



CHAPTER 7 - LEISURE & TOURISM

7.1 Introduction

7.1.1 Leisure is a major activity which fulfils an important role in contributing towards the quality of life of the population within the District. The term “leisure” not only encompasses participation in active sport, but also children’s play and informal recreational pursuits such as walking.

7.1.2 The provision of leisure facilities has been going through a period of transition with the private sector becoming more involved in the leisure industry. Whilst this does have the affect of broadening the range of facilities available, invariably these are aimed at the more affluent market e.g., Multiplex Cinemas, Theme Parks and new concepts in leisure provision involving accommodation such as Center Parcs. These have changed the way in which recreation was perceived in the 1980’s. Such changes have helped to fuel a demand for a wider range of recreational facilities.

7.1.3 Within this framework the provision of sports pitches, parks, children’s play areas, informal open space and allotments will continue to be an important element in enhancing the quality of life of the people of Mansfield District. The provision of these facilities has traditionally been the role of the Local Authority. However this role is changing, with more emphasis being increasingly put on the private sector as providers.

7.1.4 The 1994 Deposit Nottinghamshire Structure Plan Review defines “Tourism” as being the activity of all those visiting an area for leisure, business or family reasons, including day visitors. It defines tourist facilities as broadly comprising of the following:-

- tourist attractions;
- tourist services including information facilities, car parks and toilets;
- tourist accommodation.

7.2 Problems and Needs

7.2.1 Although existing sports pitch provision in the District is more than the minimum recommended levels, as suggested by the National Playing Fields Association, there is an uneven distribution of such facilities. This does not give ready access for all the District’s population to sports pitches. In particular there is a paucity of sports pitches in eastern and western Mansfield, which includes the wards of Leeming, Cumberlands, Lindhurst, Ladybrook, Broomhill, Sherwood, Ravensdale and Titchfield.

7.2.2 The East Midlands Council for Sport and Recreation, in its publication “Beyond the Barriers” (1994) has identified that within the District there is a shortfall of the following “built” facilities:

- 2 sports halls (4 badminton court size)
- 1 indoor bowls centre

- 7.2.3 The East Midlands Council for Sport and Recreation, in its previous publication “Taking Shape” (1988) identified that there is also a shortfall of golf courses within the District. This shortfall equates to one 18 hole and one 9 hole golf course.
- 7.2.4 The District Council is looking to increase the amount of public open space, where finances permit, in order to improve the urban environment and the quality of life enjoyed by Mansfield residents and visitors.
- 7.2.5 Further provision of equipped children’s play grounds is required in the Mansfield Woodhouse, Warsop, Titchfield and Oak Tree areas of the District. This is in addition to the upgrading of existing playgrounds programme.
- 7.2.6 There are numerous allotment garden sites within the Plan area which in the past adequately served adjacent residential areas. However development has created a possible need for new sites in the Oak Tree, Kings Mill and Forest Town areas.
- 7.2.7 The East Midlands Tourist Board has estimated that in 1990, over £144 million was spent by tourists in Nottinghamshire, little of which was spent in Mansfield District. This can be attributed to three specific factors:-
- poor regional image of the District;
 - lack of hotel accommodation;
 - no major tourist attractions.

7.3 **Opportunities**

- 7.3.1 The imbalance of sports pitches within the District will be addressed by the following additional provision of playing fields:-
- developing land adjacent to Abbott Road Playing Fields on the corner of Abbott Road and Brick Kiln Lane;
 - developing fields at Bull Farm centred on the District Council’s existing Recreation Ground and school playing fields;

These are in addition to proposals already being implemented at Oak Tree.

- 7.3.2 Throughout the District opportunities exist to create major areas of open space. These include land at Sherwood Colliery and Litton Road and will often be provided in association with development proposals. With the closure of the collieries within the District, this has created the unique opportunity for recreational facilities on areas previously used for tipping. As a consequence, this authority will encourage the provision of recreational facilities, particularly utilising these tips e.g., at Sherwood and Warsop collieries.
- 7.3.3 In relation to sports halls, the Local Plan identifies appropriate locations at Forest Town, Bull Farm, Pleasley Hill and Manor Park.

- 7.3.4 The provision of children's play space facilities particularly in densely populated areas, is important with regard to the quality of life for young children. As a consequence, the Plan will look to increase provision, particularly in the Mansfield Woodhouse, Warsop, Ravensdale, Titchfield and Oak Tree areas of the District.



- 7.3.5 In order to help alleviate the shortfall of allotment gardens that has come about as a result of the growth of specific areas, the Plan identifies the possible need for sites in Forest Town and Oak Tree.
- 7.3.6 In order to greatly increase Mansfield's contribution towards attracting tourists to the region, the Plan identifies a broad range of hotel sites to increase accommodation. It also highlights a number of other opportunities to help broaden Mansfield's tourism base.
- 7.3.7 In all, the Local Plan recognises that there is an overall deficiency of major recreational facilities in the District. There are, however, major opportunities to address this problem, e.g., disused colliery tips. These offer large areas which can be used to provide recreational facilities for the use of not only the District's population, but also well beyond its boundaries.

7.4 **Objectives**

- 7.4.1 Ensure sufficient land is allocated for both organised sport and informal recreation.
- 7.4.2 Identify areas of under provision.
- 7.4.3 Ensure the protection and provision of open space.
- 7.4.4 Ensure an even distribution of recreation space throughout the District.
- 7.4.5 Provide a wide range of good quality recreational facilities and ensure that those facilities are available to all members of the community, including disabled and elderly persons.
- 7.4.6 Ensure provision is properly co-ordinated with other forms of development and other land use policies.
- 7.4.7 Ensure the availability of public rights of way.

