Mansfield
District Council

Local Plan Examination

Main Matter 7

Whether or not the plan will contribute to the vitality and viability of Mansfield town centre, the District Centres and Local Centres

Mansfield District Council Submission

Date 30 April 2019

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Local Plan Examination Matter Statement

May 2019

Matter 7: Whether or not the plan will contribute to the vitality and viability of Mansfield town centre, the District Centres and Local Centres

Q1. Is the 500 sqm threshold for impact assessments in Policy RT1 based on robust evidence? Are the proposed new Local Centres at Berry Hill (Policy SUE3) and Pleasley Hill Farm (Policy SUE1) justified by the evidence?

1. Part five of Policy RT1 includes a local impact test threshold of 500 sqm floorspace for retail and leisure[1] developments. Justification for the proposed 500 sqm net local impact threshold is outlined below with reference to the Planning Practice Guidance (PPG)[2]. In setting a locally appropriate threshold, the PPG states that the key considerations include:

   i. whether town centres are vulnerable taking account of the existing viability and vitality of centres and the scale of proposals relative to town centres

   ii. the likely effects of development on any town centre strategy and impact on any planned town centre investment

i. Whether town centres are vulnerable taking account of the existing viability and vitality of centres and the scale of proposals relative to town centres

2. The Mansfield Retail and Leisure Study Main Report, 2011 ('The 2011 Study') (R3a) contains comprehensive health checks for centres which have been partially updated by the Mansfield District Council Retail Monitoring Report and Town Centre Health Check 2019 (enclosed at Annex A). The Mansfield District Retail and Commercial Leisure Study Update, 2017 ('The 2017 Study') (R5) contains a new shopping patterns survey which provides an updated picture of the trading performance of centres in 2017. The key findings on the health of Mansfield town centre and the district centres are summarised below:

[1] See S2, M59.
[2] Paragraph: 016 Reference ID: 2b-016-20140306 Revision date: 06 03 2014

- Mansfield performs its role as a sub-regional shopping centre although there are some clear gaps in the town centre offer (R3a paragraph 3.29). There is a need to increase representation from middle to high-order clothing retailers; increase the number of restaurant operators and provide a supermarket to meet main food shopping needs (R3a paragraphs 3.29 – 3.34)
- Mansfield town centre is primarily a comparison shopping destination: 38.6% of floorspace in the town centre was occupied by A1 retail units in 2019 (Annex A page 21). The town centre generated a comparison turnover of £215.59m compared to a convenience turnover of just £9.84m (excluding the retail parks) according to the 2017 survey (R5 Tables CM5 (pdf page 167) and CV5 (pdf page 174))
- Mansfield town centre has a historically high vacancy rate[3] which exceeds the national average and there is a need to modernise floorspace in the town centre (including the Four Seasons centre) to meet current national operator requirements and attract new operators (R3a paragraphs 3.32 and 3.34)
- Mansfield town centre has become less competitive in recent years: its comparison market share declined from 28.6% to 24.0% between 2011 and 2017 while the main competing centres (Newark-on Trent, Sheffield and Nottingham) all increased their share of the district's comparison expenditure (R5 paragraphs 4.4.8, 4.4.9 and 4.4.17 and Figures 4:3 and 4:4). Mansfield town centre's position has also declined nationally: Venuescore ranked Mansfield at 134 in 2013 and 137 in 2017.
- Mansfield town centre faces increased levels of competition for expenditure from competing destinations in and outside the district. No major retail or leisure development has been delivered in the town centre since 2011 (R5 paragraph 3.6.4 and 5.3.3), whereas competing retail centres such as Nottingham have benefited from new investment. Multiple out of centre retail and leisure developments have also come forward in the district since 2011 including three new restaurants at Mansfield Leisure Park,[4] and three new supermarkets[5] (R5 Tables CV5 (pdf page 174) and CV6 (pdf page 175))
- Mansfield Woodhouse fulfils its role as a district centre; it contains sufficient diversity of uses to meet the majority of residents' food shopping and service

[3] Currently 14.2% (Annex A page 25) against 9.9% nationally (as reported by the British Retail Consortium in January 2019)
[4] LPA Ref: 2012/0540/ST
[5] Aldi 30 Leeming Lane South, Mansfield Woodhouse; Aldi Oakleaf Close, Mansfield; and Aldi Nottingham Road, Mansfield

needs. The retail offer is focused on convenience goods and services (R3a paragraph 3.37). The convenience offer is anchored by a Morrisons store and supplemented by smaller convenience stores (R3a paragraph 3.37). However, Morrisons' convenience market share declined from 5.5% to 3.4% between 2011 and 2017 as a result of increased competition from new food stores (R3a Table 5.9 (page 72) and R5 Table 4.10 (page 23))

