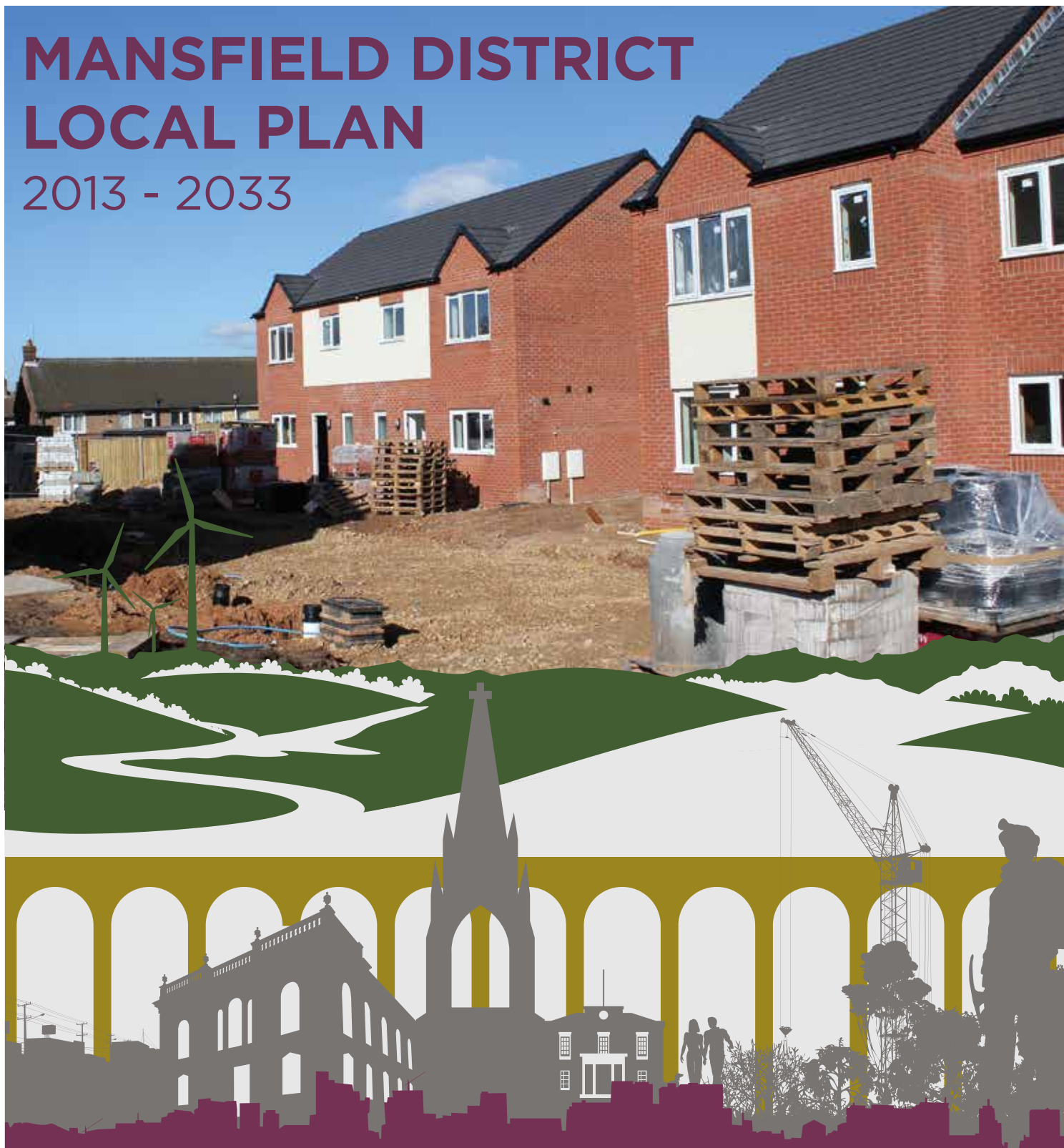


MANSFIELD DISTRICT LOCAL PLAN

2013 - 2033



Preferred Options: Summary Leaflet

Consultation starts 2 October 2017 and ends 10 November 2017



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www.mansfield.gov.uk/localplan



Mansfield
District Council

OUR VISION:

OUR VISION: “By 2033 the district of Mansfield will have continued its transformation to a healthier, greener and vibrant place to live. The district will be a place of choice where people are proud to live and based on well designed, resilient neighbourhoods. A range of good quality housing will have been provided that meets the needs of our communities.