- 7.4.8 Ensure a proper contribution to open space is made by developments in the District, either by new provision or in the form of commuted sums to be used to enhance existing open space.
- 7.4.9 To improve the quality and range of existing facilities.
- 7.4.10 Make effective multiple use of land and buildings for tourism, leisure and recreation, as well as other uses, where possible.
- 7.4.11 To strike a balance between providing opportunities for expanding tourism, leisure and recreation in the District whilst also protecting the natural and built environment and residential amenity from detrimental impact.
- 7.4.12 To capture an increasing share of the tourism market by:-
- identification of suitable locations for the development of a range of leisure and business accommodation;
 - improving the quality of the built and natural environments, with particular attention paid to areas of existing and potential interest;
 - ensuring the existing and proposed infrastructure is adequate to meet the needs of tourists.
- 7.4.13 To encourage a high quality of design in the provision of tourist and recreational facilities and to ensure good access for people with disabilities, the elderly and infirm.

POLICIES AND PROPOSALS

7.5 Major Areas of Public Open Space and Local Parks

- 7.5.1 Major areas of public open space and local parks provide an important facility, over wide sections of the urban area. All of these areas contribute towards the communities that they serve usually within a half mile radius. Where developments can be proven to enhance such facilities, then they will receive favourable consideration by the District Council.

LT1 PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENTS WHICH WOULD LEAD TO THE LOSS OF MAJOR PUBLIC OPEN SPACE AREAS AND LOCAL PARKS, AS DEFINED ON THE PROPOSALS MAP, UNLESS THEY WOULD ENHANCE THE FACILITY FOR RECREATIONAL USE.

- 7.5.2 Both local parks and major areas of open space provide important sports facilities, children's play equipment and informal recreation areas. It is essential that their provision is continued. The location and topography of such facilities often make them desirable for alternative forms of development. The Local Plan will protect them from such alternative development. Only small-scale developments that would enhance the facility for recreational use e.g. the provision of changing facilities, children's play equipment or facilities for the storage of recreational or grounds maintenance equipment, will be viewed favourably.

7.5.3 Major areas of public open space and local parks are defined as those which are regarded as having considerable local importance e.g. Oak Tree Common or, have been established for such a long period of time that they have become an integral part of the local landscape e.g. Yeoman Hill Park.

7.6 Public Open Spaces

7.6.1 All existing playing fields, play areas and incidental open space in the Plan area contribute towards the well being and quality of life of the communities that they serve, usually within a quarter mile radius.

LT2 PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENTS WHICH WOULD LEAD TO THE LOSS OF PUBLIC OPEN SPACES, AS DEFINED ON THE PROPOSALS MAP, UNLESS THEY WOULD MEET ONE OR MORE OF THE FOLLOWING CRITERIA:-

- 1) BE ANCILLARY TO THE RECREATIONAL USE;
- 2) CLEARLY DEMONSTRATE THAT THERE IS SUFFICIENT PUBLIC OPEN SPACE IN THE IMMEDIATE AREA TO MEET BOTH THE CURRENT AND LONG TERM RECREATIONAL NEEDS OF THE LOCAL POPULATION;
- 3) PROVIDE AN ACCEPTABLE REPLACEMENT FACILITY IN THE IMMEDIATE LOCALITY.

7.6.2 Public open spaces can often be subject to pressure for development and are, therefore, protected from development by this policy, except where at least one of the above mentioned criteria can be satisfied. Replacement facilities are defined as being of a size and consisting of features similar to the lost open space. The types of open spaces covered by this policy include those areas which are not covered by Policy LT1 but which still have local significance and importance. Exercises showing that there is sufficient public open space in the immediate area should also consider the long term needs of the community and its continued growth.



7.7 Amenity Open Spaces

7.7.1 Amenity open spaces are defined, in the context of this Plan, as informal areas of less than 0.3 hectares. Whilst relatively small in area they do nevertheless make a significant contribution to the overall amenity of areas in which they are situated.

LT3 PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENTS WHICH WOULD LEAD TO THE LOSS OF AMENITY OPEN SPACES, OF LESS THAN 0.3 HECTARES IN AREA, UNLESS THEY WOULD MEET ONE OR MORE OF THE FOLLOWING CRITERIA:-

- 1) BE ANCILLARY TO THE EXISTING RECREATIONAL USE;**
- 2) CLEARLY DEMONSTRATE THAT THERE IS SUFFICIENT PUBLIC OPEN SPACE IN THE IMMEDIATE AREA TO BOTH MEET THE CURRENT AND LONG TERM NEEDS OF THE LOCAL POPULATION;**
- 3) PROVIDE AN ACCEPTABLE REPLACEMENT FACILITY IN THE IMMEDIATE LOCALITY.**

7.7.2 Amenity open spaces are important features of an area particularly if landscaped and properly maintained. They can be especially important elements of housing estates. The District Council will, therefore, resist developments/changes of use that would lead to their loss.

7.8 Informal Spaces

7.8.1 Within the District there are many attractive countryside routes that extend into the urban area. These facilities provide important greenways for public use both inside and out of the urban area. They contribute significantly to the environment of the District, have considerable potential for further recreational development and often adjoin important green spaces which can make a valuable contribution to the District's wildlife habitats. They will, therefore, be protected from development.

7.9 Private and Miners Welfare Organisation Recreational Facilities

7.9.1 Whilst it has traditionally been the role of the Local Authority to be the main provider of recreation facilities within the District, private sports clubs/facilities and Miners Welfare Institutes also play an important part in ensuring a broad range of facilities are available to club members and the public. The importance of their continued provision is identified by the District Council.

LT4 PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENTS WHICH WOULD LEAD TO THE LOSS OF PRIVATE/COAL INDUSTRY SOCIAL AND WELFARE ORGANISATION RECREATIONAL FACILITIES, AS DEFINED ON THE PROPOSALS MAP, UNLESS THEY WOULD MEET ONE OR MORE OF THE FOLLOWING CRITERIA:-

- 1) BE ANCILLARY TO THE EXISTING RECREATIONAL USE;**
- 2) ASSIST IN THE RETENTION AND ENHANCEMENT OF THE RECREATIONAL USE OF THE SITE;**
- 3) PROVIDE AN ACCEPTABLE REPLACEMENT FACILITY IN THE IMMEDIATE LOCALITY.**
- 4) CLEARLY DEMONSTRATE THAT THERE IS AN EXCESS OF SUCH FACILITIES IN THE IMMEDIATE LOCALITY.**

7.9.2 Sports pitches, operated by the Coal Industry Social and Welfare Organisation (CISWO) make an important contribution towards the overall level of formal sports facilities in the District. There are currently seven sites within the District, Berry Hill Park, Longden Terrace (Warsop), Clipstone (Forest Town), Church Warsop, Welbeck (Meden Vale), Sherwood and Mansfield Colliery Miners Welfare Organisations. With only Welbeck Colliery now operational, the recreational facilities within the District will become increasingly difficult to maintain and upgrade with a likely reduction in income. This could result in their loss to alternative development which would be resisted by the District Council.

