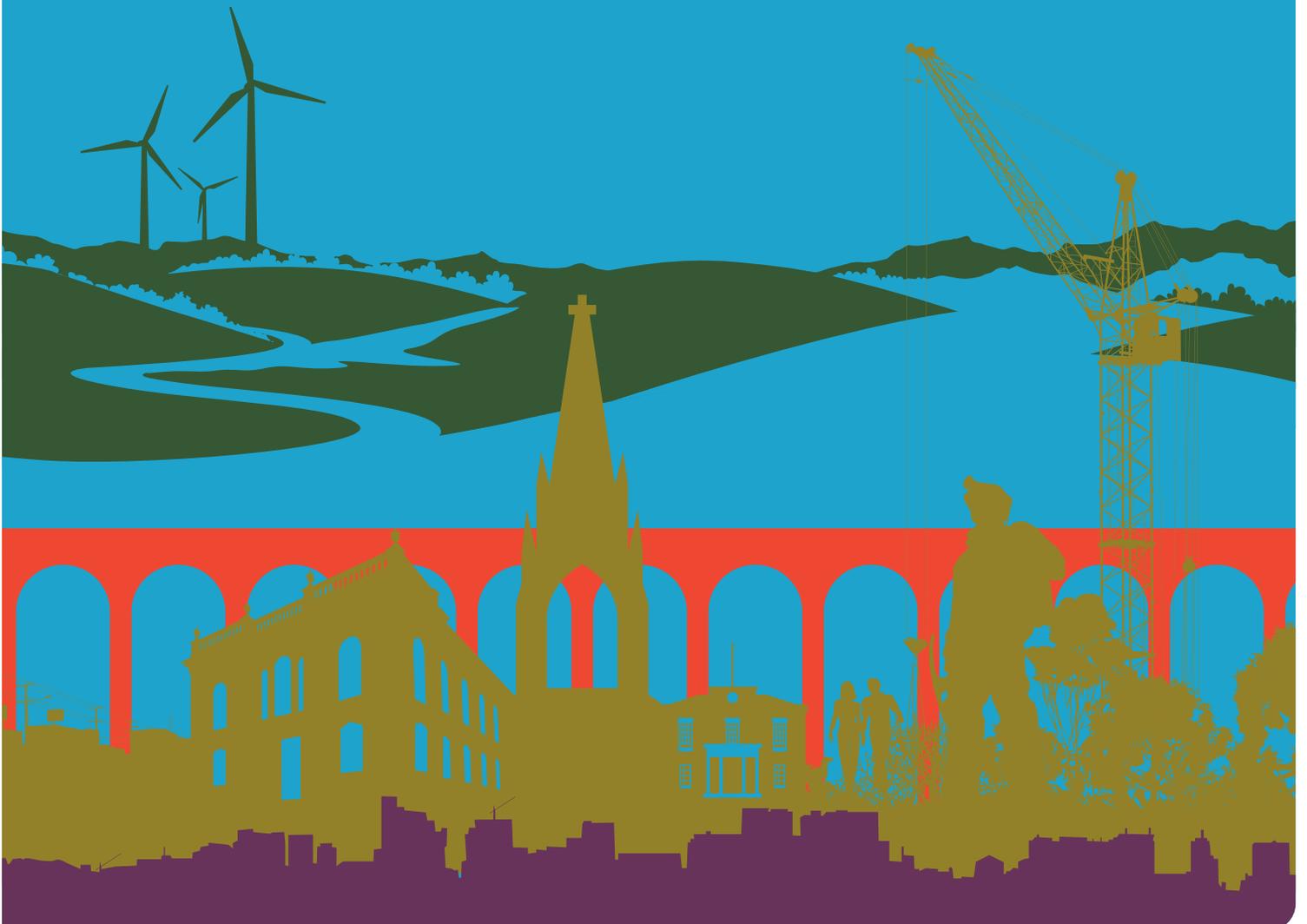


# MANSFIELD DISTRICT LOCAL PLAN



**CONSULTATION DRAFT**  
JANUARY 2016



**Mansfield**  
District Council





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# Section One

## Introduction

I am pleased to introduce the consultation draft of the Mansfield District Local Plan. This is an important opportunity for people to put forward comments to help create a blueprint for future development and regeneration of our district.

The prosperity of Mansfield is heavily dependent on a well thought out local plan as the document that identifies how land will be used over the coming years.

We have carried out a variety of earlier consultations including a Local Plan Scoping Report. Along the way we have listened to the views and concerns of our residents, developers, businesses and landowners. As a result, this Consultation Draft is heavily influenced by our community.

Later this year, we will consult on the Publication Draft Local Plan, before we send a submission version of the plan to an inspector from the Government's planning inspectorate along with the comments we have received. There will then be an examination where an inspector will make sure our plan meets the Government's requirements. We can then adopt our local plan and focus on turning our strategy into action.

We all want a local plan that reflects the aspiration and ambition of our stakeholders, so please do get involved.

Kind Regards

Executive Mayor Kate Allsop





This section explains what a local plan is and sets out some of the background to its preparation.

## What is a local plan

Local planning authorities (LPAs) must prepare a local plan. It consists of a written statement which sets out and explains the council's planning policies, and the policies map which shows where they apply. Together they will identify land to be developed or protected during the lifetime of the plan.

The local plan, along with any neighbourhood plans, forms the overall development plan for the district. It is the starting point for all planning decisions which should be taken in accordance with its policies.

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

The National Planning Policy Framework (NPPF) requires every local planning authority in England to have a clear, up to date local plan, which conforms to the framework, meets local development needs, and reflects local people's views of how they wish their community to develop.

## Supplementary planning documents

**1.3** We have also prepared two supplementary planning documents (SPDs) to accompany the local plan to provide detailed guidance on certain policies (please see Table 1.1). You can comment on these documents at [\(web site address coming soon\)](#). Further SPDs may be written at a later date, if needed.

**Table 1.1 Draft supplementary planning documents**

<b>Planning Obligations</b>	This will provide detailed guidance on the obligations which developers will be required to make in respect to affordable housing, open space, and infrastructure.
<b>Parking Standards</b>	This will provide details of proposed parking standards for cars, commercial vehicles, cycles, and for disabled drivers on new developments. It will also explain the council's requirements for transport assessments and travel plans.

## About this plan

This document is a Consultation Draft of the Mansfield District Local Plan. It sets out our draft vision, objectives and the planning policies up to 2033. We invite you to get involved and comment on any aspect of this draft document. Details of how to make representations are available at:

<http://www.mansfield.gov.uk/localplan>

## How the plan has been prepared

**1.1** The draft plan has been prepared taking account of:

- national planning policy as set out in the National Planning Policy (NPPF) and related guidance
- a range of evidence base studies
- the views of our strategic partners (gathered as part of our duty to cooperate responsibilities) and relevant comments made on previous consultations by a variety of bodies and the local community.

**1.2** We have gathered evidence on a range of issues, and looked at alternatives to inform the plan making process. This information can be viewed online at <http://www.mansfield.gov.uk/localplanevidence>.

## What area does the local plan cover?

**1.4** The plan covers the whole of Mansfield district as shown on the map at the end of this section.

## The stages of local plan making and what happens next

**1.5** Looking forward, the key stages of local plan preparation are:

**Picture 1.1 Stages of the Local Plan**



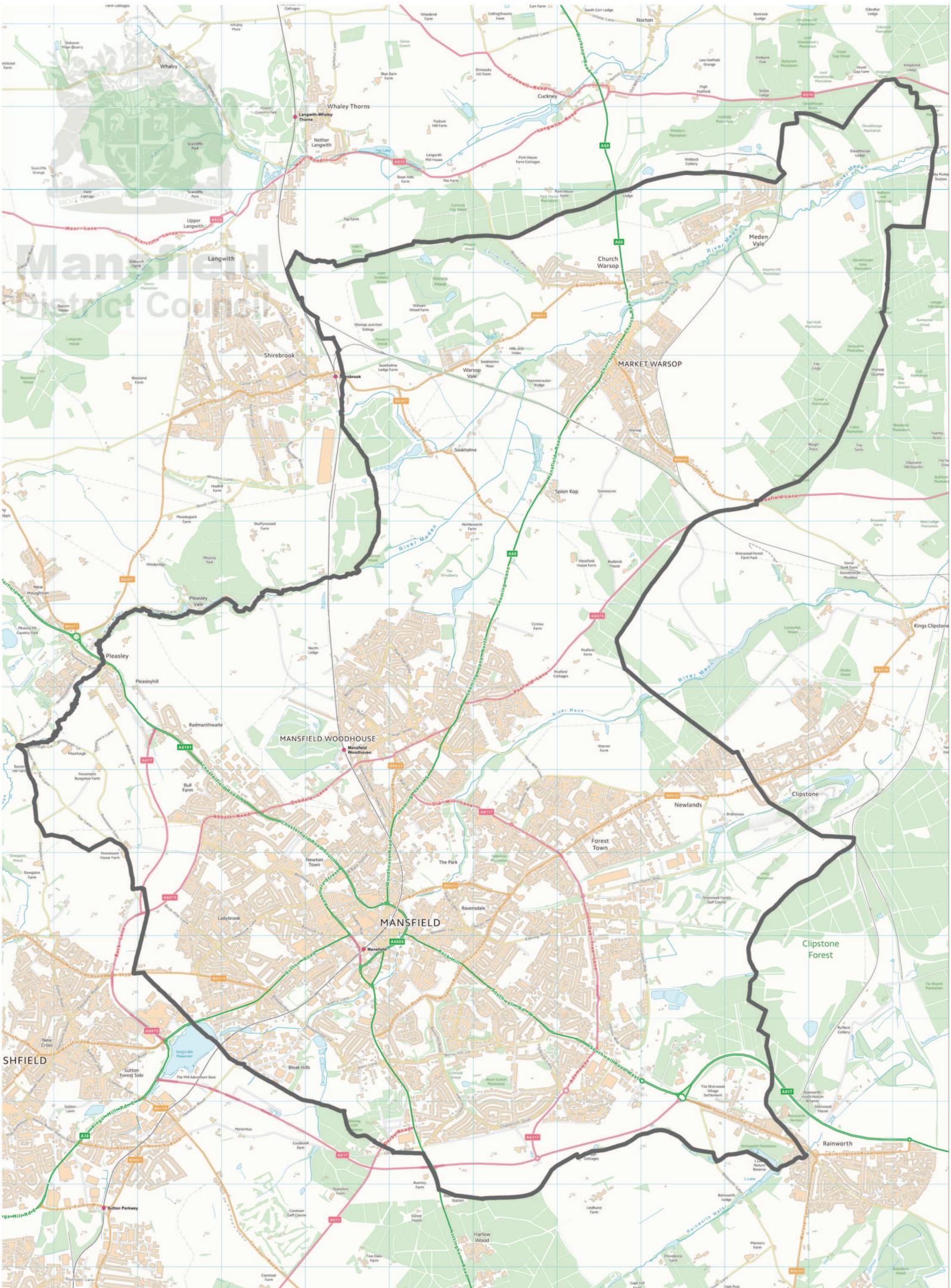
## Neighbourhood planning

**1.6** The government has given local communities new rights to shape their neighbourhood by preparing neighbourhood development plans. So far the district council has agreed that Warsop Parish Council is a qualifying body, able to prepare a neighbourhood plan for Warsop Parish.

**1.7** For the rest of the district, neighbourhood forums would need to be established if the community wishes to create a neighbourhood plan. The forum can then request that the district council recognise them as a suitable body to prepare a neighbourhood plan for their chosen area.

**1.8** The council will work positively with local communities and support them through the neighbourhood planning process where they wish to bring a neighbourhood plan forward. We shall ensure conformity with strategic policies and avoid duplication of local policies.

**1.9** Further information on neighbourhood plans can be found at [www.locality.org.uk](http://www.locality.org.uk)



# Section Two

## Mansfield district now

### Location

**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. Of the district's 104,466 population, approximately three quarters live within the Mansfield urban area, which includes the market town of Mansfield and the distinct community of Mansfield Woodhouse. As the largest county town in Nottinghamshire, Mansfield is the district's main business, shopping and service centre. The district's other main urban area is Market Warsop. It is much smaller in size than the Mansfield urban area and serves the day to day shopping and other service needs of communities in the northern part of the district. This includes those living in the settlements of Church Warsop, Meden Vale, Warsop Vale and Spion Kop formerly associated with the north Nottinghamshire coalfield.

### Transport links

**2.2** 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, Worksop and the A38 to Sutton-in-Ashfield and Derby. Whilst the Mansfield urban area itself is well served by a good local road network, and has a range of bus and rail services, accessibility is an issue for those living in the villages to the north of the district.

**2.3** 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 more sustainable (non-car) travel, linking where people live and work. There is also scope to further improve this network by adding new routes and joining existing ones together, to encourage more use of the district's green infrastructure network.

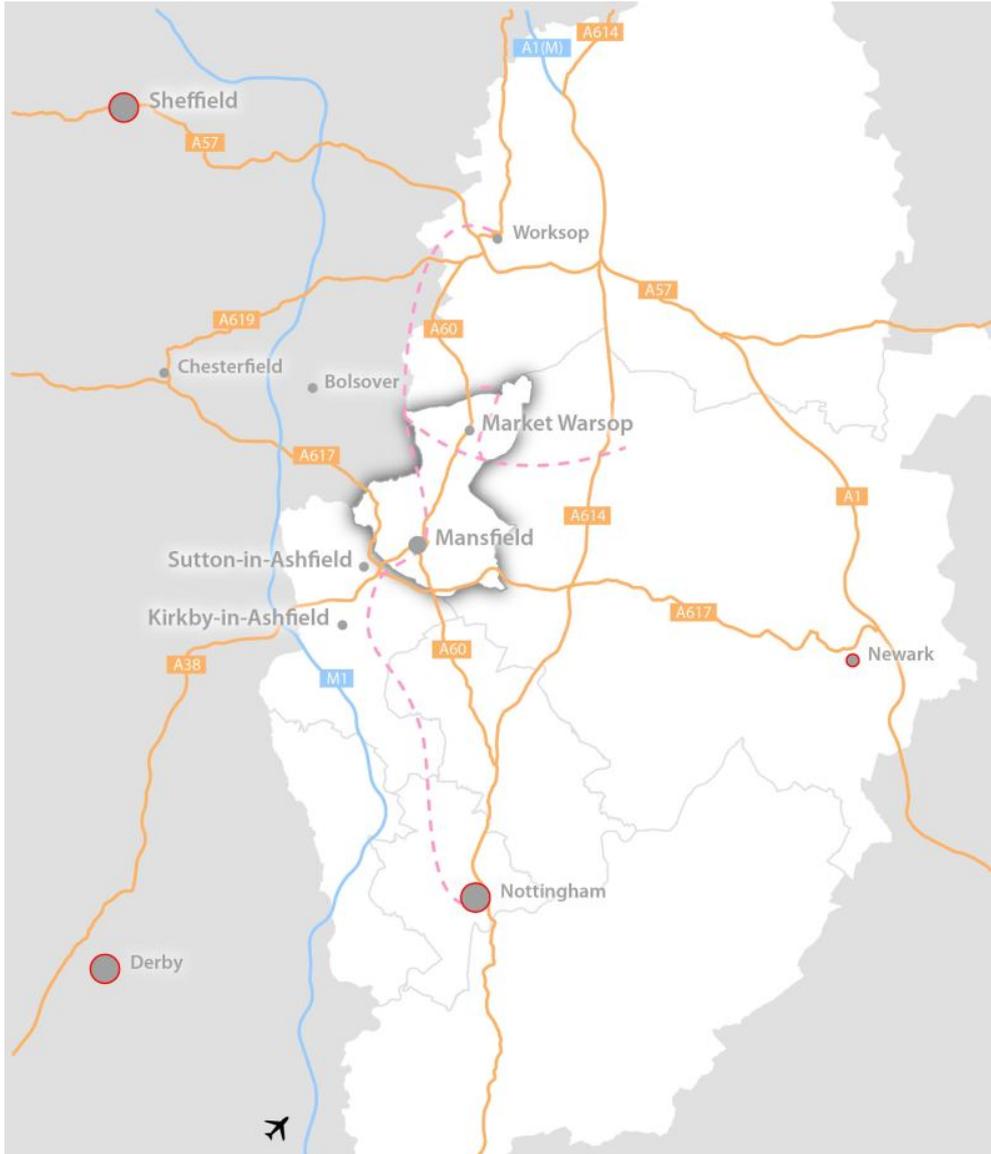
**2.4** The Mansfield-Ashfield Regeneration Route (MARR) around the west and south of Mansfield was opened at the end of 2004. Not only has it improved the district's overall connectivity to the M1 and A1 east to west, the road has enhanced the long term opportunities for growth and development of the Mansfield urban area. While the road has brought about some traffic relief to parts of the town, there are some congestion hotspots at peak times on the main A617 and A60 approaching the Mansfield area, with consequential effects on local air quality. However, currently there are no Air Quality Management Areas declared.

**2.5** Access to fast and reliable broadband is a vital part of our social and economic infrastructure. After lagging behind some parts of the country in terms of download speeds, Mansfield residents and companies will benefit from improvements resulting from the "Better Broadband for Nottinghamshire" initiative. This is a multi million pound partnership between Nottinghamshire County Council (NCC) and a range of funding partners including British Telecom (BT), the Government and the European Regional Development Fund (ERDF), which is transforming broadband speeds across Nottinghamshire.

**2.6** As a result of the programme, 95% of Nottinghamshire's premises are expected to be able to access a fibre network, capable of delivering superfast broadband, by March 2016. It is also intended that all Nottinghamshire premises will be able to access a minimum broadband speed of at least 2Mbps by the end of 2016.



Picture 2.1 Regional accessibility



Key

- Growth point
- Urban area
- County boundary
- Local Plan boundary
- East Midlands airport
- Railway line

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## Housing

**2.7** In the district, most of the existing housing stock is concentrated within Mansfield urban area with a lesser amount at Market Warsop and the rural villages. In terms of new housing, the vast majority has been built within the district's built-up areas. <sup>(2.1)</sup> This development has significantly improved the range and choice of new housing and helped to support the local economy. Over the last 5 years the average net number of dwellings built per year was 266 dwellings, as of 1st April 2015.

**2.8** The district's housing market is generally not as strong as other areas in Nottinghamshire and the country as a whole. This is reflected in lower than average house prices and a relatively low council tax 'value' across the existing housing stock, as shown in Table 2.1. Council tax bands are based upon values as at April 1991, not what properties are worth now.

**Table 2.1 - Nos. of properties by council tax band**

Council tax banding	Nos. of properties
Band A - up to £40,000	26,737
Band B - over £40,001 and up to £52,000	9,416
Band C - over £52,001 and up to £68,000	6,497
Band D - over £68,001 and up to £88,000	3,649
Band E - over £88,001 and up to £120,000	1,395
Band F - over £120,001 and up to £160,000	376
Band G - over £160,001 and up to £320,000	179
Band H - over £320,001	24
	Total of properties 48,273

Source: Mansfield District Council - April 2015

**2.9** Table 2.2 shows that average house prices within the district are considerably lower than the average for both the East Midlands, and England respectively. However between 2014 and 2015 house prices in Mansfield rose at a slightly higher rate than the national average.



Table 2.2 - Average house prices

	Detached	Semi-detached	Terraced	Flat	Average house price	Value change April 2014-2015
England	£390,351	£235,243	£220,886	£274,595	£246,472	Up by £6,102 (2.25%)
East Midlands	£256,756	£147,778	£120,125	£116,922	£176,283	Up by £1,828 (1.02%)
Mansfield	£195,321	£107,341	£80,238	£95,149	£119,152	Up by £3,537 (2.81%)

Source: Zoopla - April 2015

**2.10** Some parts of the district also show particular signs of low housing demand, which has implications for the overall sustainability and environmental quality within neighbourhoods. Even with relatively low house prices, the affordability of housing remains a pressing issue for many local residents across the district due to lower than average wages.

**2.11** Table 2.3 shows that the majority of homes within the district are owner occupied (according to the 2011 census). Of the remainder, most are either rented from the council or from private landlords with smaller amounts rented from housing associations.

**2.12** Council housing stock has reduced slightly by 120 between 2012 to 2014. This follows the trend in the reduction of council stock across England as a whole. The stock of private registered providers has remained fairly constant over the same period. Despite this, there are some local people who find themselves without a home. Although the numbers of people presenting themselves as homeless has fallen, the district still experiences the second highest record of homelessness in the county.

Table 2.3 - Dwelling stock and tenure

	Local authority	Private registered provider	Other public sector	Private sector	Total
<b>Mansfield district</b>					
2012	6,660	2,280	0	38,170	47,110
2013	6,580	2,310	0	38,410	47,300
2014	6,540	2,290	0	38,750	47,580
<b>England</b>					
2012	1,693,000	2,359,000	75,000	18,985,000	23,111,000
2013	1,682,000	2,392,000	73,000	19,089,000	23,236,000
2014	1,669,000	2,407,000	64,000	19,232,000	23,372,000

Source: Department of Communities and Local Government April 2015

**2.13** In terms of additional housing for the future, it is expected that population growth and changes in how households are formed (for example more single person households) will generate a need for about 7,500 new dwellings between 2013 and 2033. Monitoring of planning applications reveals that about two thirds of these dwellings are already committed leaving a balance of about 2,800 to be planned for during the plan period.

## Economy and society

**2.14** Once heavily reliant on coal mining, textiles and brewing, the district has undergone a gradual transition away from these traditional industries towards a more service based (customer focused) economy. As part of this structural change, there remains a legacy of social, economic and environmental imbalances in the district still to be addressed. However on a positive note, since 2001 the long-term trend of population and economic decline has slowly begun to reverse.

**2.15** 2011 census data, shown in Table 2.4, points out that the district now has a population of 104,466, an increase of 6,300 or 6.4 per cent from ten years ago. The number of households in the district has also increased to just below 45,000, an increase of 8 per cent. The average number of people per household is broadly the same now as in 2001.

**Table 2.4 - Population and households**

	Census 2001	Census 2011
Population	98,181	104,466
Male	47,479 (48.4%)	51,308 (49.1%)
Female	50,412 (51.3%)	53,158 (50.9%)
Households	41,601	44,928
Average people per household	2.36	2.32
Source: Office for National Statistics - 2001 and 2011 Census		

**2.16** Within the district there has been an increase in all age groups since 2001, except for the 5 -15s and 30 - 39s. Overall the district has seen increases in people of pensionable age and working age groups. This is shown in Picture 2.2 and Table 2.5.



Picture 2.2

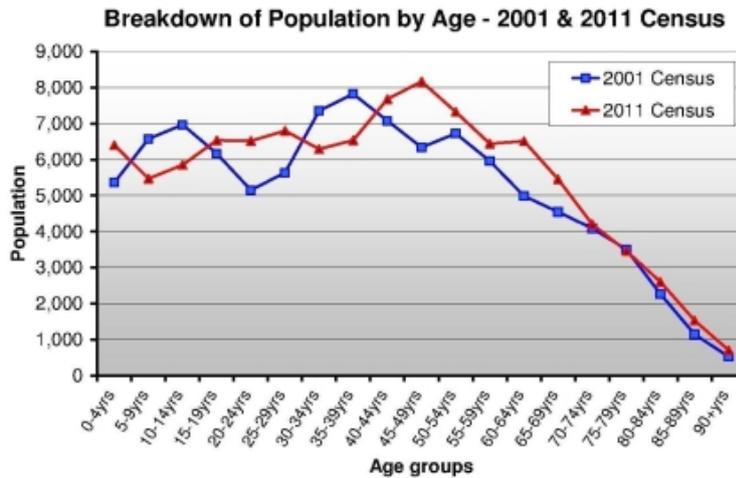


Table 2.5 - Working age and pension age population

	Census 2001	Census 2011
Working age population	63,212 (64.4%)	68,798 (65.9%)
Pension age population	16,063 (16.4%)	17,946 (15.7%)

Source: Office for National Statistics - 2001 and 2011 Census

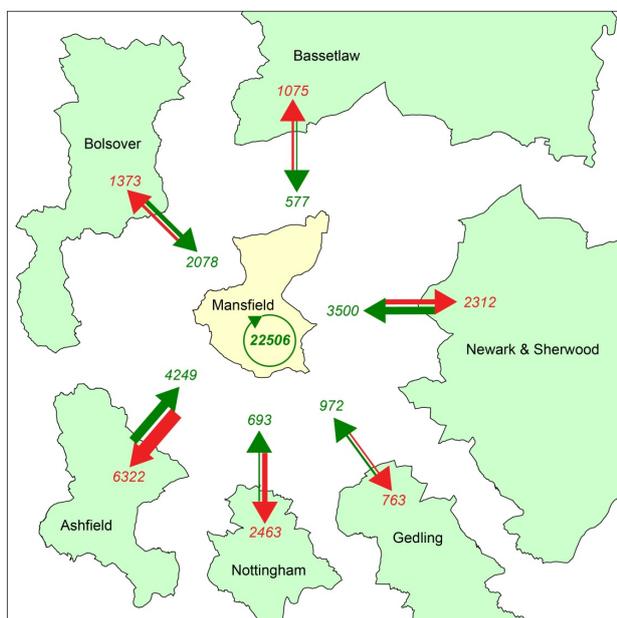
**2.17** Despite this, the district's future population profiles predict declining numbers of children and middle aged people, which coupled with the trend of people living longer, means that there are likely to be reductions in the future labour force, unless measures are taken. This has important implications for the local economy. Alongside this, the district's working age population currently displays a relatively high proportion of people with below average qualifications which is fuelling the district's low skill – low wage economy. This in turn links to other areas of economic under performance including lower levels of productivity and unemployment rates which are generally higher than the national average. Up-skilling the district's workforce through education and training will play an important part in supporting the move to a 'higher value' local economy for the future.

**2.18** Although in decline, the manufacturing sector still plays a key role in the district's economy with a significant share of employment in both skilled and unskilled jobs. In addition, the construction - 13.8 per cent, business services - 12.9 per cent and retailing - 10.9 per cent sectors represent the largest sectors in employment. Nevertheless, a significant proportion of the district's workforce are employed in administration / secretarial, and elementary occupations which generate income levels that are significantly lower than regional and national averages. In order to address these issues, there is a need to promote a more diverse local economy with businesses that generate 'higher value-added' products and services.

**2.19** The district forms part of a large functional economic market area that stretches across north Nottinghamshire but itself has a relatively high self containment rate of 61 per cent<sup>(2.2)</sup> In particular, there

are strong linkages with Ashfield district to the south west which is a major destination for workers living in Mansfield. Picture 2.3 shows commuting flows across economic market area.

**Picture 2.3 Commuter flows**



**2.20** The 2011 census reveals that the percentage of households without access to a car, at 25.2 per cent, reflects the regional average. However, the central and eastern parts of the Mansfield urban area have above average numbers of households without a car.

**2.21** The district has low cultural diversity amongst its population with ethnic minorities making up just 6.8 per cent of the district's population. This has increased since 2001 when it was identified as 2.5 per cent, but it is still much lower than the national average (19.5 per cent).<sup>(2.3)</sup> The number of non UK short term residents<sup>(2.4)</sup> for the district was just over 50.<sup>(2.5)</sup>

**2.22** The overall health of the district's population is a cause for concern. Key indicators of wellbeing are generally worse than the national average, including lower life expectancy rates and a higher proportion of the population suffering from a limiting long-term illness (census 2010). In addition, although the Nottinghamshire

Insight website shows that crime rates have fallen between 2012 and 2015, the overall rate in 2015 of 73.3 incidents per 1,000 population is higher than the county average of 47.5.

**2.23** When taken together many of the above factors combine to highlight that social and economic deprivation is a significant issue in the district. According to index of multiple deprivation (2010) the district was the 36th most deprived in the country.

## Environment and heritage

**2.24** Together with the narrow flood plains of the Rivers Maun and Meden, the Sherwood and the Southern Magnesian Limestone natural areas define the district's ecology, history and topography, giving the area its distinctive character. The district and surrounding areas support a rich diversity of flora and fauna, including internationally rare oak-birch woodland, heathland and grasslands. This is recognised through the designation of a number of sites of special scientific interest (SSSIs), local nature reserves (LNRs) and local wildlife sites (LWSs).

**2.25** The Sherwood Forest area (which covers the eastern side of the district and adjoining Bassetlaw and Newark and Sherwood districts), supports more than one per cent of the total UK breeding populations for woodlark and nightjar which are internationally important bird species. The area is currently being considered for designation as a potential special protection area (pSPA) with the possibility of becoming a full SPA in the future. Alongside this, a network of green spaces and trails (known collectively as green infrastructure (GI)), provides a comprehensive and diverse resource for both wildlife, local residents and visitors to the district. It offers a range of benefits such as flood risk management, walking and cycling, outdoor classrooms, community hubs and areas of quiet contemplation. This network links to areas outside the district such as the Sherwood Forest National Nature Reserve, Teversal Trails and the Sustrans National Cycle Network. There are significant opportunities for further habitat creation in order to improve declining levels of biodiversity. The district's GI is also important in helping us tackle climate change.



**2.26** The district's historic environment is similarly rich and varied, with many listed buildings, conservation areas; scheduled monuments, a registered historic park and garden and a number of properties that are locally important for their historic value. Whilst the area's historic assets are widespread throughout the district, there are particular concentrations of listed buildings and conservation areas within the Mansfield urban area and Market Warsop. One of the key challenges is ensuring these assets are protected and managed in way that secures their long term future.

**2.27** Overall within the district the risk of river flooding is relatively low. Nevertheless, there are localised flood risk areas across the district where a combination of river flooding and surface water run-off combine to restrict certain areas from particular types and forms of development. Equally, the eastern part of the district suffers particularly from lack of water within the river system. The restoration of flows presents a significant opportunity to enhance water quality and biodiversity within the river environment.

**2.28** The standard of water quality of the River Meden is generally good. The River Maun however is in need of improvement, especially the river section between Kingsmill Reservoir to Maun Valley Local Nature Reserve, where it is affected by foul sewage, siltation and poor oxygen levels. There is a need to put safeguards in place against possible contamination of water sources, especially areas designated as zone one aquifers. These are mainly around Market Warsop, Meden Vale and areas to the south of the Mansfield urban area. Additional capital investment will be needed in water treatment works if they are to cope with increased volumes of waste water generated through growth and new development.

## Key issues

**2.29** Drawing on the profile above, there are a range of district-wide issues which need to be addressed in the local plan:

### People

- A changing population profile with an overall ageing population and a declining working age population which has implications for sustaining the local economy. <sup>(2.6)</sup>
- Educational attainment and skills levels which are generally lower than county and regional levels. <sup>(2.7)</sup>
- A health profile that is generally worse than the county and region. <sup>(2.8)</sup>
- A generally weak housing market including a lack of affordable housing, pockets of low demand, and poorer quality housing. <sup>(2.9)</sup>

### Prosperity

- A local economy where performance lags behind the county and regional averages on a number of key measures such as productivity, business start-ups, and generally higher levels of low paid employment. <sup>(2.10)</sup>
- Low commercial rents which could be attractive for businesses but impact upon the viability of developing new business units. <sup>(2.11)</sup>

### Place

- A wealth of heritage assets across the district that add to the character of the area and are in need of protection and management to maintain their long term futures. <sup>(2.12)</sup>
- A network of multi functional green infrastructure that is important for its recreation, landscape and biodiversity value, and which requires further strengthening through habitat enhancement and creation. <sup>(2.13)</sup>
- A need to raise design quality, in particular at key gateways into the district, in order to achieve successful regeneration and development, and to promote a more positive image of the area. <sup>(2.14)</sup>
- A requirement to ensure growth and development takes fully into account sustainability issues relating to land use, climate change, air pollution, water quality and abstraction. <sup>(2.15)</sup>

## Settlement profiles



# Mansfield

**2.30** Mansfield is the district's main urban area and is the primary focus for jobs, homes, shops and other commercial and public services. Most of the social and economic issues facing the district are concentrated within the Mansfield urban area, which is reflected in the number of wards with high incidence of multiple deprivation, poor access to jobs, poor quality housing and a lack of facilities. Areas of highest need include the Pleasley, Ravensdale and Oak Tree areas, although there has been improvements to these areas in recent years.

**2.31** Mansfield town centre is the district's principal shopping and service destination which still maintains its tradition as a historic market town. It provides a good range of shops and leisure facilities and whilst it has a strong district and sub-regional role, the centre's overall retail offer has declined. Particular areas of concern are that the town centre itself now has no major supermarket serving the needs of those who live and work in the central area, its evening economy (although improving) is overly focused towards drinking establishments, and, like many towns in the country, there are a growing number of long-standing vacant and under-used sites which are in need of regeneration.

**2.32** These challenges are further compounded by the legacy of the ring road which can limit accessibility and connectivity to the wider areas of the town. The existence of several high profile vacant sites along strategic routes provides a significant opportunity to promote gateway developments that can raise design standards and the profile of the town.

**2.33** Much work has already been done to enhance the environment of the town centre including the development of a new multi million pound bus station adjacent to the town's railway station. Not only does the new bus station provide a new state of the art passenger interchange, improving the facilities for public transport users, it presents the former bus station site as a major town centre redevelopment opportunity.

**2.34** This together with other vacant and under-used sites within the central area offer good potential for the town to prosper and to create a more vibrant multi-use centre. This would complement existing assets such as the Four Season's Shopping Centre, the Palace Theatre, Mansfield Museum and the Water Meadows Leisure Centre, to enable the Mansfield urban area to be renewed from its core, fulfilling its role as one of the key drivers for change in the area. In this respect one of the key challenges will be to ensure new buildings are well designed and the right balance between the new and old is secured.



## Mansfield Woodhouse

**2.35** Mansfield Woodhouse, located to the north of Mansfield town centre, is a suburb of the Mansfield urban area with its own distinct identity. At its heart is the historic Mansfield Woodhouse district centre which stretches along the high street with a good range of shops and facilities valued by local people. One of the area's most distinct features is the open land known locally as the Manor Complex, providing green infrastructure of strategic importance, it is particularly well used by local residents of all ages for both informal and formal recreation.

### Key issues affecting Mansfield urban area

**2.36** Drawing on the profile above, there are a range of issues for the Mansfield urban area which need to be addressed in the local plan:

- Despite areas of affluence, there are pockets of high deprivation where communities suffer from poor access to jobs, poor quality housing, and limited access to facilities. <sup>(2.16)</sup>
- A vulnerable town centre that needs to build upon its strengths but adapt in order to maintain and enhance its retail position in comparison with other nearby centres. <sup>(2.17)</sup>
- A reducing but still high incidence of crime across the district, with Mansfield town centre being a particular crime hotspot. <sup>(2.18)</sup>
- Ensuring growth and development improves, rather than makes worse, localised flooding problems caused by river flooding and / or surface water run-off. <sup>(2.19)</sup>
- A number of brownfield sites within the town, in particular within the central area, which are in urgent need of physical regeneration. <sup>(2.20)</sup>
- Addressing the need to maximise the sustainable development opportunities from improvements made to the areas infrastructure including the Mansfield-Ashfield Regeneration Route (MARR) <sup>(2.21)</sup>
- Protecting and enhancing green infrastructure which is of strategic significance in guiding the pattern and form of development and improving the overall quality of life of the town's residents. <sup>(2.22)</sup>
- Strengthening the role of Mansfield town centre as a centre of sub-regional significance for business, commerce and retailing. <sup>(2.23)</sup>
- Reducing the barrier effect of the town centre's road layout to improve its connectivity with the wider Mansfield urban area. <sup>(2.24)</sup>



## Market Warsop

**2.37** Market Warsop is a small rural town on the River Meden with a traditional historic centre that serves the daily needs of the town and the neighbouring villages. Whilst there is a good range of services and reasonable environmental quality, the centre's location, close to surrounding residential areas, provides little room for expansion, and the crossroads with the busy A60 results in relatively high levels of traffic flowing through it. The town itself has limited job opportunities. In general there is lack of market demand for investment in employment development and commercial activity tends to be mostly related to its district centre shopping function.

**2.38** Market Warsop is reasonably well served by public transport with frequent bus services to and from the Mansfield urban area (to the south) and Worksop (to the north) offering access to a wider range of job opportunities, some of which also extend westwards to Shirebrook, in north Derbyshire. One of the most significant attributes of the town is the green corridor along the River Meden, including The Carrs recreation ground and local nature reserve that connects to Pleasley Vale, and Shirebrook. Not only is it a local hub for recreation, its position on the northern edge of Market Warsop makes it one of the most important areas of strategic green infrastructure in this part of the district. It provides a strong degree of separation between the town and the neighbouring village of Church Warsop to the north, thereby maintaining their distinct rural identities.

### Key issues affecting Market Warsop

- Limited job opportunities. <sup>(2.25)</sup>
- Lack of market demand for business investment in the town in the face of strong competition from well established industrial estates and business parks at nearby larger centres such as at Mansfield, and Worksop, and other major development sites such as at Shirebrook. <sup>(2.26)</sup>
- Lack of affordable housing to meet local needs. <sup>(2.27)</sup>
- The need to sustain and enhance the district centre which performs well as a local shopping and service destination. <sup>(2.28)</sup> The need to protect and manage important strategic areas of open land which amongst other things serve to maintain the separate identity of the town and the surrounding villages. <sup>(2.29)</sup>



## Rural Villages

**2.39** Outside of Market Warsop the district contains the small villages of Church Warsop, Meden Vale, Warsop Vale and Spion Kop. In common with most former small mining villages these communities experience particular issues related to access to public transport and job opportunities, the retention of local services and facilities and the quality of housing.

### Key issues affecting the villages

- Relatively poor public transport which limits accessibility to jobs, shops and services. <sup>(2.30)</sup>
- Recognising the threat to vulnerable local services and facilities. <sup>(2.31)</sup>
- Pockets of poorer quality housing and a lack of affordable housing. <sup>(2.32)</sup>



River Maun running through Titchfield Park, Mansfield.

