) of SSSIs	No loss	No change.	<b>Good</b> No loss
Number of planning permissions granted within SSSI impact zones	Information only	10	N/A
Percentage (%) of major applications with management plans (where relevant) for habitats, species and designated sites.	100%	Not yet monitored	
Change in Ancient Woodland (ha)	No loss	No loss.	<b>Good - No Loss</b>

Number of applications granted within 400m of ppSPA	Information only	164	N/A
Percentage (%) of planning applications granted contrary to policy.	0%	Not yet monitored	

<b>NE3: Pollution and land instability</b>			
<b>Indicator</b>	<b>Target</b>	<b>Status</b>	<b>Progress</b>
Area (hectares) of land that is contaminated as defined by Part 2a of the Environmental Protection Act (1990)	Information only	None	<b>Good</b>
Air quality modelling	PM <sub>2.5</sub> no more than 10µgm <sup>3</sup>	9.1 µg/m <sup>3</sup> (based on Defra's 2018 modelled figure for the Mansfield town centre).	<b>Good</b> Modelling shows PM <sub>2.5</sub> levels below World Health Organisation (WHO) thresholds. See comments below.
Number of Air Quality Management Areas (AQMA) designated within the district	Zero	Zero	<b>Good</b> See comments below.
Percentage (%) of planning applications granted contrary to policy	0%	Not yet monitored	

6.20 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

- 6.21 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 2019 (MDC Air Quality Annual Status Report, June 2019)<sup>23</sup>. 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.
- 6.22 The council monitors and assesses levels of NO<sub>2</sub> 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/m<sup>3</sup>. There were further reductions in NO<sub>2</sub> 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 NO<sub>2</sub> monitoring results) and B1 (monthly results) in the full MDC Air Quality Report (2019) for more details.
- 6.23 In 2018, a consultant carried out detailed dispersion modelling at three road junctions and two residential development locations for the proposed Local Plan allocation<sup>24</sup>. 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 NO<sub>2</sub> 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

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

<sup>24</sup> 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.

- 6.24 Levels of airborne dust (PM<sub>10</sub>) have not monitored since the real-time unit had to be decommissioned in August 2016. Along with levels of NO<sub>2</sub>, previously monitored levels of PM<sub>10</sub> (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).
- 6.25 Although the council does not monitor for PM<sub>2.5</sub>, the study reported modelled levels of PM<sub>2.5</sub> (9.1µg/m<sup>3</sup>) which are below the World Health Organisation's guideline value of 10µg/m<sup>3</sup>. This value is based on comparison levels Defra's modelled level for the district. The council's monitoring of PM<sub>10</sub> levels suggest that the district would not have significantly high levels of PM<sub>2.5</sub>, and the measures we are taking to reduce PM<sub>10</sub> will have a knock-on effect on PM<sub>2.5</sub>.
- 6.26 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)<sup>25</sup>. The UK Government is currently reviewing air quality targets and setting new ones as part of the emerging Environment Bill<sup>26</sup>. As part of the Adopted Local Plan, an Air Quality Supplementary Planning Document (SPD) may be published to support the implementation of Policy NE3.

### Contaminated land

- 6.27 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 Strategy<sup>27</sup> 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.