LT5 PLANNING PERMISSION WILL BE GRANTED FOR THE REDEVELOPMENT OF THE STADIUM TO MEET THE REQUIREMENTS OF HEALTH AND SAFETY IN FOOTBALL STADIUMS AND FOR ANCILLARY ASSOCIATED COMMUNITY LEISURE FACILITIES.

7.9.3 Mansfield Town Football Club plays an important role within the District and beyond. It is ideally located at Field Mill being on a major transport route and close to public transport facilities. The Local Plan therefore seeks to retain this use in this area. Any redevelopment of the site should make provision for pedestrian and cycle links into the site of Proposal R5. In the interest of the efficient use of land the District Council will encourage the use of car parking areas within the site by the general public on 'non-match days. Any redevelopment of the Football Stadium would be expected to meet the requirements of the Justice Taylor Report in terms of health and safety within football stadiums.

7.10 **Allotment Gardens**

7.10.1 Allotment gardens have historically fulfilled an important role in providing land for cultivation in urban areas. They are also important in terms of nature conservation and open amenity areas.

LT6 PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENTS WHICH WOULD LEAD TO THE LOSS OF ALLOTMENT GARDENS, AS DEFINED ON THE PROPOSALS MAP, UNLESS THEY WOULD MEET EITHER OF THE FOLLOWING CRITERIA:-

- 1) **PROVIDE AN ACCEPTABLE REPLACEMENT FACILITY IN THE IMMEDIATE LOCALITY;**
- 2) **CLEARLY DEMONSTRATE THAT THE ALLOTMENT GARDENS ARE NO LONGER REQUIRED.**

7.10.2 There are a number of allotment sites within the District which are owned either by the District Council, the Trustees of the Allotments for the Labouring Poor or privately. Allotments that are either owned/administered by this Authority or the Trustees, in March 1993 totalled 1,581 plots. Of these, 1,303 were used, 278 were vacant. Vacant plots do not mean however, that there is a lack of demand. It often reflects plots which suffer from vandalism and theft.

7.10.3 Nevertheless, it is accepted that some sites are poorly used. In some cases these could be relinquished or rationalised, providing there would remain sufficient allotments within the immediate locality to meet long term needs of the local population. Any disposal of statutory allotment land will require consent from the Secretary of State for the Environment, Transport and Regions under the Provisions of the Allotment Act 1925.

- 7.10.4 There are two sites in Ravensdale Ward off Sandy Lane which are in close proximity to each other and which are little used. The Plan proposes the allocation of land off Sandy Lane and off Sherwood Close for housing. This would be dependent on the satisfactory rationalisation of the allotments and the provision of other necessary recreational facilities in the vicinity. There is considered to be capacity within adjacent allotments for displaced tenants.
- 7.10.5 The allotments at Woburn Road, Pleasley Hill are no longer used and are required for road improvement schemes, as are the allotments at Clarence Street. Displaced tenants can be accommodated at Water Lane and New England gardens.
- 7.10.6 Whilst relinquishing and rationalising some allotment gardens is appropriate, some urban areas of the District have grown rapidly. The provision of allotment gardens has not kept pace with this growth. As a consequence, some areas are considered to suffer from a shortfall of allotment garden provision. This is particularly so in the Forest Town and Oak Tree Lane areas of the District. As further growth occurs and demand increases, this Authority will seek to provide appropriate sites within these localities, subject to demand.

7.11. **Playing Fields at Education Establishments**

- 7.11.1 The term “education establishment” in the Local Plan relates to all centres where the predominant activity is the process of training and learning e.g., all schools and colleges within the District. Educational playing fields occupy large areas of land predominantly within established urban settlements and create valuable areas of open space. As well as being important for school use, they also offer the opportunity of increased community use. Once such playing fields have been used for purposes other than recreation, their value to the community and to the school is lost. As school sizes are likely to fluctuate, then this will lead to differing levels of demand for school playing fields. Even when demand is low, it is still likely to increase over a longer period.

LT7 PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENTS WHICH WOULD LEAD TO THE LOSS OF SCHOOL/COLLEGE PLAYING FIELDS, AS DEFINED ON THE PROPOSALS MAP, UNLESS THEY WOULD ONLY RESULT IN THE LOSS OF A SMALL PART OF THE AREA USED FOR RECREATIONAL PURPOSES AND MEET ONE OR MORE OF THE FOLLOWING CRITERIA:-

- 1) **BE ANCILLARY TO THE EXISTING RECREATIONAL USE;**
- 2) **PROVIDE AN ACCEPTABLE REPLACEMENT FACILITY ACCESSIBLE TO CURRENT USERS;**
- 3) **ASSIST IN THE RETENTION AND ENHANCEMENT OF THE RECREATIONAL USE OF THE SITE;**
- 4) **BE FOR EDUCATIONAL USE ESSENTIAL FOR THE CONTINUED OPERATION OF THE ESTABLISHMENT;**
- 5) **CLEARLY DEMONSTRATE THAT THERE IS A SUFFICIENT LEVEL OF SPORTS PITCH AND OPEN SPACE PROVISION IN THE IMMEDIATE AREA TO MEET BOTH THE CURRENT AND FUTURE RECREATIONAL NEEDS OF THE LOCAL COMMUNITY.**

7.11.2 This presumption against the loss of school/college playing fields to development aims to ensure the continuation of an important resource for the community in terms of open breaks or green spaces. This is particularly true in areas lacking public open space. The District Council will continue to press for the joint use of such facilities outside school/college hours. This policy is also in line with recent Government advice contained in PPG 17. Where the educational use of the site ceases, proposals for the development of its playing fields will only be considered favourably where it can clearly be demonstrated that a surplus of open space exists in the surrounding locality.