# Section Two

## Mansfield district now

### End Notes

- 2.1 As highlighted in back copies of the council's Housing Monitoring Report, available from Planning Policy web page [http://www.mansfield.gov.uk/planningpolicy\\_info](http://www.mansfield.gov.uk/planningpolicy_info)
- 2.2 NLP, Nottingham Core HMA and Nottingham Outer HMA: Employment Land Forecasting Study, Table 2.3
- 2.3 2011 census, table KS201EW
- 2.4 A non-UK born short-term resident is defined as anyone living in England and Wales who was born outside the UK, who intended to stay in the UK for a period of between 3 and 12 months.
- 2.5 Census 2011, table AP1202EW
- 2.6 Edge Analytics (2013), Forecasts of Population and Households for Nottinghamshire & Derbyshire Authorities, page 12, paragraph 2.5
- 2.7 Mansfield District Council (2009), Core Strategy Sustainability Appraisal Scoping report, pages 7 & 8, boxes 4 & 5
- 2.8 Department of Health (2012), Mansfield Health Profile 2012
- 2.9 Mansfield District Council (2009), Core Strategy Sustainability Appraisal Scoping Report, page 6, box 2
- 2.10 Mansfield District Council (2009) Core Strategy Sustainability Appraisal Scoping report, page 8, boxes 4 & 5
- 2.11 Ove Arup (2008), East Midlands Northern Sub-Region Employment Land Review, page 95, 3rd paragraph
- 2.12 Mansfield District Council (2009), Interim Planning Guidance Note 11: Green Infrastructure, pages 21 & 22, section 4.3
- 2.13 Mansfield District Council (2009), Interim Planning Guidance Note 11: Green Infrastructure, page 88, bullet points 4 & 5
- 2.14 SQW (2007) Mansfield Town Centre Economic Regeneration Framework, page 36, table 4.4
- 2.15 Mansfield District Council (2009), Core Strategy Sustainability Appraisal Scoping Report, page 11, box 2
- 2.16 Mansfield District Council (2009), Core Strategy Sustainability Appraisal Scoping report, page 7, box 3
- 2.17 Roger Tym and Partners (2011), Mansfield Retail & Leisure Study, page 24, paragraph 3.8
- 2.18 Mansfield District Council (2009), Core Strategy Sustainability Appraisal Scoping report, page 7, box 2
- 2.19 RPS (2008), Strategic Flood Risk Assessment - Guide for Planners and Developers, page 33, paragraph 6.1.2
- 2.20 Baker Associates (2007) Mansfield Town Centre Urban Design Compendium, page 34, 1st paragraph
- 2.21 Ove Arup (2008), East Midlands Northern Sub-Region Employment Land Review, page 92, 10th paragraph
- 2.22 Mansfield District Council (2009) Interim Planning Guidance Note 11: Green Infrastructure, page 88, section 12.3
- 2.23 Roger Tym (2011) Mansfield District Retail & Leisure Study, page 121, paragraph 9.4
- 2.24 Baker Associates (2007), Mansfield Town Centre Urban Design Compendium, page 21, 1st paragraph
- 2.25 Ove Arup (2008), East Midlands Northern Sub-Region Employment Land Review, page 71, paragraph 6.7.1
- 2.26 Ove Arup (2008), East Midlands Northern Sub-Region Employment Land Review, page 10, 8th paragraph
- 2.27 Mansfield District Council (2011), Housing Needs Survey, Page 70, Figure 7
- 2.28 Roger Tym (2011) Mansfield District Retail & Leisure Study, page 42, paragraph 3.42
- 2.29 Mansfield District Council (2012), Areas of Strategic Green Infrastructure & Strategic GI Links, table 1
- 2.30 URS (2012), Mansfield Transport Study, page 30, paragraph 3.7.4
- 2.31 Roger Tym (2011) Mansfield Retail & Leisure Study, page 63, paragraph 5.19.
- 2.32 Mansfield District Council (2011), Housing Needs Survey, page 70, figure 7

# Section Three

## Vision, objectives and strategic priorities

**3.1** The local plan sets out a sustainable long term development strategy for the area, with policies to encourage and support the development required. An essential part of this is to provide a clear vision for the district's future. This section considers how we address the issues facing the district and meet our aspirations.

**3.2** The National Planning Policy Framework (NPPF) states the importance of having a plan led system with local plans setting out a positive vision for the future of the area <sup>(3.1)</sup>. It similarly promotes community involvement such that the vision should be collective, alongside an agreed set of local priorities for the sustainable development of the area. <sup>(3.2)</sup>

**3.3** It is important that this plan accords with the key priorities set out in the following two documents which hold visions for the future of the area.

### Mansfield and Ashfield Sustainable Community Strategy (SCS)

**3.4** Mansfield has, together with the neighbouring district of Ashfield, produced a joint Sustainable Community Strategy to 2023. It sets priorities for local councils, police, health services, education providers, voluntary groups and business organisations - based on what issues local people have said are important to them.

**3.5** The strategy has been brought forward by the Mansfield and Ashfield Strategic Partnership (MASP), the core members being:

- Mansfield and Ashfield District Councils
- Ashfield Voluntary Action
- The Business Sector – Mansfield 2020
- The Department of Work and Pensions
- Mansfield & Ashfield Clinical Commissioning Group
- Mansfield Learning Partnership
- Mansfield Community & Voluntary Service

- Nottinghamshire County Council
- Nottinghamshire Police
- Primary Care Commissioning
- West Nottinghamshire College

**3.6** MASP also work with many other organisations across the area, the wider region and nationally. Its vision is to have **"a dynamic, attractive and prosperous area that we can be proud of"**.

**3.7** The SCS contains seven priorities which reflect the issues we have identified in the previous section and are:

- **a safe place to live** - reducing crime and antisocial behaviour
- **children and young people** - achieving their full potential
- **economic prosperity** - employment, skills and a thriving economy
- **our town centres** - vibrant and successful
- **health and wellbeing** - for all our citizens
- **stronger communities** - confident and welcoming
- **green and sustainable** - caring for our environment

### Mansfield District Council Corporate Plan

**3.8** Our corporate plan highlights the council's vision for the district and the values which guide every aspect of council business. The corporate priorities were updated in 2015 to ensure the council are focusing on the issues which need tackling to make the district an even better place to live, work and visit.



**3.9** The five corporate priorities are:

- **regeneration and employment** - revitalising our district, town centres and neighbourhoods, encouraging inward investment and creating a climate for job creation and growth
- **reducing crime and disorder - keeping Mansfield district safe** - making the district a safer place to live, work and visit by working with partners to reduce crime and antisocial behaviour
- **vulnerable people** - supporting the most vulnerable people in our district to help them live independent and fulfilled lives
- **housing** - ensuring there is an adequate supply of good quality, well managed housing which is accessible and affordable to those who need it
- **protecting the environment and promoting and enabling healthy lifestyles** - delivering a local plan for the provision of housing, commercial and retail development and ensuring a high quality and sustainable environment

**3.10** There is consistency between the SCS and the corporate plan and the priorities which underpin them. These set a clear growth and regeneration agenda which has been reflected in the local plan.

**3.11** The Localism Act 2011 promotes local involvement in planning issues, which is why it is important for the local plan to take account of the SCS and corporate plan.

### Developing a planning vision

**3.12** The aim of the local plan is to promote the right forms of sustainable development in the right locations in order to enable the corporate plan and SCS visions to be realised.

#### Where we will be in 2033

**3.13** Our planning vision is:

“By 2033 growth and regeneration within the district will have brought about positive economic, social and environmental changes by responding to local needs, reducing deprivation and improving the quality of life for all”.

#### Our future Mansfield district

**3.14** By 2033, the district will have benefited from sustainable growth, where utilising previously developed land and under-used greenfield land, together with urban extensions, will have supported regeneration of the urban areas with high quality new developments.

**3.15** There will be high quality, reliable transport networks, new bus, cycle and pedestrian links providing residents and visitors access to jobs, shops, leisure and other services as new development has been located to maximise accessibility by a range of transport modes.

**3.16** We will have preserved and enhanced the built heritage of the district, whilst important natural assets will have been retained, enhanced and protected from inappropriate development. A network of high quality,

accessible public open spaces, will be enabling participation in a range of formal and informal recreation activities and meeting identified local needs.

**3.17** We will have addressed poor quality housing, and the health and social issues that it generates, with a mix of new housing types, sizes and tenures which meet the needs of all residents within the district.

**3.18** Economic prosperity will have been addressed by the development of sustainable sites providing a range of employment facilities capable of meeting the needs of large national and international companies as well as small and expanding local businesses. Entrepreneurial activity will have been harnessed through the provision of business incubation for start-up

business and grow on space for expanding enterprises. This will have led to the rate of worklessness being reduced and employment levels rising.

**3.19** More specifically:

### **By 2033... within and around Mansfield's urban area**

#### *The town centre*

**3.20** Mansfield's linked bus and rail stations will be providing a sustainable transport hub for the wider area and supporting the accessibility and attractiveness of Mansfield. The town centre will be continually strengthening its role as a sub-regional shopping, service and business destination, with high quality well designed developments on our key sites providing a successful mix of complementary uses to create a more balanced, prosperous, vibrant and culturally diverse town centre.

#### *Mansfield Woodhouse*

**3.21** Mansfield Woodhouse will be sustaining its district centre role with a range of shopping and employment opportunities within a vibrant, attractive, and safe environment.

#### *The wider urban area*

**3.22** The Mansfield / Ashfield Regeneration Route (MARR) will have been the focus for significant new growth, with a clustering of new residential and employment opportunities on the edge of the town, providing high quality well paid jobs within innovative knowledge based sectors.

**3.23** Areas previously identified as deprived will have been improved so that no-one is seriously disadvantaged by where they live. The differences between the deprived and affluent areas in the district will have been substantially reduced. This will have been achieved by improved housing stock, increased job opportunities, widened access to learning opportunities, and by greater community engagement in the urban regeneration of those areas in need.

**3.24** Important open areas around and running into the urban areas will continue to provide strategic green infrastructure, maintaining the linkage with the surrounding countryside, whilst a network of multi functional green infrastructure across the district will have been enhanced with Carr Bank and Titchfield Parks in particular continuing to play a key role for people in providing high quality accessible open space.

### **By 2033... in Warsop Parish**

**3.25** Market Warsop will have strengthened its role as the main town for the 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.

**3.26** In the wider Parish, there will be a range of housing that meets the needs of all. Older poor quality housing will have been replaced / improved and new housing stock will be attractive, well designed and have elements of affordable provision for all.

**3.27** Improved transport facilities and links with the nearby centres of Mansfield, Worksop and Shirebrook, will have provided access to major employment sites whilst local incubation and starter units will have encouraged local businesses to grow.

**3.28** Protection of the rural landscape, together with leisure destinations further afield at Clumber Park and Sherwood Forest, will have kept the area as an attractive location to live. The sustained emphasis placed upon improving bus, cycle and pedestrian routes will have reduced the impact of traffic through the area, including on the A60, facilitating a more sustainable pattern of development in this part of the district.

**3.29** Limited growth in the other villages will have protected their distinctive character and environmental quality whilst supporting the vitality of these rural communities.

**3.30** In order to achieve these changes within the area, the Local Plan will balance economic, social and environmental factors to achieve sustainable development.



## Our objectives

**3.31** A range of objectives have been formulated in order to deliver the vision. These objectives are borne out of the issues identified in the last section, the priorities within the SCS and corporate plan, and other strategies and drivers such as the NPPF. This is illustrated in Appendix 1.

**3.32** The objectives are as follows:

### Objective 1

To encourage population growth and meet existing and future demographic forecasts particularly within Mansfield urban area, to support growth in the local economy

### Objective 2

To raise the performance of the local economy by encouraging and supporting investment within the urban areas which: stimulates viable job opportunities; helps develop a stronger more secure local economy, and assists in tackling deprivation through education, training and job creation

### Objective 3

To ensure that residents, visitors and workers have good access to a range of facilities within the town, district and other centres, which provide high quality health, sport, education, shopping, recreation, heritage, culture, leisure and tourism facilities, to enable a good quality of life

### Objective 4

To increase the range and choice of housing throughout the urban areas and villages, particularly in areas that suffer from low demand and poor quality housing

### **Objective 5**

To ensure that the district is safe, clean, green and of a high quality, with the built and natural environment conserved and enhanced in order to deliver improvements to health and economic wellbeing outcomes, and for the enjoyment of all

### **Objective 6**

To ensure that all new development achieves a high standard of design which supports sustainable development and regeneration, and in particular helps to improve the image of Mansfield.

### **Objective 7**

To ensure that development reduces, mitigates and adapts to the impacts of climate change by addressing energy, flooding, resource management, waste prevention, air and water pollution issues, whilst protecting residents' amenity from noise and visual impacts

### **Objective 8**

To maximise opportunities to locate new homes, jobs and services within the Mansfield urban area, making efficient use of existing buildings, or previously developed land, to support regeneration of the town, (including the district's most deprived areas) whilst seeking to minimise the loss of greenfield land and mitigate against any social, environmental and infrastructure impacts

### **Objective 9**

To support improvements to accessibility so everyone can move around, across and beyond the district easily, by a range of affordable and sustainable transport options, including public transport, walking and cycling



## Objective 10

To protect the identity and setting of the villages by safeguarding important areas of open land and supporting key community facilities and services

### Implementing the vision

- 3.33** We have outlined a planning vision for the future of the district, by drawing on what we know of the area and the existing visions for its regeneration, growth and prosperity.
- 3.34** The objectives help to define the policies that are needed within the local plan to deliver the vision.
- 3.35** The planning vision and objectives put Mansfield district in a strong position to deliver the agenda for growth and regeneration.
- 3.36** Now that the vision and objectives have been defined, the following sections of the plan identify the planning policies that will help to achieve them.

Bentink Memorial, Mansfield.



AMBEROL  
THE PLANTING  
AND ST. ALFRED  
CROFTON  
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# Section Three

## Vision, objectives and strategic priorities

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### End Notes

- 3.1 DCLG (2012). National Planning Policy Framework. Page 5, Paragraph 17
- 3.2 DCLG (2012). National Planning Policy Framework. Pages 2 and 3, paragraphs 7 and 8.

# Section Four

## Our strategy

### Introduction

**4.1** The most important and overarching aim of this plan is to encourage and support sustainable growth and regeneration across the district. This section sets out the planning policies which will help to achieve this aim and deliver the vision.

**4.2** When considering development proposals the council will take a positive approach that reflects the presumption in favour of sustainable development contained within the National Planning Policy Framework (NPPF). We will always work proactively with applicants to jointly find solutions to development issues which means that proposals for sustainable development can be approved wherever possible.

### Sustainable development

#### Policy S1

##### Sustainable development

Proposals will be supported provided that the development, where relevant:

- a. reduces the need to travel and it contributes to the improvement of sustainable transport
- b. protects, creates and / or enhances areas of green infrastructure, contributes to a net gain in biodiversity, protects ecologically sensitive sites, supports healthy communities and enhances locally valued landscapes
- c. protects heritage assets, or wherever possible enhances them
- d. provides a complementary mix of land uses, in whole or, as part of the wider area, in order to contribute positively towards meeting the needs of the local community, to create attractive, safe and inclusive places
- e. protects the hierarchy of centres and / or enhances their role as a focus for new services and infrastructure
- g. helps to create a positive image of the district, supports economic growth and prosperity and contributes to a sense of community through place making and high design standards
- h. plays a positive role in adapting to and mitigating the effects of climate change to contribute to the health and wellbeing of the community and the environment, through the location, design and operation of the development
- i. takes account of any coal mining-related land stability and/or other public safety risks and, where necessary, incorporate suitable mitigation measures to address them.



## Explanation

**4.3** This policy sets out the council's commitment to promoting sustainable development within the district.

**4.4** The NPPF sets out the presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking (para 14).

**4.5** Whilst paragraphs 18 to 219 of the NPPF, explain the Government's view of what sustainable development means in practice for the planning system, it is important for us to set out how this applies locally.

## Why we need this policy

**4.6** The local plan needs to find a balance between social economic and environmental factors. The criteria of this policy emphasise which considerations will need to be addressed in order to determine the sustainability of any proposal.

**Table 4.1 Policy S1 - Supporting information**

Sustainable development	
Does it meet the National Planning Policy Framework?	Yes - paragraphs 14 and 18 to 219
What evidence has informed this policy?	<ul style="list-style-type: none"> <li>Sustainable Communities Strategy</li> </ul>
How will it be delivered and monitored?	<p>The policy sets out the council's approach to considering all planning applications. It will be used to ensure more sustainable patterns and forms of development are brought forward.</p> <p>It will be monitored along with other policies in terms of its usage.</p>
Which local plan objectives will it meet?	All

## Scale of new development

### Policy S2

#### Scale of new development

Land has been identified for the following amount of development:

**residential:** 7,520 dwellings (C3) between 2013 and 2033

**employment:** 26,000 sqm of offices (B1(a) & (b)) and 42 ha of industrial land (B1(c), B2 & B8) between 2011 and 2033

**town centre uses:** Provision will be made for new town centre development between 2014 and 2031 at the following levels:

- a. comparison (non-food) retail floorspace (A1): A minimum of 25,200 sqm net sales area.
- b. convenience (food) retail floorspace (A1): A maximum of 3,900 sqm net sales area
- c. food and drink leisure floorspace (A3, A4, A5): A minimum of 2,300 sqm net.

This policy refers to use classes (in brackets) from the Use Classes Order, as revised.

This is defined in Appendix 2.



## Explanation

**4.7** Our evidence base has identified the need for new housing, employment, retail and leisure developments over the period up to 2033.

**4.8** This policy sets out the scale of new development required to achieve the local plan vision. The plan is flexible as it contains no phasing restrictions to limit the scale of development coming forward at a particular point in time. The plan will be reviewed if our development requirements change before 2033.

## Why we need this policy

**4.9** Paragraph 14 of the NPPF requires local planning authorities to positively seek opportunities to meet the development needs of their area.

**4.10** This policy is required to clearly set out the amount of development that is needed to meet the district's growth requirements over the plan period.

**Table 4.2 Policy S2 - Supporting information**

Scale of new development	
Does it meet the National Planning Policy Framework?	Yes - paragraph 14
What evidence has informed this policy?	<ul style="list-style-type: none"> <li>Nottingham Outer Strategic Housing Market Assessment 2015</li> <li>Nottingham Core HMA and Nottingham Outer HMA Employment Land Forecasting Study 2015</li> <li>Mansfield Retail and Leisure Study 2011, and 2014 Addendum</li> </ul>
How will it be delivered and monitored?	<p>This policy will be delivered by the development management of the applications made for new development within the district. This will govern a combination of private and public investment into the development of the district. Other policies of the plan provide information on site allocations.</p> <p>Policy delivery will be monitored through annual housing, employment and retail monitoring reports into how much development has occurred.</p>
Which local plan objectives will it meet?	Objectives 1, 2, 3 and 4

## Settlement hierarchy

**4.11** The settlement hierarchy looks at the size and role different places play within the district. Generally speaking, the larger the place, the greater the facilities, the more able they are to provide for sustainable growth.

### Policy S3

#### Settlement hierarchy

Picture 4.1



Major new development and economic activity shall be directed to the Mansfield urban area in order to promote sustainable patterns of development.

Appropriate development of a lesser scale shall be located at Market Warsop.

Limited development within the villages shall be permitted where this maintains the distinctive character, environmental quality and vitality of these rural communities.



## Explanation

**4.12** This policy sets out a settlement hierarchy which defines Mansfield urban area (including Mansfield Woodhouse) as the most sustainable location for the development needed to deliver the local plan vision. It has a much wider range of employment, retail and leisure facilities and transport options than the secondary urban area of Market Warsop.

**4.13** The policy sets the context for the overall distribution of development and the identification of sites.

## Why we need this policy

**4.14** It is important for the local plan to include a settlement hierarchy which clearly directs residential and employment development to the most appropriate and sustainable locations whilst ensuring that the smaller scale needs of other areas are recognised.

**Table 4.3 Mansfield district settlement hierarchy**

Settlement	Role and function
<p><b>Mansfield urban area</b> incl. Mansfield Woodhouse and parts of Clipstone and Rainworth which are within the district.</p> <p>(Main urban area)</p>	<p>This is the most sustainable location for development and growth so should be the focus for housing (including specialist and affordable housing) and economic development. Mansfield town centre is located at the heart of this conurbation, which also includes a number of other employment areas, retailing and leisure facilities which are well connected by the existing transport infrastructure.</p> <p>The area is accessible from both the M1 and A1 and has two train stations. Public transport has been improved further by the new bus station located close to the town centre train station providing for a new transport interchange.</p> <p>The former bus station site is now a major town centre re-development opportunity. There are planning permissions for extensions to the urban area for major mixed use developments to the south, and west of the town.</p>
<p><b>Market Warsop</b></p> <p>(Secondary urban area)</p>	<p>Market Warsop is a small town in the north of the district and is the main centre within Warsop Parish. It has its own district centre which serves the daily needs of the town and the neighbouring villages. Main road access is via the A60 which runs through the town and there are also links into Shirebrook and surrounding areas. Bus services run between Mansfield and Market Warsop, providing access to the larger range of jobs, services and facilities within Mansfield.</p> <p>There is a need for some additional housing, including affordable homes, and the demand for employment land and premises is geared towards the local market.</p> <p>The re-opening of a rail link to larger centres is being proposed in Nottinghamshire County Council's Local Transport Plan 3 (LTP3) which would support the proposed housing growth.</p>
<p><b>The Villages</b></p> <p>(Church Warsop, Meden Vale, Warsop Vale and Spion Kop)</p>	<p>Church Warsop, Meden Vale, Warsop Vale and Spion Kop are small rural settlements which surround Market Warsop. There are limited jobs and services provided in these areas, the residents of which generally look to Market Warsop for every day needs. Particular issues relate to levels of public transport, accessibility to job opportunities, the retention of local services and facilities, and the quality and affordability of housing.</p>

**Table 4.4 Policy S3 - Supporting information**

<b>Settlement hierarchy</b>	
Does it meet the National Planning Policy Framework?	Yes - paragraphs 17, 23 and 37
What evidence has informed this policy?	<ul style="list-style-type: none"> <li>● Nottingham Outer Strategic Housing Market Assessment 2015</li> <li>● Nottingham Core HMA and Nottingham Outer HMA Employment Land Forecasting Study 2015.</li> <li>● The Mansfield Retail and Leisure Study 2011, and 2014 Addendum</li> <li>● Mansfield Strategic Housing Land Availability Assessment 2013</li> <li>● Development Requirements Technical Paper</li> <li>● Annual Housing Monitoring Reports</li> <li>● Annual Employment Land Monitoring Reports</li> <li>● Annual Retail Update Reports</li> </ul>
How will it be delivered and monitored?	<p>The policy will be delivered through the definition of settlement boundaries, and the distribution and allocation of sites set out in Sections 5 –Mansfield and Section 6 – Warsop Parish. It will also guide the planning decisions taken when proposals come forward, by directing development to the most appropriate locations.</p> <p>The success of this policy will be monitored through the proportion of development permitted in each location (this should be in accordance with Policy S4: Distribution of new development), as well as non-sustainable locations (this should be only permitted when in accordance with other policies within the plan).</p>
Which local plan objectives will it meet?	Objectives 1, 2, 3, 4, 8 and 9



## Distribution of new development

### Policy S4

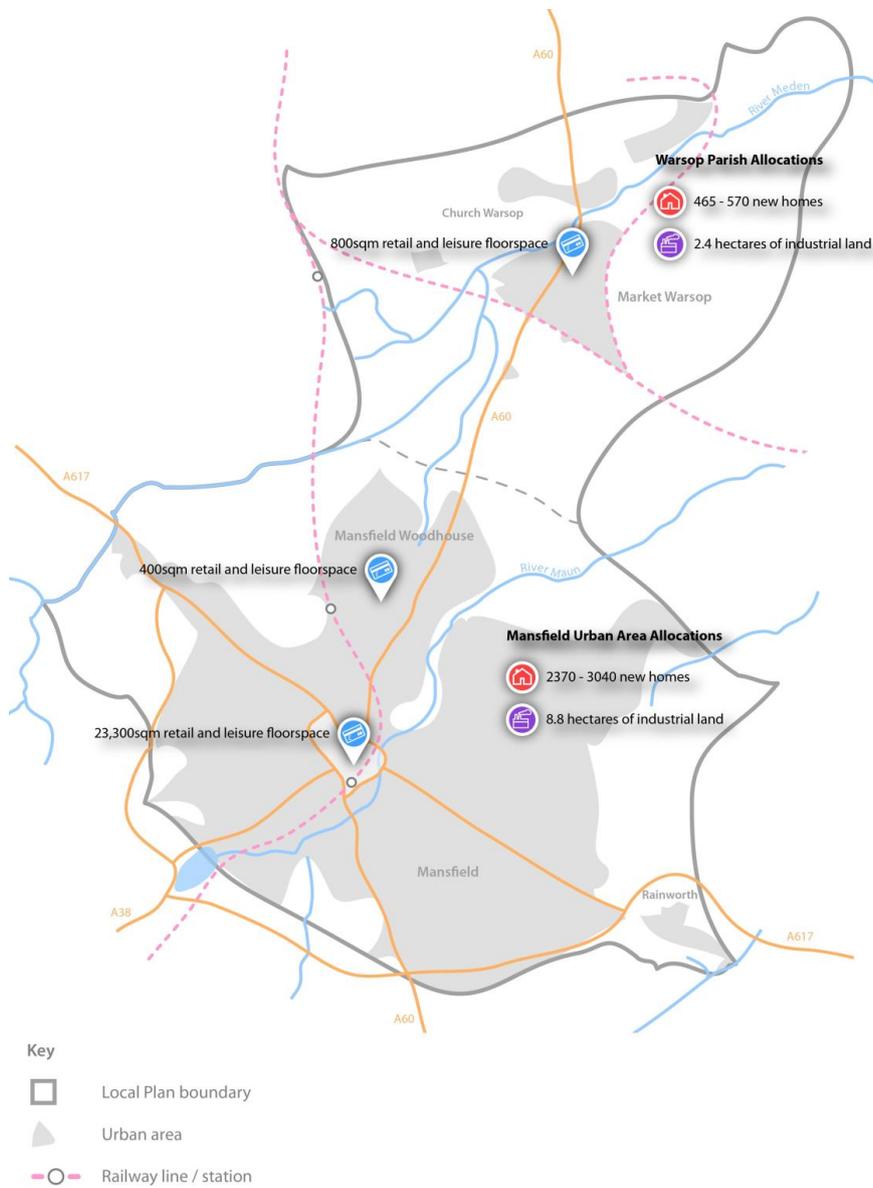
#### Distribution of new development

Development is distributed to locations within the urban and village boundaries (as shown on the policies map) as follows:

Type of development		Mansfield urban area		Warsop Parish
Homes (C3)		6,800 (90%)		720 (10%)
Employment	Offices (B1a)	26,000 square metres (100%)		0 square metres (0%)
	Industrial land (B2 and B8)	40 hectares (95%)		2 hectares (5%)
Retail		<b>Mansfield town centre</b>	<b>Mansfield Woodhouse district centre</b>	<b>Market Warsop district centre</b>
	Comparison (A1)	24,000 square metres (95%)	600 square metres (2.5%)	600 square metres (2.5%)
	Convenience (A1)	3,700 square metres (95%)	100 square metres (2.5%)	100 square metres (2.5%)
	Food and drink leisure (A3, A4, A5)	2,900 square metres (95%)	80 square metres (2.5%)	80 square metres (2.5%)

**4.15** Policy S4 identifies the broad distribution of the development required over the lifetime of the plan, however a significant amount of this development has already been met through existing planning permissions. Picture 4.2 shows where the remaining development will be located.

**Picture 4.2 Distribution of development**



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## Explanation

**4.16** This policy sets out the distribution of new development within the main urban areas in the district and provides the basis for the identification of specific site allocations as set out in sections five (Mansfield) and six (Warsop Parish).

**4.17** The council's approach to the distribution of the development requirements is to maximise underused land within the urban areas of Mansfield and Market Warsop in order to make best use of existing infrastructure and support the sustainability of the areas.

**4.18** The policy also aims to protect the countryside which surrounds Mansfield and the rural settlements as far as possible, and to provide development within those areas which offer the greatest opportunities in terms of reducing the need to travel to job opportunities and facilities.

## Why we need this policy

**4.19** This policy is intended to ensure that new development is directed towards the most sustainable locations.

**4.20** The majority of development should be focused on the sustainable opportunities offered by the Mansfield urban area, however recognition must be given to preserving and enhancing the district's secondary urban area of Market Warsop in its role as a service centre for the villages and settlements to the north of the district.

**4.21** The policy is based upon the overall district-wide development requirements set out in Policy S2.

**4.22** The Strategic Housing Market Assessment (SHMA), provides the evidence base for the housing needs of the district and breaks this down to separate Mansfield and Warsop Parish requirements.

**4.23** The majority of the employment space requirements has been allocated at Mansfield as this is the most sustainable and viable location. A limited amount has been identified at Market Warsop to meet local needs in accordance with Policy ST3.

**4.24** The policy has been drafted in line with the retail hierarchy and aims to keep the town and district centres prosperous and viable in order to offer an attractive environment for businesses, shoppers and leisure users.

**Table 4.5 Policy S4 - Supporting information**

<b>Distribution of new development</b>	
Does it meet the National Planning Policy Framework?	Yes - paragraphs 17 and 37
What evidence has informed this policy?	<ul style="list-style-type: none"> <li>● Nottingham Outer Strategic Housing Market Assessment 2015</li> <li>● Nottingham Core HMA and the Nottingham Outer HMA Employment Land Forecasting Study 2015</li> <li>● The Mansfield Retail and Leisure Study 2011, and 2014 Addendum</li> <li>● Mansfield Strategic Housing Land Assessment 2013</li> <li>● Development Requirements Technical Paper</li> <li>● Annual Housing Monitoring Report</li> <li>● Annual Employment Land Monitoring Report</li> <li>● Annual Retail Update Report</li> </ul>
How will it be delivered and monitored?	<p>This policy will be delivered through the allocations as set out in Sections 5 and 6 and shown on the policies map.</p> <p>Monitoring will be through the annual monitoring reports on housing, employment and retailing.</p>
Which local plan objectives will it meet?	Objectives 1,2,3,4,8 and 9



## Affordable housing

### Policy S5

#### Affordable housing

Planning permission for ten or more dwellings, or for sites with a gross area of 0.3 hectares or above, will be granted if at least 20 per cent of the dwellings on greenfield sites, or ten per cent on previously developed land, are affordable and provided on-site, unless it can be demonstrated that such provision undermines the viability and deliverability of the scheme.

This policy will be applied in accordance with the Planning Obligations Supplementary Planning Document.

## Explanation

**4.25** This policy sets out the council's approach to providing affordable housing as part of new residential developments.

**4.26** A threshold of ten dwellings has been used in order to reduce the cost of smaller developments.

**4.27** Where it can be demonstrated through an independent assessment that a proposal would not be viable, reduced affordable housing requirements may be applied.

## Why we need this policy

**4.28** The NPPF sets out that local planning authorities can seek the provision of affordable housing through the planning system where there is strong evidence of local need.

**4.29** The council's evidence base, particularly the Nottingham Outer Strategic Housing Market Assessment (SHMA) (2015) and the draft Whole Plan Viability Assessment (2015), demonstrates the need and percentage targets for affordable housing.

**4.30** SHMA provides robust evidence of an affordable housing need for Mansfield district as well as the wider housing market area (HMA).

**4.31** Based on the findings of the draft Whole Plan Viability Assessment (2015) the council has determined that the requirement set out within Policy S5 is a realistic target, taking account of the need to provide other essential infrastructure, including open space, highway improvements and education.

**Table 4.6 Policy S5 - Supporting information**

Affordable housing	
Does it meet the National Planning Policy Framework?	Yes - paragraphs 17, 47, 50, 54, 159, 173, 174 and 177
What evidence has informed this policy?	<ul style="list-style-type: none"> <li>● Nottingham Outer Strategic Housing Market Assessment 2015</li> <li>● Draft Whole Plan Viability Assessment</li> </ul>
How will it be delivered and monitored?	This policy will be delivered through all housing and mixed use developments providing ten or more dwellings, and will be monitored through the council's Section 106 database and annual monitoring report on housing.
Which local plan objectives will it meet?	Objectives 1 and 4



## Specialist housing

### Policy S6

#### Specialist housing

Planning permission for ten or more dwellings, or for sites with a gross area of 0.3 hectares or above, will be granted if at least 10% of the dwellings are bungalows or specially adapted housing for the elderly or vulnerable groups\*, unless the development is specifically for apartments.

\*Part M4(2) or M4(3) of the Building Regulations 2010 - 2015 Edition

## Explanation

**4.32** This policy sets out the council's approach to providing specialist housing, especially in relation to the needs of the elderly and other vulnerable groups. The policy seeks to ensure that there is adequate provision of suitable homes for the special needs of the existing and future population of the district.

## Why we need these policies

**4.33** The NPPF sets out the need for local planning authorities to plan for the delivery of a wide choice of high quality homes and a mix of housing based on the demographic trends, in order to meet the future needs of different groups within our communities.

**4.34** The SHMA indicates that as of 2013, 18 per cent of Mansfield's population were aged 65 or above, which is 1 per cent higher than the national average. This is set to increase to around 27 per cent by the end of the plan period in 2033. It also highlights that 24 per cent of people in Mansfield district suffer from long-term health issues / disability. This is much higher than the national average of 18 per cent. This shows a clear need to plan for the development of housing that is suitable to meet the needs of elderly and vulnerable residents.

**Table 4.7 Policy S6 - Supporting information**

Specialist housing	
Does it meet the National Planning Policy Framework?	Yes - paragraphs 50 and 159.
What evidence has informed this policy?	<ul style="list-style-type: none"><li>● Nottingham Outer Strategic Housing Market Assessment 2015</li><li>● Draft Whole Plan Viability Assessment</li></ul>
How will it be delivered and monitored?	This policy will be delivered through all housing and mixed use developments subject to appropriate thresholds in place, and will be monitored through the annual monitoring report on housing.
Which local plan objectives will it meet?	Objectives 1 and 4



## Custom and self build dwellings

### Policy S7

#### Custom and self build dwellings

Planning permission for ten or more dwellings, or for sites with a gross area of 0.3 hectares or above, will be granted if at least 5% of the dwelling plots (or a minimum of one) are set aside as serviced plots for sale to custom or self builders, unless the development is for apartments or involves the change of use / conversion of existing buildings.

Plots will be made available and marketed appropriately\* for at least 12 months and if they have not been sold, the plot(s) may either remain on the open market as custom build or be offered to the council or a housing association before being built out by the developer as an affordable housing unit.

\*Marketing should be through an appropriate agent as well as through the council's website. Evidence of the results of the sustained marketing strategy will need to be submitted with any planning application.

## Explanation

**4.35** In this policy custom and self build relates to a range of dwellings which may be based on:

- self build homes – where a person manages the design and construction and may undertake some of the building work or contract it to others (may include kit houses)
- contractor built homes- after deciding on a design, a contractor is employed to do all of the building work.
- independent community collaboration – where a group of people acquire a site and split it into plots for self build homes, which may include sharing labour and expertise
- supported community self build - where a social landlord, the Community Self Build Agency or a similar supportive body, helps people build a group of homes together.

**4.36** Although similar, homes built to a customers specification by developers, based on a range of their designs, do not represent a custom build home for the purposes of this policy.

## Why we need these policies

**4.37** The Government consider custom / self build as a way to widen housing choice and enable delivery of the homes people actually want.

**4.38** This policy will increase the supply of plots for this form of housing development. It is currently estimated that the policy could generate around 150 units over the plan period at a rate of around eight plots per year.

**Table 4.8 Policy 7 - Supporting information**

Specialist housing	
Does it meet the National Planning Policy Framework?	Yes - paragraphs 50 and 159
What evidence has informed this policy?	<ul style="list-style-type: none"> <li>• Nottingham Outer Strategic Housing Market Assessment 2015</li> <li>• Draft Whole Plan Viability Assessment</li> </ul>
How will it be delivered and monitored?	This policy will be delivered through all housing and mixed use developments providing ten or more dwellings, and will be monitored through the annual monitoring report on housing.
Which local plan objectives will it meet?	Objectives 1 and 4



## Accommodation for Gypsies, Travellers and travelling showpeople

### Policy S8

#### Accommodation for Gypsies, Travellers and travelling showpeople

Where there is a proven need for accommodation for Gypsies, Travellers or travelling showpeople, planning permission will be granted where both of the following criteria can be met:

- a. the site is within or adjoining Mansfield or Market Warsop in order to maximise the possibilities for social inclusion and accessibility to all necessary physical and social infrastructure
- b. the proposed site will integrate with the existing settlement pattern and surrounding land uses and would not have a detrimental impact on the character and appearance of the area.

## Explanation

**4.39** This criteria based policy allows for the development of permanent sites for Gypsy, Traveller or travelling showpeople communities, where there is a proven need and where the development meets both of the criteria. It directs development to the most sustainable areas and ensures there are no detrimental impacts upon the settlement where it is located or surrounding areas. The policy could also be used to consider proposals for transit sites should significant evidence indicate such a need during the lifetime of the plan.

## Why we need this policy

**4.40** The NPPF and specific Government policy require local authorities to assess the needs of travellers in their area, as part of the housing requirement and seek to provide for any need identified.

**4.41** Our Traveller Accommodation Needs Assessment and Strategy shows that there is not a current local requirement which justifies the need to allocate a site. Therefore, it was necessary to develop a policy to establish the criteria to be used to assess proposals if such a requirement is identified in the future.

**Table 4.9 Policy S8 - Supporting information**

Accommodation for Gypsies, Travellers and travelling showpeople	
Does it meet the National Planning Policy Framework?	Yes - paragraphs 50 and 159
What evidence has informed this policy?	● DCLG 'Planning policy for traveller sites'
How will it be delivered and monitored?	The policy will be carried out through development management and monitored in relation to the demand for planning permissions under this policy.
Which local plan objectives will it meet?	Objectives 3, 4, 6 and 8



## Development in the countryside

### Policy S9

#### Development in the countryside

Planning permission will only be granted for development outside the urban and village boundaries (as defined on the policies map) which falls into one or more of the following categories and meets the relevant criteria:

- a. **new dwellings:**
  - i. if they are in association with a rural business and it is essential for worker(s) to live on or near to the business, or
  - ii. if the new dwelling(s) would be the most viable option to secure the future of an important heritage asset, or
  - iii. if they are truly outstanding or innovative in design.
- b. **rebuilding of existing dwellings** if the replacement dwelling has a similar footprint and no greater impact on the character and appearance of the area as the existing dwelling
- c. **non-residential buildings:**
  - i. if they relate to existing uses, or
  - ii. if they are to be built in connection with a proposed use that would be appropriate in the countryside, or in relation to the diversification of an existing farm, and
  - iii. in relation to criteria i and ii, the building should be appropriate in scale to the use proposed
- d. **re-use of existing buildings:**
  - i. if the building is to be re-used for residential or an employment generating use, and
  - ii. if any alterations or extensions are of an appropriate scale and in keeping with the original building.
- e. **tourism development** if the nature of the business activity clearly requires a countryside setting. Such proposals should be located as close to the urban areas as realistically feasible and be accessible by sustainable modes of transport
- f. **tourist accommodation:**
  - i. if it can be demonstrated that it supports rural diversification, or
  - ii. if it is of a scale that is proportionate to the identified need

Continued ...

## Policy S9 continued ...

g. **community and leisure facilities:**

- i. if they are well related to existing settlements and there is clear evidence that they cannot be located within the urban or village boundaries, and
- ii. if the proposed facility will clearly benefit the local community

h. **equestrian uses:**

- i. if they are located close to existing settlements or well related to other equestrian uses within the countryside
- ii. if it can be demonstrated that any existing buildings on site have been thoroughly investigated for re-use before new buildings are supported

i. **renewable energy** if it complies with Policy CC2.

In all cases, development must be in keeping, both in terms of scale and design with its setting and the landscape characteristics of the area.



## Explanation

**4.42** This policy seeks to encourage regeneration and diversification of the rural economy, whilst protecting the countryside from inappropriate development which would be unsustainable or would harm the character and appearance of the area. It reinforces the urban concentration approach and will help to ensure that previously developed land and / or underused greenfield land within the urban areas and villages is prioritised for development.

**4.43** The policy recognises the need to support rural diversification by allowing for certain forms of development which can only be undertaken in countryside locations and that can benefit the economy of the district through tourism. It also recognises that allowing alternative uses of existing buildings which are of historic importance may be the only way of ensuring their long-term viability.

**4.44** Where development is proposed in areas with no connection to the main gas and electricity networks, the council will seek to encourage the installation, where possible, of low carbon renewable technologies.

## Why we need this policy

**4.45** Protecting the countryside is a key part of achieving sustainable development. Restricting what can be built outside our urban areas and villages protects valuable agricultural land and our most valued landscapes as well as helping to promote the development of sites in need of regeneration within the urban areas. Restricting development in the countryside also helps to meet sustainable transport objectives by reducing travel distances and dependence upon the private motor vehicle, where public transport is more limited.