- Market Warsop fulfils its role as a district centre; the centre contains a good mix of convenience and comparison uses which meet most of residents' day-to-day shopping needs (R3a paragraph 3.42). The convenience offer is anchored by a small Co-op Food and the comparison offer is mainly comprised of small independent operators (R3a page 40 point 2). However, the service offer is more limited than that of Mansfield Woodhouse (R3a page 40 point 4).

3. Table 1 shows that the average size of units in Mansfield town centre (211 sqm) is significantly below the 2,500 sqm National Planning Policy Framework (NPPF)[6] threshold for testing impact. The high vacancy rate recorded in Mansfield town centre (R1 Appendix 3) indicates that existing units are not of the right scale to meet operator's current requirements. This means that available units in the town centre are unlikely to be deemed suitable for applicant's proposing larger modern retail units. Without a locally appropriate impact threshold there is a risk that the council will not have a policy mechanism to resist future applications which may be potentially harmful to the town centre.

Table 1. Mansfield centres average unit size 2019

Centre	Average unit size (sqm gross)
Mansfield	211
Mansfield Woodhouse	150
Market Warsop	106

Source: Mansfield District Council 2019

4. Since 2012 the council has granted planning permission for 46 schemes located outside of designated centres providing a total of 13,464 sqm gross floorspace. A schedule of out and edge-of-centre retail and leisure schemes approved between 2012 and 2018 is provided at Annex B and a summary is provided in Table 2.

[6] All references to the NPPF are to the 2012 version, unless stated.

Table 2. Approved out and edge-of-centre retail and leisure schemes 2012-2018

Size	Permissions		Floorspace	
	No.	%	Sqm net	%
Over 2,500 sqm	1	2%	4,298	32%
500 - 2,500 sqm	5	11%	4,921	37%
Less than 500 sqm	40	87%	4,245	32%
Total	46	100%	13,464	100%

Source: Mansfield District Council

5. Table 2 identifies that only one application and 32% of retail and leisure floorspace outside designated centres approved between 2012 and 2018 exceeded the NPPF impact threshold for testing retail impact. However, had the proposed 500 sqm local impact threshold been adopted since 2012 then 69% of approved floorspace would have been required to assess impact.
6. In the absence of a locally set threshold this analysis indicates that a significant amount of floorspace could be delivered in edge and out-of-centre locations in future without any assessment of the potential impacts on designated centres. This demonstrates the importance of identifying an appropriate local threshold to ensure that future proposals are supported by appropriate evidence on their likely impact individually and cumulatively.
7. Drawing together the evidence of the health of centres and average unit sizes, it is likely that most centres in Mansfield would be vulnerable to adverse impacts arising from out-of-centre development proposals (retail or leisure) between 500 sqm and 2,500 sqm.
8. The centre health checks demonstrate that the district centres predominantly cater for day-to-day shopping needs and the majority of convenience units are either small independent stores or ‘local’ store formats operated by national multiples (such as Co-op Food). Mansfield Woodhouse district centre also contains a Morrisons supermarket which caters for both top-up and main food shopping. It is likely that proposals for medium or large out-of-centre convenience food stores would compete directly with both the district centres for turnover.
9. The 2017 Study finds that investment in Mansfield town centre has not kept pace with improvements to competing centres or the out of centre offer and the town centre’s performance has declined over the past eight years. The 2017 Study identifies a qualitative need to improve the town centre’s convenience, comparison and leisure offer. It is likely that retail and leisure proposals between 500sqm and 2,500 sqm outside of designated centres would compete with the town centre for much needed investment.