7.12 **Proposed Sports Pitches**

7.12.1 As stated previously, the overall provision of sports pitches is relatively good. It is the distribution of such facilities that fails to meet identified objectives. The Plan seeks to improve the provision of such facilities and will consider favourably proposals that increase formal sports facility provision.

LT8 PLANNING PERMISSION WILL BE GRANTED FOR THE DEVELOPMENT OF NEW SPORTS PITCHES AT THE FOLLOWING LOCATIONS:-

LT8(A) BULL FARM.

7.12.2 The area north west of Bull Farm is proposed for further sports pitch provision. This will help address the paucity of such provision in western Mansfield. Contributions towards the provision for such facilities will be expected as part of the housing development proposals off Water Lane.

LT8(B) ABBOTT ROAD.

7.12.3 An area south east of Abbott Road is proposed for further sports pitch provision along with Bull Farm. This will help address the paucity of such provision in western Mansfield.



7.12.4 It is accepted that the most effective way of developing sports pitches is to concentrate them in large areas, leading to economies of scale in terms of management, maintenance and development. It does not, however, ensure a fair distribution of resources. In order to make facilities available to all members of the community, the Plan will ensure that facilities are distributed evenly throughout the District. In particular, sites allocated, will look to make greater use of existing or proposed facilities. Not only will the above areas provide new pitches, but areas of informal open space will also be provided adjacent to them.

7.13 **Proposed Public Open Space**

7.13.1 Public recreational space has an important role to play within the overall hierarchy of open space provision in terms of areas to walk, sit and for children to play, as well as to enhance the local environment. Whilst for the most part, there is an even distribution of such recreational areas throughout the District, some areas do suffer from a lack of such facilities.

LT9 PLANNING PERMISSION WILL BE GRANTED FOR THE DEVELOPMENT OF PUBLIC OPEN SPACE AT THE FOLLOWING LOCATIONS:-

LT9(A) WOBURN ROAD, PLEASLEY HILL.

7.13.2 The construction of the Pleasley Bypass extension will result in the loss of the existing recreation ground at the junction of Woburn Road and Chesterfield Road North. It will therefore be necessary for a replacement facility to be provided as part of the highway proposal at this location. This area will function as an area of amenity open space as a buffer between the proposed road and adjacent housing.

LT9(B) BELLAMY ROAD.

7.13.3 The existing Bellamy Road area is poorly served by current recreational facilities. It is proposed to create additional recreational facilities in association with housing development proposed off Redruth Drive, the District Council will seek to negotiate a Section 106 planning obligation to achieve this. The area will serve as a local amenity area and act as a buffer between the housing and employment areas in this locality.

LT9(C) BALMORAL DRIVE.

7.13.4 A buffer zone is proposed north of Chesterfield Road, on the north eastern boundary of the employment site at Mile Hill and west of Balmoral Drive. This will create an open break between the proposed industrial and housing developments in this area and the proposed green wedge, achieved through negotiation with the developers of the adjacent employment development site.

LT9(D) SHERWOOD RISE.

7.13.5 It is proposed that part of the former Sherwood Colliery site be used for informal recreation purposes but also to act as a buffer between housing and employment proposals. The District Council will seek to negotiate Section 106 planning obligations with developers to ensure its provision.

LT9(E) LITTON ROAD, MANSFIELD WOODHOUSE.

7.13.6 Litton Road is an area of Mansfield Woodhouse that is not sufficiently provided for in terms of informal open space. It is proposed to increase provision and to improve access from the Peafield Lane Estate to the proposed Maun Valley route. The District Council will seek to negotiate Section 106 planning obligations with developers to ensure its provision.

LT9(F) STONE CROSS LANE.

7.13.7 The former site of Queen Elizabeth's Grammar School for Girls provides an opportunity to provide an excellent area of informal open space in a built up area. Any new use of the Girls School will need to take into account the increase of public access which this

Authority will be looking to achieve in an area that is currently deficient of open space. The District Council will seek to negotiate Section 106 planning obligations with developers to ensure its provision.

LT9(G) LARKHILLS.

- 7.13.8 As part of continuing housing development at Larkhills further areas of open space will need to be provided. These will facilitate a network of areas for recreational use and associated footpath links, from New Mill Lane/Holly Road/Laurel Avenue through to the west of the Larkhills Estate, where future housing is proposed.

LT9(H) RUSHPOOL FARM/STINTING LANE.

- 7.13.9 The development of substantial new housing areas at Rushpool Farm and Stinting Lane will necessitate the provision of associated public open space linking the Larkhills estate to the River Maun Valley. This will include the creation of a new park off New Mill Lane. The District Council will seek to negotiate Section 106 planning obligations with developers to ensure its provision.

LT9(I) PORTLAND STREET, MANSFIELD.

- 7.13.10 Planning permission will not be granted for developments which would prevent the implementation of a landscaping scheme on land off Portland Street. The seven houses which comprise this site are considered unsuitable for residential occupation because of their poor condition and their proximity to the heavily used Portland Street. Their removal will present an opportunity to improve the local environment by introducing a landscaped area.

LT9(J) BERRY HILL LANE/KING GEORGE V AVENUE.

- 7.13.11 Development of a major recreational area in the former Berry Hill quarry will require the sensitive provision of open space and footpath/cycle routes through the site. The protection of existing nature conservation features such as the woodland area off King George V Avenue and provision of new heathland areas will also be a requirement. The District Council will seek to negotiate Section 106 planning obligations with developers to secure the above.

LT10 PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENTS WHICH WOULD LEAD TO THE LOSS OF PUBLIC OPEN SPACES OR SPORTS PITCHES PROVIDED DURING THE PLAN PERIOD, UNLESS THEY WOULD MEET ONE OR MORE OF THE FOLLOWING CRITERIA:-

- 1) BE ANCILLARY TO THE RECREATIONAL USE;
- 2) CLEARLY DEMONSTRATE THAT THERE IS AN EXCESS OF PUBLIC OPEN SPACE OR SPORTS PITCHES IN THE IMMEDIATE LOCALITY TO MEET BOTH CURRENT AND FUTURE RECREATIONAL NEEDS OF THE LOCAL COMMUNITY.
- 3) PROVIDE AN ACCEPTABLE REPLACEMENT FACILITY IN THE IMMEDIATE LOCALITY.