**Table 4.10 Policy S9 - Supporting information**

Development in the countryside	
Does it meet the National Planning Policy Framework?	Yes - paragraphs 28, 55 and 95
What evidence has informed this policy?	<ul style="list-style-type: none"> <li>Sustainable Communities Strategy</li> </ul>
How will it be delivered and monitored?	The policy will be monitored through the creation of new reports that use spatial data to record the type of development that takes place in the countryside. The annual monitoring reports will assist in assessing the effectiveness of this policy.
Which local plan objectives will it meet?	Objectives 5 and 10

## Employment areas

### Policy S10

#### Employment areas

The employment areas defined on the policies map will be protected for continued business use, and other forms of economic development which support employment activity and generate jobs. Planning permission will be granted in these areas for new business and other economic uses where the development:

- a. is compatible with the role and function of the defined employment area
- b. does not prejudice the wider redevelopment or regeneration of the area
- c. does not undermine the future operation of an existing or permitted economic development use

All proposals will need to be acceptable in terms of sustainable development principles, residential amenity, and transport and other infrastructure requirements as covered by other policies of the plan.

Planning applications for uses not within the B use classes, within the defined employment areas, must be supported by sufficient information to determine the economic implications of the development proposed.

A flexible approach will be taken to proposals for alternative uses on land currently, or lastly, in employment use which is not defined on the policies map.



## Explanation

**4.46** This policy aims to support business by allowing development within existing employment areas as defined on the policies map. It seeks to promote the development of new and expanding businesses and to secure sustainable economic development within the district's best employment sites to ensure job opportunities are sustained and accessible to local communities. The policy also allows the release of other employment areas for alternative uses.

**4.47** For the purposes of this policy the following definitions apply:

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

**4.48** In terms of economic development, the uses that may be considered appropriate within designated employment areas under this policy include education and training facilities, childcare facilities, and certain sui generis uses which have similar characteristics of B1, B2 or B8 uses, for example, car showrooms. Proposals for trade counters will be determined on a case by case basis having regard to the particular scale and nature of the operation, and its potential retail and transport impacts.

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

## Why we need this policy

**4.50** Policy S10 protects the defined existing employment areas for business use and other economic development purposes and allows for the re-development, upgrading, improvement or regeneration of existing employment areas through the intensification or re-use for business or other economic development use.

**4.51** The district supports a significant number of jobs across a range of existing employment areas which are of particular importance to the local economy. These are shown on the policies map as follows:

- Bellamy Road Industrial Estate - S10(a)
- Botany Commercial Park - S10(b)
- Broadway Industrial Estate - S10(c)
- Brunts Business Centre - S10(d)
- Commercial Gate - S10(e)
- Crown Farm Industrial Estate - S10(f)
- Hermitage Lane Industrial Estate - S10(g)
- Intake Business Centre, Kirkland Avenue - S10(h)
- Mansfield Woodhouse Gateway, Off Grove Way - S10(i)
- Maunside, Hermitage Lane - S10(j)
- Millenium Business Park, Chesterfield Road North - S10(k)
- Oak Tree Business Park - S10(l)
- Oakham Business Park, Hamilton Way - S10(m)
- Old Mill Lane Industrial Estate - S10(n)
- Ransom Wood Business Park, Southwell Road West - S10(o)
- The Hub, Sherwood Street - S10(p)
- Warsop Enterprise Centre - S10(q)

**4.52** These are established employment areas, mainly within the Mansfield urban area, providing a diverse stock of buildings in terms of size, type and condition. These play a important role in the local economy, supporting jobs and providing good opportunities for people to work close to where they live.

**4.53** Unless protected, employment uses may lose out to more profitable uses in terms of land value and therefore it is often necessary to protect them through planning policy. Protecting the district's employment areas which are both suitable and viable for continued employment uses is essential in ensuring the right amount and quality of employment land and premises is available to support the future demands of business and growth in the local economy, and in promoting a sustainable pattern of development across the plan area.

**Table 4.11 Policy S10 - Supporting information**

Employment areas	
Does it meet the National Planning Policy Framework?	Yes - paragraphs 21, 37, and 161
What evidence has informed this policy?	<ul style="list-style-type: none"> <li>● Nottingham Core HMA and Nottingham Outer HMA Employment Land Forecasting Study 2015</li> <li>● Annual Employment Land Monitoring reports</li> </ul>
How will it be delivered and monitored?	This policy will be delivery through the planning decisions taken on development proposals. It will be monitored against the amount of employment land and floorspace gained and lost to B uses and o other forms of economic development, as defined above. This will be published in the annual Employment Monitoring Report.
Which local plan objectives will it meet?	Objectives 2, 8



## Retail areas

### Policy S11

#### Retail areas

Proposals for the development of main town centre uses <sup>(4.1)</sup>, shall be located at an appropriate centre within the district's retail hierarchy, depending on the type of proposal and the role and function of the centre.



Planning permission will be granted for town centre uses where:

- development is located within designated retail area, or
- if no in-centre site is available or suitable, it is within an accessible and well connected edge-of-centre location, or
- if no in-centre or edge-of-centre site is available or suitable, it is within an accessible and well connected location, or
- It is a small scale rural development, or
- It purely meets the convenience needs of a particular neighbourhood, or
- It is an office use proposed within a designated employment area.

Retail, leisure and office developments over 2,500 sqm (gross) which are proposed in edge-of-centre and out-of-centre locations will be required to demonstrate that there will be no adverse impacts upon designated retail areas and neighbourhood parades within the hierarchy (a threshold of 500 sqm net will apply to any development that is likely to impact upon a district or local centre, parade).

Proposals shall be assessed in relation to their impact upon both:

- existing, committed and planned private and public investment
- vitality and viability of the impacted centre(s)

Any new centres that are proposed will be expected to enhance the network of centres and not undermine the retail hierarchy.

## Explanation

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

**4.55** It sets out a retail hierarchy which defines Mansfield town centre as the main location for the retail and leisure development needed to deliver the long term visions for Mansfield and the larger district. The retail areas are shown in picture 4.3.

**4.56** The policy also sets the context for the overall distribution of retail and leisure development. For retail uses the primary shopping area (see Policy MCA5) is the most appropriate location followed by the wider town centre. For all other main town centre uses, the wider town centre is the most appropriate location.

## Why we need this policy

**4.57** Ensuring the vitality of town centres is a key priority of the NPPF which emphasises (para 23) that planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period. Local plans should, amongst other things:

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

**4.58** It is recognised that large, stand-alone supermarkets also play an important part in meeting the shopping requirements of the district. However, further development of out-of-centre stores will be required to comply with the restrictions within Policy S11.

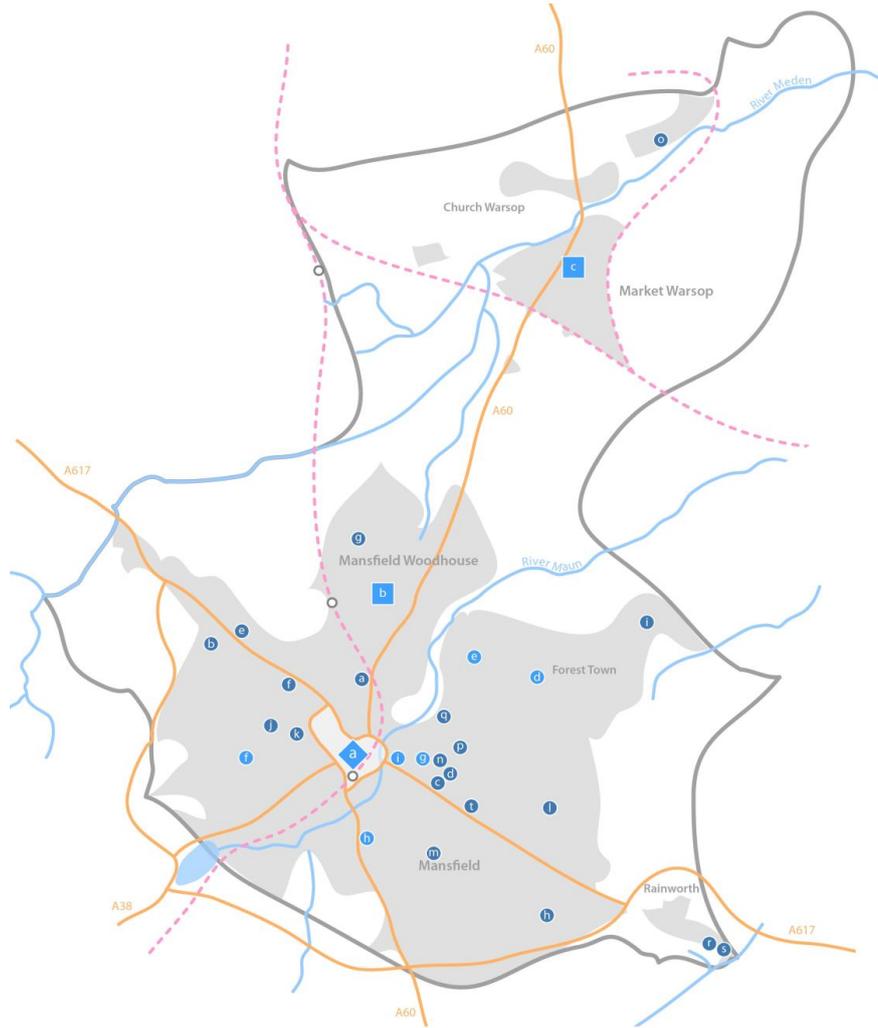
**4.59** The following table shows the role and function of centres within the district.

**Table 4.12 Retail areas**

Centre	Centre type	Role and function
Mansfield	Town centre	Town centres are retailing centres which include a primary shopping area and secondary areas of predominantly leisure, business and other main town centre uses. New and enhanced retail and other town centre activity should be focused here.
Market Warsop Mansfield Woodhouse	District centre	District centres are primarily used for convenience shopping, often containing at least one supermarket or superstore, with some comparison shopping and a range of non-retail services, such as banks, building societies, restaurants and takeaways, as well as local public facilities such as a doctor's surgery, dentist, opticians, post office and library for the settlement and the surrounding communities.
Clipstone Road West, Ladybrook Lane Newgate Lane Ratcliffe Gate Nottingham RoadFulmar Close	Local centre	Local centres include a range of small shops of a local nature, serving a small catchment.  Typically, local centres might include, amongst other shops, a small supermarket, a newsagent, a sub-post office and a pharmacy. Other facilities could include a hot-food takeaway and launderette.



Picture 4.3 Retail areas



Key

- |   |                                   |   |  |
|---|-----------------------------------|---|--|
|  | Town centre (Policy S11a)         |  | Local Plan boundary  |
|  | District centre (Policy S11b-c)   |  | Urban area   |
|  | Local centre (Policy S11d-i)      |  | Railway line / station   |
|  | Neighbourhood parade (Policy S12) |   | © Crown copyright and database rights 2015 Ordnance Survey 100017823 |

**Table 4.13 Policy S11 - Supporting information**

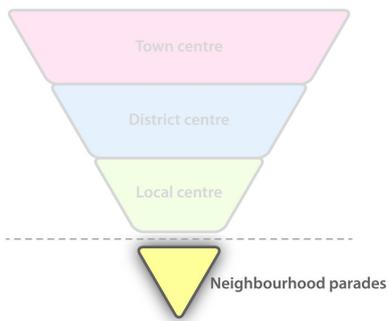
<b>Preferred Policy S9</b>	
<b>Retail areas</b>	
Does it meet the National Planning Policy Framework?	Yes - paragraphs 23, 24, 26 and 156
What evidence has informed this policy?	The Mansfield Retail and Leisure Study 2011 and 2014 Addendum
How will it be delivered and monitored?	<p>This policy will be delivered by the planning decisions taken when development proposals come forward, by directing development to the most appropriate locations and the resisting of development that is not appropriate.</p> <p>The success of this policy will be monitored through the proportion of development permitted in each location (this should be in accordance with Policy S4), as well as non-sustainable locations (this should be only permitted when in accordance with other policies within the plan). This information will be contained in the annual retail update report.</p>
Which local plan objectives will it meet?	Objectives 2, 3 and 8



**Policy S12**

**Neighbourhood parades**

Picture 4.4



Neighbourhood parades will be protected as areas of local convenience retailing with a presumption against their loss. Planning permission will be granted for the change of use of units and suitable extensions of up to 500 sqm (gross) if they enhance the vitality and viability of the parade.

The development of new neighbourhood parades of an appropriate design and type will be supported where they meet local needs but do not undermine existing centres.

## Explanation

**4.60** This policy provides protection to neighbourhood retail parades and allows appropriate development to promote their vitality and viability as key elements of sustainable communities. The neighbourhood parades are shown below.

**Table 4.14 Neighbourhood parades**

Neighbourhood parade		Role and function
Birding Street	Ling Forest Road	Small parades of shops of purely neighbourhood significance, typically under 1,000 sqm net
Bright Square	Madeline Court	
Carter Lane/Mill Street	Newgate Lane	
Carter Lane/Rock Street	Ossington Close	
Chesterfield Road North	Peck's Hill	
Chesterfield Road South	Ravensdale Road	
Cox's Lane/Brown Avenue	Southwell Road East 1	
Garibaldi Road	Southwell Road East 2	
Harrop White Road	Southwell Road West	
Ladybrook Lane/Tucker's Lane		

## Why we need this policy

**4.61** In addition to the larger retail areas in the district, there are a number of neighbourhood parades which form a fourth tier of locations that are important for meeting the day-to-day needs of the communities they serve. These parades are particularly valuable for those members of our communities without access to a car.

**Table 4.15 Policy S12 - Supporting information**

Neighbourhood parades	
Does it meet the National Planning Policy Framework?	Yes - paragraph 23
What evidence has informed this policy?	Annual Retail Update Report, and surveys.
How will it be delivered and monitored?	This policy will be delivered by the planning decisions taken when development proposals come forward, by directing development to the most appropriate locations.  It will be monitored via the annual retail update report;
Which local plan objectives will it meet?	Objective 3



## Policy S13

### Local shops and community facilities

#### Part A – Protection of local convenience shops and community facilities

Planning permission for development that involves the loss of local convenience shops which serve the daily needs of the local community, and community facilities including community/village halls, post offices, schools, nurseries, places of worship, health services, care homes, libraries and public houses will only be granted where it can be demonstrated that either:

- a. the loss of the specific facility would not create, or add to, a shortfall in the provision or quality of such facilities within the locality\*, or appropriate replacement facilities are provided in a suitable alternative location, or
- b. it results in a B1 class use, or
- c. the facility is no longer viable and this can be proven through adequate marketing of the premises for its current use which has failed to produce a viable offer\*\*, or
- d. the facility can be enhanced or reinstated as part of any redevelopment of the building or site.

#### Part B – New or extended local shops and community facilities

Planning permission will be granted for local convenience shops which are 500 square metres or less, and other community facilities provided they are within urban or village boundaries.

\* 400m radius around the proposal - based on an approximate ten minute walking time.

\*\* Marketing should be through an appropriate agent as well as through the council's regeneration service facility – Tractivity for a at least 12 months. Evidence of the results of the sustained marketing strategy will need to be submitted with any planning application.

## Explanation

**4.62** This policy provides protection to small scale convenience stores and community facilities and allows appropriate development to help support sustainable communities.

**4.63** Community facilities include facilities and services that provide for health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community.

## Why we need this policy

**4.64** Sustainable communities require access to local facilities such as village halls, community centres, local shops, churches, church halls, libraries, youth centres, leisure centres and public houses.

**4.65** The council will seek to maintain and improve the provision of local community services and facilities by supporting proposals which protect, retain or enhance existing community facilities (including multi use and shared schemes), or the provision of new facilities. It is recognised that permitted development rights exist which allow for certain changes of use, however this policy will help avoid the loss of important facilities where planning permission is required. The council will consider removing these rights in particular areas where the loss of facilities may become an issue in the future.

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

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

**4.68** Accordingly, the policy sets a maximum size threshold for local shops. Existing local shops serving a local community are by their very nature convenience shops and the policy excludes comparison retail which should be concentrated within the town centre, district and local centres.

**Table 4.16 Policy S13 - Supporting information**

Local shops and community facilities	
Does it meet the National Planning Policy Framework?	Yes - paragraphs 28 and 70
What evidence has informed this policy?	<ul style="list-style-type: none"> <li>● Draft Infrastructure Study</li> <li>● Mansfield Retail and Leisure Study 2011, and 2014 Addendum</li> </ul>
How will it be delivered and monitored?	This policy will guide planning decisions and will be monitored through the annual Retail Update Report.
Which local plan objectives will it meet?	Objective 3



## Policy S14

### Hot food takeaways

Planning permission will be granted for hot food takeaways (use class A5) provided that:

- a. they are not within 400m\* of an access point to any school or college
- b. they would not harm residential amenity in terms of: noise, vibration, odour, traffic disturbance, litter or hours of operation
- c. they address any concerns in relation to crime and anti-social behaviour
- d. if in the primary shopping frontage (as defined by Policy MCA5), it can be demonstrated that the proposal will have a positive impact upon both the town centre's daytime and evening economies.

\*400m radius around the proposal - based on an approximate ten minute walking time.

## Explanation

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

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

**4.71** Mansfield has one of the highest fast food outlet density per 100,000 residents in Nottinghamshire (83.2). According to the Department of Health, annual health profiles for 2015, by year 6 (10 - 11 year olds) over 20 per cent of children in Mansfield are classified as obese, as are 32.4 per cent of adults, worse than the average for England.

**4.72** Action on the food environment is supported by the NICE public health guidance, 'Prevention of Cardiovascular Disease'. NICE recommends restricting planning permission for takeaways and other food retail outlets in specific areas (for example, within walking distance of schools).

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

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

## Why we need this policy

**4.75** As outlined above there is significant evidence both that hot food takeaways can add to problems of obesity and that our communities are suffering from issues related to obesity, especially in relation to our children.

**4.76** Whilst it is recognised that this policy cannot have a retrospective impact on existing outlets, it can reduce the potential for saturation of outlets in locations near to schools and colleges.

**Table 4.17 Policy S14 - Supporting information**

Hot food takeaways	
Does it meet the National Planning Policy Framework?	Yes - paragraphs 17 (bullet point 12), and 69
What evidence has informed this policy?	<ul style="list-style-type: none"> <li>● The Department of Health Annual Health Profile for Mansfield 2015:</li> <li>● The Nottinghamshire Joint Strategic Needs Assessment (<a href="http://jsna.nottinghamcity.gov.uk/insight/Strategic-Framework/Nottinghamshire-JSNA.aspx">http://jsna.nottinghamcity.gov.uk/insight/Strategic-Framework/Nottinghamshire-JSNA.aspx</a>)</li> <li>● The Nottinghamshire Health and Wellbeing Strategy (<a href="http://www.nottinghamshire.gov.uk/caring/yourhealth/developing-health-services/health-and-wellbeing-board/strategy/">http://www.nottinghamshire.gov.uk/caring/yourhealth/developing-health-services/health-and-wellbeing-board/strategy/</a>)</li> <li>● Department of Health 2010, 'Healthy lives, healthy people:</li> </ul>
How will it be delivered and monitored?	This policy would be delivered through the planning decisions taken on proposals for hot food takeaways. It will be monitored by the percentage of hot food takeaways granted within 400m of a school or college.
Which local plan objectives will it meet?	Objectives 5



## End Notes

- 4.1 Town centre uses are defined in the glossary to the NPPF as :- Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities, the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

# Section Five

## Mansfield

### Introduction

**5.1** Mansfield is designated as the district's main urban area. It has a town centre that draws trade from a wide catchment extending into north Nottinghamshire and Derbyshire, and a network of district and local centres of more local importance that serve the day to day needs of local residents (see policies S3 and S11).

**5.2** As the district's main urban area with a major new bus station and two railway stations together with a significant range of facilities and services, Mansfield is the most suitable location in the district for large scale growth and development. It is therefore the place with the greatest opportunities to promote more sustainable patterns of development (see Policy S4).

**5.3** The current picture of the district painted in section two shows that most of the social, economic and environmental challenges facing the district are concentrated in the Mansfield urban area. These challenges are addressed through the vision for the urban area which is set out in section three.

**5.4** This section provides a range of policies which set out the broad context for sustainable development within the wider urban area as well as the following sub areas, as shown in picture 5.1.

- Central area and town centre
- Mansfield Woodhouse



Picture 5.1 Sub areas



- Key**
- Mansfield Woodhouse
  - Central Area (Policy MCA1)
  - Town Centre
  - Local Plan boundary
  - Urban area
  - Railway line / station

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## Mansfield urban area

**5.5** The council will work with partners, service providers, and developers to strengthen the role and function of the Mansfield urban area as the main focus for homes, jobs, shops, schools, leisure, cultural and other facilities and services in the district. To achieve this the following suite of policies will be applied.

### Policy M1

#### Urban regeneration

Proposals that regenerate the Mansfield urban area will be supported, particularly where they:

- a. facilitate the upgrading of older / less popular housing areas through the selective refurbishment, demolition and replacement of properties. As necessary, development schemes will be required to be developed in accordance with comprehensive masterplans and in consultation with local communities
- b. promote economic development that diversifies the local economy
- c. deliver new housing development, in particular, on suitable previously developed land, and underused greenfield sites
- d. support the revitalisation of the Mansfield central area, as the district's key area of change, especially where they contribute to a high quality, mixed use environment, and relate to the development sites and regeneration opportunities identified in Policy MCA1.



## Explanation

**5.6** This policy supports proposals which help meet the need to regenerate the Mansfield urban area. It gives emphasis to proposals which provide new homes and jobs, particularly where they have been designed comprehensively in consultation with local communities, and make good use of previously developed land or underused greenfield sites.

**5.7** This policy also seeks to give emphasis to the regeneration of the central area of Mansfield. It provides overarching direction for more detailed policies in the Mansfield central area section of the plan which allocate specific development sites and regeneration opportunities. Such regeneration will be achieved by improving the quality and range of shops and leisure opportunities it has to offer, enhancing the town centre environment, and improving its accessibility and connectivity within the wider Mansfield urban area.

## Why we need this policy

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

**5.9** We also need this policy to help support proposals which promote the growth of new and expanding businesses in a range of sectors, especially those identified as priorities for growth through the Joint Mansfield-Ashfield Economic Masterplan.

**5.10** Providing a range of sites for new housing within the urban area is important for meeting the needs and aspirations of the local community. This will provide choice and opportunities for developers to deliver high quality homes.

**5.11** The Mansfield and Ashfield Sustainable Community Strategy 2013 – 2023, includes a priority theme to ensure that our town centres are vibrant and successful. Mansfield town centre is a key driver for the town's growth and regeneration and acts as the sub-regional hub for shopping, leisure and entertainment facilities.

## **Policy M2**

### **Infrastructure and environmental resources**

Proposals that help to assist the future growth and prosperity of Mansfield urban area will be supported, particularly if, where relevant, they:

- a. minimise congestion and delay on the local highway network, assist travel movements in and around the Mansfield urban area, and improve safety for pedestrians, cyclists and road users in line with Policy ST1
- b. ensure that sufficient capacity exists across the full range of utilities infrastructure, including the sewage treatment works at Bath Lane
- c. provide new community infrastructure to meet the demands of new development
- d. provide renewable and low carbon energy infrastructure in order to minimise CO<sub>2</sub> emissions, including the consideration of district heating opportunities within the heat priority area
- e. conserve, enhance and restore the network of Mansfield's green infrastructure alongside new development as set out in Policy NE2
- f. preserve and enhance the historic environment
- g. avoid development within areas at risk from flooding, safeguard important flood storage areas, and positively manage flood risk by promoting sustainable drainage systems.
- h. restore flows within the low flow catchment area covering the eastern part of the Mansfield urban area, where feasible.



## Explanation

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

## Why we need this policy

**5.13** Ensuring that sufficient high quality infrastructure is available or delivered is an essential requirement in achieving sustainable growth.

**5.14** The additional planned levels of growth at Mansfield will generate more traffic and measures will be needed to mitigate the impacts of new development as identified in the Mansfield Transport Study. This may include a range of transport measures to ease traffic flows at identified local road junctions, and the implementation of other programmed local transport schemes in the Local Transport Plan 3, or its successor.

**5.15** Additional growth and development at Mansfield is likely to put pressure on other physical, social and community infrastructure. The Infrastructure Study reveals that the sewage treatment works at Bath Lane is in need of upgrading if it is to be able to cope with greater levels of sewage to the required quality standards set by the Environment Agency.

**5.16** It is important that adequate social and community facilities needed to serve existing and new communities in the town are provided, including secondary and primary schools and health facilities. Some primary and secondary schools are already under strain from the increasing numbers of pupils on school rolls, and it is expected that any improvements to the town's education infrastructure arising from planned development will need to be delivered with contributions from developers.

**5.17** This policy is also needed to help the district adapt to and reduce the impacts of climate change by supporting developments that utilise renewable and low carbon energy to minimise CO<sub>2</sub> emissions. This would include the consideration of district heating within the central area (Heat Priority Area, as shown on Picture 5.2), where the location of existing and future development is likely to create a demand for heat, and where the mix of town centre uses provide the best opportunity for a system to be supported.

**5.18** We also need to protect and enhance our network of strategic green infrastructure (GI) which is of major significance in guiding the pattern of future growth and development. This includes a combination of urban parks, local wildlife areas and green corridors for walking and cycling.

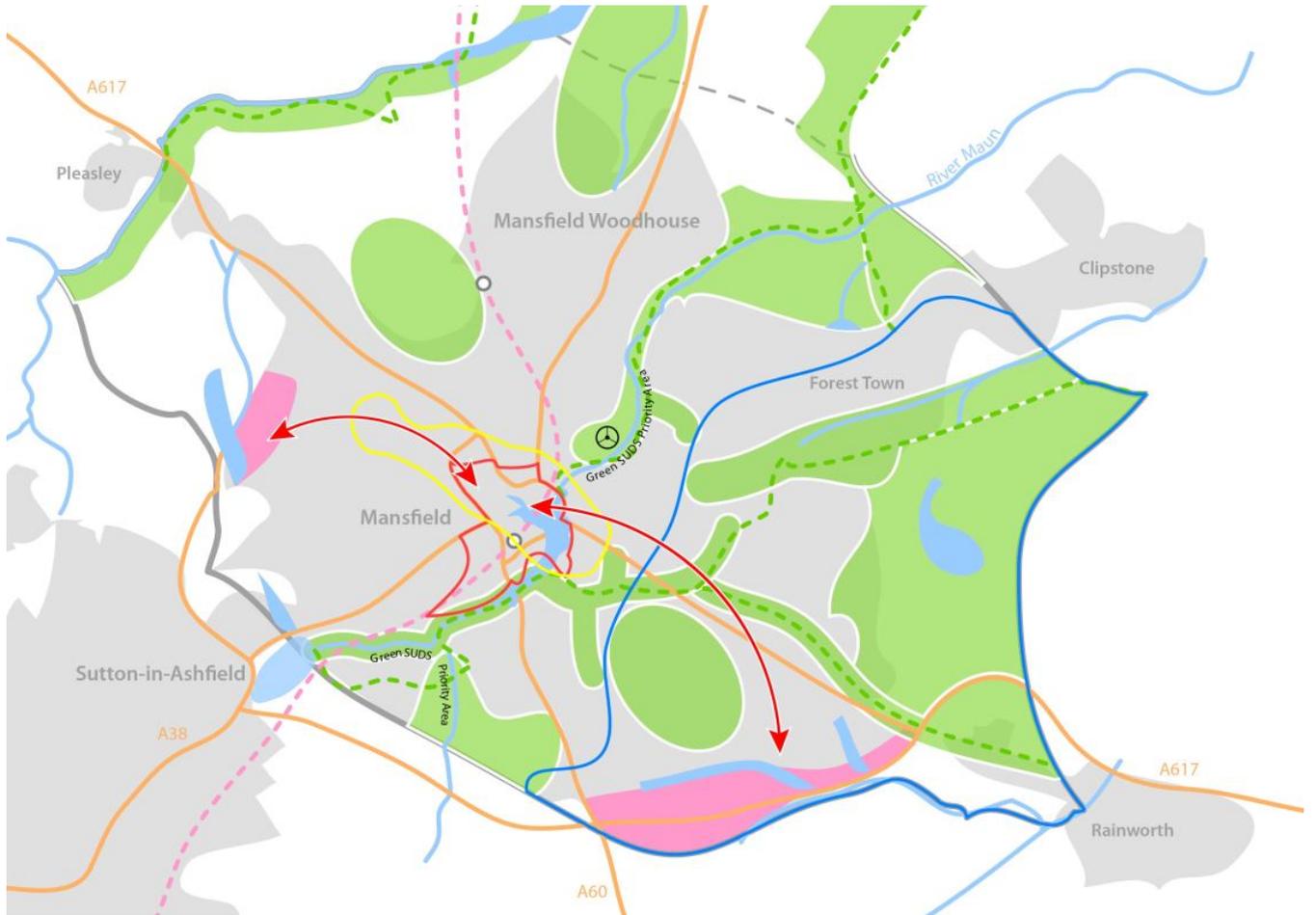
**5.19** The policy also helps us to protect and enhance the heritage assets within the urban area. These are an important part of the district's past and essential features of our local character and distinctiveness which once lost cannot be replaced. Retaining them for the future is a priority of this policy.

**5.20** Finally, the policy is needed to help us avoid the risk of flooding from the River Maun, and from surface water run-off within the more densely developed parts of the town which in particular affects parts of the Mansfield central area.

**5.21** Addressing local flood risk by, for example promoting sustainable drainage systems (SuDs) to manage surface water in developments and encouraging biodiversity improvements is supported by this policy. The policy also supports the natural return of water to rivers (rather than direct to the sewerage system) in the eastern and southern fringes of Mansfield where low flow conditions are often an issue.

**5.22** Infrastructure that is required to support development is likely to be secured by planning obligation, in accordance with Policy ID2.

Picture 5.2 Mansfield strategic overview



- Key
- |  |   |  |                                    |
|--|---|--|------------------------------------|
|  | Localised flood risk (CC3)                    |  | Improved public transport access   |
|  | Low flow catchment area (CC4)                 |  | Bath Lane sewerage treatment works |
|  | Strategic green infrastructure (NE2)          |  | Local Plan boundary                |
|  | Strategic Trail (ST1)                         |  | Urban area                         |
|  | Central Area (MCA1)                           |  | Railway line / station             |
|  | Heat priority area                            |  | Mansfield town centre              |
|  | Committed strategic mixed use urban extension |  |                                    |

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Table 5.1 Policies M1 and M2 - Supporting information

Urban regeneration, and infrastructure and environmental resources	
Does it meet the National Planning Policy Framework?	Yes - paragraph 17
What evidence has informed this policy?	<ul style="list-style-type: none"> <li>● Nottingham Core HMA and Nottingham Outer HMA Employment Land Forecasting Study</li> <li>● Mansfield-Ashfield Joint Economic Masterplan</li> <li>● Nottingham Outer Strategic Housing Market Assessment (2015)</li> <li>● Mansfield Retail and Leisure Study</li> <li>● Mansfield Transport Study</li> <li>● Mansfield Infrastructure Study</li> <li>● Mansfield Green Infrastructure Action Plan</li> <li>● East Midlands Low Carbon Energy Opportunities Study</li> <li>● Mansfield Strategic Flood Risk Assessment</li> <li>● Local Transport Plan 3</li> </ul>
How will it be delivered and monitored?	<p>The policies will be delivered by the council in partnership with a range of stakeholders including other public sector bodies, service providers and the development industry. Other policies of the plan will identify, allocate and designate sites which will help achieve its policy objectives.</p> <p>This policy will be monitored by a range of indicators relating to the uptake of housing, employment, and retail development, the net gain in green infrastructure, and the investment made in associated physical and community infrastructure.</p>
Which local plan objectives will it meet?	Objectives 1 to 9

## Allocations for new homes in Mansfield

### Policy M3

#### Allocations for new homes in Mansfield urban area

In order to meet the housing requirement set out in policies S2 and S4, the following sites, as shown on the policies map, are allocated for residential development.

Unless otherwise stated as Mansfield Woodhouse or Rainworth, these allocations are focused on the main Mansfield area. All sites should provide on-site affordable housing in accordance with Policy S5.

#### M3(a)

**Former Mansfield Brewery (part), Great Central Road - 1.3 hectares**

**5.23** This is a previously developed site that could deliver in the region of 60 to 90 new homes. The site would lend itself to high density apartment development due to its close proximity to the town centre and surrounding land uses. Titchfield Park is a short distance away and improved pedestrian access to the park will be required. This allocation lies adjacent to a regeneration opportunity area and should not prejudice the objectives for the area as a whole. These are indicated at Policy MCA1(h) and Appendix 3.

#### M3(b)

**Former Mansfield General Hospital, West Hill Drive -1.1 hectares**

**5.24** The former general hospital site could provide around 45 to 55 new homes and is ideally located for easy access to Mansfield town centre. Development will be expected to create enhanced pedestrian access to the town centre by improving crossing points on the ring road and the quality of pedestrian routes.

#### M3(c)

**Spencer Street - 0.7 hectares**

**5.25** This cleared, former employment area lends itself to high density housing or apartments due to its location within a predominantly residential area close to Mansfield town centre. The site has the capacity to provide around 50 to 60 new homes.



**M3(d)**

**Victoria Street, Mansfield. 1 Ha**

**5.26** Around 40 to 50 homes are expected to be delivered on this former employment area. It's location close to Mansfield town centre makes it suitable for medium to high density housing or apartments.

**M3(e)**

**Abbey Primary School, Abbey Road - 2.1 hectares**

**5.27** This school will be surplus to requirements in the near future and the land provides an opportunity for between 50 and 70 new homes. A new school will be built at Stuart Avenue.

**M3(f)**

**Broomhill Lane - 2.4 hectares**

**5.28** This land is part of a regeneration site where a sheltered housing development has already been started. The land could accommodate a further 60 to 75 new homes.

**M3(g)**

**Former Ravensdale Middle School, Ravensdale Road - 3.4 hectares**

**5.29** Nottinghamshire County Council (NCC) has declared this site as surplus for educational needs and the former school has been demolished. The site has the capacity for around 100 to 120 new homes.

**M3(h)**

**Former Sherwood Hall School, Stuart Avenue - 3.2 hectares**

**5.30** This site has remained vacant since the closure and demolition of the former school. A new school is to be constructed on part of the site and would leave 3.2 hectares of surplus land which is expected to deliver around 80 to 95 new homes.

**M3(i)**

**Helmsley Road, Rainworth - 2.8 hectares**

**5.31** This site consists of a number of different land parcels, which include vacant, residential and employment uses. Together the site would be expected to deliver around 75 to 100 new homes.

### **M3(j)**

**Former Victoria Court Flats, Moor Lane, Mansfield. 1.6 Ha**

**5.32** The development of this site will complete the regeneration of Victoria Court flats. A small part of Moor Lane recreation ground would be included, and together this would deliver around 45 to 60 new homes.

### **M3(k)**

**Bellamy Road Recreation Ground - 2.1 hectares**

**5.33** This site forms part of the area covered by the council's masterplan for the Bellamy Road estate. It would provide around 50 to 70 new homes and a smaller, but improved area of public open space.

### **M3(l)**

**Broomhill Lane Allotments (part) - 2.4 hectares**

**5.34** This land forms part of a larger allotment site and would provide around 25 to 30 new homes. The majority of the area identified for residential development is not in use but those plots which are used will need to be relocated onto other parts of the site, in accordance with the council's Allotment Strategy.

### **M3(m)**

~~Clipstone Road East, Crown Farm Way - 6.5 hectares.~~ (Planning permission agreed subject to signing of S106)

**5.35** This site would deliver around 165 to 195 new homes. The principle of development has been established previously and the site is still suitable for residential development.

### **M3(n)**

**Cox's Lane, Mansfield Woodhouse - 0.7 hectares**

**5.36** This site, which consists of two parcels of land, has remained vacant for some time. It previously had planning permission and is still suitable for residential development. The site has the potential to deliver around 15 to 20 new homes.

### **M3(o)**

**Abbott Road / Brick Kiln Lane - 2.8 hectares**

**5.37** The site is made up of previously developed land and adjacent playing fields. At least 50 per cent of the site will be released for residential development, with the remaining land providing improved open space. The balance between residential land and open space will be informed by the final findings of a playing pitch strategy which is currently being undertaken. At 50 per cent, this site would provide around 70 to 100 new homes.

**M3(p)****Ladybrook Lane / Jenford Street - 3 hectares**

**5.38** This site consists of vacant land and a recreation ground which is accessible to the public but is dominated by a relatively featureless grassed area. This area of Mansfield lacks a quality park, and developing around 50 per cent of the total site area gives an opportunity to address this issue on the remaining land. Any proposal on this site will need to clearly demonstrate that this park will be created. Development on around 50 per cent of the site (around three hectares) would deliver between 75 and 105 new homes.

**M3(q)****Meadow Avenue - 0.6 hectares**

**5.39** This small piece of land was formerly used as a school playing field. Due to the irregular shape of the site it is expected to provide a low density scheme of around ten to 20 new homes.

**M3(r)****Bilborough Road - 0.8 hectares**

**5.40** This area of vacant land is surplus to educational requirements and would provide around 20 to 25 new homes. The site currently has public access and provides a pedestrian link between Newgate Lane and Bilborough Road. Development of this site should ensure that this link is maintained.

**M3(s)****Pump Hollow Road / Newlands Road - 1.9 hectares**

**5.41** This allotment site provides the potential for approximately 50 to 70 new homes. Any plots which are used will need to be relocated onto the nearby allotments adjacent to Queensway Park, in accordance with the council's Allotment Strategy.

**M3(t)****Hall Barn Lane - 5.1 hectares**

**5.42** This site is surplus to educational requirements due to proposals to provide a new school on adjacent land. The site is expected to deliver between 125 and 180 new homes.

**M3(u)****Sandy Lane / Alcock Avenue - 0.8 hectares**

**5.43** This vacant land could provide for 20 to 25 new homes. It is envisaged that this site will be developed for sheltered housing.

**M3(v)****Sandy Lane / Garratt Avenue - 2.6 hectares**

**5.44** This land is currently used as a playing field. No more than 50 per cent of the site would be developed in order to undertake improvements to the remaining area. The playing pitch strategy will tell us the type of recreational use for the undeveloped part of the site. The allocation is expected to deliver around 65 to 80 new homes.

**M3(w)****Sandy Lane / Shaw Street - 1.5 hectares**

**5.45** The principle of development of this vacant land was established by the Mansfield District Local Plan 1998 and it is still considered suitable for residential development. The site could deliver between 35 and 45 new homes.

**M3(x)****Sherwood Close - 0.6 hectares**

**5.46** This vacant land offers the opportunity to provide 15 to 20 new homes.

**M3(y)****Ladybrook Lane / Tuckers Lane - 1.1 hectares**

**5.47** The development of this site would provide between 25 and 35 new homes. The development of this site has the benefit of providing a significant area of new public open space on adjacent land.

**M3(z)****Windmill Lane (former nursery) - 1.3 hectares**

**5.48** This cleared site offers the opportunity for the development of a low density scheme of around 20 to 30 new homes.

**M3(aa)****Sherwood Avenue - 7.6 hectares**

**5.49** The majority of this vacant land has had the benefit of planning permission in the past. It is still considered suitable for residential development and would provide around 230 to 270 new homes. Due to its location next to existing and proposed employment areas the development will need to incorporate adequate landscaping to create a buffer between the different uses.



**M3(ab)**

**Debdale Lane / Emerald Close - 1.1 hectares**

**5.50** This site is currently used for horse grazing. It is conveniently located for both Mansfield town centre and Mansfield Woodhouse district centre, and is close to Millennium Business Park. About 30 to 35 new homes are expected to be delivered on this site.

**M3(ac)**

**Sherwood Rise (adjacent Queen Elizabeth Academy), Mansfield Woodhouse - 5.8 hectares**

**5.51** This site is located between Mansfield Woodhouse and Mansfield, and has the potential to deliver in the region of 145 to 175 new homes.

**M3(ad)**

**Old Mill Lane / Stinting Lane - 5.8 hectares**

**5.52** This site is currently used as paddock land and is located next to a newly constructed local centre and new housing development. It is likely to deliver around 145 to 200 new homes.