10. To ensure that the impact on designated centres is not significantly adverse, applicants proposing edge or out-of-centre developments (retail or leisure) over 500 sqm should be required to assess the potential impacts on designated centres. We consider the potential impact on the strategy for Mansfield town centre further below.

ii. The likely effects of development on any town centre strategy and impact on any planned town centre investment

11. The new Local Plan aims to meet the district's identified retail and leisure needs and improve the performance of Mansfield town centre by focusing the majority of new floorspace in the town centre. Policy S2 allocates 11,100 sqm out of 13,200 sqm comparison floorspace to Mansfield town centre (R5 paragraph 7.2.4) and 2,800 sqm out of the total 3,500 sqm leisure requirement to Mansfield town centre (R5 paragraph 7.4.1).
12. In accordance with NPPF Paragraph 23 and the PPG[7], the new Local Plan outlines a positive strategy to reverse the recent decline in Mansfield's market share by implementing the following measures:

- Applying a town centre first approach to planning applications (Policy RT2)
- Redeveloping key allocated sites to provide new retail and leisure floorspace (Policy RT6a)
- Refurbish key retail premises (the Four Seasons Shopping Centre, Rosemary Centre and Beales department store) to attract more mid to high-order retailers (Policy RT4)
- Encouraging a wider range of main town centre uses on primary and secondary frontages (such as food and drink uses) to reduce vacancy rates and enhance the evening economy (Policy RT3)

13. In accordance with NPPF Paragraph 23 (point 6), Policy RT7 identifies sufficient capacity in Mansfield town centre to meet district-wide comparison needs and leisure needs up to 2026 from the following sources of supply:

- Reoccupation of vacant town centre units - 2,000 sqm comparison and 1,000 sqm leisure floorspace

[7] Paragraph: 002 Reference ID: 2b-002-20140306 Revision date: 06 03 2014

- Stockwell Gate North (Site allocation RT6a) - 1,500 sqm comparison and 548 sqm leisure floorspace

14. A table of vacant floorspace in Mansfield town centre in 2019 is provided at Annex A (pages 27-28). Table 3 below shows the proportion of vacant floorspace found in units below the proposed local impact threshold (500 sqm), above the NPPF impact threshold (2,500 sqm) and those in between the two thresholds.
15. Table 3 shows that the total amount of floorspace allocated to vacant units in Mansfield town centre (3,000 sqm) could be accommodated within units of 500 sqm to 2,500 sqm. Bearing in mind the like-for-like principle[8], new out-of-centre retail / leisure units of 500 sqm to 2,500 sqm could potentially compete with vacant town centre units for investment. The proposed town centre strategy for Mansfield town centre could be potentially undermined by out-of-centre applications of this scale.

Table 3. Mansfield town centre vacant floorspace by unit size 2019

Unit size	Floorspace sqm gross	Floorspace %
Units < 500 sqm	10,070	64%
Units 500 - 2,500 sqm	5,670	36%
Units > 2,500 sqm	0	0%
Total	15,740	100%

Source: Annex A pages 27-28

16. To ensure that the impact on the investment in the town centre is not significantly adverse applicants proposing edge or out-of-centre proposals (retail or leisure) over 500 sqm should be required to assess the potential impacts on designated centres.
17. The evidence base provides clear justification for adopting a local impact threshold in the new Local Plan. It is likely that all centres in Mansfield would be vulnerable to adverse impacts arising from edge or out-of-centre retail and leisure proposals of 500 sqm to 2,500 sqm. To ensure that the impact on the vitality and viability of centres and investment in centres is not significantly adverse applicants proposing edge- or out-of-centre proposals (retail or leisure) over 500 sqm should be required to assess the potential impacts on designated centres.

[8] Paragraph: 016 Reference ID: 2b-016-20140306 Revision date: 06 03 2014

Are the proposed new Local Centres at Berry Hill (Policy SUE3) and Pleasley Hill Farm (Policy SUE1) justified by the evidence?