7.13.12 Clearly, once new public open space and sports pitches have been provided due to an identified need, it would be inappropriate for the site to be lost to development. Consequently new public open space provided over the Plan period will be given the same protection as that already in existence.

7.14 **Proposed Country Park**

LT11 PLANNING PERMISSION WILL BE GRANTED FOR THE DEVELOPMENT OF A COUNTRY PARK ON LAND AT MANOR PARK/PARK HALL INCLUDING THE PROVISION OF ANCILLARY LEISURE/TOURIST FACILITIES WHERE THESE WOULD ENHANCE THE PUBLIC ENJOYMENT OF THE AREA.

7.14.1 To complement the formal recreation facilities already located at the Manor Park Sports Complex, a Country Park will be provided in the Park Hall area to the north of the existing complex. This will provide a more informal recreational area and facilitate access to the surrounding countryside. The development of the Country Park will include the provision of appropriate leisure/tourist facilities to enhance the public enjoyment of the area. The Council will encourage the involvement of private developers to achieve these objectives. A development brief will be prepared for the area in co-operation with the landowner and other interested parties. A significant part of this area is subject to designation as a Mature Landscape Area in the Environment Chapter under Policy NE8(C).

7.15 **Proposed Major Recreational Areas**

7.15.1 The tipping areas relating to the District's three former collieries and the tipping area of the former Shirebrook colliery, which lies partly within the District, offer considerable potential for recreational activities.

LT12 PLANNING PERMISSION WILL BE GRANTED FOR THE DEVELOPMENT OF RECREATIONAL USES AT FORMER TIPPING AREAS AT THE FOLLOWING LOCATIONS:-

LT12(A) FORMER MANSFIELD COLLIERY.

7.15.2 The tipping area associated with the former Mansfield Colliery is ideally located to serve a large catchment population. It is proposed to reclaim it for recreational purposes. The area has sufficient scope to be developed as a Country Park. This could include for example landscaped areas, footpaths, bridleways, cycle paths, golfing facilities, etc. In view of its location outside the defined urban boundary special consideration will be given to the extent of built facilities which may be required.

LT12(B) FORMER SHERWOOD COLLIERY.

7.15.3 The former Sherwood Colliery tip north of Debdale Lane is suitably located, adjacent to the proposed Robin Hood Line Station at Mansfield Woodhouse, for recreational development. Once the tip has been reclaimed there could be scope for the development of an 18 hole golf course and other recreational activities e.g. dry ski slope. Potential also exists to link this complex to Pleasley Vale through a series of footpath links. The site lies outside the defined urban boundary and special consideration will be given to the extent of built facilities which may be required.

LT12(C) FORMER WARSOP COLLIERY.

7.15.4 The former Warsop Colliery tipping area has the potential for informal recreation use such as forestry, walking, horse riding or even reversion back to agricultural uses.

7.15.5 The resources of the District Council are unlikely to enable it to be actively involved in the development of all four tip areas and the Council will seek to pursue an enabling role in the development of these areas.

LT12(D) FORMER SHIREBROOK COLLIERY TIP.

7.15.6 The former Shirebrook Colliery lies outside the District within Derbyshire, but a substantial portion of the tipping area is located within the District. The tip is to be restored by Nottinghamshire County Council for forestry/recreation uses. There is considerable potential to link the recreational use of this site with the proposed Meden Valley route which is intended to cross the southern part of the tip area. The District Council will liaise with Nottinghamshire County Council and Bolsover District Council to achieve this.

7.16 Proposed "Built" Leisure Facilities

7.16.1 The term "built" leisure facilities refers to a wide range of sports activities throughout the District. It includes sports halls, swimming pools, squash courts, indoor bowling greens, ice rinks, outdoor pitches, golf courses, synthetic athletics tracks, floodlit areas, water sports facilities and country parks.

LT13 PLANNING PERMISSION WILL BE GRANTED FOR THE DEVELOPMENT OF "BUILT" LEISURE FACILITIES PROVIDED THAT THEY WOULD MEET ALL OF THE FOLLOWING CRITERIA:-

- 1) BE OF A SIZE, SCALE AND NATURE IN KEEPING WITH THE CHARACTER AND APPEARANCE OF THE AREA;**
- 2) INTEGRATE WITH THE EXISTING PATTERN OF SETTLEMENT, LANDSCAPE AND SURROUNDING LAND USES;**
- 3) NOT HAVE A DETRIMENTAL EFFECT ON THE AMENITY OF ADJACENT OCCUPIERS;**
- 4) RETAIN IMPORTANT SITE CHARACTERISTICS /FEATURES;**
- 5) BE LOCATED WHERE THERE IS, OR IS THE POTENTIAL FOR EASY ACCESS TO PUBLIC TRANSPORT;**
- 6) INCORPORATE RELEVANT CRIME PREVENTION MEASURES.**

7.16.2 As with other forms of development it is important that any facilities built for leisure/recreation uses should have regard to their potential impact on the surrounding environment. Planning applications will, therefore, be considered having regard to the above. It is particularly important that they must respect the setting, character and quality of the local environment, especially if located outside of the defined urban boundary. The amenity of any existing surrounding properties will need to be carefully

considered especially with respect to issues of disturbance/nuisance, e.g. noise, flood lighting, etc. Proposals must consider existing site characteristics/features, e.g. site form, trees, hedgerows, walls, etc. Such features usually enhance the development and often assist in reducing possible adverse impacts on surrounding areas. Proposals must also demonstrate that there would be, or be potential for, access to a range of modes of travel particularly public transport. New facilities built for leisure uses must have regard to safety/security matters and include measures to assist crime prevention, where possible.

7.16.3 As stated earlier, the East Midlands Council for Sport and Recreation has identified the following shortfall in built sports facilities within the District:-

- Two sports halls (4 badminton court size);
- One indoor bowls centre;
- One 18 hole and one 9 hole golf course.