**M3(ae)**

**New Mill Lane / Sandlands - 4.6 hectares**

**5.53** This site, which adjoins a newly constructed residential development, offers an opportunity to provide around 115 to 160 new homes, and to improve the highway of New Mill Lane. The site is located close to a local centre and a large convenience store.

**M3(af)**

**Radmanthwaite Road / Oxclose Lane - 12.5 hectares**

**5.54** This site adjoins one of Mansfield's largest established employment sites and offers the opportunity for some 315 to 375 new homes. Due to its location next to an existing employment area the development will need to incorporate adequate landscaping to create a buffer between the different uses.

## Explanation

**5.55** The land allocated for development in this policy provides a range and choice of sites within Mansfield which contribute to meeting the district's housing needs over the plan period, as set out in policies 2 and 4.

**5.56** It should be noted that throughout the plan, the terms residential development and new homes are used for any type of housing, whether it is flats, apartments, bungalows or houses.

## Why we need this policy

**5.57** The council needs to identify sufficient land to meet the district's housing needs, and the vision and objectives of the plan.

**5.58** By allocating a site the council is establishing the principle of development of that site for residential development. Site allocations are important because they help local residents and businesses understand what may happen in their area over the plan period.

**5.59** They also help the council and statutory consultees such as infrastructure providers to be able to look at the cumulative impact of development and for future needs such as transport infrastructure, school places, local services and utilities to be planned for.

**5.60** If a site is not allocated, it may still be suitable for development if it meets all relevant policies in the plan.

**Table 5.2 Policy M3 - Supporting information**

Allocation for housing land in Mansfield	
Does it meet the National Planning Policy Framework?	Yes - paragraph 47
What evidence has informed this policy?	<ul style="list-style-type: none"><li>● Nottingham Outer Strategic Housing Market Assessment 2015,</li><li>● Strategic Housing Land Availability Assessment 2013</li></ul>
How will it be delivered and monitored?	These sites will be delivered through private investment, and monitored by the amount of sites that come forward for the uses envisaged.
Which local plan objectives will it meet?	Objectives 1, 4 and 8



## Allocation of employment land in Mansfield

### Policy M4

#### Allocation of employment land in Mansfield urban area

In order to meet the industrial land requirement set out in policies S2 and S4, the following sites, as shown on the policies map, are allocated for employment development.

These allocations are all focused on the main Mansfield area.

#### M4(a)

Anglia Way - 1.9 hectares

**5.61** This area of vacant land adjoining the existing industrial uses in Anglia Way and Bellamy Road is allocated in the plan. Access to the site will be from Anglia Way. The site is considered suitable for B1, B2 and B8 uses provided any B2 uses are located away from existing and proposed residential areas. Suitable landscaping to the south eastern and south western boundaries should be included to mitigate the impact of the development of the site.

#### M4(b)

Ratcher Hill Quarry (south east), Southwell Road West - 2.1 hectares

**5.62** This site comprises land adjacent to the Ratcher Hill Sand Quarry, which lies to the west of the existing Ransom Wood Business Park. It is located outside the area of the quarry, but opposite quarrying related uses including an existing concrete batching plant. The site is currently vacant land, but previously has been the subject of soil disposal to facilitate the development of a new B1(a) office building to the south. Developing this site would be likely to require some earthworks to bring the ground down to adjacent levels and create a suitable development plateau. The site has good road accessibility to the strategic highway network, and is suitable for a range of B1, B2 and B8 uses.

**M4(c)**

**Ransom Wood Business Park, Southwell Road West - 1.6 hectares**

**5.63** Two cleared areas within the Ransom Wood Business Park have been incorporated into this plan. The existing business park includes B1(a) office and related uses within a unique woodland setting. The woodland is a sensitive area and development proposals must be carefully designed to protect nature conservation interests and to preserve existing trees so that development integrates well within its wooded surroundings. This site is suitable for B1 uses.

**M4(d)**

**Ratcher Hill Quarry (south west), Southwell Road West - 0.5 hectares**

**5.64** A further small area of land adjacent to the existing concrete batching plant on the edge of the Ratcher Hill Sand Quarry is allocated for employment use. The site is suitable for B1, B2 and B8 uses. Upgrading of the access to the site from the quarry entrance road and some earthworks / land levelling will be required. The site may also be contaminated and suitable remedial measures would be required.

**M4(e)**

**Sherwood Oaks Business Park, Southwell Road West - 2.7 hectares**

**5.65** The Sherwood Oaks Business Park is a focus for employment and other commercial development. Two vacant areas of land towards the Southwell Road frontage which do not have the benefit of planning permission are allocated by policy M6(e). The site is well-located in terms of proximity to the strategic road network linking Mansfield with the A1 to the east, and the M1 to the west. The site is suitable for B1, B2 and B8 uses.



## Explanation

**5.66** The sites allocated for employment development in this policy provide a range and choice of sites within Mansfield which are capable of contributing to the district’s needs for jobs over the plan period, as set out in section four.

### Why we need this policy

**5.67** The council needs to identify sufficient land for employment to meet the district’s need for jobs, and the vision and objectives of the plan. By allocating a site the council is establishing the principle of development for employment use i.e. B1, B2 or B8 or a combination of all three. Site allocations are important because they help local residents and business understand what may happen in their area over the plan period.

**5.68** If a site is not allocated for employment, it may still be suitable for development, if it meets other policies in the plan.

**Table 5.3 Policy M4 - Supporting information**

Allocations for employment land in Mansfield	
Does it meet the National Planning Policy Framework?	Yes - paragraphs 18-22 and 161
What evidence has informed this policy?	<ul style="list-style-type: none"> <li>Nottingham Core HMA and Nottingham Outer HMA Employment Land Forecasting Study</li> <li>Annual Employment Monitoring Report</li> </ul>
How will it be delivered and monitored?	These sites will be delivered through private investment and monitored by the amount of sites that come forward for the uses envisaged.
Which local plan objectives will it meet?	Objectives 1, 2 and 8

## Mansfield central area

### Policy MCA1

#### Mansfield central area

Proposals which help deliver major change within the Mansfield central area, as defined on the policies map, will be supported, particularly where they:

- a. bring forward high quality development of the sites identified in policies MCA1(a) - MCA1(h)
- b. enhance the townscape, civic spaces and heritage assets, and improve the appearance of key gateways by providing well designed landmark buildings which help create a positive image of the town and give it a sense of identity
- c. improve energy efficiency and resilience to flooding and climate change, and adopt low carbon technologies, where applicable
- d. improve traffic arrangements, including the reduction of vehicle / pedestrian conflict and the barrier effect of the Mansfield town centre ring road
- e. create stronger walking and cycling links within the central residential and commercial areas of the town
- f. provide an environment which is open to investment and enterprise
- g. strengthen the vitality and viability of the town centre through the development of new shops, offices, leisure and community facilities

All major applications for development within the central area of Mansfield should demonstrate how the proposal helps to achieve the aims of this policy.



\*(Sites subject to change should development status change prior to examination of the local plan).

## Town centre sites

### MCA1(a)

**Stockwell Gate North - 2.2 hectares**

**5.69** Development of this site should create a vibrant, well designed, high quality and environmentally sustainable flagship development that enables Mansfield to firmly position itself as a place to invest, trade, visit, work and shop, and where people, particularly local residents and their families, choose to spend their leisure time.

**5.70** The site is expected to deliver up to 15,000 square metres of new retail floorspace, and a range of other complementary uses which could include offices, restaurants and cafés, a hotel, community facilities, leisure, car parking, a taxi rank and passenger pick up point.

**5.71** Proposals will be expected to:

- provide a mixed use scheme which enhances Mansfield's retail, office and leisure offer;
- provide a number of high quality, medium to large sized units
- create a major new gateway to the town centre, with appropriate public realm and landscaping
- improve accessibility by creating strong connections with the town centre and surrounding areas
- be of high quality design which is environmentally sustainable and respects and enhances the setting of listed buildings and local green space within and adjoining the site
- re-introduce small scale shop frontages along Stockwell Gate, and maintain the historic route into the Market Place

### MCA1(b)

**White Hart Street - 3.5 hectares**

**5.72** Development of the White Hart Street area should help to deliver an attractive, high quality, vibrant place where new mixed use development combines with the historic environment to create a unique cultural experience for those visiting, living or working in the area.

**5.73** The site is suitable for up to 2,775 square metres of new retail floorspace, offices, restaurant / cafés, drinking establishments, new homes, a hotel and leisure uses. An element of car parking on the edge of the area, close to St Peters Way, will be acceptable.

**5.74** Proposals will be expected to:

- provide a mixed-used development which respects, complements and enhances the historic character of the White Hart area
- improve pedestrian connections between the White Hart area, the town centre and the wider central area of Mansfield
- create a largely pedestrianised area and reduce vehicle penetration into the area
- demonstrate through a Flood Risk Assessment that the risk of flooding will be reduced.

**5.75** Proposals also need to be in accordance with the [White Hart Supplementary Planning Document](#).

### MCA1(c)

Clumber Street - 0.2 hectares

**5.76** These infill sites along Clumber Street offer an opportunity to provide a combined total of around 1,000 square metres of new retail ground floor space. Upper floors would be ideal for leisure, office, or residential use.

### MCA1(d)

Toothill Lane - 0.2 hectares

**5.77** This site offers an opportunity to provide approximately 400 square metres of new retail floorspace with leisure, office or residential accommodation above. Combined with MCA1(e), new units in this location would help to recreate a historic frontage to the north and south of Toothill Lane which was lost during the construction of the railway viaduct.

**5.78** Development to the south of the site, in line with the existing, would form a southerly edge and contribute to passive surveillance.

### MCA1(e)

Handley Arcade - 0.14 hectares

**5.79** This site offers an opportunity to provide approximately 150 square metres of new retail floorspace with residential accommodation above. Combined with MCA1(d), new units in this location would help to recreate a historic frontage to the north and south of Toothill Lane which was lost during the construction of the railway viaduct.

## Central area regeneration opportunities

**5.80** The plan identifies the following long-term regeneration opportunities and takes forward the key principles which have been established through a number of existing masterplans and development briefs. These principles are illustrated on the diagrams within Appendix 3, and developers should liaise with the council's regeneration department with regard to detailed implementation.

### MCA1(f)

Portland Gateway - 28.9 hectares

**5.81** The long-term regeneration of the Portland Gateway area should create a place where a mix of new industrial and office developments blend comfortably with new high quality, well designed residential development.

**5.82** Major development proposals for new or improved employment and residential uses within this area will be expected to, where relevant:

- improve opportunities for movement across Portland Street and the Robin Hood Railway Line
- provide a network of high quality streets, spaces and improved pedestrian routes that will mean that people feel safe and secure walking and cycling, and that create the confidence for businesses to invest
- include a new landmark building on the north east of the site to help enhance the key gateway into Mansfield town centre for public transport users
- provide an enlarged surface car park at Garden Road that is safe and secure
- enable Mansfield Town Football Club to make necessary improvements to their stadium, and, in partnership with others, to promote sport for all within the local community
- improve the street environment along the ring road.

**MCA1(g)****Riverside - 3.9 hectares**

**5.83** The long-term regeneration of this area should provide an attractive jobs-led mixed use development in a prime location along the riverside.

**5.84** The comprehensive development of this area will be expected to:

- provide a high quality jobs-led mixed use development
- open up the river corridor to create a pleasant public space with good pedestrian and cycle links to the town centre, the Timberland Trail and the wider green infrastructure network
- provide a multi-storey car park close to St Peters Way with good pedestrian links into the town centre, which address the level changes at the ring road
- reduce the risk of flooding, demonstrated through a Flood Risk Assessment.

**MCA1(h)****Former Mansfield Brewery (part), Great Central Road - 1.2 hectares**

**5.85** Development at the former Mansfield Brewery site is expected to provide new office and light industrial accommodation, complemented by commercial uses (such as restaurant or cafés, community, healthcare or hotel / conference facilities) which, together with housing allocation M3(a) shall create a quality environment where people want to live and work. Proposals shall aim to stimulate job creation and the local economy while improving the physical and natural environment, and pedestrian and cycling links to the town centre and surrounding areas.

**5.86** Proposals will be expected to:

- provide a high quality jobs-led mixed use development on land to the north west side of Great Central Road
- improve the existing pedestrian and cycling environment to encourage integration with the town centre via the Church Street area, and connectivity within the site via a central promenade
- use sustainable construction methods and techniques and maximise energy efficiency measures
- be of high quality design and include attractive public green spaces
- reduce the risk of flooding at the northwest of the site, demonstrated by a Flood Risk Assessment.

## Explanation

**5.87** This policy sets the context for a number of policies aimed at regenerating the Mansfield central area. The area is defined on the policies map.

**5.88** The policy also identifies sites within the town centre to meet the floorspace requirements set out in policies S2 and S4.

**5.89** Policy S4, sets out a requirement for 95 per cent of new retail floorspace to be provided within Mansfield town centre. Allowing for committed floorspace, this gives the following targets.

- 24,000 sqm comparison (non-food) floorspace
- 3,700 sqm convenience (food) floorspace
- 2,900 sqm food and drink leisure floorspace.

## Why we need this policy

**5.90** Outside of Nottingham, Mansfield is the largest and most important town centre within the county. It is occupied by a number of national retailers such as Debenhams, Mark's and Spencer's and Primark as well as having various independent shops and an open market. In addition to its retailing role, the central area of Mansfield is important for driving the economic growth of the town, and its new transport interchange is helping to increase this role further. There are also a number of leisure and cultural facilities within the town including the Palace Theatre, the Mansfield Museum and various food and drink establishments.

**5.91** The changing nature of retail and the way people shop has led to a falling demand for space. However, there is still a requirement for new retail and leisure floorspace over the plan period. Policy S11 has set out that the majority of this is to be directed to the town centre.

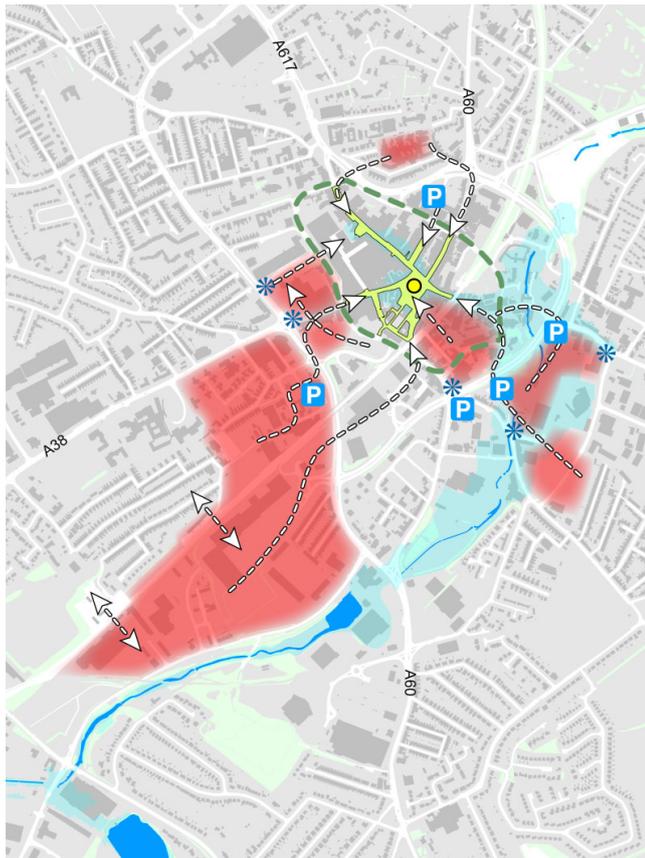
**5.92** The local plan provides an opportunity to plan for the revitalisation and recovery of the central area, not only as a shopping destination, but as a desirable working, leisure and living location which is family friendly.

**5.93** Town centres provide many physical factors that help create what can be termed as a 'third place', - an inclusive social place which comes third after the two usual social environments of home and the workplace. Developments which provide a mix of uses and help create public spaces within the centre of Mansfield will be important in working towards this concept as well as ensure that our retail and leisure floorspace requirements (as set out in Policy S2) are met.

**5.94** The central area is therefore considered to be a key location for regeneration and growth over the plan period, and there are a number of important development sites where this can take place. A strategic approach to the regeneration of these sites is required in order to provide the overall development levels we need, and to ensure the sites complement each other. Development also needs to recognise and respect the town's character and identity, which reflects how the town has developed through different historic periods. Key features from this approach can be seen in the following diagram.



Picture 5.3 Mansfield central area



**Key**

- Key Development Site
- Pedestrianised Area
- Key Walking and Cycling Link
- Bus / Taxi Route
- P Strategic Car Park
- ✱ New Landmark Feature
- Market Place
- Areas at Risk of Flooding
- River



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**5.95** As can be seen in the diagram, the River Maun dissects the Mansfield central area which results in three of the key development sites being within areas at risk of flooding. However, no other reasonably available sites with a lower risk of flooding exist which would fulfil the plan’s objectives to renew the Mansfield central area, and which offer the same wider sustainability benefits that their development would bring to the town’s central area. For this reason it is considered that these sites pass the flood risk sequential test, however any planning proposals will need to demonstrate how flood risk will be mitigated, through a Flood Risk Assessment.

**Table 5.4 Policy MCA1 - Supporting information**

<b>Mansfield central area</b>	
Does it meet the National Planning Policy Framework?	Yes -paragraphs 23, 24, 35, 58 and 95
What evidence has informed this policy?	<ul style="list-style-type: none"> <li>● Mansfield Retail and Leisure Study 2011 and 2014 Addendum</li> <li>● Annual Retail Update Report</li> <li>● Stockwell Gate North Interim Planning Guidance (IPG) note,</li> <li>● The Brewery IPG,</li> <li>● Creating a 'City' Centre for Mansfield,</li> <li>● White Hart Supplementary Planning Document (SPD),</li> <li>● Portland Gateway Regeneration Framework,</li> <li>● Riverside masterplan</li> <li>● Urban Design Compendium: Mansfield Town Centre.</li> </ul>
How will it be delivered and monitored?	<p>This policy would be delivered through a combination of public and private investment, informed by other policies in this section.</p> <p>The success of this policy will be monitored by the number of the identified sites that get developed throughout the plan period, increases in footfall and a reduction in the amount of cars within the town centre, the number of buildings which make use of energy efficiency measures, increased numbers of business start-ups within the Central Area, and the results of perception surveys.</p>
Which local plan objectives will it meet?	Objectives 3 and 8, and it also supports objectives 2, 5 and 9.



### Working in partnership towards a shared vision

**5.96** The following vision for the town centre has been developed jointly by members of the Mansfield Town Team, Mansfield Partnership Against Crime (MPAC) (Partnership Plus) and the successful Purple Flag Steering Group:-

*“By 2031 Mansfield town centre will offer an enhanced range of shops and leisure facilities, attracting more visitors who spend more money in both the day-time and night-time economies.*

*There will be a wider range of uses that appeal to more people, especially families, arranged and managed in a way that helps people feel safe.*

*Improvements to public spaces, the market and Mansfield’s historic buildings will have enhanced the overall appeal of the town centre and helped celebrate the positive aspects of the historic environment.*

*A growing number of people living and working within the central area of Mansfield will support its businesses and shops, including those with longer opening hours which underpin Mansfield’s thriving early evening economy.*

*Access to the town centre from the wider central area and beyond will be clear, more pedestrian and cycle friendly and focused on sustainable transport modes, with strategic car parks helping to reduce the amount of cars in the town.*

*Visiting the centre of Mansfield will be a positive, social experience for all, including tourists exploring the wider area”*

**5.97** The following policies all seek to achieve this vision. They aim to help to increase the attractiveness of the central area, (particularly the town centre), ensure better accessibility, allow a wider range of uses, protect cultural assets and seek a range of physical improvements to the public realm.

## **Policy MCA2**

### **Town centre improvements**

Proposals within the town centre which will positively contribute to the image of the town and the quality of the environment will be supported, particularly where they involve:

- a. enhancements to the public realm / civic spaces – including street furniture, paving materials, landscaping, improved signage
- b. reducing visual clutter through the rationalisation and limitation of signage
- c. suitable lighting of historic and key buildings
- d. provision of public art
- e. enhancements to the permeability of the town centre by encouraging the use of historic alleyways with the creation of active frontages, use of traditional paving materials and improved lighting
- f. improving the pedestrian environment and reducing the barrier effect of the ring road, especially at key crossing points / gateways
- g. improvements to Mansfield's market
- h. enhancements to the Old Town Hall which support its reuse and ensure its conservation
- i. shopfront refurbishments and remodelling of floor plans to create more attractive and usable retail units
- j. reinstatement and enhancement of historic architectural detail
- k. reuse of vacant units
- l. conversions that enable the use of upper floors of premises
- m. refurbishment of the Four Seasons Shopping Centre
- n. refurbishment of the Beales Department store
- o. redevelopment of gap / infill sites
- p. provision of cycle parking and facilities
- q. use of controlled parking zones to reduce the visual impact of road markings and signage.

Development which would prejudice the achievement of the above measures will be resisted.



## Explanation

**5.98** This policy aims to facilitate a range of measures to enhance the town centre environment, including its civic spaces and heritage assets to help make the town centre attractive for investment and enterprise.

**5.99** The policy provides a basis for public realm improvement projects which potential developer contributions or grants may be used to fund.

## Why we need this policy

**5.100** We need this policy to help meet the town centre vision set out previously. The policy also helps to identify which improvements should be made to the town centre should developer contributions or grant funding be received.

**Table 5.5 Policy MCA2 - Supporting information**

Town centre improvements	
Does it meet the National Planning Policy Framework?	Yes - paragraphs 23 and 58
What evidence has informed this policy?	<ul style="list-style-type: none"> <li>Urban Design Compendium: Mansfield Town Centre,</li> <li>Conservation Area Character Appraisals and Management Plans</li> <li>Consultation responses – What you told us, Town Centre Survey 2011.</li> </ul>
How will it be delivered and monitored?	This policy will be delivered through a combination of public and private sector investment into Mansfield. This may be in the form of new development within the town centre, developer contributions, grant funding, allocation of council resources, and possibly BID resources.
Which local plan objectives will it meet?	Objectives 3, 5, 6, 8 and 9

## Policy MCA3

### Accessing the town centre

Planning permission will be granted for major development within the central area where they improve accessibility of the town centre for:

- a. pedestrians and cyclists, by:
  - i. supporting the creation or enhancement of safe, convenient and legible pedestrian and cycle routes into and out of the town centre. These routes should avoid a proliferation of signage, be clutter-free and be designed to be inclusive for all sectors of Mansfield's community, or
  - ii. introducing traffic calming measures, such as crossing points which are pedestrian / cycling friendly, to reduce the dominance of vehicular traffic on the town centre ring road, whilst helping to improve the appearance of key gateways, or
  - iii. improving pedestrian crossings on Quaker Way to help reconnect both sides of the inner ring road and reduce its physical impact, or
  - iv. maximising opportunities to link into and enhance the district's green infrastructure network, and where appropriate the River Maun shall be opened up to create an attractive riverside walk, or
  - v. providing secure cycle stores within new developments, and on the edges of pedestrianised areas, or
  - vi. physically restricting vehicular access to the pedestrianised areas of the town centre between normal shop opening hours, allowing only for emergency vehicles and special permit (green badge) holders, who shall park within special access areas, or
  - vii. any other relevant measures.
  
- b. users of public transport and taxis, and blue badge holders by:
  - i. using developer contributions / LTP funding to fund the implementation of bus / taxi lanes which shall complement pedestrianised areas and routes, giving users easy access to shops and services, whilst reducing the amount of traffic within the town centre environment, or
  - ii. including dedicated areas for blue badge holders to park, or
  - iii. locating new taxi ranks close to shops and providing well-lit, safe and sheltered waiting areas for users, or
  - iv. any other relevant measures.

Continued ...



### Policy MCA3 continued ...

- c. private car users, by:
  - i. locating new car parks, which shall be designed and maintained to meet ParkMark® or similar safety standards, at the edge of the town centre where there is, or can be, easy access to the town centre for both pedestrians and mobility scheme users, in accordance with part a.i.,
  - ii. making mobility schemes and recharging points for electric cars available at all new multi-storey car parks,
  - iii. ensuring replacement spaces are provided if necessary, or other improvements to town centre accessibility are made, if existing town centre car parks are to be lost, or
  - iv. any other relevant measures.

## Explanation

**5.101** This policy sets out the requirements and context for accessing the town centre by pedestrians, cyclists, private cars, taxis and public transport users. The policy would help to deliver a more accessible town centre, encouraging people to visit the town and help to reduce pedestrian / vehicular conflict.

## Why we need this policy

**5.102** This policy is needed to ensure that shoppers and users of the town centre can access the town, its spaces and facilities in a safe and efficient manner, with sufficient quality parking spaces, whilst giving priority to pedestrians, cyclists and public transport where appropriate.

**Table 5.6 Policy MCA3 - Supporting information**

Accessing the town centre	
Does it meet the National Planning Policy Framework?	Yes - paragraph 35
What evidence has informed this policy?	<ul style="list-style-type: none"> <li>● Mansfield Town Centre Parking Strategy Update 2007,</li> <li>● Town Centre Survey 2011</li> <li>● Consultation with MDC officers and town centre stakeholders</li> </ul>
How will it be delivered and monitored?	<p>The policy will be delivered through development management and contributions and the promotion of alternative transport methods such as cycling. There will need to be good partnership working with the highways department at Nottinghamshire County Council (NCC) for changes to access rights and signage.</p> <p>This policy can be monitored through public perception surveys, footfall counts, numbers of people alighting buses, car park usage, cycle counts, traffic counts and the achievement of specific projects.</p>
Which local plan objectives will it meet?	Objective 9



## Policy MCA4

### Town centre mix of uses

Planning permission for town centre uses which help to diversify Mansfield town centre and increase its attractiveness as a place to visit, socialise, live and work will be granted, particularly where the development proposed is a retail use and is within the primary shopping area (see Policy MCA5).

## Policy MCA5

### Primary shopping area

The primary shopping area, as defined on the policies map, is made up of primary and secondary frontages as detailed in Part A and Part B of this policy.

#### a. Primary frontages

Planning permission will be granted for Class A uses at ground floor level within primary frontages. To ensure the vitality and viability of the primary frontages and wider town centre, development proposals within primary frontages should:

- i. not result in more than 25 per cent of ground floor units in any defined primary frontage of the centre being in non-A1 use
- ii. not result in the loss of prominent units from A1 use, unless clear advantages can be demonstrated
- iii. maintain an active frontage(s) to the unit, such as a display of visual interest, or views into the unit
- iv. not create a continuous frontage of three or more units in non-A1 uses
- v. not include drinking establishments or hot-food takeaways (Classes A4 or A5), unless it can be demonstrated that proposals will have a positive impact upon both the town centre's daytime and evening economies.

#### b. Secondary frontages

Planning permission will be granted for Class A uses at ground floor level within secondary frontages. To ensure the vitality and viability of the town centre, development proposals within secondary frontages should:

- i. not result in more than 50 per cent of ground floor units in any defined secondary frontage of the centre being in non-A1 use
- ii. not result in the loss of prominent units from A1 use, unless clear advantages can be demonstrated
- iii. maintain an active frontage(s) to the unit, such as a display of visual interest, or views into the unit
- iv. not create a continuous frontage of four or more units in non-A1 uses.

Development proposals within secondary frontages for other town centre uses that positively contribute to the broadening of the town centre's daytime and evening economies, particularly uses which are family orientated, will be supported as valuable additions to the vitality and viability of the town centre.

Where units have both primary and secondary frontages, the impact upon both frontages will be considered.

Conversion of upper floors of properties within the primary shopping area for office or residential accommodation will be fully supported.



## Explanation

**5.103** These policies support the delivery of a vibrant mix of retail, leisure and entertainment facilities and help support both Mansfield's daytime and evening economies. The aim of the policies is to help Mansfield town centre become a more attractive place to shop, work, live and visit.

**5.104** Policy MCA4 covers the Mansfield town centre and states which developments will be permitted within its boundary. Town centre uses which are proposed in locations which fall outside of any centre boundary and which are not in accordance with other local plan policies will be determined against Policy S11.

**5.105** Policy MCA5 defines the primary shopping area and the frontages within it. It seeks to maintain retail as the dominant use within primary and secondary frontages but allows a more flexible approach to a wider range of uses in the secondary frontages.

**5.106** Part A of the policy relates specifically to the following primary frontages:

- i. West Gate (odd numbers 1a - 15, even numbers 8 - 42)
- ii. Four Seasons Centre (all units)

**5.107** Part B relates specifically to the following secondary frontages:

- i. West Gate (odd numbers 37 – 71, even numbers 44 – 66)
- ii. Stockwell Gate (all existing units, excluding 11 Stockwell Gate)
- iii. Regent Street (odd numbers 1 – 21, even numbers 2 – 32 including Regent House)
- iv. Leeming Street (odd numbers 1 – 29, even numbers 2 – 42 including Clumber House)
- v. Church Street (odd numbers 1–39, and 1 Bridge Street, even numbers 8–36 including the Swan Hotel PH)
- vi. Rosemary Centre (all units)
- vii. Queen Street (all units) including 4 Market Street and 11 Stockwell Gate
- viii. Market Place (numbers 19– 31 inclusive)
- ix. Market Street (numbers 1 – 4a, 10 – 19 inclusive)
- x. Clumber Street (odd numbers 1 – 5, 38, Unit 1, 4, and 37 Leeming Street)

## Why we need these policies

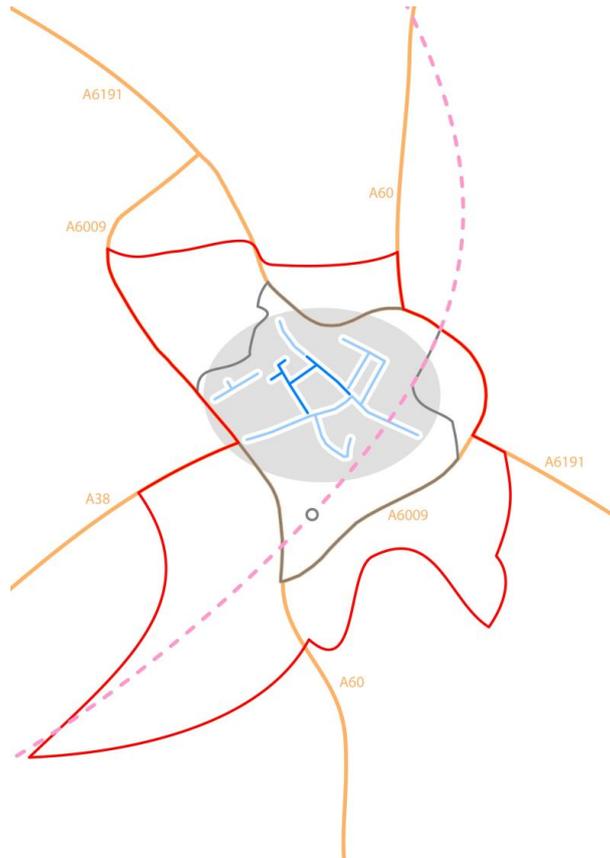
**5.108** These policies ensure that the extent of the town centre and its primary shopping area are clear within the local plan, and state which uses will be permitted in defined primary and secondary frontages. This is a requirement of national policy.

**Table 5.7 Policies MCA4 and MCA5 - Supporting information**

<b>Town centre mix of uses</b> <b>Primary shopping area</b>	
Do they meet the National Planning Policy Framework?	Yes - paragraph 23
What evidence has informed these policies?	<ul style="list-style-type: none"> <li>● Mansfield Retail and Leisure Study 2011 and 2014 Addendum</li> <li>● Annual Retail Update Reports</li> <li>● Portas Review</li> <li>● Consultation responses</li> </ul>
How will they be delivered and monitored?	<p>These policies will be delivered through changes of use to existing units by the investment of businesses moving into and around Mansfield town centre.</p> <p>These policies will be monitored through surveys of the town centre, and reported annually in the 'Retail Update Report' or any monitoring report which may replace it.</p>
Which local plan objectives will they meet?	Objective 3



Picture 5.4 Relationship between the central area, town centre and primary shopping area



- Key
- Primary shopping frontage (Policy MCA5a)
  - Secondary shopping frontage (Policy MCA5b)
  - Primary shopping area (Policy MCA5)
  - Town centre boundary (Policy S11a)
  - Central Area (Policy MCA1)
  - Railway line / station

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## **Policy MCA6**

### **Mansfield cultural hub**

Mansfield Palace Theatre, Mansfield Museum and the Old Library are important cultural facilities which shall be protected from loss.

Planning permission for development that enhances these buildings, either individually or in combination, and which may include the following, will be granted:

- a. rear extension to Mansfield Palace Theatre
- b. facade refurbishment to Mansfield Palace Theatre
- c. provision of a coach drop off point outside Mansfield Museum
- d. energy efficiency improvements
- e. alterations necessary to allow them to share each others facilities and which create a central hub of cultural activity.

Proposals which prejudice the future improvement of these cultural facilities, including those which restrict access to the rear of the buildings, will be refused.



## Explanation

**5.109** This policy sets out a clear set of aspirations for the cultural facilities of Mansfield, should funding become available, and protects them for future generations. It also safeguards them from change of use.

**5.110** The improvements identified will enable the facilities to cater to a wider range of audiences / groups, and help boost the town centre economy.

## Why we need this policy

**5.111** This policy is needed to ensure that important cultural facilities within the town centre are protected for future generations. It is also needed to demonstrate long term commitment to particular projects that would enable the facilities to further improve, for the benefit of Mansfield’s residents and visitors.

**Table 5.8 Policy MCA6 - Supporting information**

Mansfield cultural hub	
Does it meet the National Planning Policy Framework?	Yes - paragraph 70
What evidence has informed this policy?	<ul style="list-style-type: none"> <li>Meeting notes from a site visit with Mansfield District Council's Cultural Services Manager.</li> <li>Annual Retail Update Reports</li> </ul>
How will it be delivered and monitored?	<p>The improvements identified and the acquisition of land/premises to facilitate the extension to the Theatre will require public investment. The council will endeavour to seek grant funding where possible.</p> <p>This policy will be monitored through the completion of the identified improvements and the activity levels of the theatre and museum.</p>
Which local plan objectives will it meet?	Objectives 3

## Mansfield Woodhouse district centre

### Policy MWDC1

#### Mansfield Woodhouse district centre mix of uses

Planning permission within Mansfield Woodhouse district centre, as defined on the policies map, for the development of town centre uses which help to sustain and enhance the district centre will be granted, provided that the percentage of retail units (Use Class A1) does not fall below 40 per cent.



## Explanation

**5.112** This policy defines the extent of the district centre and which uses will be permitted there. A 40 per cent minimum target for the amount of units within the A1 Use Class protects the important retailing function of the district centre.

**5.113** Appropriate town centre uses include: retail (food and non-food), a range of non-retail services (such as banks, building societies, restaurants and takeaways), and local public facilities (such as a doctor’s surgery, dentist, opticians, post office and library).

## Why we need this policy

**5.114** The retail areas section of the local plan has already set out that Mansfield Woodhouse district centre plays an important role in meeting the retailing needs of its surrounding communities.

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

**5.116** District centres are primarily used for convenience shopping, often containing at least one supermarket or superstore, with some comparison shopping and a range of non-retail services, such as banks, building societies, restaurants and takeaways, as well as local public facilities such as a doctor’s surgery, dentist, opticians, post office and library for the settlement and the surrounding communities. The clustering of these uses, in accessible locations, means that all these services are available in the same place and linked trips can be made, which is especially important for members of the community who do not own a car.

**Table 5.9 Policy MWDC1 - Supporting information**

Mansfield Woodhouse district centre mix of uses	
Does it meet the National Planning Policy Framework?	Yes - paragraphs 23, 70 and 161
What evidence has informed this policy?	<ul style="list-style-type: none"> <li>● Mansfield Retail and Leisure Study 2011 and 2014 Addendum</li> <li>● Annual Retail Update Reports</li> </ul>
How will it be delivered and monitored?	<p>The policy sets out the acceptable uses within the district centre and will be delivered through private investment, such as new business start ups, and the planning decisions taken.</p> <p>This policy will be monitored through the annual Retail Update Report which is produced by the council, informed by site surveys.</p>
Which local plan objectives will it meet?	Objective 3

## **Policy MWDC2**

### **Mansfield Woodhouse district centre improvements**

Proposals for development within Mansfield Woodhouse district centre, as defined on the policies map, will be supported where they positively contribute to the quality of the physical environment through a range of measures including:

- a. reintroduction of traditional paving materials
- b. reduction of visual clutter through the rationalisation of street furniture, lighting columns, traffic signage, road markings and pedestrian guard rails
- c. shop front refurbishment and appropriate signage
- d. reinstatement and enhancement of historic architectural detail
- e. reuse of vacant units
- f. conversions that enable the use of upper floors of premises.

Development which would prejudice the achievement of the above measures will be resisted.



## Explanation

**5.117** This policy sets out the council’s support for environmental and public realm improvements intended to improve the vitality and attractiveness of the Mansfield Woodhouse district centre whilst protecting assets of historical importance.

### Why we need this policy

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

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

**Table 5.10 Policy MWDC2 - Supporting information**

Mansfield Woodhouse district centre improvements	
Does it meet the National Planning Policy Framework?	Yes - paragraphs 23, 56, 57 and 58
What evidence has informed this policy?	<ul style="list-style-type: none"> <li>Mansfield Woodhouse Conservation Area Character Appraisal and Management Plan</li> </ul>
How will it be delivered and monitored?	<p>The policy, which encourages improvements to the district centre, will be delivered through private investment. The policy may also be used to help secure grant funding towards the works required.</p> <p>This policy will be monitored through planning permissions granted, through updates to the Conservation Area Character Appraisal and Management Plan, and through the annual surveys of the district centre that are carried out.</p>
Which local plan objectives will it meet?	Objectives 2, 3 and 6

## Policy MWDC3

### Allocations for retail at Mansfield Woodhouse district centre

In order to meet the retail floorspace requirement set out in policies S2 and S4, the following sites, as shown on the policies map, are allocated for retail development.

#### MWDC3(a)

Welbeck Road (land at Morrison's) 0.3 Ha

**5.120** There is potential to increase this store's comparison goods floorspace by around 400 square metres in order to contribute to the overall floorspace needs of the district centre and to increase the range of goods on offer in the store.

**5.121** Proposals to extend the store which take account of its conservation area location, and ensure suitable levels of car parking is retained will be supported.

#### MWDC3(b)

Station Street. 0.01 Ha

**5.122** There is potential to provide a small café, bar or hot food takeaway of around 80 square metres in this location to contribute to the overall food and drink leisure floorspace requirements of the district centre.



## Explanation

**5.123** This policy is intended to help consolidate the main role of the district centre as a retailing centre for Mansfield Woodhouse whilst encouraging appropriate uses which contribute to its vitality and act as a focus for the community.

## Why we need this policy

**5.124** There is a strong retail mix in the centre, with a range of shops and services. However, further retail development would provide opportunities for the district centre to broaden and modernise its offer whilst supporting a growth of population in the town.

**5.125** Policy S4 sets out a requirement for 2.5% of new retail floorspace to be provided within the Mansfield Woodhouse district centre. Allowing for committed floorspace, this gives the following targets although there is known development in the pipeline which will reduce the amount of land we need to allocate.

- 600 sqm comparison (non-food) floorspace
- 100 sqm convenience (food) floorspace
- 60 sqm food and drink leisure floorspace.

**5.126** New development needs to be appropriate for its location, and not undermine the retail hierarchy set out within Policy S11.