Centres and neighbourhoods will be well connected to places of work, education and recreation to help support active and healthy lifestyles and to help reduce the impact of new development on the highway network. Emphasis will be placed upon improving bus, cycle and pedestrian routes and providing attractive green corridors through the urban areas connecting to the wider countryside.

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

The town centre will continue to build on its role as a cultural and leisure destination that is suited to the district’s residents, businesses and visitors in order to support increased footfall and a vibrant place to work, live and play.

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

The natural assets in the district will have been protected and enhanced to help shape new places to live, increase biodiversity, and improve connectivity to benefit wildlife and health and wellbeing of the district’s residents. The heritage assets in the district will have been preserved and enhanced to recognise their important contributions to defining a sense of place and also informing the regeneration of the district.”



Why should you get involved?

The council is required to produce a document called the Mansfield District Local Plan to guide development in the district to 2033.

When adopted (or agreed) by the council it will replace the current Mansfield District Local Plan 1998 and will be used to determine planning applications. This will help to direct development to where it is best located and help to prevent unsustainable developments.

Your views are important to us so please visit www.mansfield.gov.uk/localplan and give your comments.



So far...

We consulted on a draft local plan during 2016 where a total of 1,477 representations were received. We have revised the plan vision, objectives and proposed residential and employment sites in response to the representations received and as a result of the further evidence that has been commissioned.

We are still in the process of reviewing and revising the supporting policies. These will be consulted on in 2018 as part of a more formalised local plan (known as the publication draft stage).



What is the Preferred Options consultation document?

The Preferred Options consultation document contains a vision that sets out how the council would like the district to look in 2033. It also includes:

- **objectives to help deliver the vision**
- **the council's preferred residential and employment land allocations**

The preferred land allocations are needed to meet the district's housing and employment requirements for the plan period.

- 9,024 new homes
- 42 hectares of new employment land
- new offices

How much development are we planning for?

The Preferred Options consultation document sets a housing target of 7,520 new homes over the plan period. To ensure that we can meet this target it is proposed that we provide enough land for 9,024 homes. This:

- **gives flexibility in case circumstances change for any of the sites that are expected to get built out**
- **gives the housing market a good range and choice of sites**

There is also a need for 42 hectares of employment land and 26,000 sqm of office floorspace over the plan period.

There are already a number of sites with planning permission which have an important role to play in meeting the development needs of the district. These are called commitments and make up just under half of our housing and employment requirements.

Why do we need more houses?

The population of the UK is growing and people are living longer. The Mansfield population has grown by 5 per cent since 2002 and is expected to grow by around 6 per cent (to 111,827) by 2033.



Does this mean the countryside and green spaces will be built on?

We have tried, wherever possible, to identify development land within built up areas. However, we don't have enough urban sites to develop on so we also need to build in sustainable locations on the edge of the urban areas. Sensitive areas, for example, those at risk of flooding or that have significant wildlife value, have been protected from development.

Will the roads and other infrastructure cope?

We are required to prepare an infrastructure delivery plan alongside the local plan.

This takes into consideration what is needed now and what is needed for the future. This will set out the additional infrastructure required to support the delivery of the new development proposed in the local plan and when it should come forward.

How have the site allocations changed since the draft local plan?

The sites within the Local Plan Consultation Draft 2016 have now been reviewed based on the comments received and updated evidence. A list of the sites that were previously proposed to be allocated for development and the reasons they are no longer being proposed are set out in Appendix A of the Preferred Options report.

We are also undertaking a transport study to assess the impact of the additional planned development (the preferred sites) on the highway network to identify any traffic impacts and what may be needed to adequately address these.