18. The proposed Berry Hill local centre is justified by the existing evidence base. Policy SUE3 allocates a new local centre with up to 1,000 retail floorspace at Berry Hill; this is equivalent to the amount of floorspace approved under existing permissions at the site[9].
19. The 2017 Study identifies a qualitative need to provide additional retail floorspace as part of the mixed-use redevelopment of the Lindhurst growth area (including Berry Hill) as the area is poorly served by the existing network of centres and food stores (R5 Paragraph 6.4.27).
20. The 2017 Study provides the most up-to-date retail capacity forecasts for the district which have been used to inform the new Local Plan. The convenience capacity forecasts take account of commitments to new floorspace including the extant planning permission for 1,000 sqm retail floorspace at Berry Hill local centre (R5 Appendix D Tables CV6 and H3). Therefore, the district-wide convenience retail needs contained in the Policy RT7 (Table 7.9) take account of committed floorspace at Berry Hill local centre.
21. Policy SUE3 does not extend this proposed centre on the basis that its purpose is to protect the committed development and ensure that the development comes forward as originally planned. We are aware that the promoters of this site would prefer a larger centre in this location but as yet no proposals have been forthcoming through either the planning application process or the preparation of the plan. Any future applications to extend the amount of floorspace would be subject to sequential and impact testing.
22. The 2017 Study also identifies that the housing growth area at Pleasley Hill Farm site is poorly served by the existing network of centres and food stores (R5 Paragraph 6.4.33). The quantitative retail needs assessment for this housing growth area identifies capacity for some additional retail floorspace to meet local needs (180 sqm net comparison and 170 sqm net convenience) up to 2033 (R5 paragraph 6.4.34). This assessment takes account of two retail commitments for a 45 sqm net[10] and 84 sqm net[11] retail unit. The 2017 Study recommends that any additional retail floorspace at Pleasley Hill above the existing commitments should demonstrate compliance with the sequential and retail impact tests as set

[9] LPA Ref. 2010/0089/ST
[10] LPA ref: 2014/0147/ST
[11] LPA ref: 2010/0805/ST

out in the NPPF (R5 paragraph 6.4.34). The promoters have submitted a sequential test and it is accepted that the floorspace they propose cannot be accommodated at any nearby centres.

23. In conformity with the existing retail evidence base, it is proposed that Policy SUE1 is reworded as set out below:

- Remove the retail and leisure floorspace allocation under Part 1.c i-ii of Policy SUE1
- Add a new line underneath Part 1 of Policy SUE1 policy text stating '*New retail or leisure floorspace proposed at Pleasley Hill local centre would need to meet the requirements of Policy RT1.'*

24. We also propose a main modification to reword part three of Policy RT1 to now say: "A new local centre will be supported as part of the comprehensive development of the Berry Hill commitment (Policy SUE3). A local centre will also be supported at land allocated at Pleasley Hill Farm (Policy SUE1) provided that justification for the scale of retail and leisure floorspace proposed is submitted as part of the masterplan / outline planning application for the overall development scheme."

Q2. Are the requirements in Policy RT2 reasonable and justified and does the policy provide an appropriate framework for further policy guidance? Is this contained in the Local Development Scheme (K4a)?

25. Policy RT2 seeks to set out clearly what actions the council will take in order to meet the town centre vision. It is a reasonable approach and sets the context for the town centre policies which follow. Part 1a of the policy specifically refers to applying a town centre first approach, as required by the NPPF.
26. The strategy is justified. It is the most appropriate strategy to meet the challenges facing Mansfield town centre which have arisen from changing shopping habits. No reasonable alternatives were identified.
27. The strategy enables the council to focus development on the town centre and to support a broadening of uses (including residential use) and seek accessibility and public realm improvements. These have been highlighted as issues for the

town centre through various stakeholder engagements, the most recent being through the bidding process for the Future High Streets Fund[12].

28. Part 1f of the policy refers to a comprehensive planning / investment framework and gives commitment that masterplanning work will be prepared by the council. This is considered appropriate (and important) in order that development activity in and around the town centre (including the regeneration sites on the periphery identified in Policy S4) is coordinated, set out in more detail and works towards the overall strategy. The commitment to produce a town centre masterplan was added to the latest Local Development Scheme, adopted 6 March 2019 (K4a).
29. Please note our proposed modification to Part 1c to change 'securing' to 'negotiating' (S2, M62), in response to representation PD/327.

Q3. How have the specific percentage and sales area thresholds in Policy RT3 been arrived at and are they based on robust evidence? Is the designation of secondary shopping frontages relevant having regard to changing retail trends?

30. This policy aims to maintain a core area of retail activity but allows for other uses within this area in order to be flexible. Percentages are included in order for the policy to be easily used and monitored.
31. There was a need for this policy to be more flexible than the existing saved policy in the 1998 Local Plan due to the changes to the high street and people’s shopping and leisure habits. The percentages aim to achieve more flexibility to allow cafes and restaurants and other town centre uses to be interspersed amongst the high street stores but without losing the main retail function of the primary shopping area. Thresholds of 75 percent and 50 percent for A1 uses seemed reasonable in achieving this aim and would allow for 19 of the 74 units within the primary shopping frontages, and 95 of the 190 units within the secondary shopping frontages, to change use to a non-A1 use. There are currently nine (12 percent) primary, and 85 (45 percent) secondary units in non-A1 use[13]. The NPPF 2012 defines primary and secondary frontages in Annex 2; these percentages are considered to accord with this definition in the absence of any further guidance, whilst acknowledging that other uses can add to the

[12] http://www.mansfield.gov.uk/article/8475/Mansfield-bids-for-the-future-of-town-centre
[13] Annex A, page 22 (Please note that some of the non-A1 units in the secondary frontages are currently vacant).

attractiveness and vitality of a frontage. A number of recently adopted local plans include similar policies with varying percentages, for example Sutton[14], Cambridge[15] and Burnley[16].