**Table 5.11 Policy MWDC3 - Supporting information**

Allocations for retail at Mansfield Woodhouse district centre	
Does it meet the National Planning Policy Framework?	Yes - paragraphs 23 and 161
What evidence has informed this policy?	<ul style="list-style-type: none"> <li>● Mansfield Retail and Leisure Study 2011 and 2014 Addendum</li> <li>● Annual Retail Update Reports</li> </ul>
How will it be delivered and monitored?	These sites will be delivered through private investment, and monitored by the amount of sites that come forward for the uses envisaged.
Which local plan objectives will it meet?	Objectives 2 and 3

# Section Six

## Warsop Parish

### Introduction

**6.1** Warsop Parish is home to 11.5% of the district's population (according to the 2011 census) and within the parish lies the important market town of Market Warsop. This provides a range of retail and leisure facilities for the town and plays a particularly important role as a service centre for the nearby villages and smaller settlements. Market Warsop has seen significant change, particularly at the former Royal Estate where a large area of poor quality housing was demolished and rebuilt. This regeneration project has offered greater housing choice for existing and new residents.

**6.2** The current picture of the district painted in section two highlights the social, economic and environmental challenges facing Warsop Parish. These challenges are addressed through the vision for the parish which is set out in section three.

**6.3** This section provides a range of policies which set out the broad context for sustainable development within the parish as well as the following sub area:

- Market Warsop district centre

### Warsop Parish

#### Policy W1

##### Warsop Parish

Proposals will be supported which direct new housing, employment and retail growth within Market Warsop urban area, particularly where they:

- assist the continued regeneration of the town
- help maintain / strengthen the district centre and support Market Warsop's role as a service centre for the surrounding villages
- support the reopening of the Dukeries railway line, in accordance with Policy ST1
- provide opportunities for people to walk, cycle and use public transport, including to nearby employment areas
- provide places where local businesses can start-up and grow.

Limited development will be permitted within the villages in accordance with Policy S3, and within the countryside in accordance with Policy S9.



## Explanation

**6.4** This policy seeks to encourage the further regeneration of the Market Warsop urban area as a focus for new homes, jobs and shops within the Warsop Parish. It aims to support the town's role as an important service area for the surrounding villages.

### Why we need this policy

**6.5** In order for the local plan vision for Warsop Parish to be achieved it is important the development needed is directed to the most sustainable location within the parish. Focusing development at Market Warsop will help protect the character of villages and their settings.

**6.6** This policy recognises the significance of Market Warsop and the particularly important service centre role it plays for surrounding villages. It has a large range of shops, services and transport options and is considered to be a sustainable, and suitable, location for additional development.

**6.7** While employment opportunities in the Parish are limited at present, it is important for the local plan to support new local job opportunities. There is also significant employment development at Brook Park, Shirebrook and there is a business park planned for the site of the former Welbeck Colliery, to the north of Meden Vale. The policy seeks to ensure accessibility to these employment areas outside the parish.

**6.8** The policy is also needed to help ensure that development takes place in Market Warsop and the villages to ensure that existing facilities and services can be maintained by a growing population.

**Table 6.1 Policy W1 - Supporting information**

Warsop Parish	
Does it meet the National Planning Policy Framework?	Yes - paragraphs 17, 23, 28, 37, 55
What evidence has informed this policy?	<ul style="list-style-type: none"> <li>● Strategic Housing Land Availability Assessment (2013)</li> <li>● Nottingham Core HMA and Nottingham Outer HMA Employment Land Forecasting Study (2015)</li> <li>● Mansfield Green Infrastructure Action Plan</li> <li>● Mansfield Retail and Leisure Study 2011 and 2014 Addendum</li> </ul>
How will it be delivered and monitored?	<p>This policy will be delivered through private sector investment and through planning decisions taken.</p> <p>The policy will be monitored through a number of annual reports which monitor the take up of employment, housing and retail land.</p>
Which local plan objectives will it meet?	Objectives 1, 2, 3, 4, 5 and 10

## Allocations for new homes in Warsop

### Policy W2

#### Allocations for new homes in Warsop Parish

In order to meet the housing requirement set out in policies S2 and S4, the following sites, as shown on the policies map, are allocated for residential development.

Unless otherwise stated as Church Warsop, these allocations are focused on the Market Warsop area. All sites should provide on-site affordable housing in accordance with Policy S5.

#### W2(a)

**Wood Lane (Miners Welfare), Church Warsop  
- 1 hectare**

**6.9** This site contains a mixture of uses associated with the former miners welfare club. The redevelopment of the site could provide around 30 to 40 new homes.

#### W2(b)

**Sherwood Street / Oakfield Lane - 1.2 hectares**

**6.10** This vacant site within Market Warsop could provide around 30 to 40 new homes. Small scale open space provision would need to be provided as part of the development, along with contributions to improve the open space at Cottage Lane.

#### W2(c)

**Stonebridge Lane / Sookholme Lane - 9  
hectares**

**6.11** This site, which is currently farmland, provides a natural extension to Market Warsop to meet the housing needs of the town. The development would provide around 225 to 270 new homes. It would need to address potential flooding issues and provide landscaping between new homes and the Site of Special Scientific Interest (SSSI) on the west.

#### W2(d)

**Sookholme Lane / Sookholme Drive - 7.3  
hectares**

**6.12** This site, which is currently farmland, would allow for a natural extension to Market Warsop that would meet the housing needs of the town by providing around 180 to 220 new homes. The development would need to address potential flooding issues and provide landscaping between new homes and the Site of Special Scientific Interest (SSSI) on the west.



## Explanation

**6.13** The land allocated for development in this policy provides a range and choice of sites within Warsop Parish. This includes three sites at Market Warsop urban area, and a vacant site at Church Warsop. These all contribute to meeting the local and district housing needs over the plan period, as set out in policies S2 and S4.

**6.14** It should be noted that throughout the plan, the terms residential development and new homes are used for any type of housing, whether it is flats, apartments, bungalows or houses.

## Why we need this policy

**6.15** The council needs to identify sufficient land to meet the housing needs of Warsop Parish, and the vision and objectives of the plan.

**6.16** By allocating a site the council is establishing the principle of development of that site for residential development. Site allocations are important because they help local residents and businesses understand what may happen in their area over the plan period.

**6.17** They also help the council and statutory consultees such as infrastructure providers to be able to look at the cumulative impact of development and for future needs such as transport infrastructure, school places, local services and utilities to be planned for.

**6.18** If a site is not allocated, it may still be suitable for development if it meets all relevant policies in the plan.

**6.19** Work has commenced on preparing a Neighbourhood Development Plan for the parish and it is possible that additional residential development opportunities may be identified.

**Table 6.2 Policy W2 - Supporting information**

Allocations for new homes in Warsop Parish	
Does it meet the National Planning Policy Framework?	Yes - paragraphs 47 and 55
What evidence has informed this policy?	<ul style="list-style-type: none"> <li>Nottingham Outer Strategic Housing Market Assessment 2015,</li> <li>Strategic Housing Land Availability Assessment 2013</li> </ul>
How will it be delivered and monitored?	<p>This policy will be delivered through private investment and through the planning decisions taken.</p> <p>It will be monitored through annual monitoring of housing completions.</p>
Which local plan objectives will it meet?	Objectives 1 and 4

## Allocation of employment land in Warsop

### Policy W3

#### Allocation of employment land in Warsop Parish

In order to meet the industrial land requirement set out in policies S2 and S4, the following sites, as shown on the policies map, are allocated for employment development.

These allocations are both focused on the Market Warsop area.

#### W3(a)

**Mansfield Road (former railway station) - 0.7 hectares**

**6.20** A small area of land adjoining the allotment gardens in Askew Lane and the railway line is allocated for B1, B2 and B8 uses. The site is a former goods depot and is currently unused. The site is accessible via the railway station access road. Development of the site will require an upgraded access including possible off-site highway infrastructure works to the A60 Mansfield Road. Consideration of the access arrangements should be made in conjunction with any proposals to re-open the former Market Warsop railway station under policy ST1.

#### W3(b)

**Oakfield Lane (land adjacent household recycling depot) - 1.7 hectares**

**6.21** This site is part of a former reclaimed tip lastly used for tyre storage. Its development would bring this previously developed site back into positive economic use. The site is contaminated and remedial measures will be required before any development takes place.

**6.22** Due to the proximity to residential property the site is suitable for B1 development, although B8 would be allowed depending upon the levels and type of traffic generated and provided there would be no detrimental effect on residential amenity. The levels of floorspace and individual sizes of any industrial units acceptable will depend upon traffic levels generated.



## Explanation

**6.23** The sites allocated for employment development within the Warsop Parish by this policy are intended to provide local employment opportunities whilst contributing to the district's industrial land requirement over the plan period, as set out in section four.

## Why we need this policy

**6.24** The council needs to identify sufficient land for employment to meet the district's need for jobs, and the vision and objectives of the plan. This policy identifies suitable opportunities within Market Warsop for new industrial development and establishes the principle of development for employment use i.e. B1, B2 or B8 or a combination of all three. Site allocations are important because they help local residents and business understand what may happen in their area over the plan period.

**6.25** If a site is not allocated for employment, it may still be suitable for development, if it meets other policies in the plan.

**Table 6.3 Policy W3 - Supporting information**

Allocations for employment land in Warsop Parish	
Does it meet the National Planning Policy Framework?	Yes - paragraphs 18-22 and 161
What evidence has informed this policy?	<ul style="list-style-type: none"> <li>● Nottingham Core HMA and Nottingham Outer HMA Employment Land Forecasting Study</li> <li>● Employment Monitoring Report (annual)</li> </ul>
How will it be delivered and monitored?	These sites will be delivered through private investment and monitored by the amount of sites that come forward for the uses envisaged.
Which local plan objectives will it meet?	Objectives 1 and 2

## Market Warsop district centre

### Policy WDC1

#### Market Warsop district centre mix of uses

Planning permission within Market Warsop district centre, as defined on the policies map, for the development of town centre uses which help to sustain and enhance the district centre will be granted, provided that the percentage of retail units (Use Class A1) does not fall below 40 per cent.



## Explanation

**6.26** This policy defines the extent of the district centre and which uses will be permitted there. A 40 per cent minimum target for the amount of units within the A1 Use Class protects the important retailing function of the district centre.

**6.27** Appropriate town centre uses include: retail (food and non-food), a range of non-retail services (such as banks, building societies, restaurants and takeaways), and local public facilities (such as a doctor's surgery, dentist, opticians, post office and library).

## Why we need this policy

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

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

**6.30** District centres are primarily used for convenience shopping, often containing at least one supermarket or superstore, with some comparison shopping and a range of non-retail services, such as banks, building societies, restaurants and takeaways, as well as local public facilities such as a doctor's surgery, dentist, opticians, post office and library for the settlement and the surrounding communities. The clustering of these uses, in accessible locations, means that all these services are available in the same place and linked trips can be made, which is especially important for members of the community who do not own a car.

**Table 6.4 Policy WDC1 - Supporting information**

Market Warsop district centre mix of uses	
Does it meet the National Planning Policy Framework?	Paragraphs 23, 70 and 161
What evidence has informed this policy?	<ul style="list-style-type: none"> <li>● Mansfield Retail and Leisure Study 2011 and 2014 Addendum</li> <li>● Annual Retail Update Report</li> </ul>
How will it be delivered and monitored?	<p>The policy sets out the acceptable uses within the district centre and will be delivered through private investment, such as new business start ups, and the planning decisions taken.</p> <p>This policy will be monitored through the annual Retail Update report which is produced by the council, informed by site surveys.</p>
Which local plan objectives will it meet?	Objectives 1, 2 and 3

## **Policy WDC2**

### **Market Warsop district centre improvements**

Proposals for development within Market Warsop district centre, as defined on the policies map, will be supported where they positively contribute to the quality of the physical environment through a range of measures including:

- a. shop front refurbishments and appropriate signage
- b. reinstatement and enhancement of historic architectural detail
- c. reuse of vacant units
- d. conversions that enable the use of upper floors of premises
- e. improving the pedestrian environment / reducing the impact of vehicular traffic
- f. creation of a key focal point
- g. reduction of visual clutter through the rationalisation of street furniture, lighting columns, traffic signage, road markings and pedestrian guard rails.

Development which would prejudice the achievement of the above measures will be resisted.



## Explanation

**6.31** This policy supports a range of public realm and other environmental improvements to Market Warsop district centre which are intended to enhance its vitality as a place to shop, work, visit and live, whilst protecting assets of historical importance.

## Why we need this policy

**6.32** The Market Warsop Conservation Area Appraisal and Management Plan 2015 identifies a range of improvements which could be made to enhance the public realm of the area.

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

**Table 6.5 Policy WDC2 - Supporting information**

Market Warsop District Centre Improvements	
Does it meet the National Planning Policy Framework?	Yes - paragraphs 23, 56, 57 and 58
What evidence has informed this policy?	<ul style="list-style-type: none"> <li>Market Warsop Conservation Area Character Appraisal and Management Plan 2015</li> </ul>
How will it be delivered and monitored?	<p>The policy, which encourages improvements to the district centre, will be delivered through private investment. The policy may also be used to help secure grant funding towards the works required.</p> <p>This policy will be monitored through planning permissions granted, through updates to the Conservation Area Character Appraisal and Management Plan, and through the annual surveys of the district centre that are carried out.</p>
Which local plan objectives will it meet?	Objectives 2, 3 and 6

## Policy WDC3

### Allocations for retail sites at Market Warsop district centre

In order to meet the retail floorspace requirement set out in policies S2 and S4, the following sites, as shown on the policies map, are allocated for retail development.

#### WDC3(a)

High Street (land adjacent Crate and Grapes PH) - 0.1 hectares

**6.34** This vacant site is suitable for a retail or restaurant / café unit at the front of the plot (adjacent the High Street) with car parking to the rear. This would require a right of way through the adjacent car park behind the public house to be established. It is considered that the site could accommodate approximately 200 square metres of A1 / A3 floorspace, and around 600 square metres of car parking.

#### WDC3(b)

Church Street (car park) - 0.04 hectares

**6.35** This site has great visibility from the A60 main road, and pedestrian links to the High Street. It offers potential for a retail unit of approximately 300 square metres although development would involve the loss of around 15 car parking spaces.

#### WDC3(c)

Burns Lane / Church Street - 0.6 hectares

**6.36** This edge of centre site has previously had planning permission for a small supermarket. The development of this site would help meet an identified shortfall in the range / type of convenience floorspace in Warsop Parish, whilst provision of around 300 square metres of comparison goods floorspace would help provide the amount needed over the plan period. Development of this site should complement the district centre and incorporate improved pedestrian links and shared car parking.



## Explanation

**6.37** This policy is intended to help consolidate the main role of the district centre as a retailing centre for Market Warsop and surrounding villages, whilst encouraging appropriate uses which contribute to its vitality and act as a focus for the community.

## Why we need this policy

**6.38** There is a strong retail mix in the centre, with a range of shops and services. However, further retail development would provide opportunities for the district centre to broaden and modernise its offer whilst supporting a growth of population in the town.

**6.39** Policy S4 sets out a requirement for 2.5% of new retail floorspace to be provided within the Market Warsop district centre. Allowing for committed floorspace, this gives the following targets.

- 600 sqm comparison (non-food) floorspace
- 100 sqm convenience (food) floorspace
- 60 sqm food and drink leisure floorspace.

**6.40** New development needs to be appropriate for its location, and not undermine the retail hierarchy set out within Policy S11.

**Table 6.6 Policy WDC3 - Supporting information**

Allocations for retail at Market Warsop district centre	
Does it meet the National Planning Policy Framework?	Yes - paragraphs 23 and 161
What evidence has informed this policy?	<ul style="list-style-type: none"> <li>● Mansfield Retail and Leisure Study 2011 and 2014 Addendum</li> <li>● Annual Retail Update Report</li> </ul>
How will it be delivered and monitored?	These sites will be delivered through private investment, and monitored by the amount of sites that come forward for the uses envisaged.
Which local plan objectives will it meet?	Objectives 2 and 3

# Section Seven

## Sustainable transport

### Introduction

This section sets out policies which promote sustainable modes of transport including walking, cycling and public transport by protecting and enhancing the existing sustainable transport network, through influencing the location and design of new development, requiring the transport impacts of new development on the local highway network to be considered in a comprehensive manner and ensuring a high standard of cycle, car, and lorry parking provision.

### Protecting and improving our sustainable transport network

#### Policy ST1

##### Protecting and improving our sustainable transport network

Proposals which encourage sustainable travel across the district by enhancing the existing sustainable transport network will be supported, particularly where they:

- a. improve access to the multi-user trails network across the district especially the Maun Valley Trail, Mansfield Way, Timberland Trail, Meden Trail, Dukeries Trail and the National Cycle Route 6
- b. include new sustainable transport measures such as new pedestrian and cycle routes
- c. assist the potential re-opening of the Dukeries railway line including the former Market Warsop railway station and land for car parking, as shown on the policies map
- d. facilitate the shift towards the use of ultra-low emission vehicles, including the provision of publicly accessible electric vehicle charging points at developments that generate high levels of traffic.
- e. involve highway improvement schemes / sustainable transport solutions along the district's main arterial routes and public transport corridors as follows:
  - i. A60 corridor including Nottingham Road / Woodhouse Road / Leeming Lane / Mansfield Road
  - ii. A38 Sutton Road
  - iii. A617 Chesterfield Road
  - iv. A6191 Southwell Road West / Ratcliffe Gate
  - v. A6075 Debdale Lane / Abbott Road, and
  - vi. within and around Mansfield town centre including its ring roads.



## Explanation

**7.1** This policy seeks to support and promote sustainable transport across the district by protecting existing key infrastructure and potential routes, and setting out priorities for improvement.

### Why we need this policy

**7.2** The plan's approach is to make the best use of the existing transport network and to encourage modal shift towards more sustainable transport modes including walking, cycling and public transport.

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

- the multi-user trails network including the Maun Valley Trail, Mansfield Way, Timberland Trail, Meden Trail, and the Dukeries Trail
- Sustran's National Cycle Route 6
- other walking and cycling routes including the Public Rights of Way and footway network
- the Robin Hood Line and the railway stations at Mansfield, and Mansfield Woodhouse
- the bus networks, made up of bus priority lanes, bus stops and bus stations, including the new Mansfield Transport Interchange within Mansfield's central area.

**7.4** It should be noted that the council is not intending to protect the line of the previously proposed Pleasley bypass extension. There is a significant degree of uncertainty in relation to this proposal and the Glapwell bypass section of the link road is currently not being protected by neighbouring Bolsover District Council.

**7.5** We need this policy in order to ensure that the future growth of the district is supported by improvements to the existing network and the introduction of new sustainable routes and facilities. The existing sustainable transport network will therefore be protected, and opportunities to improve the existing or provide new facilities and services will be supported especially along the public transport corridors and in association with the development proposals promoted through the plan.

**7.6** The policy is also important for improving the local environment by reducing energy consumption and cutting vehicle CO<sub>2</sub> emissions, and because sustainable transport solutions offer opportunities to provide health benefits and reduce social exclusion.

**Table 7.1 Policy ST1 - Supporting information**

<b>Protecting and improving our sustainable transport network</b>	
Does it meet the National Planning Policy Framework?	Yes - paragraph 41
What evidence has informed this policy?	<ul style="list-style-type: none"> <li>● Mansfield Transport Study</li> <li>● Draft Mansfield Infrastructure Study</li> <li>● Mansfield Green Infrastructure Action Plan</li> <li>● Nottinghamshire Local Transport Plan LTP3</li> </ul>
How will it be delivered and monitored?	<p>The policy will be delivered by the council in partnership with a range of stakeholders including Nottinghamshire County Council, Network Rail, bus operators and the development industry. Development Management will also play an active role.</p> <p>This policy will be monitored by a series of indicators some of which are established in the Nottinghamshire Local Transport Plan 2011 - 2026 such as average journey time per mile during the morning peak on Mansfield urban area's highway network, traffic flows into Mansfield town centre, access to employment by public transport, and cycling levels.</p>
Which local plan objectives will it meet?	Objectives 3, 6 and 9

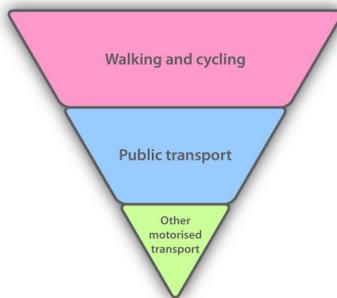


## Encouraging sustainable transport

### Policy ST2

#### Encouraging sustainable transport

Planning permission for developments which follow the transport hierarchy and, through their design and location, maximise opportunities for walking and cycling, and public transport will be granted.



Proposals that generate significant levels of movement must:

- a. be supported by a transport assessment or statement, together with a travel plan which demonstrates the application of the above transport hierarchy
- b. be located within the urban boundaries, as defined on the policies map, in locations that are, or can be made to be, well served by the full range of transport modes as set out in the transport hierarchy

All proposals must make provision for the satisfactory access and manoeuvring of commercial deliveries and specialist service vehicles (eg for emergency services or waste collection).

## Explanation

**7.7** This policy sets out the council's approach to:-

- encourage journeys to be made by sustainable modes of travel (including walking, cycling and public transport)
- to reduce the need for travel
- to encourage wider choice of sustainable transport modes, and
- to improve accessibility for all through the location and design of new development

**7.8** This policy seeks to require the application of a transport hierarchy as a means to promote more environmentally-friendly and socially inclusive modes of transport. The concept of a transport hierarchy at the local level takes forward the hierarchical approach to the delivery of sustainable transport networks set out in the LTP3 that prioritises walking, cycling and public transport, followed by any highway capacity improvements that may be needed after the other measures have been put in place. It sits alongside the county's approach to encourage smarter choices through both the LTP3 and other funding sources.

**7.9** Where major developments are proposed that are not effectively served by existing public transport, cycling and pedestrian provision, the council will seek to enter into a planning obligation or other legal agreement with developers to ensure either direct provision or a financial contribution towards the provision of necessary transport improvements are made. This will be in accordance with policies ID1 and ID2, and the Supplementary Planning Document on Planning Obligations.

**7.10** Whilst the transport hierarchy sets out a priority order to different transport modes it is not intended that one mode should be prioritised at the expense of all other users. The different functions of the local highway network will need to be balanced with one another, including the use of the private car.

## Why we need this policy

**7.11** We need this policy because consideration of how new development address the transport hierarchy will be an important consideration in all proposals, along with the provision of new infrastructure and highway improvement schemes. Where required, design and access statements should demonstrate this and the sustainability of travel options. In addition, for development proposals that generate high levels of traffic, the implementation of the transport hierarchy will need to be demonstrated through transport assessments or statements, and the travel planning process.

**7.12** Increasing the opportunity to travel by sustainable modes is a particularly important priority for the district, not least because the current population displays lower levels of car ownership and has lower average health levels, (as highlighted by the 2011 census).



Table 7.2 Policy ST2 - Supporting information

Encouraging sustainable transport	
Does it meet the National Planning Policy Framework?	Yes - paragraphs 29, 32, 34, 35 and 36
What evidence has informed this policy?	<ul style="list-style-type: none"> <li>● Mansfield Transport Study</li> <li>● Draft Mansfield Infrastructure Study</li> <li>● Mansfield Green Infrastructure Action Plan</li> <li>● Nottinghamshire Local Transport Plan LTP3</li> </ul>
How will it be delivered and monitored?	<p>The policy will be delivered by the council in partnership with a range of stakeholders including Nottinghamshire County Council, Network Rail, Bus Operators and the development industry and the application of development management.</p> <p>This policy will be monitored by a series of indicators some of which are established in the Nottinghamshire Local Transport Plan 2011 - 2026 such as average journey time per mile during the morning peak on Mansfield urban area's highway network, traffic flows into Mansfield town centre, access to employment by public transport, and cycling levels.</p>
Which local plan objectives will it meet?	Objectives 3, 6 and 9

## Impact of development upon the highway network

### Policy ST3

#### Impact of development upon the highway network

Planning permission for development will be granted provided that:

- a. it does not endanger highway safety, and allows for satisfactory access and egress from the highway, and internal movements within the site, and
- b. any other significant impacts on the highways network, can be suitably addressed through either a condition or planning agreement.



## Explanation

**7.13** This policy requires proposals for new development to be acceptable in terms of their impact on the local highway network. The impact will be considered both individually and cumulatively in relation to all planning applications.

## Why we need this policy

**7.14** Whilst a move towards more sustainable travel will reduce the reliance on the car, new developments will generally put pressures on the local highway network. As a result this policy is needed to ensure that the impact of new development on the highway network is satisfactory and where necessary, improvements are made.

**Table 7.3 Policy ST3 - Supporting information**

Impact of Development upon the Highway Network	
Does it meet the National Planning Policy Framework?	Yes - paragraph 32
What evidence has informed this policy?	<ul style="list-style-type: none"> <li>● Draft Mansfield Transport Study</li> <li>● Draft Mansfield Infrastructure Study</li> </ul>
How will it be delivered and monitored?	<p>This policy will be delivered through private sector investment and through the development management process.</p> <p>The policy will be monitored through a number of annual reports which monitor the take up of employment, housing and retail land.</p>
Which local plan objectives will it meet?	Objectives 1, 2, 3, 4, 5 and 10

## Parking provision

### Policy ST4

#### Parking provision

Planning permission for development proposals will be granted where there is appropriate provision for vehicle and cycle parking, including meeting the needs of the disabled, as outlined within the Parking Standards Supplementary Planning Document.

Parking provision should:

- a. relate well to the proposed development
- b. be well designed, taking account of the characteristics of the site and the locality
- c. provide a safe and secure environment, and
- d. minimise conflict with pedestrians and/or cyclists.



## Explanation

**7.15** This policy requires proposals for new development to be acceptable in terms of their impact on the local highway network, their accessibility to users and their impact on adjoining land users.

## Why we need this policy

**7.16** In March 2015 the Government issued a ministerial statement on planning matters which included guidance on the provision of car parking spaces to be read alongside the National Planning Policy Framework. This expects local planning authorities should only impose local parking standards for residential and non-residential development where there is clear and compelling justification that it is necessary to manage their local road network.

**7.17** Without adequate car parking provision for residents, customers and visitors, or as a result of poor design inappropriate and illegal parking will occur on pavements verges, and adjoining areas leading to impacts on local highway network and surrounding neighbourhoods.

**7.18** The council considers that it is essential to set out appropriate standards of parking provision and its design within new development. This should be considered at an early stage of the development process to ensure that they are successful, sustainable developments, which do not discourage the use of more sustainable transport modes and minimise impacts on the local highway network.

**Table 7.4 Policy ST4 - Supporting information**

Parking provision	
Does it meet the National Planning Policy Framework?	Yes - paragraphs 39 and 40
What evidence has informed this policy?	<ul style="list-style-type: none"> <li>Mansfield Transport Study</li> </ul>
How will it be delivered and monitored?	<p>This policy will be delivered through private sector investment and through the development management process.</p> <p>The policy will be monitored through a number of annual reports which monitor the take up of employment, housing and retail land.</p>
Which local plan objectives will it meet?	Objectives 1, 2, 3, 4, 5 and 10

# Section Eight

## Climate change

### Introduction

**8.1** Mitigating and adapting to climate change is one of the most important challenges facing us today. It requires commitment and action at a local level, but within a national framework. The policies set out are intended to assist the move towards a sustainable, low carbon future and to help manage the impacts of climate change within the district, by:

- ensuring that the design of new developments is based on sustainable principles
- promoting energy efficiency and renewable energy technologies within developments and in appropriate locations and
- ensuring that new development is designed to adequately respond to the risks of climate change, over the development's lifetime, aiming to reduce impacts elsewhere.

### Climate change and new development

#### Policy CC1

##### Climate change and new development

Planning permission will be granted for new development where it incorporates high standards of design and construction, and reduces, mitigates and / or adapts to the impacts of climate change by incorporating one or more of the following measures:

- a. sustainable design and layout that maximises solar gain and optimises natural daylight
- b. a high quality external environment that uses green infrastructure and landscaping to regulate climate around the development
- c. sustainable water management measures such as the use of sustainable drainage systems, green roofs and/or rainwater harvesting systems
- d. sustainable waste management facilities such as appropriate provision of refuse/recycling/composting bin storage
- e. renewable energy technologies such as active solar water heaters and / or photovoltaic cells
- f. sustainable transport and travel facilities such as accessibility to public transport, charging points for electric vehicles and/or convenient cycle storage
- g. locally sourced and recycled materials.



## Explanation

**8.2** This policy sets out the council's commitment to improve the sustainability and environmental performance of all new development by measures that reduce the proposals impact on climate change and mitigate and adapt to its effects over its lifetime.

**8.3** Improving the overall quality of new development over the plan period is a long term goal.

**8.4** The sustainability of new development needs to be fully considered as part its overall design. The council will therefore expect applicants to consider at the outset of the development process what measures could be incorporated into development proposals to reduce, mitigate and/or adapt to climate change.

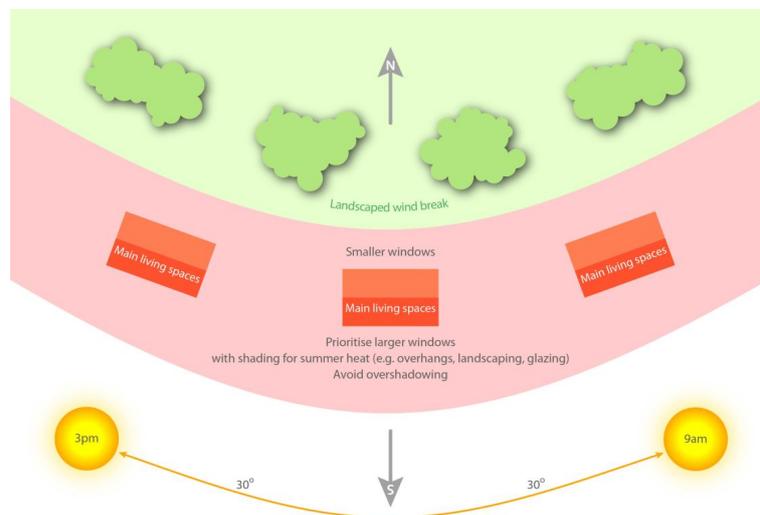
**8.5** Table 8.1 sets out some examples of the types of measures which could be incorporated into proposals.

**Table 8.1 - Sustainability measures and the design of new development**

What?	How?	Why?
<b>Energy efficiency and consumption</b>	Passive solar gain and maximising natural daylight	The siting, orientation and internal layout of development to provide light and heat can significantly affect energy demand. Development that maximises passive solar gain and natural daylight can reduce energy bills. The proposed layout can also increase the opportunities for solar panels (e.g. south facing roofs). Internal layouts can be designed so as to maximise solar gain to the most used rooms. (This is shown in picture 8.1)
	Green and brown roofs	These can help to regulate the temperature of a building, remove CO <sub>2</sub> and other pollutants from the atmosphere, and reduce any heat island effect.
	Renewable technologies	These can include solar power, solar water heating, wind turbines, biomass, combined heat and power, ground/air source heat pumps. These can be applied in varying degrees dependent upon the scale and nature of the development proposed and site characteristics.
<b>Water efficiency</b>	Rain water harvesting	This can include grey water recycling systems such as such supplying toilets and outside taps, and use of water butts to store water for use outdoors in gardens etc.
<b>Landscaping</b>	Shelter belts and shade buffers	As well as providing a green corridor/buffer and connectivity to the landscape, the provision of landscaping can regulate climate around development, provide shelter from the wind and so reduce heat loss. It can also provide shade to avoid over heating and the need for artificial cooling.
<b>Drainage</b>	Sustainable drainage systems	Sustainable drainage systems can reduce the risks of flooding and can be used in all types and scales of development. Providing more permeable surfaces in development can also reduce surface water run off or the need for drainage works to carry water off site.
<b>Waste re-use and recycling</b>	Waste storage facilities	This can include the use of composting bins and convenient storage for recycling bins.
<b>Transport and travel</b>	Electric charging points and cycle storage	The incorporation of electric charging points and convenient cycle storage at new developments can assist with the shift to the use of more sustainable travel modes which cut down on CO <sub>2</sub> emissions
<b>Materials</b>	Locally sourced and recycled materials	Using responsibly sourced and recycled materials can make a major contribution to sustainable development by slowing down the demand for non-renewable resources.

**8.6** Major developments are likely to have the ability to achieve more of these aspects given their scale of development and greater opportunities to implement long term sustainable measures in their design than smaller scale developments. However the council will require full information to be provided to show how the challenge of climate change has been taken into account in all planning applications. This should be set out in the design and access statement (where required), or contained within a separate planning or sustainability statement in support of any application.

**Picture 8.1 Maximising passive solar gain**



### Why we need this policy?

**8.7** Currently, the built environment nationally is responsible for about 50 per cent of carbon dioxide emissions including waste from demolition and construction. Also, households use about 50 per cent all of water consumed. Our current use of resources is not sustainable so the design and construction of new development with improved environmental performance is essential if this is going to change.

**8.8** Mitigating and adapting to climate change is an international and national priority. The Climate Change Act 2008 commits the UK to cut emissions by at least 80 per cent by 2050 and by at least 35 per cent by 2020 against 1990 levels.

**8.9** Much of the control over energy, water, and other sustainability aspects are matters for building regulations which are outside the scope of planning. Nevertheless, the plan can directly influence the design of new development. Together with other council functions, especially building control, this policy is needed to encourage applicants to adopt good practice in meeting the challenge of climate change.



**Table 8.2 Policy CC1 - Supporting information**

Climate change and new development	
Does it meet the National Planning Policy Framework?	Yes - paragraphs 17, 94, 95 and 96
What evidence has informed this policy?	<ul style="list-style-type: none"> <li>● Joint Ashfield and Mansfield Sustainable Community Strategy 2013-2023,</li> <li>● Carbon Emissions Reduction Strategy Mansfield District Council 2011 –2016</li> <li>● Low Carbon Energy Opportunities and Heat Mapping for Local Planning Areas across the East Midlands (2011)</li> <li>● Strategic Flood Risk Assessment (2008) and Addendum Update 2015</li> <li>● Mansfield Green Infrastructure Study 2015</li> <li>● Climate Local UK Climate Projections (UKCP09)</li> </ul>
How will it be delivered and monitored?	<p>The policy will be delivered through the development management process and the submission of design and access statements, planning or other sustainability statements. It will apply to all new development requiring planning permission across the district by both the public and private sectors and individual members of the public.</p> <p>The policy will be monitored through the annual monitoring review process and specifically by reviewing the above statements submitted. The council will consider the need for additional detailed advice through a supplementary planning document based on monitoring outcomes.</p>
Which local plan objectives will it meet?	Objective 7

## Standalone and community-wide energy generation

### Policy CC2

#### Standalone and community-wide energy generation

Planning permission will be granted for standalone renewable energy development where it is demonstrated that the development, through its location and design, enhances (where relevant), avoids or successfully mitigates any adverse impacts upon the following:

- a. the local landscape character
- b. biodiversity and geodiversity
- c. significance of heritage assets
- d. the use of the local transport network
- e. aircraft safety, and / or other telecommunication systems
- f. the agricultural land classification, and
- g. the visual and recreational amenity of the surrounding area

Standalone developments which are to be connected to the national grid will need to provide a statement detailing the arrangements for decommissioning, including the removal of the facilities, restoration and after-use of the site if, and when, the generation of renewable energy ceases.

Developments for wind turbines must be located in areas with potential for wind generation, as shown in Picture 8.2.

Support will be given to applications from community-led renewable and low carbon energy and heat generation projects that seek to realise the benefits of renewable energy generation close to its source.



## Explanation

**8.10** This policy will be used to determine planning applications for standalone energy development. It provides support to encourage greater investment by the renewable energy industry and from community-led energy projects within the district.

**8.11** The policy applies to various types of standalone renewable energy infrastructure including biomass generators, anaerobic digestion plants, and ground mounted solar farms.

**8.12** The policy ensures that the development of standalone renewable energy developments is well located and designed to satisfactorily address potential landscape, biodiversity, traffic, and local amenity impacts.

**8.13** In all cases it will be important to consider the future of a site used for renewable or low carbon energy generation beyond the useful life of the installation and / or if circumstances change such that the renewable energy generation ceases. If the installation is no longer in operation, it needs to be removed and the site restored.

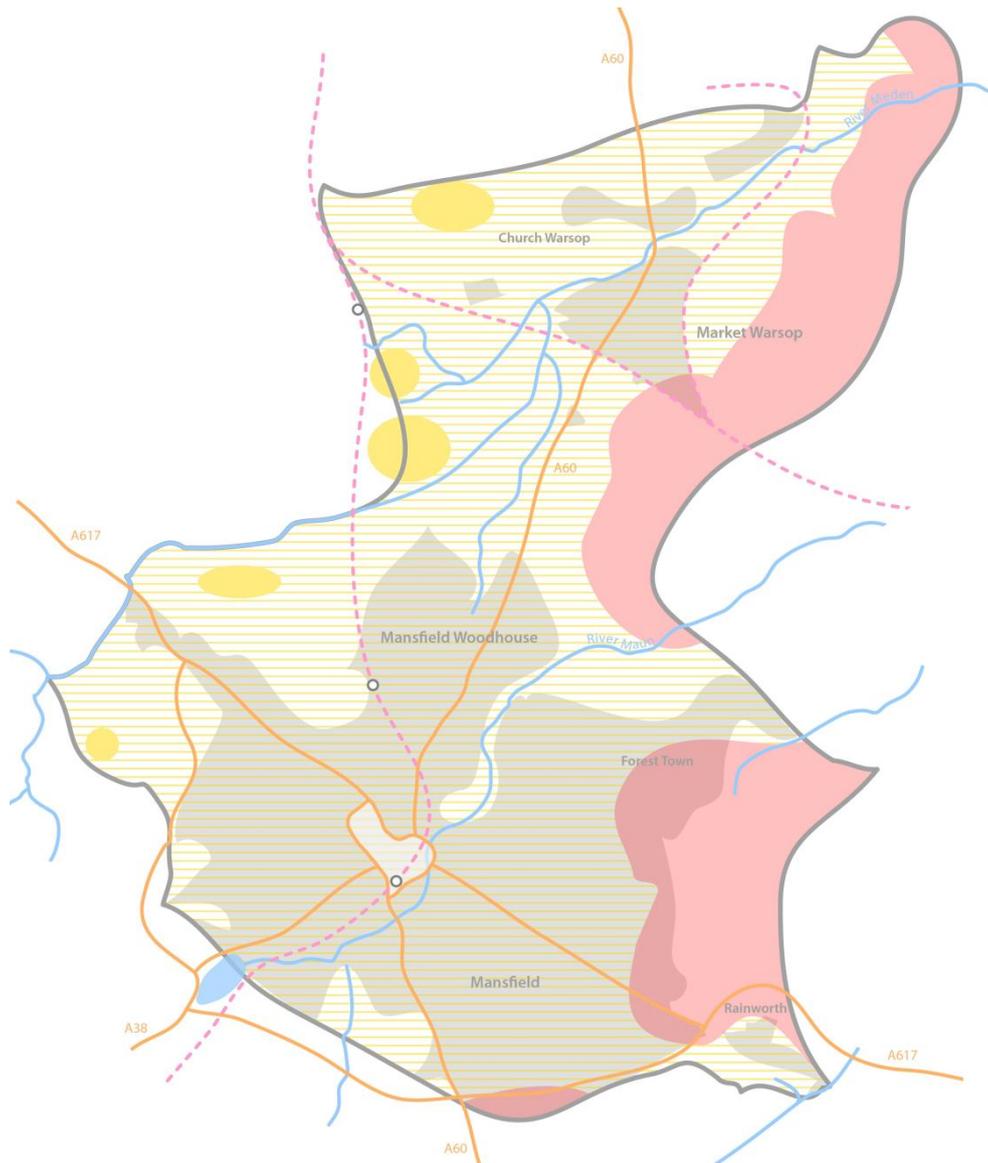
**8.14** The decommissioning process for standalone developments which are connected to the national grid will need to be detailed at the planning application stage. This includes all energy infrastructure including any ancillary facilities such as sub-stations, bases and access roads as part of the restoration and reinstatement of the site. It will be important to consider any after-uses which are proposed for the site (which could include restoration to its previous use) to ensure the decommissioning supports the proposed uses. It may be appropriate that some parts of the energy infrastructure are retained, for example, leaving paths as part of the multi-user trails network across the district.