How do we decide which land to allocate?

The proposed site allocations have been based on guidance set at a national level and at a local level which looks to direct development within or adjoining the existing built up areas and requires consideration to be given to the wide variety of issues that may affect a site.

All sites have been identified through a Housing and Employment Land Availability Study (HELAA) which is an annual review of all potential housing and employment sites. This ensures that we are aware of all the sites



that are suitable, available and deliverable over the plan period. We have then appraised these sites against the plan's vision and objectives to ensure that the sites help to deliver the overall vision for the district. (The site reference numbers on the following pages all relate to the HELAA reference number.)

The sites have also been considered through a sustainability appraisal which looks at each site's environmental, economic and social impacts.

Will derelict and vacant sites be developed?

The sites that we have identified for development are a mix of previously developed (or brownfield) land and underutilised (but not environmentally sensitive) greenfield sites within the existing built up areas.

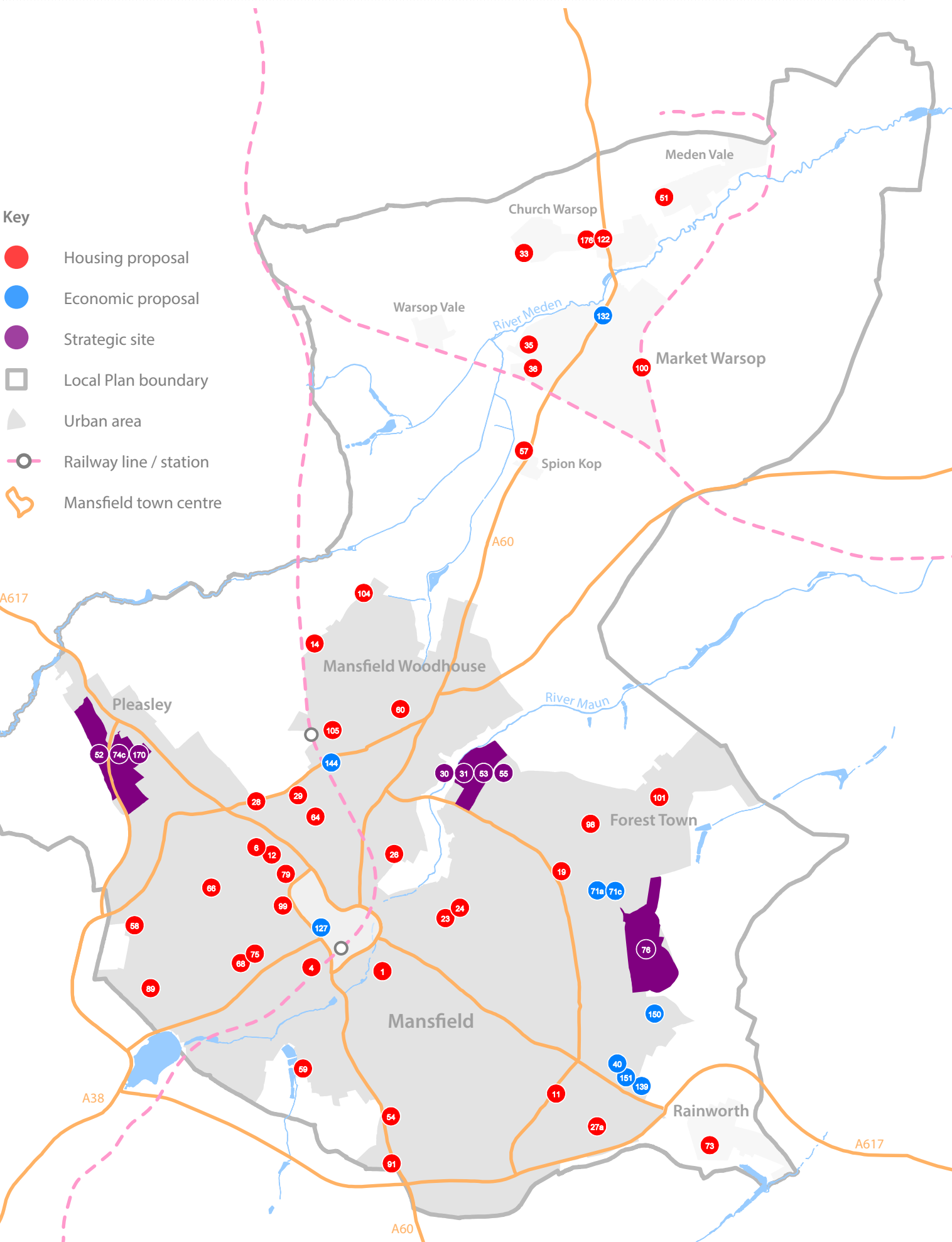
We have also identified three large strategic sites (over 500 dwellings) and some smaller greenfield sites on the edge of the urban area. This range of sites will provide plenty of choice to deliver the districts housing need for the plan period.