32. The sales area threshold of 500 sqm was arrived at on the basis that there are a shortage of units of this size and above within Mansfield town centre[17]. It is considered important to ensure these units, when located within the primary shopping area, remain in A1 use in order to maintain an attractive supply of units suitable for retailers, particularly if the town centre is to attract a 'metro' style convenience store that is currently lacking[18]. The two criteria which contain this requirement are sufficiently flexible to allow a change of use if there are overriding benefits that outweigh the need to protect a particular unit, as explained in paragraph 7.21 of the supporting text.

33. It is recognised that some changes of use are deemed permitted development and that this includes changes within the A Class. This policy will be used where planning permission is required.

34. The revised NPPF (2019) no longer includes the terms primary shopping frontage and secondary shopping frontage, instead just refers to a primary shopping area. The policy is compliant with the 2012 NPPF (paragraph 23) but will be amended when the Local Plan is reviewed to bring it in line with the revised NPPF.

Q4. Will Policy RT4 be effective in securing qualitative improvements to Mansfield town centre? Why is the requirement in paragraph 2 restricted to major development?

35. This policy seeks to encourage and promote the improvement of the town centre environment and part 1 lists a range of measures that the LPA would be supportive of should an application be received. This list will also inform spending decisions when developer contributions are received for public realm improvements, and will help the council and its partners to justify bids for external funding.

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[14] Policy 18, (75%) https://www.sutton.gov.uk/info/200464/planning_policy/1521/local_plan_adopted_2018/1
[15] Policy 11, (70%) https://www.cambridge.gov.uk/local-plan-2018
[16] Policy TC3, (80% (in length)) https://www.burnley.gov.uk/residents/planning/planning-policy/burnleys-local-plan
[17] As demonstrated in the Retail Update 2018 (AMR3, page 34) and Annex A, page 34
[18] As highlighted in the Mansfield District Retail and Leisure Study 2011 (R3a , para. 3.31) and Retail Update 2018 (AMR3, page 93)

36. Part 2 of the policy requires applicants of major development proposals within the town centre to demonstrate how their proposal helps to achieve any relevant aims of the policy. This requirement is restricted to major development on the basis that it was considered unreasonable to expect applicants of minor developments to carry out improvements that may not be viable or relevant for their business. However, on reflection, the effectiveness of the policy is likely to be improved if the word 'major' is removed from part 2, and 'proportionate to the scale and nature of the proposed development' is added - on the basis that the applicant will be able to demonstrate if none of the aims are relevant, and to ensure the policy is reasonable. Making this change would mean that the policy would apply to a much larger amount of developments and have a more positive effect on the town centre environment.

Q5. Is the scale of retail and leisure development proposed in site allocation RT6b at Ransom Wood Business Park justified and would this have any implications for the viability and vitality of Mansfield town centre or any of the District and Local Centres?

37. The site was promoted to us as a retail / leisure site. The process of site selection is outlined in section 6 of the Retail and Leisure Technical Paper 2018 (R1) and included looking at sequentially preferable sites. Our evidence base[19] indicates that this site is a potential location for a hotel which is supported by the policy. The policy includes the proviso that the development must primarily meet the needs of the business park, but as stated in the supporting text at paragraph 7.34, where a proposal is tilted more in the favour of a wider catchment area sequential and impact tests will be required. The amount of floorspace proposed by the policy is more than specified in paragraph 7.7 of the supporting text to Policy RT1 (which refers to the amount of floorspace we consider would meet the day to day convenience needs of the immediate area), however includes land required for hotel development.
38. There is currently a planning application under consideration for the development of two drive-through café / restaurant units, a restaurant unit and a car rental unit on part of the site (2019/0019/FUL). Sequential and impact assessments have been required as part of this application as the proposal development is considered to serve a wider catchment area than the business park. This

[19] D2N2 Visitor Accommodation Strategy 2017 (R8a page 60, R8b page 5, R8c pages 94 and 115)

application contains a more intensive form of development than envisaged by the policy which if approved may mean further development of a hotel on the remainder of the site is not acceptable, particularly in highways terms.