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

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

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



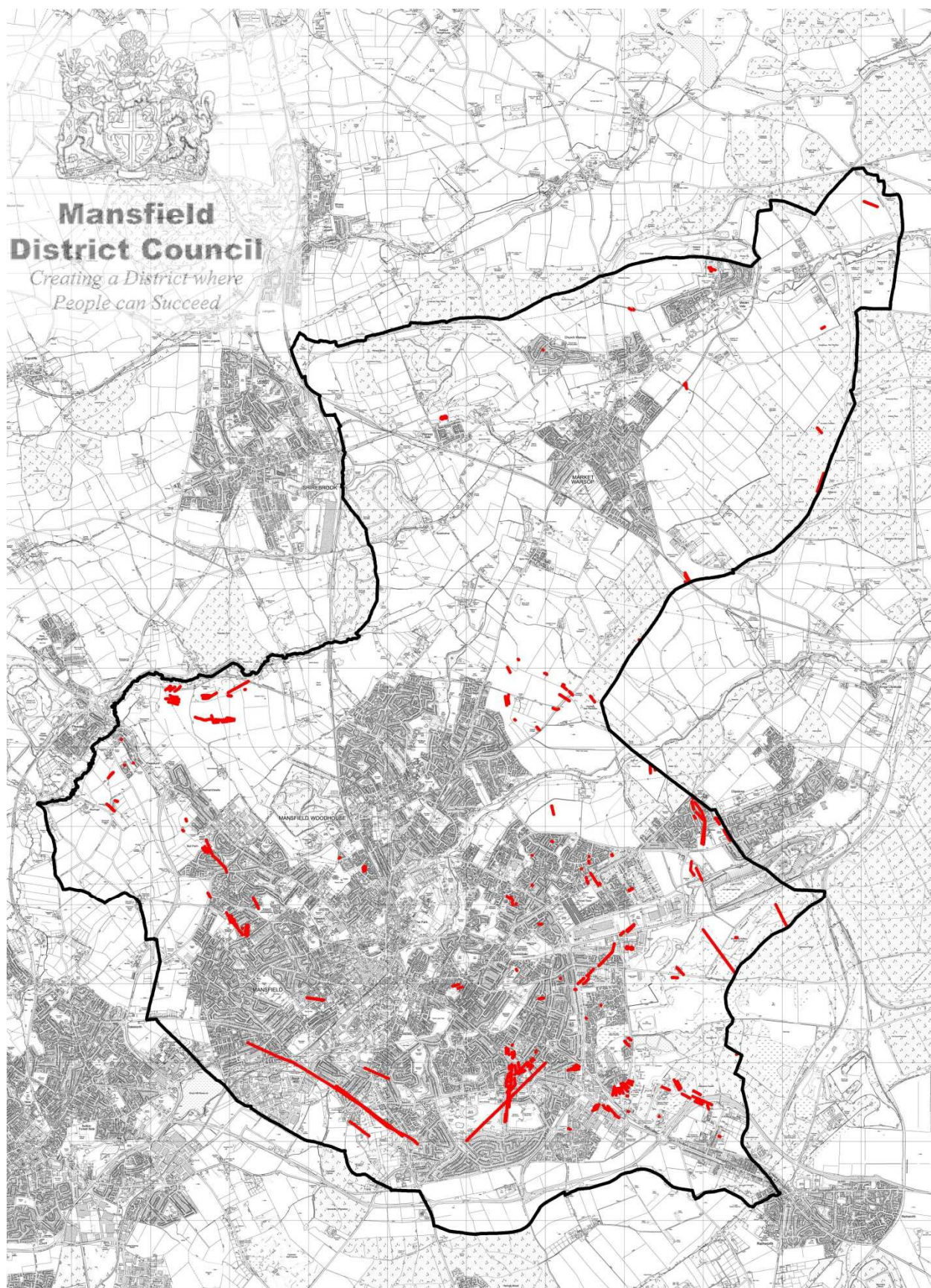
### Water Quality

- 6.28 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

- 6.29 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.

<b>NE4: Mineral Safeguarding Areas</b>			
<b>Indicator</b>	<b>Target</b>	<b>Status</b>	<b>Progress</b>
Percentage (%) of planning applications granted contrary to policy.	0%	Not yet monitored	



**Key**



Coal Authority Areas of High Risk

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## Historic Environment

6.30 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.

6.31 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.