What does this mean for where you live?

There is a list of development sites on the next few pages, but you can see this in more detail in the Preferred Options report on our website.

You can also attend an exhibition to see the plans and talk to the Planning team — the dates and venues are also shown on our website. Please visit:

www.mansfield.gov.uk/localplan



Mansfield urban area

4,249 new homes and around 28 hectares (ha) of employment land proposed

Strategic sites identified at:

- Pleasley Hill Farm (925 homes, care home and 11 ha of employment land) (HELAA refs 52, 74c and 170)
- Jubilee Way (800 homes, 6.7 ha of employment land and remodelling of the rugby club and golf course) (HELAA ref 76)
- Land at Old Mill Lane (516 homes) (HELAA refs 30, 31, 53 and 55)

Residential sites identified at:

- Fields Farm, Abbott Road (200 homes) (HELAA ref 58)
- Land to the rear of High Oakham Hill (39 homes) (HELAA ref 59)
- Three Thorn Hollow Farm (190 homes) (HELAA ref 73)
- Land off Skegby Lane (215 homes) (HELAA ref 89)
- Caudwell Road (42 homes) (HELAA ref 91)
- Land south of Clipstone Road East (313 homes) (HELAA ref 101)
- Park Hall Farm (10 homes) (HELAA ref 104)
- Former Mansfield Brewery (23 homes) (HELAA ref 1)
- Victoria Street (63 homes) (HELAA ref 4)
- Centenary Lane (phase 3) (93 homes) (HELAA ref 6)
- Bellamy Road Recreation Ground (64 homes) (HELAA ref 11)
- Broomhill Lane Allotments (part) (35 homes) (HELAA ref 12)
- Land at Cox's Lane (20 homes) (HELAA ref 14)
- Pump Hollow Road Allotments (64 homes) (HELAA ref 19)
- Sandy Lane (63 homes) (HELAA ref 23)
- Sherwood Close (32 homes) (HELAA ref 24)
- Land at Windmill Lane (37 homes) (HELAA ref 26)
- Land at Redruth Drive (99 homes) (HELAA ref 27a)
- Debdale Lane / Emerald Close (32 homes) (HELAA ref 28)
- Sherwood Rise (87 homes) (HELAA ref 29)
- Former Evans Halshaw site (66 homes) (HELAA ref 54)
- Land off Ley Lane (15 homes) (HELAA ref 60)
- Pheasant Hill / Highfield Close (98 homes) (HELAA ref 64)
- Harrop White Road Allotments (10 homes) (HELAA ref 66)
- Kirkland Avenue Industrial Park (20 homes) (HELAA ref 68)
- Former Mansfield Hosiery Mill car park and Electricity Board workshops and social club (29 homes) (HELAA ref 75)
- Land off Rosemary Street (10 homes) (HELAA ref 79)
- Land to the rear of 66-70 Clipstone Road West (10 homes) (HELAA ref 98)
- Land at 18 Burns Street (12 homes) (HELAA ref 99)
- Land at 7 Oxclose Lane (17 homes) (HELAA ref 105)

Employment land identified at:

- Land at Ratcher Hill Quarry (south west) (0.75 ha) (HELAA ref 40)
- Site A Long Stoop Way (2.28 ha) (HELAA ref 71a)
- Site C Long Stoop Way (0.6 ha) (HELAA ref 71c)
- Former bus station (2.22 ha) (HELAA ref 127)
- Frontage to Ransom Wood Business Park (1.4 ha) (HELAA ref 139)
- Land off Sherwood Street (0.23 ha) (HELAA ref 144)
- Ratcher Hill Quarry (2.55 ha) (HELAA ref 150)
- Car park opposite Birch House (0.22 ha) (HELAA ref 151)

Warsop Parish

595 new homes and around 0.5 hectares (ha) of employment land is proposed:

Residential sites identified at:

- Sookholme Lane (400 homes) (HELAA ref 35 and 36)
- Land adjacent The Gables (8 homes) (HELAA ref 57)
- Wood Lane (Miners Welfare) (31 homes) (HELAA ref 33)
- Land off Netherfield Lane (120 homes) (HELAA ref 51)
- Land to the rear of Cherry Paddocks (19 homes) (HELAA ref 100)
- Moorfield Farm (17 homes) (HELAA ref 122)

Economic site identified at

- Former Strand Cinema (0.49 ha) (HELAA ref 132)



When will I start seeing development on the sites identified within the local plan?

Each site is different and ultimately it will be up to the owner of the land and the people who are developing it to decide when they will apply for planning permission and when they start construction.

We have estimated when these homes may come forward in our Site Selection Technical Paper, available on our website.



What next?

Your comments will be considered alongside findings of any further evidence or technical reports we obtain. Greater weight will be given to comments that are supported by evidence.

Once we have considered comments received on the revised vision, objectives and preferred option sites we will publish a Publication Draft Local Plan.

A consultation statement will also be published to explain how your comments have been taken into account.

The Publication Draft Local Plan will include all of the supporting policies and site allocations and there will be a further stage of consultation. Any comments received at this later stage must relate to the 'soundness' of the local plan.

The local plan will then be submitted to the Secretary of State, along with the comments made on the document, and an Examination in Public will be held. This will give an independent planning inspector the opportunity to test the soundness of the local plan.

Have your say! We want to hear from you!

Comments must be received by 5pm on 10 November 2017.

We cannot guarantee that comments received after this deadline will be considered.

If you require assistance in submitting your comments please contact the Planning Policy team. You can also contact your local ward Councillor for further advice.

If you would like to be added to our Consultee Database, please register at

<http://mansfield.objective.co.uk/common/register.jsp>

or contact us.

View the full document

The full document is available online

(www.mansfield.gov.uk/localplan), at the Civic Centre, and at libraries across the district.

Submit your comment form:

The easiest and quickest way to complete the comment form is at

<http://mansfield.objective.co.uk/portal/mdlp>

Contact us:

Planning Policy
Mansfield District Council
Civic Centre
Chesterfield Road South
MANSFIELD
NG19 7BH

lp@mansfield.gov.uk

(01623) 463195 / 463182 / 463322

Come along to an exhibition and find out more

10 October

William Kaye Hall, Ladybrook
(9am to 2pm)

11 October

Park Road Resource Centre,
Mansfield Woodhouse
(2pm to 7pm)

12 October

Pleasley Landmark
(1.30pm to 7pm)

13 October

Forest Town Methodist Church
(9am to 2pm)

16 October

I-centre
(11am to 5pm)

18 October

Warsop Town Hall
(1pm to 7pm)

24 October

Kingsway Hall, Forest Town
(1pm to 7pm)

25 October

Oak Tree Leisure Centre
(1pm to 6pm)

26 October

Warsop Town Hall
(2pm to 7pm)

27 October

Pleasley Landmark
(9am to 2pm)

31 October

Turner Hall, Mansfield Woodhouse
(9am to 2pm)

1 November

Council Chamber, Civic Centre
(3pm to 7pm)

2 November

William Kaye Hall, Ladybrook
(1pm to 7pm)

7 November

I-centre
(9am to 2pm)

9 November

Oak Tree Leisure Centre
(2pm to 6pm)