## Why we need this policy

**8.15** Our evidence base tells us that the key local energy opportunities for the district relate to the potential for micro-generation including heat pumps and solar panels. In terms of wind energy although the district has good average wind speeds, the potential for commercial scale wind energy development is limited as shown in picture 8.2.

**8.16** This policy is needed to encourage these types of developments to come forward whilst ensuring that they minimise impact upon local amenity, in particular relating to noise, odour or visual impact. In the case of biomass installations, regard should be had to the transportation of renewable fuel supplies from their source to the energy development.

Picture 8.2 Wind generation



Key

- |   |   |   |                        |
|---|---|---|------------------------|
|  | Areas with potential for commercial wind generation (CC2)             |  | Local Plan boundary    |
|  | Areas with potential for small scale wind generation (CC2)            |  | Urban area             |
|  | Areas not suitable for wind generation due to sensitive bird habitats |  | Railway line / station |

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**Table 8.3 Policy CC2 - Supporting information**

Standalone and community wide energy generation.	
Does it meet the National Planning Policy Framework?	Yes - paragraph 97
What evidence has informed this policy?	<ul style="list-style-type: none"> <li>● Low Carbon Energy Opportunities</li> <li>● Heat Mapping for Local Planning Areas across the East Midlands</li> </ul>
How will it be delivered and monitored?	<p>These policies may be delivered by the public sector (including the council, registered social landlords, schools), or by development management in relation to applications submitted by the private sector.</p> <p>Monitoring will be via the development management system.</p>
Which local plan objectives will it meet?	Objectives 2, 5 and 7

## Managing water and flood risk

### Policy CC3

#### Flood risk

Planning permission will only be granted in areas at risk of flooding where proposals can meet the sequential test or, where appropriate, an exception test, supported by a site specific flood risk assessment (FRA). The FRA must demonstrate that the development will remain safe throughout its lifetime and will not increase flood risk elsewhere, taking into account impacts from climate change.

All development within areas at risk of flooding must:

- a. be designed to address flood risk
- b. not put other areas at risk of flooding
- c. not impede access to flood defences.

### Policy CC4

#### Impact of development on water

Planning permission will be granted for developments which maintain or improve the natural attributes and health of the water environment.

Proposals for development will be supported where they incorporate sustainable drainage systems (SuDS) in order to minimise and manage flooding and improve water quality, compliment water efficiency measures and benefit biodiversity.

Developments that would impact on green SuDS priority areas and low flow areas should contribute to the creation of green SuDS, and / or enhancement of these areas.

Development adjacent any watercourse will need to provide a green buffer providing biodiversity enhancements, including wildlife connectivity enhancements, and adding amenity value, in accordance with Policy NE2.



## Explanation

**8.17** Policy CC3 is important to ensure that developments are located and adequately designed to address flood risk. It takes forward the sequential test set out in the National Planning Policy Framework (NPPF) to direct development away from the areas at highest risk of flooding. It also applies the exceptions test, where appropriate.

**8.18** In applying the sequential test, we will refer to the National Planning Practice Guidance (NPPG) which sets out a classification of land uses and their relative vulnerability to flooding.

**8.19** To determine the level of risk from flooding the following sources of information will be referred to:

- Mansfield District Strategic Flood Risk Assessment (SFRA)
- national flood risk zones
- historic data
- site specific flood risk assessments (FRAs)
- any other advice given by the Environment Agency.

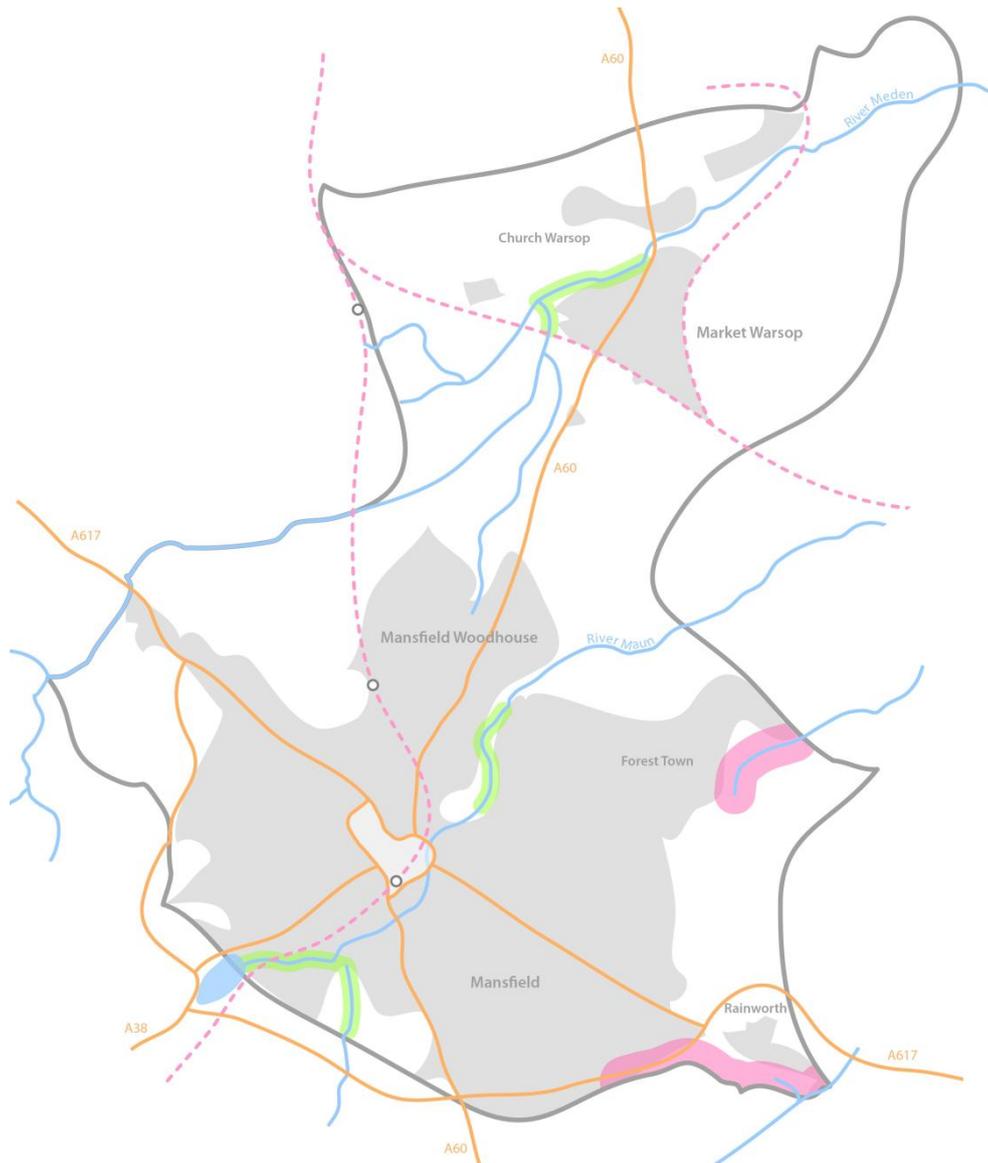
**8.20** Policy CC4 requires that relevant developments address water conservation, water quality, ecology and flood resilience, in order to achieve sustainable urban design and helping to maintain a healthy environment. The policy draws upon information, and is compatible with the objectives set out within the Strategic Flood Risk Assessment (SFRA) and is in accordance with the Water Framework Directive and the Humber River Management Plan. The policy also helps to manage:

- water demand and supply - by prioritising on-site water conservation measures
- wastewater and pollution
- flooding from rivers, rainfall and run off
- watercourses and water resources - by providing important habitats for wildlife.

**8.21** Sustainable drainage systems (SuDS) are designed to sensitively reduce the potential flooding and pollution impacts of new and existing development by replicating natural drainage systems. SuDS design and maintenance plans should follow relevant codes of practice, and be designed with biodiversity enhancements in mind.

**8.22** The Mansfield District Strategic Flood Risk Assessment (2008) and Addendum (2015) identify priority areas for creating Green SuDS and restoring areas of low flow, as shown in picture 8.3. The differences between SuDS and Green SuDS are shown in Table 8.4.

Picture 8.3 Low flow catchment



Key

- Green SUDS priority area
- Prioritise discharge to low flow watercourse
- Local Plan boundary
- Urban area
- Railway line / station

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**Table 8.4 Types of sustainable drainage systems (SuDS)**

Type of SuDS	Description	Green SuDS?
Sub-surface attenuation	Sub-surface storage with controlled discharge	No
Retention pond	Storage facility with permanent water	Yes
Wetland	Retention basin with significant numbers of water-purifying plants	Yes
Soakaway	Trench or pit filled with a large void ratio allowing water storage and infiltration	No
Infiltration basin	Similar to a pond but all stored water infiltrates into the underlying soil	Yes
Grassed swale	Shallow, flat grassed ditch allowing storage and infiltration	Yes

## Why we need these policies

**8.23** Climate change projections indicate that flooding and water shortage are both likely effects of climate change with increased possibility of less stable weather patterns. We need to be proactive in order to minimise impacts and reduce costs in the long-term.

**8.24** Assessing and managing flood risk, improving water quality and reducing water consumption are all part of ensuring that development is sustainable.

**8.25** Our evidence indicates that around 3 per cent of the district at risk of river-related flooding, which is low. Despite this, some areas have suffered from river and surface water flooding, the latter being the most common.

**8.26** We need this policy because it is important to ensure that new development is both resilient to flooding and takes the opportunity to design in measures to decrease flood risk elsewhere.

**8.27** There are also areas in the district which suffer from low flows (as a result from over abstraction and low inflow); this is particularly harmful for wildlife. This policy ensures that development in such areas provides for improvements, which includes Green SuDS.

**8.28** The water quality of the rivers Maun and Meden generally score 'good', however at times of heavy storms and low flow, the rivers suffer from high nutrient levels and silting. This policy is needed to help address issues of water quality which present problems for wildlife and in the cost of treating water for consumption.

**Table 8.5 Policies CC3 and CC4 - Supporting information**

Flood risk, and water sensitive development: managing and conserving water and improving water quality	
Do they meet the National Planning Policy Framework?	Yes -paragraphs 94, 99, 100 to 102, 156 and 162
What evidence has informed these policies?	<ul style="list-style-type: none"> <li>Strategic Flood Risk Assessment (2008) and Addendum Update 2015</li> <li>Water Cycle Scoping Study 2010</li> </ul>
How will they be delivered and monitored?	<p>These policies will be delivered through new development. Nottinghamshire County Council (as the SuDS approval body) may provide guidance on how SuDS will be adopted and managed, and will monitor how many are approved.</p> <p>Policy CC3 will be monitored through amount of planning permissions granted contrary to the advice of the Environment Agency, and in partnership with the Local (Nottinghamshire) Flood Risk Management working group.</p>
Which local plan objectives will they meet?	Objectives 5, 6 and 7



The Carrs, Warsop.

# Section Nine

## Natural environment

### Introduction

**9.1** The natural environment provides the vital resources for supporting healthy communities and sustainable growth. It is where we source our food and building materials, it helps us adjust to climate change, and provides places to relax, play and exercise. Unique combinations of landscape features such as woodlands, urban parks, open countryside, and river corridors, help define local identity. It also provides for a wide range of wildlife and plants.

**9.2** Over time, the area's natural environment has become fragmented. There are significant opportunities for habitat creation, by incorporating wildlife-friendly enhancements within developments, in order to improve declining levels of biodiversity.

**9.3** 9.6 Networks of green and open spaces, and trails, known as green infrastructure (GI), provide a comprehensive and diverse resource for wildlife, residents and visitors. It offers a range of benefits, including flood risk management, walking and cycling, outdoor classrooms, community hubs and areas of quiet contemplation.

**9.4** 9.8 There is a relatively good range of green and open spaces throughout the district including Green Flag parks, natural areas, smaller amenity areas, playing pitches and play areas. There are also notable gaps in provision where new development has the potential to address this.

### Landscape character

#### Policy NE1

##### Landscape character

Planning permission will only be granted for developments within a landscape policy zone (as defined in the Landscape Character Assessment) where they positively contribute towards meeting the defined landscape actions for the relevant zone, and:

- a. be designed to respect the landform, historical setting and existing natural and cultural landscape features
- b. identify and address likely cumulative negative impacts on the sensitivity and condition of the appropriate landscape policy zone and how these impacts will be mitigated
- c. for developments located within the setting of a World Heritage Site, the overall historical and landscape setting is considered and enhancements sought

Development located within an urban or village boundary which adjoins a landscape policy zone will be required to:

- d. reduce visual impacts of development on the character and appearance of the landscape and the enjoyment of it from amenity areas
- e. demonstrate where and how it will contribute to the enhancement of the landscape character.



## Explanation

**9.5** This policy recognises the importance landscape plays in conserving our natural, cultural and built heritage, and only allows planning permission to be granted where relevant landscape actions are undertaken, as set out in the Landscape Character Assessment (LCA).

**9.6** A Landscape Character Assessment (LCA) of the district was carried out in 2010 and an addendum added in 2015. It identifies a number of locally specific landscape policy zones (LPZs). Each zone has a strategic policy action based on an assessment of sensitivity and landscape condition (as shown in picture 9.1). In addition, there are also individual recommended landscape actions for each zone.

**9.7** Development proposed close to the urban fringe should avoid the creation of harsh visual and physical edges between urban and countryside settings. It is important that impacts are assessed with detailed surveys. Any negative impact requires mitigation, for example: appropriate screening, selection of building materials (including green roofs) and using natural landforms, to help the development compliment its surroundings.

**9.8** Pleasley Vale is located in the southern magnesian limestone national character area and relates to the overall setting of Creswell Crags, a potential World Heritage Site. Therefore, Historic England may need to be consulted on major proposals which may impact on this area.

## Why we need this policy

**9.9** Landscape character reflects the relationship between people and place in terms of its structure, form, natural features and historical events.

**9.10** We need this policy to protect our unique landscape character. It is valued by residents and visitors and is an important resource, despite there being no designated national parks or areas of outstanding natural beauty (AONBs).

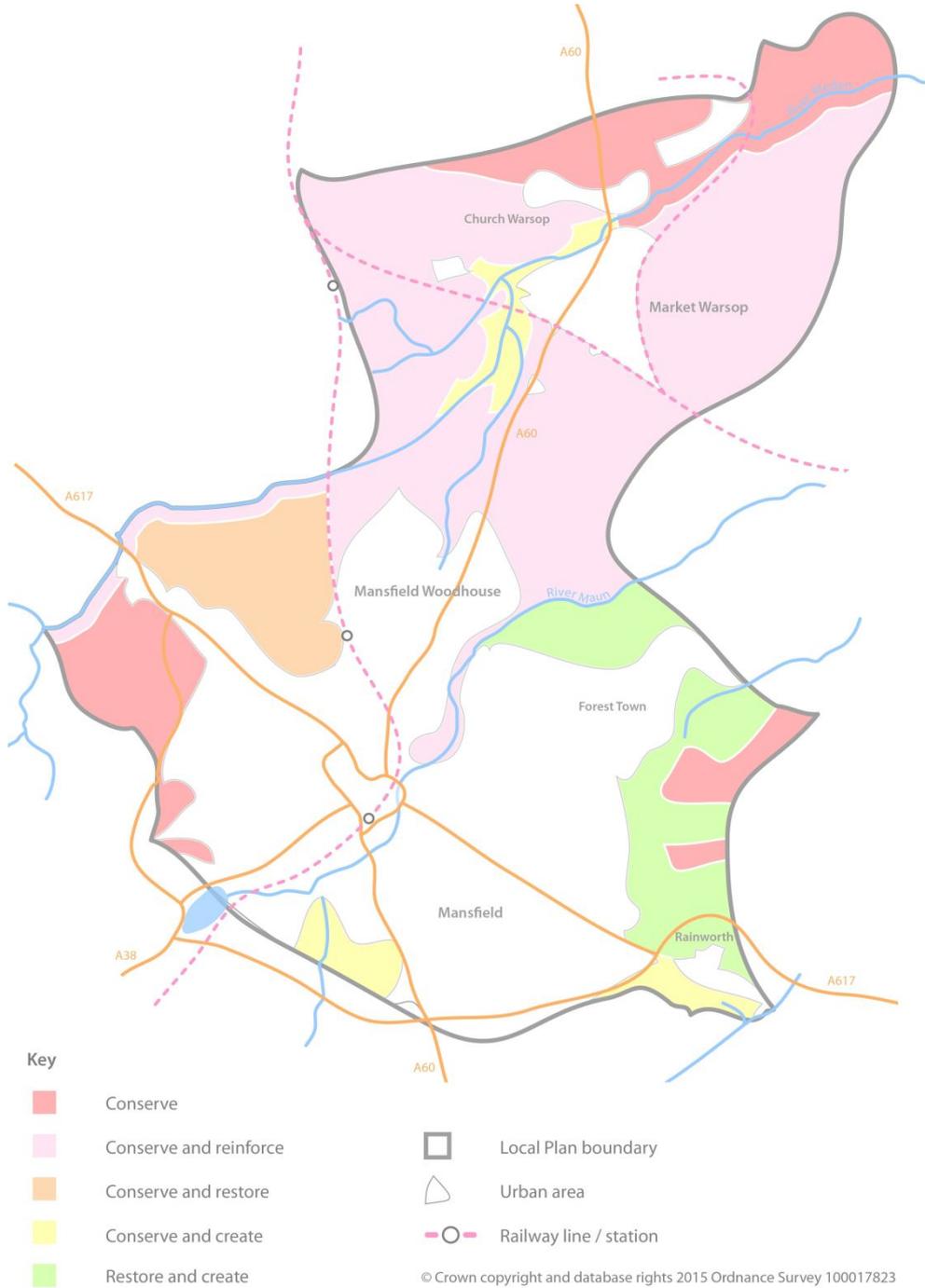
**9.11** 9.14 Landscape character is vulnerable to pressures from development and climate change. By understanding what features and forms make up the landscape, we can enhance areas and integrate appropriately designed development.

**Table 9.1 Policy NE1 - Supporting information**

Landscape character	
Does it meet the National Planning Policy Framework?	Paragraphs 64, 99, 109, and 113.
What evidence has informed this policy?	<ul style="list-style-type: none"> <li>● Mansfield District Council Landscape Character Assessment (2010) and Addendum (2015)</li> <li>● Natural England National Character Area profile 30: Southern Magnesian Limestone and profile 49: Sherwood (2013)</li> </ul>
How will it be delivered and monitored?	<p>The delivery of this policy will be through planning decisions taken on development proposals.</p> <p>It will be monitored through internal recording and monitoring systems using the Landscape Policy Zones and their associated actions.</p>
Which local plan objectives will it meet?	Objectives 3 and 5. It also supports objectives 6 and 10.



Picture 9.1 Landscape character



## Green infrastructure

### Policy NE2

#### Green infrastructure

Planning permission will be granted within or adjacent to areas of strategic green infrastructure (as shown on the policies map) where it enhances its role in providing an accessible, functional, healthy and robust natural environment. Where development would result in the loss of any individual green infrastructure asset, replacement provision which is of equivalent or greater value will be required in order to improve the overall strategic value of the GI network.

Planning permission will be granted for major developments which provide a combination of GI benefits\* and clearly show how they address:

- a. key principles and actions within the GI and Biodiversity Supplementary Planning Document\*\*, where applicable
- b. the integration of public open space and other amenity areas within green corridors and other access links
- c. how the GI will be managed and by whom
- d. how the creation and enhancement of GI (on / adjacent to the development site) contributes to combined environmental, community and / or regeneration benefits
- e. how local communities and appropriate organisations have been consulted in the design of new or enhanced GI.

\*Benefits include health and wellbeing, transport and accessibility, climate change adaptation, enhancing heritage settings, regeneration, social cohesion and biodiversity.

\*\*to be written and consulted on prior to the local plan examination.



## Explanation

**9.12** Green infrastructure (GI) is the living network of both natural and managed green spaces, walking, cycling and bridle routes, water and ecological networks. Good quality GI provides benefits required to support healthy communities and economic regeneration, and is as important as other forms of infrastructure, such as roads and schools.

**9.13** Green infrastructure networks provide essential ecosystem services such as clean air and water, and flood protection. Although individually important, it is the links between 'assets' that offer the best combined social, environmental and economic benefits. This policy ensures that the multiple benefits of GI are integrated within new development.

**9.14** It is important to understand how individual areas of green space connect with each other and the wider benefits they offer in addition to their primary use. Well designed GI assets can (such as the example shown in picture 9.2 ):

- ease flood risk
- provide a source of local food
- allow for community gatherings and other social activities
- improve health and wellbeing through the creation of purpose built walking and cycling paths. This can also provide areas of formal and informal play facilities, outdoor gyms and resting areas.
- act as natural air conditioning in urban areas and air quality filtering systems along busy roads and school routes

Picture 9.2 GI network



**9.15** This policy provides for the protection and enhancement of strategic green infrastructure. It also recognises that there may be some areas of the strategic GI network where development will be acceptable, provided that it enhances existing areas or creates new linkages.

**9.16** The policy manages development within, and adjacent to, the strategic GI network where opportunities exist to improve both strategic and neighbourhood level connections.

**9.17** The policy also supports health and wellbeing initiatives, which may include the creation of outdoor activity trails within long-distance green corridors.

**9.18** More detailed guidance on these strategic areas and corridors will be provided in the Green Infrastructure and Biodiversity Supplementary Planning Document (SPD) in due course. Standards for recreational open space provision (including allotments) within new developments are addressed separately. Please see picture 9.3 which shows our strategic GI.

## Why we need this policy

**9.19** Mansfield district has a wealth of green infrastructure that defines its character and provides benefits for residents, businesses and visitors. This policy is needed to ensure that areas within the strategic GI network are protected from inappropriate development or enhanced.

**9.20** There are areas within and outside the strategic GI network that would benefit from enhancements, which this policy would require should development be permitted.

**Table 9.2 Policy NE2 - Supporting information**

Green infrastructure	
Does it meet the National Planning Policy Framework?	Yes - paragraphs 99 and 114
What evidence has informed this policy?	<ul style="list-style-type: none"> <li>● Mansfield District Council Green Infrastructure Study (2015)</li> <li>● Interim Planning Guidance Note 11: Green Infrastructure (2009)</li> <li>● Mansfield District Council Strategic Flood Risk Assessment (2009)</li> <li>● Mansfield District Council Landscape Character Assessment (2010) and Addendum</li> <li>● Biodiversity mapping consultation with Nottinghamshire Local Biodiversity Action Plan Group (2010/2011)</li> </ul>
How will it be delivered and monitored?	<p>The policy will be delivered through the planning decisions taken and consideration of the Green Infrastructure and Biodiversity Supplementary Planning Document, submission of GI and Open Space Delivery Plans with planning applications, and close working with partner organisations, community groups and the Nottinghamshire / Derbyshire Local Nature Partnership.</p> <p>This policy will be monitored through recording how much development within the strategic GI network occurs and what enhancements are delivered.</p>
Which local plan objectives will it meet?	Objectives 3, 5, 8 and 9



Picture 9.3 Strategic GI



Key

- |   |                                      |   |                        |
|---|--------------------------------------|---|------------------------|
|  | Strategic green infrastructure (NE2) |  | Local Plan boundary    |
|  | Major urban extension                |  | Urban area             |
|  | Continued green infrastructure       |  | Railway line / station |
|  | Strategic trails                     |   |                        |

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## Protection of community open space and allotments

### Policy NE3

#### Protection of community open space

Planning permission for developments which result in the loss of community open space will only be granted where:

- a. the proposals are ancillary to the existing recreational or functional use of the site, or
- b. there is no longer a need for the facility in the area and it can clearly be demonstrated as being surplus to requirements, or
- c. in cases where a need remains, alternative provision of an equal or greater standard will be provided in an accessible location nearby, or accessibility is improved to existing facility, or
- d. In cases where proposals are on a small area of a protected site, it would enable investment to improve the remaining area.

### Policy NE4

#### Protection of allotments

Planning permission for development which results in the loss of allotments, will only be permitted where:

- a. any tenant that has paid their annual fee is offered an alternative plot of 250 square metres (or smaller by mutual agreement) within the same allotment site, or on an alternative allotment site, no further than a 15 minute walking distance\*, and
- b. the number of plots provided on any site, does not fall below the current or last recorded number of tenanted plots, plus an additional 20 per cent or 5 additional plots above the existing level of tenanted plots (whichever is the greater, and up to the capacity of the site) to allow for increased take up in the future, or
- c. a site can be proven to have been totally vacant for a continuous period of 5 years or more. In this these cases permission will be granted if there is an established allotment site within the locality that has additional plots available and is no further than a 15 minute walk from any part of the existing site.

\*600m straight line or 1,000m as a pedestrian route



## Explanation

**9.21** Community open space and allotments are important for supporting health and wellbeing, social inclusion and community participation. Allotments can contribute towards the healthy eating agenda, as well as encouraging physical activity and emotional wellbeing. These policies ensure appropriate protection of these community assets.

**9.22** These spaces can also bring additional benefits, such as minimising flood risk in built-up areas. Therefore, reinforcing the long-term presence of open space is central to planning for sustainable places.

**9.23** These policies aim to ensure that there is sufficient provision of quality and accessible community open space and allotments. It is important that they are within safe and easy access from people's homes. In order to increase safety and help reduce maintenance costs they should be designed with natural surveillance. These spaces should be designed to accommodate people with disabilities, ensuring access for all.

## Why we need these policies

**9.24** These policies address an overall need to support healthy communities.

**9.25** Research supports the positive link between access to open space and improved health benefits. This includes providing good quality open space close to where people live with a range of provision supporting a variety of uses. In order to support healthy lifestyles, open space should cater to those with different access and recreation needs, including families, young people, dog walkers, people with disabilities and the elderly.

**9.26** The standards of local provision are set out in the following evidence documents and provide benchmarks against which any potential loss will be assessed:

- Mansfield District Parks and Green Spaces Strategy
- Mansfield District Allotment Strategy
- Mansfield District Playing Pitch Strategy

**9.27** The Planning Obligations Supplementary Planning Document sets out the community open space standard and recommended design principles within new residential development.

**Table 9.3 Policies NE3 and NE4 - Supporting information**

Protection community open space Protection of allotments	
Do they meet the National Planning Policy Framework?	Yes - paragraphs 73 and 74
What evidence has informed these policies?	<ul style="list-style-type: none"> <li>● Mansfield Green space survey and database 2015(PPG17)</li> <li>● Mansfield Open space strategy (In development)</li> <li>● Mansfield Allotment strategy</li> </ul>
How will they be delivered and monitored?	<p>The policy will be delivered through the planning decisions taken, the consideration of the relevant strategies and the use of S106 contributions.</p> <p>Monitoring will be through the updating of the S106 and open space databases.</p>
Which local plan objectives will they meet?	Objectives 5 and 10



## Protection of local green space

### Policy NE5

#### Protection of local green space

Planning permission will only be granted for developments on a site designated as local green space, provided that the development clearly enhances the area for the purposes it was designated.

Developments proposed adjacent to a local green space will be granted planning permission if it would not harm the purpose for which the area was designated.

#### NE5(a)

**Titchfield Park, Mansfield**

**9.28** Titchfield Park is designated for its beauty, historic significance and recreational value. The River Maun runs through the park and contributes to this historical park's unique beauty. It is one of a few parks that support petanque facilities in the county. It also has a special relationship with Water Meadows leisure centre and is an important link within the Timberland Trail. It provides for a variety of formal and informal facilities for its district-wide catchment area.

#### NE5(b)

**Berry Hill Park, Mansfield**

**9.29** Berry Hill Park is designated for its beauty, historic significance, recreational value, tranquillity and richness of wildlife. The mature setting of Berry Hill Park, with its pond and surrounding woodland, gives this park its unique beauty. It provides both formal recreational facilities, such as an athletics track, and informal, more tranquil areas. Much of the park is designated as a local wildlife site. It is historically significant to the district as it formed part of an estate to Bury Hall (1730-1920s) and retains many of its historical features. It was later donated by the miners union for the recreation of Mansfield and surrounding area.

**NE5(c)****Carr Bank Park, Mansfield**

**9.30** Carr Bank Park is designated for its beauty, historic significance and recreational value. This is a historic memorial park with three war memorials that offers a variety of informal and formal recreational opportunities / facilities that would be difficult to replicate elsewhere. It has an active Friends Group in recognition of its importance to the local community and holds unique beauty based on the maturity of the formalised layout and landscaping, the topography and overall setting.

**NE5(d)****Fisher Lane Park, Mansfield**

**9.31** Fisher Lane Park is designated for its recreational value as a significant skateboard plaza offers a unique facility in the district. It is also a key recreational link along the Timberland Trail.

**NE5(e)****Forest Road Park (part), Mansfield.**

**9.32** The designated area of this park is special due to its status as a local wildlife site, and the beauty of the mature trees in this location.

**NE5(f)****Land between Brunts School and Carr Bank Park, Mansfield.**

**9.33** This land is designated for its historic significance. The fields retain their historic enclosed field patterns and are the last remaining examples in the locality. They contribute to the setting of The Park Conservation Area and nearby listed buildings.

**NE5(g)****Larkhills Park, Mansfield.**

**9.34** Larkhills Park is designated for its beauty and its recreational value. The site offers an opportunity to experience views of the adjacent open countryside which is unique for this type of public open space in the district. It also plays an important role for local residents as there is an overall lack of this type of open space in this part of Forest Town.

**NE5(h)****Litchfield Lane / Chatsworth Drive, Mansfield.**

**9.35** This land is designated for its beauty, historic significance, recreational value, tranquillity and richness of wildlife. This is a rare pocket of publicly accessible, historic woodland in the urban area. The site has been woodland since at least since 1875 and links with Berry Hill Park. It offers a uniquely beautiful and tranquil setting for walking and cycling.



**NE5(i)**

**Millennium Green, Mansfield Woodhouse.**

**9.36** This area is designated for its historic significance and richness of wildlife. This site is a significant green space within the Mansfield Woodhouse Conservation Area and is one of few areas in Mansfield Woodhouse that affords wider views of the countryside and townscape in an otherwise densely urbanised setting. It contains important semi-natural neutral grassland which is rare in a densely built-up area of which it would be difficult to replicate elsewhere on any nearby urban green spaces.

**NE5(j)**

**Old Meeting House area, Mill Walk, Quaker Way, Mansfield.**

**9.37** This sites is designated for its historic significance and recreation value. The green space is historically associated with the Unitarian Meeting House on Quaker Way which is the oldest purpose-built nonconformist place of worship in Nottinghamshire and is a Grade II\* Listed Building. The green space is important to the setting of the listed building and the town centre's history and it is the only green space within the town centre.

**NE5(k)**

**Spa Ponds, off Clipstone Drive, Mansfield.**

**9.38** Spa Ponds is designated as local green space for its beauty, historic significance, recreational value, tranquillity and richness of wildlife. This site offers a unique and tranquil recreational experience on the edge of Forest Town. It has special historic significance, being part of Richard II's hunting grounds. The beauty of the site is due to its unique woodland and wetland setting which forms an important part of the Sherwood Landscape Character Area. The majority of this site is designated as a Local Wildlife Site and supports Biodiversity Action Plan priority habitats. The site provides a variety of recreational opportunities included fishing, walking and horse riding.

**NE5(l)**

**The Carrs, Market Warsop.**

**9.39** The Carrs is designated for its beauty, historic significance, recreational value and richness of wildlife. It is an uniquely important green space within Warsop Parish. The site is central to the area's landscape character, local setting and history. It supports UK and Nottinghamshire priority habitats and plays a key role in providing a special recreational resource and a place for the annual Warsop Carnival.

### **NE5(m)**

**The Scrape, Quarry Lane, Mansfield.**

**9.40** The Scrape is designated for its beauty, historic significance, recreational value and richness of wildlife. The Scrape is considered to be a unique pocket within the Quarry Lane Local Nature Reserve. Recognition as a Local Green Space would protect this as a local resource for residents, school groups and other interest groups for its unique beauty and recreational value.

### **NE5(n)**

**Yeoman Hill Park, Mansfield Woodhouse.**

**9.41** This site is designated for its historic significance and recreational value. Yeoman Hill Park is the only formal park in Mansfield Woodhouse and contributes to the historical setting of the Mansfield Woodhouse Conservation Area. It contains World War I and World War II memorials and there are important, regular recreational, cultural / social events that occur. It offers a wide range of formal and informal facilities, including a large childrens play area.



## Explanation

**9.42** This policy gives special protection to green spaces that are particularly important to local communities. It recognises the unique benefits of the designated sites and ensures their long-term protection beyond the plan period.

**9.43** Local green space designation is not appropriate for most green areas or open spaces; they must be unique in the benefits they provide to local communities.

## Why we need this policy

**9.44** We need this policy in order to be able to safeguard our most valued green space. These are important resources which help give the area distinctiveness, as well as each having their own benefits to the community.

**Table 9.4 Policy NE5 - Supporting information**

Protection of local green space	
Does it meet the National Planning Policy Framework?	Yes - paragraphs 76 and 77
What evidence has informed this policy?	<ul style="list-style-type: none"> <li>Mansfield Local Green Space Study 2015</li> </ul>
How will it be delivered and monitored?	<p>Through the planning decisions taken, requiring justification for any proposals involving the development of local green spaces.</p> <p>The effectiveness of this policy will be monitored by the amount of applications received and type of development proposed.</p>
Which local plan objectives will it meet?	Objectives 10

## Protection of trees

### Policy NE6

#### Protection of trees

Consent for works to protected trees will be granted where:

- a. the amenity value and / or character of the area is conserved, and
- b. the reason for tree removal is proportionate to its value (where relevant), and
- c. proposed works / felling are in accordance with good arboricultural practice and are properly justified through an accompanying detailed arboricultural and / or structural engineer's report, and
- d. adequate replacement planting is proposed (where relevant and appropriate to the amenity and / or character of the area).



## Explanation

**9.45** Trees play an important role in the appearance and character of an area, providing visual and acoustic screening, reducing the greenhouse effect (by absorbing carbon dioxide and releasing oxygen), and improving air quality (by acting as natural air filters). Trees covered by tree preservation orders (TPOs), and trees over a prescribed size within a conservation area are protected.

**9.46** Proposed felling or works to a protected tree require consent from the local planning authority. In conservation areas six weeks notification to the local planning authority of the intention to carry out felling or works to a tree is required. We can serve a provisional TPO if the proposed felling or works are considered harmful to the special character.

**9.47** The policy ensures that all proposals for works to, or removal of, protected trees are fully justified by the applicant.

**9.48** It is recommended that non urgent tree work involving tree removal / reduction should not be undertaken during the bird nesting / breeding season, which is generally considered to be from 1 March to 31 July.

**9.49** Veteran or ancient trees are considered irreplaceable, where works are proposed to these trees, advice should be sought through the joint Forestry Commission and Natural England standing advice on Ancient Woodland and Veteran Trees (April 2014) or its equivalent.

## Why we need this policy

**9.50** The council has a duty to protect trees and woodland of strong public amenity and character value. There are numerous designated TPOs across the district to which this policy applies.

**9.51** The policy is needed to set out the council's position with regard to assessing proposals for works to protected trees.

**Table 9.5 Policy NE6 - Supporting information**

<b>Protection of trees</b>	
Does it meet the National Planning Policy Framework?	No, it relates to the Tree Preservation Order Regulations 2012. Despite this, the protection of trees is considered to help meet the environmental sustainability objectives of the NPPF.
What evidence has informed this policy?	<ul style="list-style-type: none"> <li>● Conservation appraisal and management plans (various)</li> <li>● National Ancient Woodland and Veteran Tree Standing Advice covering England issued by Natural England and the Forestry Commission in April 2014</li> <li>● Register of Tree Preservation Orders</li> </ul>
How will it be delivered and monitored?	<p>The policy will be delivered through the consideration of applications for works to protected trees and for the removal of protected trees.</p> <p>The success of the policy will be monitored through the proportion of works to / removal of protected trees permitted which are not in accordance with the criteria of the policy and the number of appeals (where applications have been refused due to proposed tree works of poor arboricultural practice or insufficiently justified removal of trees) which are upheld.</p>
Which local plan objectives will it meet?	Objective 5



## Biodiversity and geodiversity

### Policy NE7

#### Biodiversity

Planning permission will be granted for developments which conserve, and where feasible provide net gains in, biodiversity by maximising opportunities to incorporate biodiversity enhancements across a landscape-scale, as it relates to the development.

Where harm to the ecological network cannot be avoided, mitigation should be provided. If this is not possible, off-site compensation must be provided in order for the development to be permitted.

All development proposals which affect ecological networks or protected species must be accompanied by an ecological assessment which demonstrates how the development will:

- a. prioritise the protection and enhancement of priority or protected species, or priority or irreplaceable habitats
- b. prioritise the protection and enhancement of landscape features of major importance for wildlife
- c. where possible, avoid fragmentation of the ecological network
- d. restore missing habitat links and landscape features through habitat creation and re-creation. Where this is not possible, buffer priority habitats and designated sites through the creation of complimentary habitats within landscaping and green space
- e. address long-term sustainability of biodiversity through appropriate design and management plans
- f. plan for the movement of wildlife within and off the proposed development site
- g. prioritise the retention / creation of habitats and landscape features in appropriate publicly accessible areas.

This policy will be applied in accordance with the GI and Biodiversity Supplementary Planning Document\*.

\*to be written and consulted on prior to the local plan examination.

## **Policy NE8**

### **Protection of designated biodiversity and geodiversity sites**

Planning permission for development which impacts on designated sites of importance for biodiversity and geodiversity, their features of interest and their role in the wider ecological network, directly or indirectly, will only be granted where:

- a. the benefit of the development outweighs the significance of the protected site and its position in the hierarchy, and the harm caused
- b. it can be demonstrated that avoidance and mitigation has been followed in accordance with Policy NE7 and relevant legislation
- c. they are accompanied by a relevant assessment to demonstrate the impact of development upon the designated site.

This policy will be applied in accordance with the GI and Biodiversity Supplementary Planning Document\*.

\*to be written and consulted on prior to the local plan examination.



## Explanation

**9.52** Biodiversity is the variety of plant and animal species. It is essential for the survival of the human species by providing food, fuel, shelter, medicines and other resources. These policies reflect the Government's commitment to halt the overall decline in biodiversity.