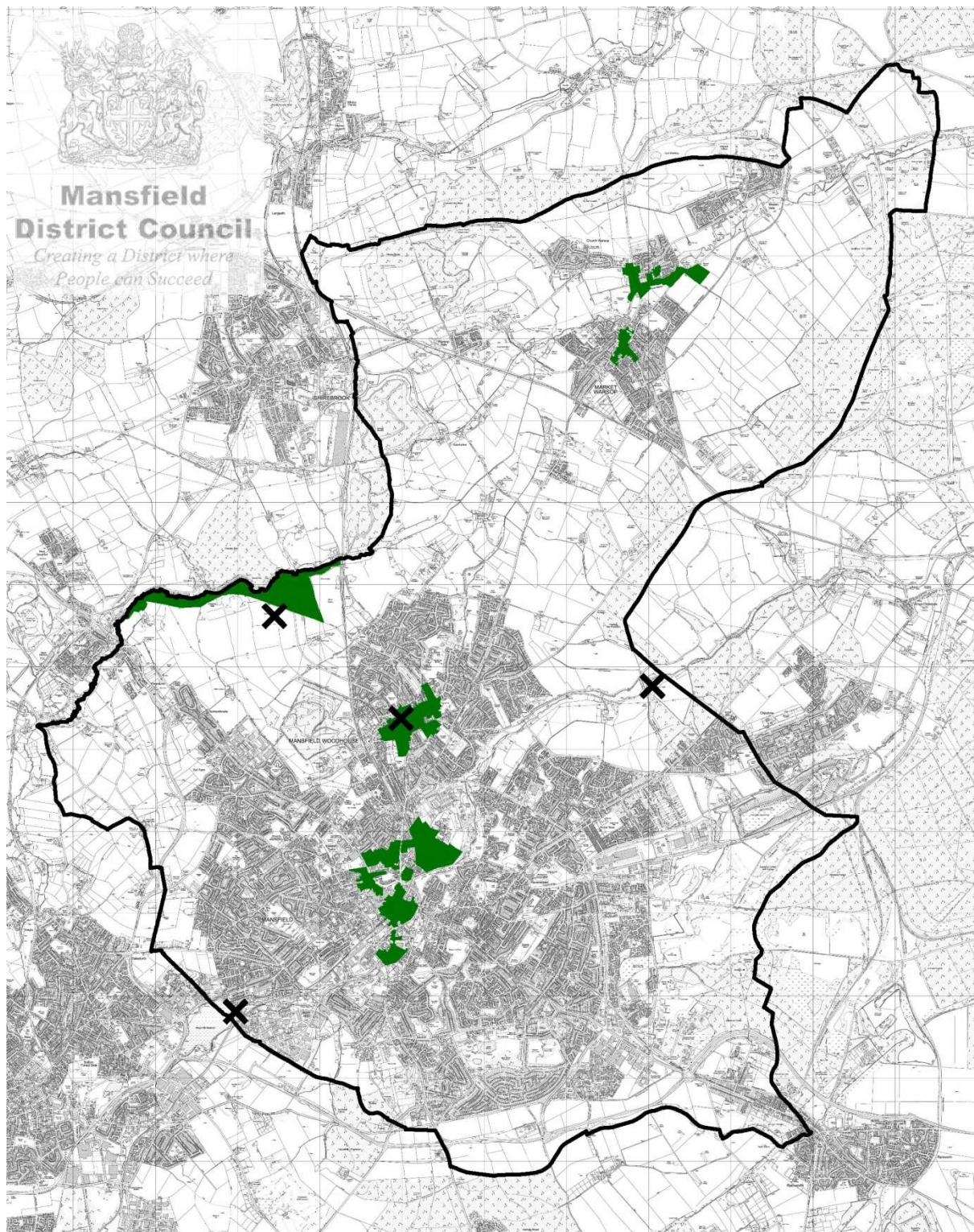
HE1: Historic environment			
Indicator	Target	Status	Progress
Percentage (%) of district's heritage assets classified as 'at risk'.	Reduce	1% <ul style="list-style-type: none"><li>• Bridge Street, Mansfield (conservation area);</li><li>• Church of St John the Evangelist, St John Street, Mansfield (grade II listed building); and</li><li>• Roman villa ESE of Northfield House (scheduled monument).</li></ul>	<b>Satisfactory</b> – 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	<b>Moderate</b>  All conservation areas have character appraisals and



		Pleasley Park and Vale – January 2016 <sup>28</sup> 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	management plans but most are more than five years old.
Number of applications approved against Historic England advice	Information only	0	Good
Percentage (%) of planning applications granted contrary to policy.	0%	Not yet monitored	

HE2: Pleasley Vale Regeneration Area			
Indicator	Target	Status	Progress
Percentage (%) of planning applications granted contrary to policy.	0%	Not yet monitored	

<sup>28</sup> 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.