(N.B. The sports halls will meet the "Standardised Approach to Sports Hall" SASH design. The SASH size is the equivalent area of four badminton courts. It is recognised to serve a catchment area of approximately 15,000 to 20,000 people).

7.16.4 There are already two main golf courses within the District, Woodhouse and Sherwood Forest Golf Courses, with further provision at Racecourse and King George V parks. In addition, a golf driving range exists off Jubilee Way in eastern Mansfield. However, there has been a substantial increase in participation in golf during the last decade. As a consequence this authority will look to encourage the development of at least one eighteen hole and one nine hole course in the Mansfield area.

7.16.5 The development of golf courses, particularly eighteen holes, requires considerable amounts of land and can only be appropriately developed on the fringe of the urban area. Potential sites that are capable of supporting such facilities include; the Cauldwell Valley, land in the Maun Valley north east of Mansfield and in the long-term, reclaimed land associated with Sherwood Colliery tip.

7.16.6 A variety of recreation opportunities are available at seven District Council operated leisure centres and numerous private sports clubs. The District Council will also continue to press for the joint use of school facilities. There is, however, considered to be a need for the provision of two additional sports halls within the District.

LT14 PLANNING PERMISSION WILL BE GRANTED FOR THE DEVELOPMENT OF SPORTS HALLS AT THE FOLLOWING LOCATIONS:-

LT14(A) BULL FARM.

7.16.7 Bull Farm, located in Pleasley Hill Ward, currently has no Sports Hall to serve the local population. There are also no Sports Hall facilities in the neighbouring Wards of Cumberlands, Northfield or Sherwood. These Wards have a total population of 13,833 (1991 Census). The current nearest facility is Mansfield Leisure Centre which is considered too far away for residents of the above Wards. Therefore this Authority will look to provide one SASH type building at Bull Farm.

LT14(B) MANOR PARK.

- 7.16.8 Manor Park is an extensive sports complex serving not only the local residents of Mansfield Woodhouse but also from within and beyond the boundaries of the District. Whilst it provides a good variety of outdoor sports facilities, there are currently no indoor facilities. Manor Park is located in the Manor Ward, which is adjacent to Leeming and Northfield Wards. None of these have indoor recreation facilities. The total population in the Wards of Manor, Leeming and Northfield equates to 16,308 (1991 Census). For a population of this size, 1 SASH (4 badminton courts) building would be required. Therefore, the District Council will look to provide such a facility at Manor Park, to take advantage and complement facilities already located there.
- 7.16.9 There are also indications of the need for a new sports hall in Forest Town. Whilst a new sports hall would undoubtedly be of benefit to the community, it is not the most cost effective way of increasing provision, particularly as there already exist built facilities at the Garibaldi School. The District Council will seek community use of these facilities in order to increase provision by the most effective means.
- 7.16.10 Mansfield currently has no indoor bowling facility. "Beyond the Barriers" recommends the provision of one six rink indoor green within the District. Proposals for such a development within the urban area will be encouraged, subject to there being no overriding highway or environmental objections. Any proposal should be well related to public transport facilities.

LT15 PLANNING PERMISSION WILL BE GRANTED FOR THE DEVELOPMENT OF LEISURE USES ON 1.4 HECTARES OF LAND OFF CHESTERFIELD ROAD SOUTH.

- 7.16.11 This site is currently occupied by the Mansfield Leisure Centre and a large surface car park. The Council will consider the future extension of the Leisure Centre in this area, subject to the retention of essential town centre car parking.

7.17 Optional Leisure Proposals

- 7.17.1 The Local Plan identifies a number of sites which the District Council considers appropriate for Leisure facilities, as alternatives to other developments.

LT16 PLANNING PERMISSION WILL BE GRANTED FOR THE DEVELOPMENT OF LEISURE FACILITIES, AS ALTERNATIVES TO OTHER LAND USE OPTIONS, AT THE FOLLOWING LOCATIONS:-

LT16(A) 0.6 HECTARES OF LAND OFF SUTTON ROAD.

- 7.17.2 This site was previously used as an informal car park, occupying a prime frontage location on the main Mansfield to Sutton road. The District Council will, therefore, require a high standard of design. As well as leisure uses, acceptable alternatives would include employment, hotel, restaurant or motor vehicle related retail operations.

LT16(B) 1.2 HECTARES LAND OFF NOTTINGHAM ROAD.

- 7.17.3 This site was previously used as a car showroom. The District Council considers that it would be appropriate for the development of leisure uses, which could integrate with the adjacent Titchfield Park. Other acceptable uses of the site would include employment or re-use for motor vehicle related retail operations.

LT16(C) 0.3 HECTARES ON THE FORMER BRUNTS SCHOOL SITE.

7.17.4 This site was formerly part of the Brunts School and the District Council considers it is suitable for either Hotel development or offices. The site offers a prominent location on the A.60 to the immediate north of Mansfield town centre close to the inner ring road.

7.18 Recreation Facilities in new Housing Development

7.18.1 Public open space contributes significantly to the environment and its provision is an important component towards the quality of life in housing areas. Therefore, new developments likely to increase pressure for use of public open space will be expected to make a contribution towards its improved provision. New housing schemes will be expected to incorporate or make a contribution towards useable public open space (see Policies in the Housing chapter).

7.19 Water Based Recreation

7.19.1 There are no major areas of water, suitable for water based recreation, that lie entirely within the District. However, several are partially located within its boundaries. These include Kings Mill Reservoir, the L Lakes and Vicar Water.

7.19.2 Kings Mill Reservoir is the largest area of water, immediately accessible to residents of Mansfield, where facilities for water sports activities are provided. The L Lakes at Rainworth are part of an SSSI. Whilst the Plan seeks to protect the flora and fauna of the area, it also aims to enhance its potential as a beauty spot, fishing venue and to improve access. Although this will only be done in so far as it is compatible with the objectives of the site's designation as a SSSI.

7.19.3 The District Council will encourage access to these areas of water, to enhance and promote their recreational use.