39. Should the application be approved, it is considered that other planned hotels would be able to meet this need. Two hotels were granted planning permission in the last year, one at the former Gala Bingo site in the town centre[20], and one at Mansfield Town Football Club, under a kilometre walking distance from the town centre[21]. In addition the former bus station at Stockwell Gate North is allocated by RT6a for a hotel led redevelopment scheme. This project is mainly private sector led but the council are working closely with the developers to ensure the development comes forward. Timescale stipulations around planning consent and development commencement were included when the site was disposed of by the council[22].

Q6. Is the allocation of sites with planning permission in Policy RT7 justified?

40. Policy RT7 is included within Local Plan as these retail commitments make an important contribution to meeting the district's retail floorspace requirements and the principle of development on these sites has already been established.
41. The approach taken by the plan is to identify committed development. This demonstrates how requirements for floorspace, and for dwellings (Policy H2), can be met, whilst also giving more certainty to both the development industry and to residents of the district about where development will occur. Sites with floorspace of 100 sqm or more were included in the policy.
42. It is recognised that whilst the out of centre floorspace passed sequential and impact tests at the time the application was determined, things can change and other sites can become available. However, the majority of the sites / planning permissions identified by Policy RT7 have now been implemented. Please see Table 4 overleaf for current status of sites, including new commitments (as of 1 April 2019):

[20] 2018/0281/FUL
[21] 2018/0171/FUL
[22] Submission of planning permission – Nov 2019, start on site – September 2020, completed on site – Nov 2021

Table 4.

Site ref / name		Floorspace	Planning ref	Status	Justification for protection
RT7a	Former Peggs DIY Store, Leeming Lane South	1003 sqm convenience 251 sqm comparison	2014/0621/NT 2015/0217/NT	Out of centre. This was a commitment at the time of the Retail Study Update 2017 and is factored into the calculation of the floorspace requirement. Development has now commenced. Modification required to remove from policy and policies map.	N/A
SUE3	Berry Hill	1000 sqm convenience	2010/0089/ST	New local centre. This was a commitment at the time of the Retail Study Update 2017 and is factored into the calculation of the floorspace requirement. Planning permission has been implemented.	This floorspace is required to serve the housing growth area at Berry Hill which has commenced development. Protected by Policy SUE3.
RT7b	Belvedere Street, Stockwell Gate South	Mix of uses, not expected to exceed 11,500 sqm (previous permissions committed at least 1588 sqm A1).	~~2015/0273/ST~~ Superseded by 2018/0321/OUT	In centre. Site is being marketed. In use as a temporary car park.	It is important to give ongoing policy support to the development of this key site. Due to uncertainty over the mix of uses and amount of floorspace to be provided it is proposed to take this out of the calculation of how the retail and leisure requirements will be met.
RT7c	Adj Unit 3, St Peters Retail Park	101 sqm A1/A3	2015/0733/ST	Edge of centre. This was a commitment at the time of the Retail Study Update 2017 and is factored into the calculation of the floorspace	N/A

				requirement. However, the application is due to expire on 12/4/19 and the development is unlikely to come forward as a similar proposal has been developed in close proximity. In addition, the status of the site has changed from in centre to edge of centre. Modification required to remove from policy and policies map and add 100 sqm to floorspace requirement.	
RT7d	Vape HQ, Woodhouse Road	~~182 sqm comparison~~ 91 sqm comparison	~~2016/0719/FUL~~ Superseded by 2018/0319/FUL	Out of centre. This was a commitment at the time of the Retail Study Update 2017 and is factored into the calculation of the floorspace requirement. Modification required to remove from policy and policies map (as now under 100 sqm) and add 100 sqm to floorspace requirement.	N/A
RT7e	Old Town Hall, Market Place	127 sqm comparison	2017/0754/FUL	In centre. Planning permission has been implemented and work is underway. Modification required to remove from policy and policies map.	N/A
RT7f	116 – 120 Chesterfield	~~160 convenience~~	~~2017/0033/OUT~~ Superseded by	Neighbourhood parade.	It is a local use at a suitable location.