**Key**



Conservation Areas



Ancient Monuments

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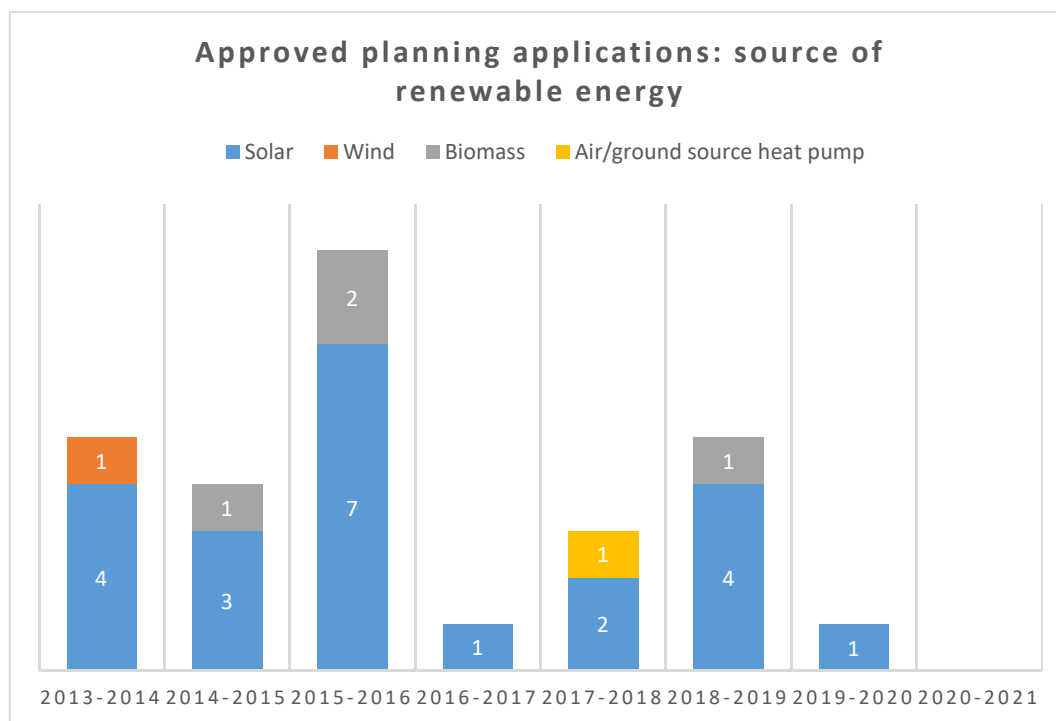
## Climate change

6.32 Mitigating and adapting to climate change is one of the most important challenges facing society today. It requires commitment and action at a local level, but within a national framework. The NPPF stresses that planning has an important role to play in helping to reduce CO<sub>2</sub> emissions, minimise vulnerability and provide resilience to the impacts of climate change.

CC1: Renewable and low carbon energy generation			
Indicator	Target	Status	Progress
Details of applications renewable and low carbon energy <sup>29</sup>	Information only	<p>No applications were approved for renewable or low carbon energy (1 April 2020 to 31 March 2021).</p> <p>As such the overall installed capacity (where known) for all approved renewable and low carbon energy schemes for this period is 0 Kw.</p>	<p><b>Poor</b></p> <p>This is a decrease of 1 from last year. The uptake of renewables is very low compared to the total number of approved applications for this recording period.</p> <p>The inclusion of Policy P5 in the local plan (2013-2033) is a positive step forward.</p>
Percentage (%) of planning applications granted contrary to policy.	0%	Not yet monitored	

<sup>29</sup> Details to include type of renewable or low carbon energy and installed capacity

6.33 The graph below shows the numbers of approved applications by source of renewable / low carbon energy over the last eight 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	9	N/A
Percentage (%) of planning applications granted contrary to policy.	0%	Not yet monitored	

### 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"> <li>• Essential transport infrastructure (including mass evacuation routes) which has to cross the area at risk.</li> <li>• 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.</li> <li>• Wind turbines.</li> </ul>
Highly vulnerable	<ul style="list-style-type: none"> <li>• Police stations, ambulance stations and fire stations and command centres and telecommunications installations required to be operational during flooding.</li> <li>• Emergency dispersal points.</li> <li>• Basement dwellings.</li> <li>• Caravans, mobile homes and park homes intended for permanent residential use.</li> <li>• Installations requiring hazardous substances consent</li> </ul>
More vulnerable	<ul style="list-style-type: none"> <li>• Hospitals</li> <li>• Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels.</li> <li>• Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs and hotels.</li> <li>• Non-residential uses for health services, nurseries and educational establishments.</li> <li>• Landfill and sites used for waste management facilities for hazardous waste</li> </ul>