7.20 Motorised Sport

LT17 PLANNING PERMISSION WILL BE GRANTED, WHERE REQUIRED, FOR "MOTORISED SPORTS" ACTIVITIES PROVIDING THEY MEET ALL OF THE FOLLOWING CRITERIA:-

- 1) THEY WOULD NOT HAVE A DETRIMENTAL IMPACT ON THE CHARACTER OR ENVIRONMENTAL QUALITY OF THE AREA;**
- 2) THEY WOULD NOT SERIOUSLY CONFLICT WITH EXISTING OR PROPOSED ADJACENT LAND USES;**
- 3) THEY WOULD NOT ADVERSELY AFFECT THE AMENITY OF NEARBY RESIDENTS DUE TO NOISE, DISTURBANCE, VIBRATION, SMELL, FUMES, ETC;**
- 4) IT CAN BE CLEARLY DEMONSTRATED THAT A MANAGEMENT AGREEMENT HAS BEEN ENTERED INTO WITH THE LANDOWNER IN RESPECT OF THE PROPOSED ACTIVITY.**

7.20.1 Motorised sports are enjoyed by many people from spectating to active participation. The term “motorised sport” covers a broad range of activities from motor cycling to trials bike riding, car racing and four wheel driving. The District Council encourages the development of links with motor sports organisations. Any proposals for motor sport recreation within the District will need to show that the facility/event will be appropriately managed to mitigate any impacts on affected land users and the environment. Proposals for given sites will need to demonstrate the existence of a management agreement with the owner(s). In certain circumstances the District Council will require the signing of a Section 106 Agreement to secure such a management agreement.

7.21 **Tourism**

7.21.1 Whilst the District Council will generally welcome proposals for tourist related development it will seek to limit their impact on the surrounding environment. This will be particularly relevant outside the established urban area. Any such development should be in harmony with the surrounding countryside and should not create environmental or highway problems.



LT18 PLANNING PERMISSION WILL BE GRANTED FOR THE DEVELOPMENT OF TOURISM FACILITIES PROVIDED THAT THEY WOULD MEET ALL OF THE FOLLOWING CRITERIA:-

- 1) BE OF A TYPE, SIZE AND SCALE APPROPRIATE TO THE AREA;**
- 2) NOT HAVE A DETRIMENTAL EFFECT ON THE CHARACTER, QUALITY AND AMENITY OF THE SURROUNDING AREA;**
- 3) HAVE REGARD TO EXISTING LANDSCAPE, HISTORICAL, NATURAL AND BUILT FEATURES;**
- 4) PAY PARTICULAR ATTENTION TO DESIGN, LAYOUT AND MATERIALS AND INCORPORATE CONSIDERABLE LANDSCAPING;**
- 5) BE LOCATED WHERE THERE IS, OR IS THE POTENTIAL FOR, EASY ACCESS TO PUBLIC TRANSPORT;**
- 6) HAVE REGARD TO PERSONAL SAFETY/SECURITY AND CRIME PREVENTION.**

7.21.2 The development of tourism developments must have regard to their potential impact on the surrounding area. In particular they must respect the setting, character and quality of the local environment, especially if located outside the defined urban boundary. They must have regard to the amenity of existing nearby properties, particularly with respect to possible disturbance/nuisance. Proposals must consider existing site characteristics/features, e.g. site form, trees, hedgerows, etc. They must also demonstrate that consideration has been given to access to a range of travel modes, particularly public transport and have regard to safety/security and crime prevention.

LT19 PLANNING PERMISSION WILL BE GRANTED FOR THE DEVELOPMENT OF A MIXED USE SCHEME, AIMED AT CREATING A TOURIST/LEISURE FACILITY AT PLEASLEY MILLS, PROVIDED THAT IT WOULD MEET ALL OF THE FOLLOWING CRITERIA:-

- 1) **BE OF TYPE, SIZE AND SCALE IN KEEPING WITH THE CHARACTER AND APPEARANCE OF THE AREA;**
- 2) **NOT HAVE A DETRIMENTAL EFFECT ON THE AMENITY OF NEARBY OCCUPIERS;**
- 3) **RETAIN IMPORTANT LANDSCAPE, HISTORICAL, NATURAL AND BUILT FACILITIES;**
- 4) **REFLECT THE SETTING OF THE SITE IN ITS DESIGN, THE MATERIALS USED, ITS LAYOUT AND IN THE AMOUNT OF LANDSCAPING PROVIDED;**
- 5) **INCORPORATE RELEVANT CRIME PREVENTION MEASURES.**

7.21.3 In order to establish Mansfield as a Tourist destination in its own right, a major tourist attraction will be developed within the District. The District Council has considered potential locations for such a development and concluded that land close to Pleasley Mills is a suitable location. It offers a good supply of land in an attractive setting. The location is easily accessible to the M1 motorway. Any development should incorporate a tourism theme of a heritage or medieval nature though it may include other elements in order to make the rehabilitation of the Mills Complex viable.

7.21.4 The majority of the disused Mill buildings found in the Vale have been acquired by Bolsover District Council. Some of them have been converted for employment creating uses and this will continue, however, there is still plenty of scope to create a tourist/leisure facility at this location.

7.21.5 The Pleasley Vale area is particularly environmentally attractive and sensitive. Consequently, the area has a number of nationally and locally recognised designations to protect important natural and built features (including a Site of Special Scientific Interest, an Ancient Woodland, a Conservation Area and a Mature Landscape Area designation). The Council will seek, therefore, to ensure that any development is of a high standard, integrates well with the surrounding environment and mitigates, as far as possible, any detrimental effects.

7.22 Hotel and Other Tourism Related Accommodation

7.22.1 A range of hotel accommodation is required in the District in order to cater for the increased number of visitors attracted to Mansfield by its improved shopping, leisure and business facilities. At present the main established hotels are The Midland, The Fringe, Pine Lodge and Carr Bank. Studies undertaken by John Brown Consultants and Sheffield Hallam University, have indicated the need for a budget road-side and four star hotel, complete with associated restaurant and conference facilities. This will enable the District to accommodate and encourage the development of business tourism. Sites are also proposed in the Central Area Chapter.