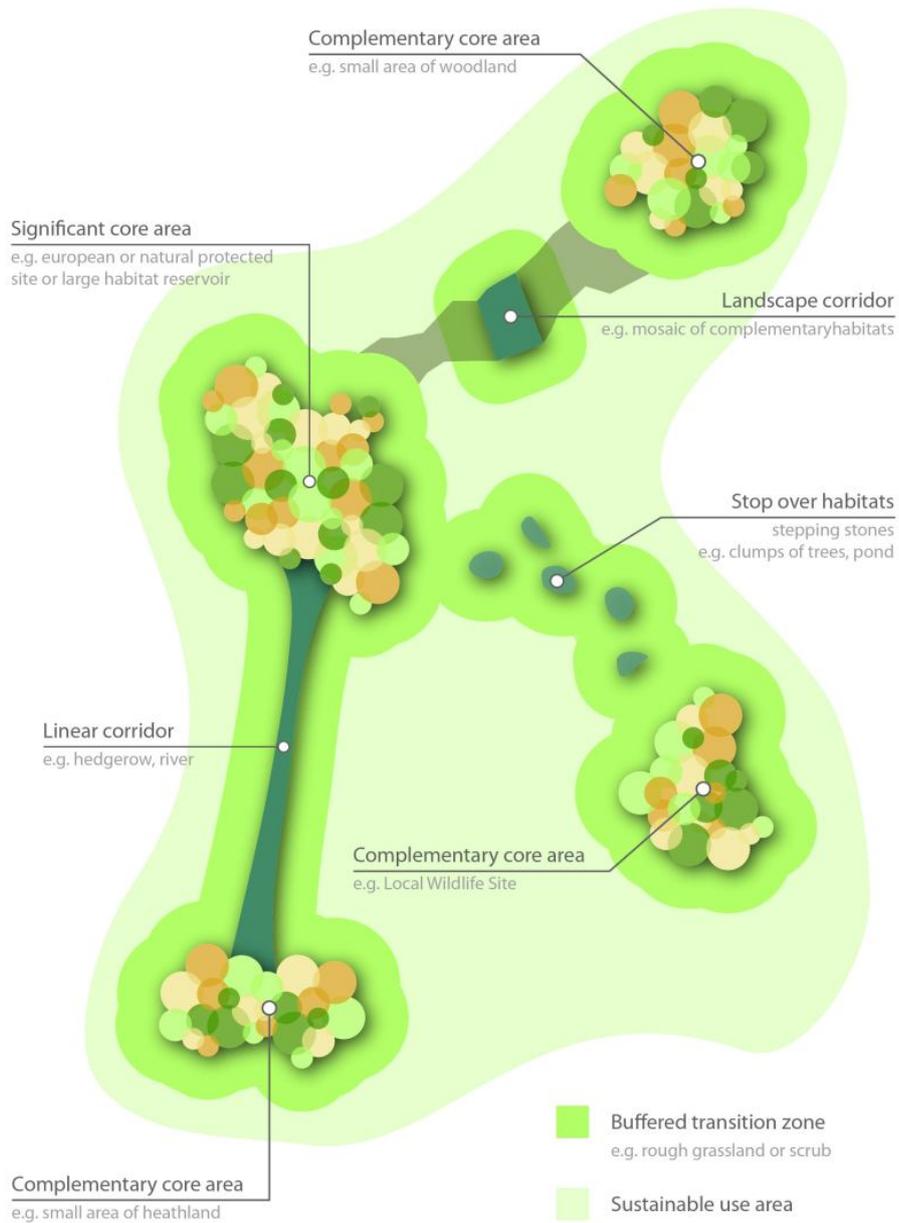
**9.53** Policy NE7 supports the protection and enhancement of the district's protected and priority species, priority and irreplaceable habitats and ecological networks which are made up of a combination of:

- designated sites
- priority habitats (those that are generally rare in the UK and Nottinghamshire and listed in the UK and Nottinghamshire Biodiversity Action Plans)
- irreplaceable habitats such as ancient woodland, veteran trees and ancient hedgerows
- landscape features such as hedgerows, rivers, ponds.

**9.54** Key to this is ensuring that wildlife can move through these networks and so that they are more resilient to change. It also includes ensuring that the transition between the ecological network and development area is softened by use of buffered habitat areas such as wildflower meadows or scrub.

**9.55** Picture 9.4 shows the different components that can make up an ecological network, and picture 9.5 shows the ecological & geological sites within the district.

Picture 9.4 Ecological network



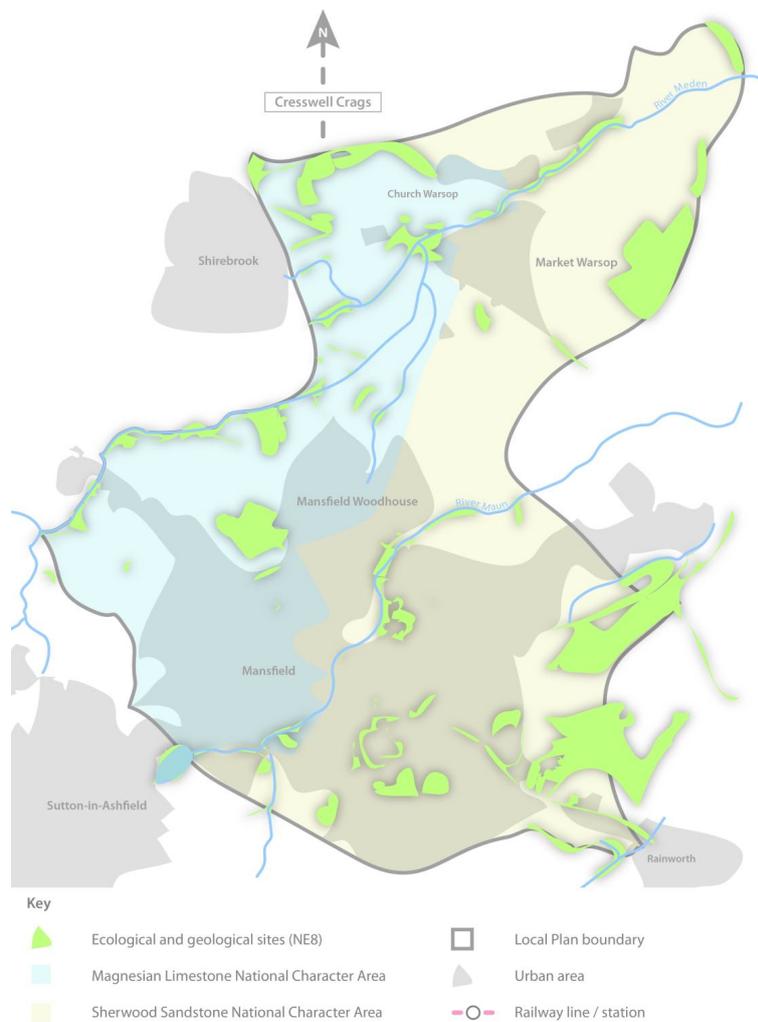


**9.56** Both policies NE7 and NE8 address impact from development through a mitigation hierarchy. They ensure that firstly, impacts are avoided. Development proposals on ecological networks and / or designated sites where harm cannot be avoided or mitigated, provide compensation measures. This could be in the form of habitat creation, restoration or enhancements off site.

**9.57** The UK and Nottinghamshire Biodiversity Action Plans identify an important range of habitats and species within the district which these policies aim to conserve and enhance.

**9.58** Policy NE8 ensures the protection of sites and habitats with important biodiversity and geodiversity value.

**Picture 9.5 The natural environment**



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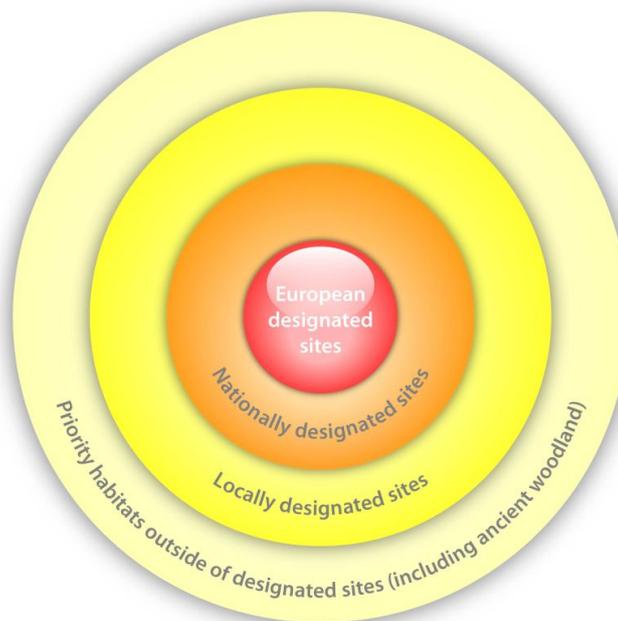
**9.59** The Green Infrastructure and Biodiversity Supplementary Planning Document (SPD) will provide further detailed guidance for these policies. Also, the joint Forestry and Natural England's Ancient Woodland and Veteran Tree Standing Advice (or equivalent) should guide development likely to affect these habitats and features.

**9.60** For the purposes of Policy NE8, the hierarchy of Internationally, nationally and locally designated sites of importance for biodiversity and geodiversity is:

- European sites (Natura2000) and potential, candidate, listed or proposed European sites
- nationally important designated sites: Sites of Special Scientific Interest (SSSI)
- statutory locally designated sites: Local Nature Reserves (LNRs)
- non-statutory locally designated sites: Local Wildlife Sites (LWS) and Local Geological Sites (LGS)

**9.61** Picture 9.6 demonstrates the hierarchy of protected sites.

**Picture 9.6 Hierarchy of protected sites**





## Why we need these policies

**9.62** These policies are required to prevent further significant losses in wildlife and habitats such as heathland and wildflower rich grasslands. This is addressed through a combination of:

- wider landscape-scale conservation measures linking designated sites with important habitats and landscape features outside these designations
- wildlife friendly layout within green and open spaces and amenity areas
- wildlife friendly design as part of the building fabric.

**9.63** A hierarchy of sites is identified, so that appropriate weight can be given to their status, and their importance to the wider ecological network can be fully understood.

### European sites

**9.64** A precautionary approach should be taken to major developments which may impact on the Birklands and Bilhaugh Special Area of Conservation (SAC) An initial Habitats Regulations Assessment Screening Opinion or equivalent risk assessment will be required in order to confirm whether or not an Appropriate Assessment (or similar) is needed.

**9.65** Policy NE7 addresses the possible potential special protection area (pSPA) as it relates to nightjar and woodlark populations and their habitats. Impact from development on this possible European site will need to be addressed in a risk assessment.

### Sites of special scientific interest (SSSI)

**9.66** Where development cannot be avoided and the proposed development is likely to damage the special interest features of the SSSI, directly or indirectly, an appropriate ecological assessment and advice from Natural England, will be required before any decision can be made. Natural England's SSSI Impact Risk Zones (IRZ) provide guidance on potential impacts based on the location and type of development.

### Locally important sites

**9.67** These include:

- local nature reserves (LNRs)
- local wildlife sites (LWSs)
- local geological sites (LGSs)

**9.68** Development likely to have an adverse impact on the above sites will not be permitted unless it can be clearly demonstrated that there are reasons for the proposal which outweigh the nature conservation value of the site and its role within the wider ecological / geological network, and where greater biodiversity benefits may be gained through the development whilst supporting similar priority habitats and species. An appropriate ecological assessment will be required to identify any potential impacts, avoidance and mitigation measures in order to inform planning decisions and, where appropriate, conditions.

**Table 9.6 Policies NE7 and NE8 - Supporting information**

<b>Gains in biodiversity and the protection and enhancement of ecological networks</b> <b>Protection of designated ecological and geological sites</b>	
Do they meet the National Planning Policy Framework?	Yes - paragraphs 14, 109, 113, 114, 117 to 119
What evidence has informed these policies?	<ul style="list-style-type: none"> <li>● The Schedule of local wildlife and geological sites</li> <li>● Habitats mapping</li> <li>● UK and Nottinghamshire Biodiversity Action Plans</li> </ul>
How will they be delivered and monitored?	<p>These policies will be delivered through the consideration of applications for development close to or on designated sites, and affecting ecological networks.</p> <p>The success of these policies will be monitored by recording the net gain in biodiversity and the loss or reduction of designated sites.</p>
Which local plan objectives will they meet?	Objective 5



## Maintaining a clean and healthy environment

### Policy NE9

#### Air quality

All development proposals will be required to assess the likely impacts of the development on air quality, and mitigate any negative impacts, where they may:

- a. contribute to significant road traffic congestion
- b. significantly increase use of private motor vehicles
- c. introduce a significant point source of air pollution
- d. create harmful levels of odours, fumes or dust
- e. expose people to increased levels of poor air quality
- f. result in increased levels of pollutants which may significantly affect European designated sites or heathlands
- g. be located within or adjacent to Air Quality Management Area (AQMA) or potential AQMA.

Planning permission will only be granted if the individual and cumulative impact of the proposed development on air quality is acceptable or appropriate mitigation measures are applied, or where enhancements are made.

The nature and location of the development and its potential to impact upon areas where the National Air Quality Strategy Standard (or similar) is exceeded, will determine the significance of its impact upon air quality.

### Policy NE10

#### Land contamination

Planning permission will only be granted for development involving contaminated, or potentially contaminated, land or buildings if:

- a. a contaminated land assessment demonstrates that no unacceptable risks to human health or the environment would arise, and
- b. where necessary, suitable remediation is carried out to ensure the land is no longer contaminated as defined in Part 2A of the Environmental Protection Act 1990.

## Explanation

**9.69** These policies ensure that developments which may adversely affect air quality, or be located on or near land which is, or may be, contaminated, are accompanied by an assessment of the potential impact / risk. They also require that any necessary mitigation is undertaken.

**9.70** Due to the mix of current and historical land uses within the district, there are many areas where the land or buildings could be contaminated. The council welcomes and supports developments which would positively address contaminated sites, however any mitigation required is the responsibility of the developer / owner.

**9.71** Redevelopment of a contaminated site is an ideal way to secure an improvement to the environment provided that the results create no unacceptable risks to human health or the environment.

**9.72** Developers / owners should have an understanding of a site's history to determine the likelihood of risk from contamination and any associated costs.

**9.73** Further advice and guidance on contaminated land is available on the environmental pages of the council's website.

## Why we need these policies

**9.74** Policy NE9 is required to assist with meeting the national air quality objectives to protect people's health and the environment.

**9.75** Policy NE10 is needed to ensure that contamination issues are fully addressed when redevelopment takes place.

**Table 9.7 Policies NE9 and NE10**

Air quality Land contamination	
Do they meet the National Planning Policy Framework?	Yes - paragraphs 120, 121, 123 and 124
What evidence has informed these policies?	<ul style="list-style-type: none"> <li>● Air Quality Action Plan 2013</li> <li>● Contaminated Land Inspection Strategy 2002</li> </ul>
How will they be delivered and monitored?	<p>These policies will be delivered through the planning decisions taken, requiring detailed assessments in relation to air quality and ground contamination matters where appropriate.</p> <p>Environmental monitoring of relevant sites will help determine the effectiveness of the policies.</p>
Which local plan objectives will they meet?	Objectives 5 and 8



## Policy NE11

### Statutory nuisance

Development likely to cause or experience statutory nuisance\* as a result of light, noise, dust, odour or vibration must be supported by a relevant assessment. If necessary, appropriate mitigation must be put in place.

Applicants will need to demonstrate that statutory nuisance would not occur as a result of the development or throughout its construction.

\*A statutory nuisance is defined as something that would:

- unreasonably and substantially interfere with the use or enjoyment of a home or other premises
- injure health or be likely to injure health

## Explanation

**9.76** There are a number of types of ‘nuisance’ which can give rise to statutory concerns, disturbance or health related issues. Generally these are related to:

- odour – for example intensive livestock farming and development involving industrial or waste management
- light - lighting schemes can adversely impact neighbouring premises, the wider environment and the night sky
- noise – particularly from factories or music venues
- dust - produced from manufacturing processes
- vibration – for example from heavy industry or noise.

**9.77** This policy has two aims, to manage nuisance generating development that may have an impact on the existing environment, and also to control proposals which may be unsuitable for locations within the existing environment of a long standing use.

**9.78** All new development must avoid unreasonable impacts upon residential amenity, or leisure and recreational activities enjoyed by residents and visitors. This policy helps manage development by ensuring that proposals will not generate significant levels of pollution, either during construction or in operation.

**9.79** Further guidance on noise for anyone with a development proposal can be found on the council’s environmental protection web pages.

## Why we need this policy

**9.80** This policy is needed to ensure the amenity of existing and future residents is not impacted by unreasonable levels of pollution and disturbance.

**Table 9.8 Policy NE11 - Supporting information**

Statutory nuisance	
Does it meet the National Planning Policy Framework?	Yes - paragraphs 122, 123 and 125
What evidence has informed this policy?	
How will it be delivered and monitored?	Through the development management process, requiring detailed assessments in relation statutory nuisances where appropriate.  Monitoring will be via environmental monitoring of relevant sites and imposition of planning conditions.
Which local plan objectives will it meet?	Core objectives 5 and 8

The Carrs, LNR, Warsop.



# Section Ten

## Built environment

### Introduction

**10.1** The quality of our built environment is vital in terms of improving the quality of life of residents of Mansfield, and in creating more sustainable communities. A high quality built environment can help make enjoyable places in which to live, work, shop, relax and invest.

**10.2** It is important that our historic built environment is protected and enhanced for existing and future generations. We also need to ensure that the design of new developments represent excellent examples of the best modern architecture and use best practice in sustainable building design. Alterations to existing buildings should be sympathetic and make a positive contribution to local character and distinctiveness of the area.

**10.3** The very best parts of our historic built environment are known as heritage assets and include listed buildings, scheduled monuments, conservation areas and a historic park and garden, which are considered to be nationally important. At a more local level, non designated local heritage assets include buildings of local interest, sites of archaeological interest, historic landscapes and places, and unregistered parks and gardens.

**10.4** We will encourage development proposals that sustain and enhance the significance of heritage assets and their settings and add to their long term sustainability. New development should seek to make a positive contribution to local character and distinctiveness. This will require understanding of the asset affected using historical information to inform development so that it may recover and reinforce its significance. Conservation area appraisals, historic landscape assessments and the Nottinghamshire Heritage Environment Record are key sources that may be used to achieve this. The council supports constructive conservation in development proposals so that heritage values are protected.

**10.5** Our positive strategy for the historic environment will be achieved through:

- a. supporting proposals which conserve and enhance the historic environment
- b. keeping up-to-date conservation area appraisals and management plans, and using such up to date information in the determination of planning applications
- c. identifying and considering new areas for designation as conservation areas
- d. Article 4 directions accompanied by Local Development Orders to protect and enhance conservation areas and traditional buildings of local significance
- e. developing a list of locally listed heritage assets
- f. working to reduce the number of heritage assets on the Buildings at Risk Register; and encouraging their sympathetic maintenance and restoration
- g. supporting proposals for heritage led regeneration, ensuring that heritage assets are conserved, enhanced and their future secured
- h. seeking the input of local heritage expertise
- i. considering improvements to the public realm and the setting of heritage assets within it
- j. providing guidance regarding the conservation of heritage assets

**10.6** In order to support this approach the following six policies set out a positive strategy for the conservation and enjoyment of the historic environment in accordance with the requirements of the National Planning Policy Framework (NPPF).

**10.7** There are then four policies which relate to design, comprehensive development, home extension and alterations, and advertisements.



## Protecting our historic environment

### Policy BE1

#### Protection of the historic environment

Development proposals affecting heritage assets will be permitted if they do not detract from the significance, character and setting of an asset, and will be particularly supported where they better reveal the significance of the asset.

All proposals will be expected to explain the significance of the asset, identify the impact of works on the special character of the asset and provide a clear justification for the work, including (where relevant) identification of public benefits.

Where permission is granted, appropriate conditions and/or planning obligations may be secured to ensure that heritage assets are appropriately conserved and/or enhanced. This may include provision for the recording of assets prior to commencement of the work.

### Policy BE2

#### Development within conservation areas

Development proposals within or impacting upon conservation areas will be permitted where they conserve or enhance the character or appearance of the area and its setting.

Applications will be considered in relation to how well the design and location of the proposal has taken account of:

- a. the development characteristics and context of the area, in terms of important buildings, spaces, landscapes, walls, trees and views into or out of the area
- b. the form, scale, size and massing of nearby buildings, together with materials of construction

## **Policy BE3**

### **Development affecting listed buildings**

Proposals for alterations to or changes of use of listed buildings (including setting) will be supported where they protect the significance of the heritage asset including impact's on the character, architectural merit or historic interest of the building. Proposals should consider factors such as materials, layout, architectural features, scale and design.

Proposals which allow for viable uses that are compatible with the conservation of the fabric of the building and its setting will generally be supported.

## **Policy BE4**

### **Scheduled monuments and archaeology**

Proposals that preserve or enhance the significance of scheduled monuments or archaeological sites, including their setting, will be supported.

Where development proposals are likely to affect non-designated archaeological sites, appropriate measures should be taken to ensure their protection in-situ, based upon their significance.

Where development would involve demolition or removal of archaeological features, this must be fully justified and provision made for excavation, recording and archiving prior to work commencing.

## **Policy BE5**

### **Registered parks and gardens**

Planning permission for development that preserve or enhance the special historic landscape character and interest of a registered park and garden including its setting will be granted.

Applications must seek to protect original or significant designed landscapes, their built features and setting. Proposals which seek to restore or reinstate historic landscape features to original designs, using appropriate evidence, or better reveal their setting will be encouraged.



## Policy BE6

### Non designated local heritage assets

Development proposals which positively sustain or enhance the significance of any local heritage asset and its setting will be permitted.

Alterations, additions and changes of use should respect the character, appearance and setting of the local heritage asset in terms of the design, materials, form, scale, size, height and massing of the proposal. Proposals involving full or partial demolition of a local heritage asset will be resisted unless sufficient justification is provided on the proposed scheme and its public benefits to outweigh the harm caused by the loss of the asset.

## Explanation

**10.8** These policies include safeguards to ensure that the character and appearance of the district's heritage assets are protected.

**10.9** Policy BE2 makes clear that development impacting upon a conservation area should adopt appropriate design principles to ensure that it respects the special character of the conservation area.

**10.10** Whilst the aims of the policies are to protect the historic environment, it is recognised that in some cases there may be overriding public interest in a development or benefits to the community that would outweigh a proposals effect on existing heritage assets. Examples may be where, taking account of the relevant criteria, the removal of a locally listed asset would allow for opening up important views, or where for reasons of viability and accessibility, the demolition of a locally listed asset would be acceptable in order to provide for a community facility that the existing building was unsuitable for.

## Why we need these policies

**10.11** The protection, enhancement and management of historic environments and individual heritage assets has a beneficial role to play in providing attractive places and facilities for people to enjoy, together with contributing towards a range of cultural, social, environmental and economic benefits.

**10.12** The district's historic environment includes a number of listed buildings, conservation areas, scheduled monuments, a registered park and garden, and many properties which are locally important for their historic value. These heritage assets are irreplaceable features which have helped to shape our environment and contribute to the local character of the district.

**10.13** The three main settlements of Mansfield, Mansfield Woodhouse and Market Warsop have evidence of medieval settlement, and contain early examples of medieval street patterns and layout of individual plots. These town and district centres contain a significant number of the district's listed buildings (and all include conservation areas), which demonstrate vernacular design and the use of local materials.

**10.14** A number of buildings and structures throughout the district show a clear link to the area's industrial heritage which has helped to shape its growth and development. Some examples include the mills along the Maun Valley, the railway viaducts in the town centre and at Kings Mill, and framework knitters cottages.

**10.15** The protection and enhancement of our historical environment is vital if the character of Mansfield is to be maintained. A key challenge for the local plan is to seek to ensure that these assets are protected for our enjoyment and education today and for future generations.

**Table 10.1 Policies BE1 to BE6 - Supporting information**

Protection of the historic environment	
Does it meet the National Planning Policy Framework?	Yes - paragraphs 126-141
What evidence has informed this policy?	<ul style="list-style-type: none"> <li>● Conservation area character appraisals and management plans;</li> <li>● Planning Practice Guide – Conserving and enhancing the historic environment</li> <li>● List of Buildings of Special Architectural or Historic Interest;</li> <li>● Mansfield Historic Buildings at Risk Register;</li> <li>● Heritage Environmental Record.</li> <li>● Register of Historic Parks and Gardens of special historic interest in England</li> <li>● Nottinghamshire County list of Scheduled Ancient Monuments</li> <li>● Adopted criteria for assessing local Heritage Assets</li> <li>● List of Local Heritage Assets</li> <li>● Nottinghamshire Extensive urban surveys for Mansfield, Mansfield Woodhouse and Market Warsop</li> <li>● Heritage Gateway</li> </ul>
How will it be delivered and monitored?	<p>This policy will be delivered through the development management system and the work of the conservation officer.</p> <p>Monitoring will be by:</p> <ul style="list-style-type: none"> <li>● Up to date record of designated historic assets and a list of locally listed buildings</li> <li>● Production of conservation area character appraisals and management plans</li> </ul> <p>The council will monitor historic buildings at risk and take action where necessary to secure and improve those buildings deemed to be at greatest risk.</p>
Which local plan objectives will it meet?	Objectives 5 and 6



## Design quality

### Policy BE7

#### Design of new buildings and neighbourhoods

Planning permission for development will be granted provided that it:

- a. achieves visually attractive and distinctive environments, through high quality townscape, architecture and landscaping which optimise the potential of each site to improve the area
- b. respects and complement the special local character and distinctiveness of an area whilst incorporating innovative design solutions where appropriate
- c. ensures that the layout, scale, form, massing, height of buildings and structures, and materials relate to the site context (character and appearance) and its surroundings
- d. integrates measures to mitigate and adapt to climate change in ways which contribute to the character and appearance of the scheme
- e. incorporates design features and layouts which reduce the opportunities for crime, and create safe and inclusive environments
- f. protects the amenity of existing and future occupiers by creating high quality, healthy environments, including the provision of public and private space
- g. includes permeable layouts which allow good and convenient connections within sites and to destinations beyond for pedestrians and cyclists, and all other modes of transport
- h. include measures for effective waste management that does not have a detrimental effect on the street scene.

## Explanation

**10.16** This policy requires all proposals to achieve a high standard of design quality to ensure that new development is both sustainable and attractive. This supports the regeneration of the district and improves its image, together with reducing the perception and fear of crime.

**10.17** All new developments should aspire to the highest standards of design, including construction methods and materials, and these issues should be integrated into the development process at an early stage, along with consideration of community safety, residential amenity and sustainable access.

## Why we need this policy

**10.18** It is essential that a design policy seeks to raise the quality of all new development ensuring that places are functional, safe, inclusive, and durable, as well as attractive. In addition, the policy is needed to ensure that new developments make an important contribution to tackling climate change through mitigation and adaptation through design.

**10.19** Achieving high quality design in all new development will improve the perceived poor image of the town, particularly in relation to the regeneration of Mansfield town centre, and other high profile sites such as key gateway sites and major development sites. To do this the council must be proactive in clearly setting out its own expectations in relation to the quality of the development that will be required to meet wider objectives.

**10.20** This policy allows the council to clearly set out its expectations in relation to the design quality of new development across the district. The council may bring forward a Supplementary Planning Document (SPD) on design quality based on this policy in the future.

**Table 10.2 Policy BE7 - Supporting information**

Design of new buildings and neighbourhoods	
Does it meet the National Planning Policy Framework?	Yes - paragraphs 56 to 66
What evidence has informed this policy?	<ul style="list-style-type: none"> <li>● 'Creating a City Centre for Mansfield'(2009)</li> <li>● The 'Urban Design Compendium: Mansfield Town Centre'(2007),</li> <li>● Conservation area character appraisals and management plans</li> <li>● Building for Life</li> </ul>
How will it be delivered and monitored?	<p>This policy will be delivered through the development management system and by requiring planning applications submitted for major development to be accompanied by a Design Statement including an assessment based on the Building for Life principles.</p> <p>Monitoring will be undertaken by annual assessment of completed development sites by planning officers.</p>
Which local plan objectives will it meet?	Objectives 5, 6 and 7, and it would support objectives 3, 8 and 9.



## Policy BE8

### Comprehensive development

Proposals to revise an existing planning permission, or which vary the council's plans for a particular allocated site, will be permitted provided that, unless viability indicates otherwise, it maintains or enhances:

- a. the required levels of necessary infrastructure and facilities
- b. the balance of uses, where applicable.

Proposals will be supported where they do not prejudice the comprehensive delivery of development sites and assist in the provision of any necessary physical, social or environmental infrastructure. Any new or revised development proposal will be granted permission if, through its design and layout, it does not:

- c. preclude the development of adjoining land with longer term potential
- d. lead to piecemeal forms of development
- e. seeks to avoid planning contributions by limiting the size of the development to avoid relevant thresholds

On large sites (of three hectares or more) a masterplan will be required to be submitted as part of any planning application. This should show how the site as a whole will be comprehensively planned and developed in line with agreed design and development objectives, including phasing and the cumulative infrastructure needs.

## Explanation

**10.21** As large developments are often brought forward in phases, and the proposed facilities and mix of uses can change over time, this policy aims to ensure that what is delivered reflects the approved masterplan or outline planning permission. Masterplans will need to be submitted with applications of three hectares or more to ensure that sufficient infrastructure / facilities are provided.

**10.22** This policy also seeks to ensure that a site's layout does not stop adjoining land from being developed which may otherwise be suitable. Other aims of the policy are to avoid piecemeal development and to ensure that schemes are not designed in a way which means planning obligations are avoided.

## Why we need this policy

**10.23** Significant mixed use developments to the south and west of the Mansfield urban area (as shown on the policies map) have already been granted planning permission and will make major contributions to the district's housing and employment requirements over the plan period. It is important that these sites are brought forward in accordance with the outline planning permissions.

**10.24** In addition there are a number of other sites where It is important that the masterplan, outline planning permission or development brief, for the development is followed. This helps ensure the proper integration of open space throughout a scheme, the provision of facilities and resources as expected and that early phases provide the proper access and servicing opportunities for the future development of the site.

**Table 10.3 Policy BE8 - Supporting information**

Comprehensive development	
Does it meet the National Planning Policy Framework?	Yes - paragraphs 8, 9 and 17
What evidence has informed this policy?	<ul style="list-style-type: none"> <li>• The 'Urban Design Compendium: Mansfield Town Centre'(2007),</li> <li>• Building for Life</li> </ul>
How will it be delivered and monitored?	<p>This policy will be delivered through by requiring planning applications submitted for major development to be accompanied by a masterplan, where required, and through planning decisions taken.</p> <p>Monitoring will be undertaken by assessing the quality of developments completed as part of the development management process.</p>
Which local plan objectives will it meet?	Objectives, 4, 5, 6 and 9



## Policy BE9

### Home extensions and alterations

Planning permission will be granted for extension to and / or alteration of existing dwellings, including the provision of separate buildings within the curtilage for habitable or other purposes related to the domestic use of the property, provided that:

- a. there is no adverse impact on the character and appearance of the dwelling or street scene, or the wider surrounding area, and
- b. it does not significantly reduce the residential amenity for nearby occupiers due to factors such as, a loss of natural light, overlooking, or is overbearing, and
- c. It would retain the level of residential amenity for future occupiers of the property, such as, privacy, off street parking and external amenity space.

## Explanation

**10.25** Domestic extensions allow home owners to adapt their homes to suit their changing lifestyle needs and increase the enjoyment and value of their home.

**10.26** Existing permitted development rights allow a generous amount of development to take place before planning permission is required. Larger extensions and alterations will be supported where there is no harm to the visual or residential amenity of the property or of nearby properties.

**10.27** Alterations and extensions to listed buildings or properties in conservation areas will also be assessed in accordance with the relevant heritage policies.

## Why we need this policy

**10.28** Householder extension applications are a major part of the development management work load and the area where most people interact with their local planning authority, either because they wish to extend their property or because of their neighbours doing so.

**10.29** A policy that covers it is therefore considered to be an important element of the local plan. We may bring forward a supplementary planning document to provide further guidance, if needed.

**Table 10.4 Policy BE9 - Supporting information**

Home extensions and alterations	
Does it meet the National Planning Policy Framework?	Yes - paragraphs 56, 57, 62 and 64
What evidence has informed this policy?	High proportion of householder planning applications which are submitted.
How will it be delivered and monitored?	This policy will be delivered the planning decisions taken of planning applications submitted for householder development. Monitoring will be undertaken by the percentage of applications approved contrary to this policy.
Which local plan objectives will it meet?	Objectives, 4,5 and 6



## Policy BE10

### Advertisements and signposting

Advertisement consent for the erection of signage / advertisements will be granted provided that:

- a. they have no negative impact upon the character and appearance of the building to which they are to be attached and /or the immediate area and street scene, in terms of size, scale, materials, appearance and level of illumination, and
- b. they avoid visual clutter on the building to which they are to be attached and /or in the immediate area within which they are to be located. This includes the cumulative impact of individual signs, and
- c. they are not harmful to the safety of pedestrians, cyclists and motorists, and
- d. in the case of proposals for advance signs on private land outside highways limits which refer to businesses, tourist attractions or accommodation these are:
  - i. required to locate a destination not on a named road or readily identifiable location, and
  - ii. used identifies the premises only, and
  - iii. to not display any advertisements, and
  - iv. not illuminated, and
  - v. attached to existing means of support where possible.

## Explanation

**10.30** Whilst the council recognises the importance of advertisements and signage to businesses, it is important to ensure that they are not visually detrimental to the surroundings in which they are located. A balance has to be met between the commercial requirements of businesses and the protection of the environment, including pedestrian and vehicular safety.

**10.31** A supplementary planning document may be produced to set out detailed design criteria for specific types of signage, if needed.

## Why we need this policy

**10.32** Applications for signage and adverts are dealt with under the Town and Country Planning (Control of Advertisements) Regulations. Given the impact that signs and adverts can have upon the character and appearance of an area it is considered that where proposals need consent they should be assessed against a local plan policy. This policy will ensure that where signage and adverts require consent they will be well designed and have a positive impact upon the character and appearance of an area and support the objectives of the design policy as well as the needs of the applicant.

**Table 10.5 Policy BE10 - Supporting information**

Advertisements and signposting	
Does it meet the National Planning Policy Framework?	Yes - paragraph 67
What evidence has informed this policy?	<ul style="list-style-type: none"> <li>The Town and Country Planning (Control of Advertisements) (England) Regulations 2007</li> </ul>
How will it be delivered and monitored?	<p>This policy will be delivered through planning decisions taken.</p> <p>Monitoring will be undertaken by:</p> <ul style="list-style-type: none"> <li>Monitoring planning applications</li> <li>Monitoring enforcement action</li> </ul>
Which local plan objectives will it meet?	Objectives 1, 5, and 6

The Town Hall, Mansfield.



Mansfield is a purple flag town



for a better night out

**WELCOME - SAFE - FUN**  
**FRIENDLY - HERITAGE**



# Section Eleven

## Infrastructure delivery and planning obligations

### 11.1 Introduction

**11.2** The future growth and development of the district will put additional pressure on the area's physical, social and green infrastructure. It is therefore important that new and improved infrastructure and services are provided in order to accommodate planned growth and to ensure local facilities and services can cope. Over the lifetime of the plan it is envisaged that additional infrastructure will be delivered alongside new development, through contributions from the public and private sector.

**11.3** In line with the National Planning Policy Framework (NPPF), an infrastructure study and delivery plan has been prepared to assess existing infrastructure deficiencies and to identify the likely additional requirements needed to support new development.

**11.4** This section sets out policies requiring the provision of essential infrastructure on new development and its delivery through section 106 planning obligations and / or, a community infrastructure levy (CIL), should the council decide to introduce one during the life time of the local plan.

### Policy ID1

#### Infrastructure delivery

Planning permission will be granted for development which, upon meeting appropriate thresholds\*, can demonstrate that any necessary physical, social and / or green infrastructure requirements will be provided, for the development proposed.

Where new development would create a need to provide additional and / or improved infrastructure, the first preference will be for the developer to address the infrastructure need directly by making provision on-site unless greater benefit could be achieved by off-site provision including through a planning obligation in accordance with Policy ID2.

\*appropriate thresholds are set out in the Planning Obligations Supplementary Planning Document.



## Explanation

**11.5** This policy requires development to be supported by appropriate infrastructure. New development has an impact on the various forms of infrastructure within the district, which will vary dependant on the nature and size of the proposal and the existing infrastructure in that area. A major employment development may need significant highway improvements and upgrading of the electricity distribution network, where as a residential development may have greater social requirements and open space needs due to the growth in population in the area.

**11.6** Infrastructure facilities and / or services may include, but not be limited to, the following infrastructure types:

- **physical** – for example, transport (walking, cycling, public transport and highway networks); utilities (electricity, gas, waste water, water supply and telecommunications); flood alleviation (defence and mitigation)
- **social** – for example, education (early years, primary, secondary, further and higher education), healthcare (GP’s and health centres, pharmacies, dentists, hospitals); community facilities (places of worship, community halls and social clubs, children’s centres, libraries, crematoria and cemeteries); emergency services (police, fire, and ambulance); affordable housing
- **green** - for example - strategic green infrastructure (green lungs and wildlife corridors); open space (formal and informal open spaces)

## Why we need this policy

**11.7** This policy is needed to ensure that where new development creates the need for new or improved infrastructure, developers mitigate the impact of the development to make it acceptable in planning terms. The provision of on-site mitigation measures, for example, affordable housing or a new school, ensures that the benefit is local to where the impacts of the development will be felt, and accordingly this approach will normally be the first preference. Where viability is considered to be an issue, requirements will be negotiated on a site by site basis and the priority (having regard to the overall viability of a specific project) to be given to the differing types of planning obligation will be determined by the council in accordance with the Planning Obligations Supplementary Planning Document (SPD).

**Table 11.1 Policy ID1 - Supporting information**

Infrastructure delivery	
Does it meet the National Planning Policy Framework?	Yes - paragraphs 162 and 203 to 206
What evidence has informed this policy?	<ul style="list-style-type: none"> <li>● Draft Mansfield Infrastructure Study and Delivery Plan</li> <li>● Mansfield Whole Plan Viability Assessment</li> </ul>
How will it be delivered and monitored?	<p>This policy will be delivered by a range of public bodies and private sector companies including infrastructure providers, developers and other delivery agencies.</p> <p>The success of the policy will be monitored against the implementation of the infrastructure projects identified in the Infrastructure Delivery Plan and subsequent iterations to it development site policies and development briefs.</p>
Which local plan objectives will it meet?	Objectives 1, 3, 5, 6, 7 and 9

## **Policy ID2**

### **Planning obligations**

Where necessary developers will be required to enter into a planning obligation in order to:

- a. provide new physical, social and / or green infrastructure made necessary by the proposal
- b. provide for any future maintenance of facilities and management of resources provided as a result of the development
- c. compensate for any loss of significant amenities or resources by replacing them with equal or better provision in the local area.

Infrastructure requirements and developer contributions will be assessed against the requirements set out in the Planning Obligations Supplementary Planning Document (SPD).



## Explanation

**11.8** This policy requires the delivery of agreed infrastructure requirements to be secured through section 106 planning obligations, and through a community infrastructure levy (CIL) if adopted by the council in the future.

**11.9** Obligations will be required on the basis of the policies within the local plan document. Where viability is considered to be an issue, requirements will be negotiated on a site by site basis and the priority (having regard to the overall viability of a specific project) to be given to the differing types of planning obligation will be determined by the council in accordance with the SPD. The SPD will set the methods by which any financial contributions will be calculated with regard to the different types of physical, social and / or green infrastructure which may be required to support the development proposed.

**11.10** In order to achieve sustainable communities, the council will keep under review the area’s infrastructure needs in tandem with progress of the delivery of the plan’s policies through regular updates of the Infrastructure Delivery Plan and SPD. Should essential strategic infrastructure needs arise, the council will re-examine its reliance on section 106 planning obligations and the desirability of introducing a community infrastructure levy to help fund infrastructure requirements during the plan period.

## Why we need this policy

**11.11** We need this policy to ensure that development provides the necessary infrastructure and facilities appropriate to the scale of each proposal. It sets out that planning obligations will be used, when necessary, to ensure that both new facilities and their management are secured and then maintained, and any resources that may be lost, are replaced within an appropriate location.