Less vulnerable	<ul style="list-style-type: none"> <li>• Sites used for holiday or short-let caravan</li> <li>• Police, ambulance and fire stations which are not required to be operational during flooding.</li> <li>• 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.</li> <li>• Land and buildings used for agriculture and forestry.</li> <li>• Waste treatment (except landfill and hazardous waste facilities).</li> <li>• Minerals working and processing (except for sand and gravel working).</li> <li>• Water treatment works which do not need to remain operational during times of flood.</li> <li>• Sewage treatment works (if adequate measures to control pollution and manage sewage during flooding events are in place).</li> </ul>
Water-compatible development	<p>For example:</p> <ul style="list-style-type: none"> <li>• Flood control infrastructure.</li> <li>• Water transmission infrastructure and pumping stations.</li> <li>• Sewage transmission infrastructure and pumping stations.</li> <li>• Sand and gravel working.</li> <li>• Docks, marinas and wharves.</li> <li>• Navigation facilities.</li> <li>• Ministry of Defence, defence installations.</li> </ul>

CC3: Sustainable drainage systems (SuDS)			
Indicator	Target	Status	Progress
Number of planning permissions which incorporate SuDS.	Information only	Not yet monitored	N/A
Number of applications within surface water high risk areas.	Information only	87	N/A

CC4: Protection, restoration and enhancement of river and waterbody corridors			
Indicator	Target	Status	Progress
Details of de-culverting schemes taken forward	Information only	Not yet monitored	N/A
Number of applications approved in Green SuDS Priority Areas	Information only	Not yet monitored	N/A
Number of applications approved in low flow areas	Information only	0	N/A
Details of schemes to re-naturalise the River Maun	Information only	Not yet monitored	N/A
Quality of water bodies assessed through the Water Framework Directive	No deterioration	<ul style="list-style-type: none"> <li>• <b>Source of River Maun to Vicar Water</b> – 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’.</li> <li>• <b>Vicar Water from Source to Maun</b> – 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’.</li> <li>• <b>Rainworth Water</b> (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’.</li> <li>• <b>L Lakes</b> – 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’.</li> </ul>	<p><b>Poor</b></p> <p>Deterioration of overall status of some catchments has been reported. Other catchment areas have been reported as consistently ‘Poor’ overall status.</p> <p>(Data has not been updated since 2019)</p>

		<ul style="list-style-type: none"> <li>• <b>River Meden (Sookholme to Maun)</b> – 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'.</li> <li>• <b>River Meden (source to Sookholme)</b> - 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'.</li> <li>• <b>Sookholme Brook catchment</b> – 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'.</li> </ul>	
Percentage (%) of planning applications granted contrary to policy.	0%	Not yet monitored	

6.34 The Environment Agency provides updates for the various river catchments in England<sup>30</sup>. 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)<sup>31</sup>. 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 Spion 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.

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

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

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 Source to Maun	Poor	Poor	Poor	Poor	Poor
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

- 6.35 Development within low flow catchments (Vicar Water and Rainworth Water areas)<sup>32</sup> 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.
- 6.36 Additionally, Green SuDS Priority areas<sup>33</sup> 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.

### Implementation and Monitoring

- 6.37 The NPPF includes 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 are set out in the NPPG<sup>34</sup> and take account of changing circumstances and relevant changes in national policy. This includes 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	Scoping has commenced.	<b>Good</b>
Net Additional Dwellings	Meeting local housing need when assessed on a three year	An average of 422dpa	<b>Good</b> Overall target has been met

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

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

<sup>34</sup> <https://www.gov.uk/guidance/plan-making> Paragraph: 065 Reference ID: 61-065-20190723

	rolling average.		
Supply of deliverable specific housing sites	5 years supply plus any shortfall and an appropriate buffer depending on past delivery.	7.75 years	<b>Good</b> Target has been exceeded including consideration of shortfall and appropriate buffer.
Availability of new evidence.	New evidence becomes available.	None available.	N/A
Progress with key sites	Progress with sites as identified	Progress is set out above.	<b>Good</b> Overall progress with key sites is considered to be good.

### Sustainability appraisal – monitoring of likely significant effects.

6.46 As part of the sustainability appraisal process there is a requirement to monitor the significant effects of the plan. The SA Adoption Statement sets out the significant effects of the plan on each SA Topic, and how the monitoring framework above has been formulated taking account of the recommended indicators to monitor those effects. It is concluded that the monitoring framework above provides the basis for meeting monitoring requirements for the Local Plan associated with the SA. Please see Appendix 7 of the SA Adoption Statement<sup>35</sup> for more information.

<sup>35</sup> <https://www.mansfield.gov.uk/downloads/file/1679/sa-adoption-statement-september-2020>