LT20 PLANNING PERMISSION WILL BE GRANTED FOR THE DEVELOPMENT OF, INCLUDING THE UPGRADING/EXTENSION OF EXISTING, HOTELS, GUEST HOUSES, BED AND BREAKFAST AND SELF CATERING ACCOMMODATION, PROVIDED THAT THEY WOULD MEET ALL OF THE FOLLOWING CRITERIA:-

- 1) **INTEGRATE WITH THE EXISTING PATTERN OF SETTLEMENT AND SURROUNDING LAND USES;**
- 2) **NOT HAVE A DETRIMENTAL EFFECT ON THE CHARACTER, QUALITY AND AMENITY OF THE SURROUNDING AREA;**
- 3) **HAVE REGARD TO THE EXISTING LANDSCAPE, HISTORICAL, NATURAL AND BUILT FEATURES;**
- 4) **PAY PARTICULAR ATTENTION TO DESIGN, LAYOUT AND MATERIALS;**
- 5) **BE LOCATED WHERE THERE IS, OR IS THE POTENTIAL FOR, EASY ACCESS TO PUBLIC TRANSPORT;**
- 6) **HAVE REGARD TO PERSONAL SAFETY/SECURITY AND CRIME PREVENTION.**

7.22.2 Whilst the District Council is keen to increase the variety of hotel accommodation in the Plan area (as part of the Tourism Strategy for the District) proposals should not create environmental or traffic problems, nor should they detract from the residential amenity of an area.

LT21 PLANNING PERMISSION WILL BE GRANTED FOR THE DEVELOPMENT OF HOTEL ACCOMMODATION, AS AN ELEMENT OF EMPLOYMENT PROPOSALS, AT THE FOLLOWING LOCATIONS:-

LT21(A) LAND SOUTH OF CLIPSTONE ROAD EAST.

7.22.3 Hotel accommodation is lacking in this part of Mansfield. Considering the vicinity and accessibility to Sherwood Forest, hotel development is urgently required and would be particularly appropriate at this location. It is expected that any development would meet tourism standards. Any development at such a prominent location on the edge of an urban area, close to residential areas will require a high standard of design and

landscaping. This site has also been identified (in the Employment Chapter) as a suitable location for the development of a business park.

LT21(B) LAND OFF ABBOTT ROAD.

7.22.4 This site is described in detail in the Employment Chapter and is designated for exceptional employment development. Should a prestige proposal be forthcoming, the Council feels that such an attractive location, on a primary route to the west of Mansfield with good links to the M1 (which will be further facilitated by the proposed Western Bypass) is particularly suitable for a prestige hotel development.

LT22 PLANNING PERMISSION WILL BE GRANTED FOR THE DEVELOPMENT OF HOTEL ACCOMMODATION, AS AN ALTERNATIVE TO OTHER LAND USE OPTIONS, AT THE FOLLOWING LOCATIONS:-

LT22(A) 0.4 HECTARES OF LAND OFF WOODHOUSE ROAD.

7.22.5 The Queen Elizabeth Girls School has recently relocated. The site comprises the oldest part of the former school and includes a listed building which should be retained in any proposals for the site. The building has an extremely attractive setting and offers the potential for the re-use as a hotel. Other land use options include offices, restaurant/public house or non-residential institutions.

LT22(B) 0.6 HECTARES OF LAND OFF SUTTON ROAD.

7.22.6 This vacant site provides a prime frontage location on the main Mansfield to Sutton road. A high standard of design will be sought for any proposed development. Alternative uses for the site would include leisure uses, restaurant/public house and vehicle related retail operations.

LT22(C) 1.3 HECTARES LAND OFF PEAFIELD LANE.

7.22.7 Situated on the edge of Mansfield Woodhouse, this site is on a main route to and is one of the closest urban locations to Sherwood Forest. Consequently, it provides a great opportunity for the development of a hotel, to take advantage of the tourist potential for the Forest and surrounding historical estates. Being adjacent to existing and proposed residential developments a high standard of design and landscaping would be required.

LT22(D) 0.9 HECTARES OF LAND OFF DEBDALE LANE.

7.22.8 This site is close to the existing Woodhouse railway station and would occupy a main road frontage. A high standard of design would therefore be required. Other uses proposed for this site could include B1 employment uses, restaurant/public house or motor related retail operations.

LT22(E) 1.7 HECTARES OF LAND AT RUSHPOOL FARM.

7.22.9 Should development of housing between Old Mill and New Mill Lanes lead to the redundancy of the Rushpool Farm buildings, then its conversion and re-use as a hotel would be acceptable. Any new buildings must respect its position with regard to proposed nearby residential developments and its prominent location at the edge of the Maun Valley.

7.23 **Caravan/Camping Sites**

7.23.1 There are at present no overnight facilities for caravans and tents within the District. Many tourist attractions, such as Sherwood Forest, attract many short stay visitors and the Local Plan seeks to promote the development of tourist facilities within the District.

LT23 PLANNING PERMISSION WILL BE GRANTED FOR THE DEVELOPMENT OF NON-RESIDENTIAL CARAVAN/CAMPING SITES PROVIDED THAT THEY WOULD MEET ALL OF THE FOLLOWING CRITERIA:-

- 1) **BE OF TYPE, SIZE AND SCALE APPROPRIATE TO THE AREA;**
- 2) **NOT HAVE A DETRIMENTAL EFFECT ON THE CHARACTER, QUALITY AND AMENITY OF THE SURROUNDING AREA;**
- 3) **HAVE REGARD TO EXISTING LANDSCAPE, HISTORICAL, NATURAL AND BUILT FEATURES;**
- 4) **PAY PARTICULAR ATTENTION TO DESIGN, LAYOUT AND MATERIALS AND INCORPORATE CONSIDERABLE LANDSCAPING;**
- 5) **BE LOCATED WHERE THERE IS OR IS THE POTENTIAL FOR, EASY ACCESS TO PUBLIC TRANSPORT;**
- 6) **HAVE REGARD TO PERSONAL SAFETY/SECURITY AND CRIME PREVENTION.**

7.23.2 In order to meet the objective of providing a range of accommodation, the provision of non-residential caravan/camping sites in the Plan area will be encouraged, subject to consideration on highway and environmental grounds. The Council would be willing to discuss the opportunities for certified locations with the Caravan and Camping Club to realise this objective.