**Table 11.2 Policy ID2 - Supporting information**

Planning obligations	
Does it meet the National Planning Policy Framework?	Yes - paragraphs 173 and 203 to 206
What evidence has informed this policy?	<ul style="list-style-type: none"> <li>● Draft Infrastructure Study and Delivery Plan</li> <li>● Mansfield Transport Study</li> <li>● Draft Planning Obligations SPD</li> </ul>
How will it be delivered and monitored?	<p>This policy will be delivered through the development management process as informed by relevant local plan policies, the Infrastructure Delivery Plan and the accompanying Planning Obligations SPD.</p> <p>This policy will be monitored through a separate database of infrastructure delivered as part of annual review of the Infrastructure Delivery Plan.</p> <p>There will be an annual report on the contributions received, spent and where any exemptions have been agreed.</p>
Which local plan objectives will it meet?	Objectives 1, 3, 5, 6, 7 and 9

## Policy ID3

### Local employment and skills initiatives

On significant development sites developers will be required to submit for approval an 'Employment and Skills Plan' (ESP) which will set out opportunities for, and enable access to, employment and up-skilling of local people through the construction phase of the development.

### Explanation

**11.12** This policy sets out the council's commitment to ensuring that local employment and skills initiatives are provided through significant new developments. These will be delivered through an Employment and Skills Plan (ESP) which should be in accordance with construction industry standard benchmarks and will be expected to positively address the following criteria:

- ensuring local people are properly prepared for work
- enabling employers to access the skilled workers
- supporting local people, including our most disadvantaged individuals, to develop their skills
- creating opportunities that enhance employability skills of young people
- providing direct local apprenticeship and training opportunities

**11.13** Significant developments are considered to be sites which provide, over 30 dwellings or 1.5 hectares of residential land, office / light industrial developments of more than 3000 m<sup>2</sup> or greater than 3 ha., general industrial proposals of more than 3000 m<sup>2</sup> or 3 ha., or retail applications of greater than 3000 m<sup>2</sup> or 3ha.

**11.14** Further advice and guidance in relation to this policy may be developed in a supplementary planning document in order to help applicants meet these requirements, if needed.

### Why we need this policy

**11.15** This policy is needed in order to ensure that significant developments provide opportunities for local people to develop skills and gain valuable experience within the construction industry.

**11.16** It will ensure that maximum benefit is gained from new development by ensuring that local people are provided with important training and employment opportunities. The requirements of the policy would also mean that small and medium sized businesses are offered the potential to work on construction and regeneration projects within the area.



Table 11.3 Policy ID3 - Supporting information

Local employment and skills initiatives	
Does it meet the National Planning Policy Framework?	
What evidence has informed this policy?	<ul style="list-style-type: none"> <li>● Ashfield and Mansfield Joint Economic Masterplan</li> <li>● D2N2 Skills for Growth Strategy</li> <li>● Procurement Charter for Economic, Social and Environmental Impact</li> </ul>
How will it be delivered and monitored?	<p>This policy will be delivered through the development management process as informed by relevant local plan policies.</p> <p>This policy will be monitored by the regeneration department recording training and educational benefits and via an annual report on the contributions received, spent and where any exemptions have been agreed.</p>
Which local plan objectives will it meet?	Objective 2

## Appendix 1 - Objectives

**1.1** This appendix shows each of the objectives that have guided the policies within the local plan, as well as the main drivers behind each of them.

### Objective 1

**To encourage population growth and meet existing and future demographic forecasts particularly within Mansfield urban area, to support growth in the local economy**

ISSUES ARISING FROM 'OUR DISTRICT NOW'	
<ul style="list-style-type: none"> <li>• A changing population profile with an overall ageing population and a declining working age population which has implications for sustaining the local economy</li> <li>• A generally weak housing market including a lack of affordable housing, pockets of low demand, and poorer quality housing</li> <li>• Pockets of high deprivation where communities suffer from poor access to jobs, poor quality housing, and limited access to facilities</li> <li>• A number of brownfield sites within the town in particular within the central area which are in urgent need of physical regeneration</li> <li>• Maximising the sustainable development opportunities from improvements made to the areas infrastructure including the Mansfield-Ashfield Regeneration Route (MARR)</li> <li>• Strengthening the role of Mansfield as a centre of sub-regional significance for business, commerce and retailing</li> <li>• Limited housing choice and a lack of affordable housing to meet local needs</li> <li>• Pockets of poorer quality of housing and a lack of affordable housing</li> </ul>	
CORPORATE PRIORITIES	
<ul style="list-style-type: none"> <li>• <u>Regeneration and Employment</u> – Revitalising out district, town centres and neighbourhoods, encouraging inward investment and creating a climate for job creation and growth.</li> <li>• <u>Housing</u> - Ensuring there is an adequate supply of good quality, well managed housing which is accessible and affordable to those who need it.</li> <li>• <u>Protecting the Environment</u> - Delivering a local plan for the provision of housing, commercial and retail development and ensure a high quality and sustainable environment.</li> </ul>	
SUSTAINABLE COMMUNITY STRATEGY PRIORITIES	OTHER DRIVERS
<ul style="list-style-type: none"> <li>• Our Economic Prosperity</li> <li>• Our Town Centre</li> <li>• Stronger Communities</li> </ul>	<ul style="list-style-type: none"> <li>• Employment Land Review/Property Strategy</li> <li>• National Planning Policy Framework (NPPF)</li> <li>• Localism Act / Ministerial Statements</li> <li>• JEM (Joint Economic Masterplan)</li> <li>• Local Housing Target</li> </ul>



## Objective 2

To raise the performance of the local economy by encouraging and supporting investment within the urban areas which: stimulates viable job opportunities; helps develop a stronger more secure local economy, and assists in tackling deprivation through education, training and job creation

### ISSUES ARISING FROM 'OUR DISTRICT NOW'

- Educational attainment and skills levels that are generally lower than County and Region levels
- A local economy whose performance lags behind the County and Regional averages on a number of key measures such as productivity, GVA, business start-ups, and generally has higher levels of low paid employment
- Low commercial rents which impacts upon the viability of new business development
- Maximising the sustainable development opportunities from improvements made to the areas infrastructure including the Mansfield-Ashfield Regeneration Route (MARR)
- Strengthening the role of Mansfield as a centre of sub-regional significance for business, commerce and retailing

### CORPORATE PRIORITIES

- Regeneration and Employment – Revitalising our district, town centres and neighbourhoods, encouraging inward investment and creating a climate for job creation and growth.
- Protecting the Environment – Delivering a Local Plan for the provision of housing, commercial and retail development which will ensure a high quality and sustainable environment.
- Vulnerable People – Supporting the most vulnerable people in our district to help them live independent and fulfilled lives.

### SUSTAINABLE COMMUNITY STRATEGY PRIORITIES

- Our Economic Prosperity
- Our Town Centre
- Stronger Communities
- Children and Young people

### OTHER DRIVERS

- Employment Land Review/Property Strategy
- National Planning Policy Framework (NPPF)
- Localism Act / Ministerial Statements
- JEM (Joint Economic Masterplan)
- Local Housing Target

### Objective 3

To ensure that residents, visitors and workers have good access to a range of facilities within the town, district and other centres, which provide high quality health, sport, education, shopping, recreation, heritage, culture, leisure and tourism facilities, to enable a good quality of life

ISSUES ARISING FROM 'OUR DISTRICT NOW'	
<ul style="list-style-type: none"> <li>● A health profile that is generally worse than the County and Region</li> <li>● A vulnerable town centre that needs to build upon its strengths but adapt in order to maintain and enhance its retail position in comparison with other nearby centres</li> <li>● Strengthening the role of Mansfield as a centre of sub-regional significance for business, commerce and retailing.</li> <li>● Reducing the barrier effect of the town centres road layout to improve its connectivity with the wider Mansfield urban area</li> <li>● A district centre that serves a local shopping and service role that is well used by local people (Market Warsop)</li> </ul>	
CORPORATE PRIORITIES	
<ul style="list-style-type: none"> <li>● <u>Regeneration and Employment</u> – Revitalising out district, town centres and neighbourhoods, encouraging inward investment and creating a climate for job creation and growth.</li> <li>● <u>Protecting the Environment</u> - Delivering the Local Plan for the provision of housing, commercial and retail development which will ensure a high quality and sustainable environment.</li> <li>● <u>Vulnerable People</u> - Supporting the most vulnerable people in our district to help them live independent and fulfilled lives.</li> </ul>	
SUSTAINABLE COMMUNITY STRATEGY PRIORITIES	OTHER DRIVERS
<ul style="list-style-type: none"> <li>● Our Economic Prosperity</li> <li>● Our Town Centre</li> <li>● Stronger Communities</li> <li>● A Safer Mansfield</li> <li>● A Healthier Mansfield</li> </ul>	<ul style="list-style-type: none"> <li>● National Planning Policy Framework (NPPF)</li> <li>● Localism Bill / Ministerial Statements</li> <li>● Retail Study</li> </ul> <p><i>Linked to Objective 1 – increasing population, and number of young people</i></p>



### Objective 4

To increase the range and choice of housing throughout the urban areas and villages, particularly in areas that suffer from low demand and poor quality housing.

ISSUES ARISING FROM 'OUR DISTRICT NOW'	
<ul style="list-style-type: none"> <li>● A generally weak housing market including a lack of affordable housing, pockets of low demand, and poorer quality housing</li> <li>● Pockets of high deprivation where communities suffer from poor access to jobs, poor quality housing, and limited access to facilities (Mansfield)</li> <li>● Limited housing choice and a lack of affordable housing to meet local needs (Market Warsop)</li> <li>● Pockets of poorer quality of housing and a lack of affordable housing (Rural Villages)</li> </ul>	
CORPORATE PRIORITIES	
<ul style="list-style-type: none"> <li>● <u>Regeneration and Employment</u> – Revitalising out district, town centres and neighbourhoods, encouraging inward investment and creating a climate for job creation and growth.</li> <li>● <u>Housing</u> - Ensuring there is an adequate supply of good quality, well managed housing which is accessible and affordable to those who need it</li> <li>● <u>Protecting the Environment</u> - Delivering a Local Plan for the provision of housing, commercial and retail development which will ensure a high quality and sustainable environment.</li> <li>● <u>Vulnerable People</u> - Supporting the most vulnerable people in our district to help them live independent and fulfilled lives</li> </ul>	
SUSTAINABLE COMMUNITY STRATEGY PRIORITIES	OTHER DRIVERS
<ul style="list-style-type: none"> <li>● Our Economic Prosperity</li> <li>● Stronger Communities</li> <li>● Our Town Centre</li> </ul>	<ul style="list-style-type: none"> <li>● National Planning Policy Framework (NPPF)</li> <li>● MDC Housing Needs Survey</li> <li>● SHMA</li> <li>● SHLAA</li> </ul>

## Objective 5

To ensure that the district is safe, clean, green and of a high quality, with the built and natural environment conserved and enhanced in order to deliver improvements to health and economic wellbeing outcomes, and for the enjoyment of all

### ISSUES ARISING FROM 'OUR DISTRICT NOW'

- A wealth of heritage assets across the District that are in need of protection and management to maintain their long term futures
- A network of multi-functional green infrastructure that is important for its recreation, landscape and biodiversity value, and which requires further strengthening through habitat enhancement and creation
- A reducing but still high incidence of crime across the District, with the Mansfield town centre being a particular crime hotspot
- Protecting and enhancing green infrastructure which is of strategic significance in guiding the pattern and form of development and improving the overall quality of life of the town's residents (Mansfield)

### CORPORATE PRIORITIES

- Regeneration and Employment – Revitalising out district, town centres and neighbourhoods, encouraging inward investment and creating a climate for job creation and growth.
- Protecting the Environment - Delivering a Local Plan for the provision of housing, commercial and retail development which will ensure a high quality and sustainable environment.
- Crime – Reducing crime and disorder.

### SUSTAINABLE COMMUNITY STRATEGY PRIORITIES

- A Safer Mansfield
- A Healthier Mansfield
- Our Economic Prosperity
- Stronger Communities
- Environmental Sustainability
- Our Town Centre

### OTHER DRIVERS

- National Planning Policy Framework (NPPF)
- Localism Act/ Ministerial Statements.
- Landscape Character Study
- Green Infrastructure Strategy IPG 11
- Conservation Area Appraisals & Management Plans
- Habitat Regulations
- Nature Conservation Strategy



## Objective 6

To ensure that all new development achieves a high standard of design which supports sustainable development and regeneration, and in particular helps to improve the image of Mansfield.

ISSUES ARISING FROM 'OUR DISTRICT NOW'	
<ul style="list-style-type: none"> <li>● Raising design quality, in particular at key gateways into the District, in order to achieve successful regeneration and development, and to promote a more positive image of the area</li> <li>● A number of brownfield sites within the town in particular within the central area which are in urgent need of physical regeneration</li> <li>● Reducing the barrier effect of the town centre's road layout to improve its connectivity with the wider Mansfield urban area</li> <li>● A wealth of heritage assets across the district that are in need of protection and management to maintain their long term futures</li> </ul>	
CORPORATE PRIORITIES	
<ul style="list-style-type: none"> <li>● <u>Regeneration and Employment</u> – Revitalising out district, town centres and neighbourhoods, encouraging inward investment and creating a climate for job creation and growth.</li> <li>● <u>Housing</u> - Ensuring there is an adequate supply of good quality, well managed housing which is accessible and affordable to those who need it.</li> <li>● <u>Protecting the Environment</u> - Delivering a Local Plan for the provision of housing, commercial and retail development which will ensure a high quality and sustainable environment.</li> <li>● <u>Crime</u> – Reducing crime and disorder.</li> </ul>	
SUSTAINABLE COMMUNITY STRATEGY PRIORITIES	OTHER DRIVERS
<ul style="list-style-type: none"> <li>● Our Economic Prosperity</li> <li>● A Safer Mansfield)</li> <li>● Our Town Centre)</li> <li>● Stronger Communities</li> <li>● Environmental Sustainability</li> </ul>	<ul style="list-style-type: none"> <li>● National Planning Policy Framework (NPPF)</li> <li>● CABE guidance on Building for Life</li> <li>● Creating a 'City' Centre for Mansfield</li> <li>● Urban Design Compendium</li> <li>● Responses to Issues and Options Report</li> <li>● Code for Sustainable Homes and Building Regulations</li> <li>● Lifetime Homes Standards</li> </ul>

## Objective 7

To ensure that development reduces, mitigates and adapts to the impacts of climate change by addressing energy, flooding, resource management, waste prevention, air and water pollution issues, whilst protecting residents' amenity from noise and visual impacts

### ISSUES ARISING FROM 'OUR DISTRICT NOW'

- Facilitating low carbon sustainable development to mitigate the local impacts of climate change
- Ensuring growth and development takes fully into account issues relating to air pollution, water quality and abstraction (*abstraction is also covered by objective 8*)

### CORPORATE PRIORITIES

- Regeneration and Employment – Revitalising out district, town centres and neighbourhoods, encouraging inward investment and creating a climate for job creation and growth.
- Protecting the Environment - Delivering a Local Plan for the provision of housing, commercial and retail development which will ensure a high quality and sustainable environment.

### SUSTAINABLE COMMUNITY STRATEGY PRIORITIES

- Our Economic Prosperity
- Our Town Centre
- Environmental Sustainability
- A Healthier Mansfield
- Stronger Communities

### OTHER DRIVERS

- National Planning Policy Framework (NPPF)
- Water Framework Directive
- MDC Air Quality Action Plan and Potential Management Area.
- Strategic Flood Risk Assessment
- Energy Policy Framework
- Low Carbon Energy Opportunities Study



## Objective 8

To maximise opportunities to locate new homes, jobs and services within the Mansfield urban area, making efficient use of existing buildings, or previously developed land, to support regeneration of the town, (including the district’s most deprived areas) whilst seeking to minimise the loss of greenfield land and mitigate against any social, environmental and infrastructure impacts

ISSUES ARISING FROM ‘OUR DISTRICT NOW’	
<ul style="list-style-type: none"> <li>● Pockets of high deprivation where communities suffer from poor access to jobs, poor quality housing, and limited access to facilities (Mansfield)</li> <li>● A vulnerable town centre that needs to build upon its strengths but adapt in order to maintain and enhance its retail position in comparison with other nearby centres</li> <li>● Limited job opportunities (Market Warsop)</li> <li>● Ensuring growth and development mitigates rather than exacerbates localised flooding problems caused by river flooding and/or surface water run-off (Mansfield)</li> <li>● A number of brownfield sites within the town in particular within the central area which are in urgent need of physical regeneration (Mansfield)</li> </ul>	
CORPORATE PRIORITIES	
<ul style="list-style-type: none"> <li>● <u>Regeneration and Employment</u> – Revitalising out district, town centres and neighbourhoods, encouraging inward investment and creating a climate for job creation and growth.</li> <li>● <u>Housing</u> - Ensuring there is an adequate supply of good quality, well managed housing which is accessible and affordable to those who need it.</li> <li>● <u>Protecting the Environment</u> - Delivering a Local Plan for the provision of housing, commercial and retail development which will ensure a high quality and sustainable environment.</li> <li>● <u>Vulnerable People</u> - Supporting the most vulnerable people in our district to help them live independent and fulfilled lives.</li> </ul>	
SUSTAINABLE COMMUNITY STRATEGY PRIORITIES	OTHER DRIVERS
<ul style="list-style-type: none"> <li>● Our Economic Prosperity</li> <li>● Our Town Centre</li> <li>● Stronger Communities</li> <li>● Environmental Sustainability</li> </ul>	<ul style="list-style-type: none"> <li>● National Planning Policy Framework (NPPF)</li> <li>● Localism Act/ Ministerial Statements.</li> <li>● Landscape Character Study</li> <li>● Green Infrastructure Strategy IPG 11</li> <li>● Conservation Area Appraisals &amp; Management Plans</li> <li>● Habitat Regulations</li> <li>● Nature Conservation Strategy</li> </ul>

## Objective 9

To support improvements to accessibility so everyone can move around, across and beyond the district easily, by a range of affordable and sustainable transport options, including public transport, walking and cycling

### ISSUES ARISING FROM 'OUR DISTRICT NOW'

- Pockets of high deprivation where communities suffer from poor access to jobs, poor quality housing, and limited access to facilities (Mansfield)
- Protecting and enhancing green infrastructure which is of strategic significance in guiding the pattern and form of development and improving the overall quality of life of the town's residents (Mansfield)
- Reducing the barrier effect of the town centre's road layout to improve its connectivity with the wider Mansfield urban area (Mansfield)
- Lack of market demand for business investment in the town in the face of strong competition from well established industrial estates and business parks at nearby larger centres such as at Mansfield, and Worksop, and other major development sites such as at Shirebrook (Market Warsop)
- Relatively poor public transport which limits accessibility to jobs, shops and services (Rural Villages)

### CORPORATE PRIORITIES

- Regeneration and Employment – Revitalising out district, town centres and neighbourhoods, encouraging inward investment and creating a climate for job creation and growth.
- Protecting the Environment - Delivering a Local Plan for the provision of housing, commercial and retail development which will ensure a high quality and sustainable environment.
- Vulnerable People - Supporting the most vulnerable people in our district to help them live independent and fulfilled lives

### SUSTAINABLE COMMUNITY STRATEGY PRIORITIES

- Our Economic Prosperity
- Our Town Centre
- Stronger Communities
- Environmental Sustainability

### OTHER DRIVERS

- National Planning Policy Framework (NPPF)
- NCC Local Transport Plan 3



## Objective 10

To protect the identity and setting of the villages by safeguarding important areas of open land and supporting key community facilities and services

### ISSUES ARISING FROM 'OUR DISTRICT NOW'

- Important strategic areas of open land which amongst other things serve to maintain the separate identity of the town and the surrounding villages (Market Warsop)
- Recognising the threat to vulnerable local services and facilities (Rural Villages)
- Limited job opportunities (Market Warsop)

### CORPORATE PRIORITIES

- Protecting the Environment - Delivering a Local Plan for the provision of housing, commercial and retail development which will ensure a high quality and sustainable environment.
- Vulnerable People - Supporting the most vulnerable people in our district to help them live independent and fulfilled lives

### SUSTAINABLE COMMUNITY STRATEGY PRIORITIES

- Our Economic Prosperity
- Our Town Centre
- Environmental Sustainability
- Stronger Communities

### OTHER DRIVERS

- National Planning Policy Framework (NPPF)
- Landscape Character Study
- Green Infrastructure Strategy IPG 11
- Nature Conservation Strategy
- Conservation area character appraisals

## Appendix 2 - Use Classes Order

2.1 This is the Use Classes Order as at 21 April 2005:

Use Class	Use / Description of development
A1	The sale of goods to the public includes: shops, post offices, travel agencies & ticket agencies, hairdressers, dry cleaners, internet cafés and sandwich bars (where sandwiches or other cold food is to be consumed off the premises)
A2	Financial Services including: banks, building societies & bureau de change. Professional Services (other than health or medical services): estate agents & employment agencies. Other services which it is appropriate to provide in a shopping area: betting shops (where the services are provided principally to visiting members of the public)
A3	Restaurants & Cafés i.e. places where the primary purpose is the sale and consumption of food and light refreshments on the premises
A4	Public houses, wine bars or other drinking establishments where the primary purpose is the sale and consumption of alcoholic drinks on the premises
A5	Takeaway outlets where the primary purpose is the sale of hot food to takeaway
B1	a) Offices, other than those within Class A2; b) Research and development of products or processes; c) light industry
B2	General industry: Use for the carrying out of an industrial process other than that falling in Class B1
B8	Use for storage or distribution centre
C1	Use as a hotel, boarding house or guest house where no significant element of care is provided
C2	Hospital, nursing home or residential school, college or training centre where they provide residential accommodation and care to people in need of care (other than those within Class C3 Dwelling Houses)
C3	Use as a dwelling house a) by a single person or people living together as a family or b) by not more than 6 people living together as a single household (including a household where care is provided for residents)
D1	Includes: Clinics & health centres, crèches, day nurseries & day centres (not attached to the consultant's or doctor's house), museums, public libraries, art galleries & exhibition halls, non residential education & training centres, places of worship
D2	Assembly and Leisure which includes: cinema, concert hall, bingo hall, dance hall, swimming bath, staking rink, gymnasium, or area for indoor or outdoor sports or recreation, not involving motor vehicles or firearms
Sui Generis	A use on its own includes: theatres, nightclubs, retail warehouse clubs, amusement arcades, petrol filling stations and car show rooms, casino

Mansfield Market Place.



## Appendix 3 - Central area development proposals

### Policy MCA1

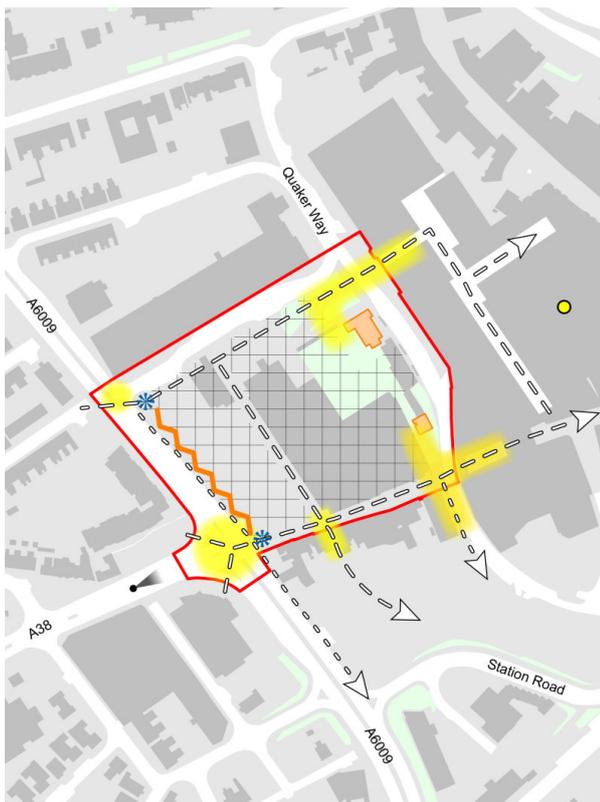
#### Central area development proposals (key sites):

#### MCA1(a) Stockwell Gate North

**3.1** This site has become vacant following the relocation of Mansfield Bus Station, and represents a significant development opportunity within the central area.

**3.2** Below is an indicative plan of the key features required as part of a development of this site.

Picture 3.1 Stockwell Gate North



#### Key

-  Site Boundary
-  Listed Building
-  Key View
-  Primary Pedestrian Route
-  Secondary Pedestrian Route
-  Key Visual Frontage
-  New Landmark Feature
-  Improved Pedestrian Crossing
-  Key Link
-  Development Opportunity
-  Four Seasons Shopping Centre



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**MCA1(b) White Hart**

**3.3** The White Hart area presents a key opportunity for a mixed use development within the town centre. Below is an indicative plan of the key features required as part of a development.

Picture 3.2 White Hart



**Key**

- Site Boundary
- Listed Building
- Local Heritage Asset
- Building of Special interest
- Key View
- Primary Pedestrian Route
- Secondary Pedestrian Route
- Key Visual Frontage
- ✦ New Landmark Feature
- ✦ Landmark Feature
- Improved Pedestrian Crossing
- Development Opportunity
- Key Access Point
- Market Place
- Areas at Risk of Flooding
- River



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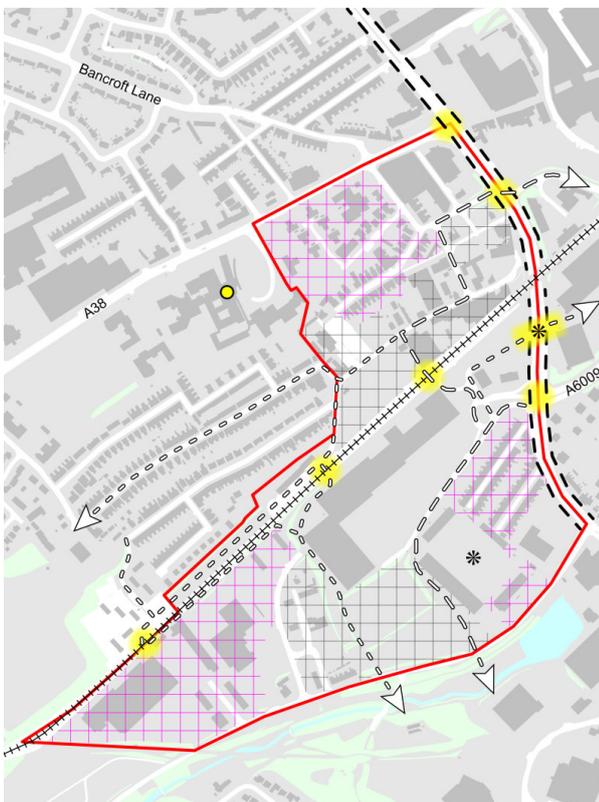
## Central area regeneration opportunities

### MCA1(f) Portland Gateway

**3.4** The Portland Gateway is a large area to the south west of the town centre that has potential for improvement through redevelopment and enhancements to existing buildings and the environment.

**3.5** Below is an indicative plan of the key features required as part of a development of this area.

Picture 3.3 Portland Gateway



#### Key

-  Site Boundary
-  Primary Pedestrian Route
-  Secondary Pedestrian Route
-  Landmark Feature
-  Improved Pedestrian Crossing
-  Key Link
-  Improved Street Environment
-  Development Opportunity
-  Improvement Opportunity
-  Railway Line
-  Community Hospital



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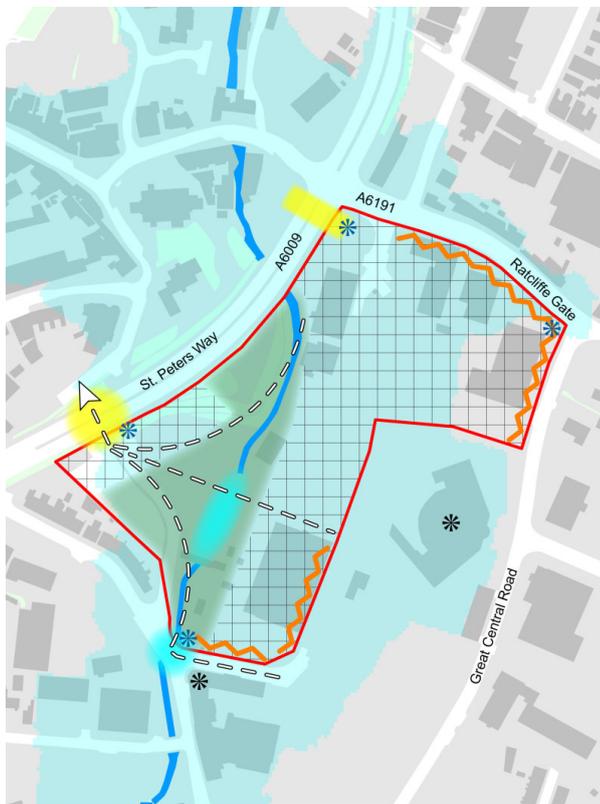


### MCA1(g) Riverside

**3.6** The Riverside is a large area to the south east of the town centre which is suitable for a jobs-led regeneration scheme. There is also potential to open up the river corridor and create an attractive public space which also serves to reduce flooding issues, improve accessibility and connectivity to the town centre and to nearby parks.

**3.7** Below is an indicative plan of the key features required as part of a development of this area.

Picture 3.4 Riverside



**Key**

- Site Boundary
- Potential Open Space
- Potential River Reveal
- Primary Pedestrian Route
- Key Visual Frontage
- Landmark Feature
- New Landmark Feature
- Improved Pedestrian Crossing
- Key Link
- Development Opportunity
- Areas at Risk of Flooding
- River



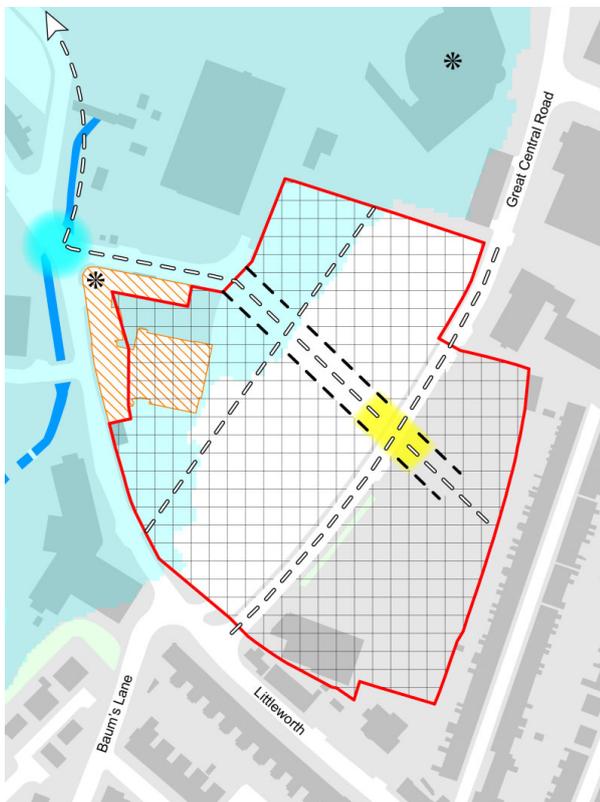
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### MCA1(h) Former Mansfield Brewery (part)

3.8 The former Mansfield Brewery site has been vacant for a number of years and provides an ideal location for new employment development in close proximity to the town centre.

3.9 Below is an indicative plan of the key features required as part of a development of this site.

Picture 3.5 The Brewery



#### Key

-  Site Boundary
-  Local Heritage Asset
-  Primary Pedestrian Route
-  Potential Central Promenade and Water Feature
-  Landmark Feature
-  Potential River Reveal
-  Key Link
-  Development Opportunity
-  Areas at Risk of Flooding
-  River



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A Spire, West Gate,



## Appendix 4 - Jargon buster

**DISCLAIMER:** The information above is not a statement of the law. While every effort has been taken to check the accuracy of the information below, we cannot be held liable for any financial loss resulting from the professional advice contained herein. Readers are advised to seek advice before proceeding on any matter.

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### **Affordable housing:**

Housing, whether for rent or shared ownership, provided at a cost considered affordable in relation to incomes that are average or below average, or in relation to the price of general market housing.

### **Annual monitoring report:**

A report by the local planning authorities assessing progress with and the effectiveness of a Local Plan.

### **Brownfield land:**

See previously developed land below

### **Building control/regulation:**

Control exercised through local authorities over the details and means of construction to secure health, safety, energy conservation and access.

### **Change of use:**

A change in the way that land or buildings are used (see use class order). Planning permission is usually necessary in order to change a 'use class'.

### **Character:**

A term relating to Conservation Areas or Listed Buildings, but also to the appearance of any rural or urban location in terms of its landscape or the layout of streets and open spaces, often giving places their own distinct identity.

### **Community Infrastructure Levy (CIL):**

A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.

### **Community open space**

A term relating to formal or informal open space that is publicly accessible, or provides community benefits. Includes sport, leisure and recreational land..

**Community strategy:**

A strategy prepared by a local authority to improve local quality of life and aspirations, under the Local Government Act 2000.

**Conditions (on a Planning Permission):**

Requirements attached to a planning permission to limit or direct the manner in which development is carried out.

**Conservation areas:**

Areas of special architectural or historic interest, the character, appearance or setting of which it is desirable to preserve or enhance; permitted development rights may be restricted in these areas.

**Core strategy:**

A local plan document. It sets out the long term vision for a local planning authority area, the strategic objectives, and the strategic planning policies needed to deliver that vision. It should help deliver the spatial elements of the Sustainable Community Strategy (the objectives that affect how your area will look and how it is used).

**County Councils:**

Responsible for the preparation of Waste and Minerals development plans, and dealing with applications for their own development for example, schools and libraries.

**Curtilage:**

Land surrounding, and ancillary to, to a building which is necessary for its function and enjoyment, for example, the domestic garden of a dwelling or the storage yard of a factory.

**Design and access statement:**

A short report accompanying and supporting a planning application to illustrate the process that has led to the development proposal, and to explain and justify the proposal in a structured way.

**Development:**

The legal definition of development is "the carrying out of building, mining, engineering or other operations in, on, under or over land, and the making of any material change in the use of buildings or other land" (Sec 55 of 1990 Act); this covers virtually all construction activities and changes of use.

**Development control/management:**

The process whereby a local planning authority receives and considers the merits of a planning application and whether it should be given permission having regard to the development plan and all other material considerations.

**Dwelling house:**

A self-contained building or part of a building used as a residential accommodation, and usually housing a single household. A dwelling may be a house, bungalow, flat, maisonette or converted farm building.

**Enforcement action:**

Procedures by a local planning authority to ensure that the terms and conditions of a planning decision are carried out, or that development carried out without planning permission is brought under control.

**Green belt:**

A designation for land around certain cities and large built-up areas, which aims to keep this land permanently open or largely undeveloped. The purposes of the green belt are to:

- check the unrestricted sprawl of large built up areas to prevent neighbouring towns from merging
- safeguard the countryside from encroachment
- preserve the setting and special character of historic towns
- assist urban regeneration by encouraging the recycling of derelict and other urban land

Green belts are defined in a local planning authority's development plan. There is no green belt in Mansfield.

**Greenfield land:**

Land (or a defined site) usually farmland, that has not previously been developed

**Habitable room:**

Any room used for sleeping, cooking, living or eating purposes. Enclosed spaces such as bath or toilet facilities, service rooms, corridors, laundries, hallways, utility rooms or similar spaces are excluded from this definition

**Historic England :**

The public body that looks after England's historic environment. They are the Government advisors with responsibility for all aspects of protecting and promoting the historic environment, especially in relation to advising on the listing of historic buildings.

**Listed buildings:**

A building of special architectural or historic interest. Listed buildings are graded I, II\* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (e.g. wells within its curtilage). Historic England is responsible for designating buildings for listing in England.

**Local Enterprise Partnership:**

A body of designated by the Government established for the purpose of creating or improving the conditions for economic growth in an area. In our area this is the Local Enterprise Partnership for Derby, Derbyshire, Nottingham and Nottinghamshire (D2N2).



### **Local Nature Partnership**

Designated by the Government this is a partnership of individuals, businesses and organisations working together to better understand, appreciate, value and enhance the local natural environment. The one in our area is Lowland Derbyshire & Nottinghamshire Local Nature Partnership (LDNLNP).

### **Local Planning Authority:**

The local authority or council that is empowered by law to exercise planning functions, often the local borough or district council. National parks and the Broads authority are also considered to be local planning authorities. County councils are the authority for waste and minerals matters.

### **Local plan:**

The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies which under the regulations would be considered to be development plan documents, form part of the local plan. The term includes old policies which have been saved under the 2004 Act.

### **Material considerations:**

A matter that should be taken into account in deciding a planning application or on an appeal against a planning decision.

### **National Planning Policy Framework (NPPF):**

Designed to consolidate all policy statements (Except National Policy Statements referring to Nationally Strategic Infrastructure Projects). This provides a national policy overview that is implemented in Development Plans.

### **Neighbourhood plans:**

A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

### **Parish Council:**

Where an area is designated as a civil parish, the community it contains may be represented by a Parish Council which is an elected local government body. This provides a limited range of local public services and makes representations on behalf of the community to other organisations; particularly significant to planning in that it can make submissions on behalf of its community when development plan documents are being prepared and on planning applications submitted within the parish. An increasingly important role is in being proactive in the preparation of Parish Plans and Neighbourhood Planning.

### **Permitted development:**

Permission to carry out certain limited forms of development without the need to make an application to a local planning authority, as granted under the terms of the Town and Country Planning (General Permitted Development) Order.

### **Planning aid:**

Planning Aid is an organisation that provides free independent and professional advice on town and country planning issues to all callers. Community groups and individuals who are then eligible may receive further professional advice through a network of professional volunteers. We also work with communities to help them understand, and play a role in, the planning process and Neighbourhood Planning. Planning Aid is an independent source of information.

### **Planning Inspectorate:**

Is an executive agency of the Department for Communities and Local Government of the United Kingdom Government. It is responsible for determining final outcomes of planning and enforcement appeals and public examination of local development plans.

### **Planning obligations:**

A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

### **Policies map:**

An important part of the Local Plan, showing spatially the impact of most policies and allocations, based on an Ordnance Survey base map.

### **Previously developed land (Brownfield land):**

Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

### **Public consultation:**

A process by which the public's opinion on matters affecting them is sought.

### **Site specific policies and proposals:**

This document allocates land for specific uses, such as housing and employment, the documents can identify the criteria for control of development on specific sites i.e. details of any specific criteria related to development of that site, like design, access requirements, or level of affordable housing. Any allocations made in these documents will be clearly linked to the adopted proposals map and other planning policy documents like Area Action Plans.

### **Statement of Community Involvement (SCI):**

This sets out the processes to be used by the local authority in involving the community in the preparation, alteration and continuing review of all local development documents and development control decisions. The Statement of Community Involvement is an essential part of the new-look Local Development Frameworks.



### **Supplementary planning documents (SPD):**

Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

### **Statutory undertakers:**

Organisations which have powers derived from statute to develop and operate utility services, including gas, water supply, electricity, and telecommunications.

### **Strategic Environmental Assessment (SEA):**

A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

### **Sustainability Appraisal (including Environmental Appraisal) (SA):**

An appraisal of the economic, environmental and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development.

### **Tree preservation order (TPO):**

A mechanism for securing the preservation of single or groups of trees of acknowledged amenity value. A tree subject to a tree preservation order may not normally be topped, lopped or felled without the consent of the local planning authority.

### **Underused greenfield land:**

Land that has never been developed but is not used for any particular purpose. It will not be allocated or designated on the policies map.

### **Use classes order:**

The Town and Country Planning (Use classes) Order 1987 puts uses of land and buildings into various categories. Planning permission is not needed for changes of use within the same use class.

### **Waste:**

Is any material or object that is no longer wanted and requires disposal. If a material or object is re-usable, it is still classed as waste if it has first been discarded.

## **Meeting your needs**

We may be able to provide this information in larger print, in Braille, on audio tape, on CD or in another language. Contact: **01623 463463** Minicom: **01623 463444** Email: **[mdc@mansfield.gov.uk](mailto:mdc@mansfield.gov.uk)**