	Road North	155 sqm leisure (A5)	2018/0408/FUL and 2019/0037/NMA		
RT7g	Former Kings Mill Garage, Sutton Road	167 sqm leisure (A3)	~~2017/0259/FUL~~ Superseded by 2018/0305/FUL	Now completed. Modification required to remove from policy and policies map.	N/A
RT7h	Former Strand Cinema, Church Street, Market Warsop	715 sqm convenience 80 sqm comparison	2016/0136/NT	Edge of centre. This was a commitment at the time of the Retail Study Update 2017 and is factored into the calculation of the floorspace requirement.	There is a lack of foodstore choice in Market Warsop, and no available in centre sites. It is considered important to give this site ongoing support.
	Former Pavilion, Racecourse Park	135 sqm leisure (A4)	2018/0513/COU	Out of centre. Application was considered against adopted and emerging plan.	Will regenerate former pavilion building and provide facilities for park users.
	39 Stockwell Gate	200 sqm A1 A2, A3 and A5	2018/0732/COU	In centre	Will help reoccupy a long term vacant building and meet floorspace requirements.

43. It is considered that the plan's approach is justified on the basis that the policy demonstrates how the commitments contribute towards meeting the district's retail and leisure floorspace requirements, and there is justification for why each proposal should be protected.

Q7. The following questions apply to Policies RT8, RT9 and RT10:

a. Is the policy clear and will it provide sufficient guidance for decision making?

b. Is it based on a robust evidence base?

c. How will the policy be implemented and would it be flexible to respond to specific circumstances including viability?

d. Is the policy positively prepared, justified by the evidence and consistent with national policy and will it be effective? Are any modifications necessary for soundness?

RT8: District and local centres	
a. Is the policy clear and will it provide sufficient guidance for decision making?	Yes the policy is clear. It supports proposals which sustain and enhance the range of retail and community provision, with examples of appropriate uses given in paragraph 7.46 of the supporting text. The policy also requires A1 retail uses to remain the predominant use within each centre. This is to maintain the retailing role whilst allowing for a wide range of complementary uses. The proportion of uses at each centre is monitored annually by the planning policy team, as demonstrated in the Retail Update 2018 (AMR3) and 2019 (Annex A). This information can be used to inform decision making. The policy, in part B, also seeks improvements to the physical environment of each centre. The list of measures are considered to be clear, although the addition of the words "where relevant and viable" would assist decision makers in cases where it may not be appropriate to require an improvement. This would ensure the policy is applied in the same way as Policy RT4 (Mansfield town centre improvements).
b. Is it based on a robust evidence base?	The policy makes it clear what uses are permitted in town centres and sets out that the predominant use in each centre should be A1 to protect the retail function of the centres. Monitoring carried out by the planning policy team identifies that all but one centre (Fulmar Close – where A1 is equal to other uses) are dominated by A1 uses. The policy has a good degree of flexibility, and is a reasonable approach to meeting relevant criteria in paragraph 23 of the NPPF.

Current A1 levels (as at 1 April 2019)

Centre	Occupied A1	Total A1 (includes vacant)
Mansfield Woodhouse district centre	36.1%	43.3%
Market Warsop district centre	54.1%	61.2%

Clipstone Road West local centre	42.3%	46.2%
Fulmar Close local centre	18.2%	18.2%
Ladybrook Lane local centre	76.9%	76.9%
Newgate Lane / Redcliffe Road local centre	40.0%	43.3%
Nottingham Road local centre	42.9%	47.6%
Ratcliffe Gate local centre	36.8%	36.8%

The measures identified in part B of the policy have been listed having regard to recommendations within the conservation area character appraisal and management plans for both Mansfield Woodhouse[23] and Market Warsop[24], and through more general observations as to what could make the areas more vibrant and sustainable (such as the conversion of upper floors to increase residential uses, and improvements to cycle parking provision).

All local centres were reviewed as part of the plan's preparation to ensure the district's retail hierarchy is

[23] http://www.mansfield.gov.uk/CHttpHandler.ashx?id=7064&p=0 pages 79 – 84.
[24] http://www.mansfield.gov.uk/CHttpHandler.ashx?id=8148&p=0 pages 65 – 71.

	appropriate. This is detailed in the Retail and Leisure Technical Paper 2018 (R1) pages 41 to 46.
c. How will the policy be implemented and would it be flexible to respond to specific circumstances including viability?	The policy would be implemented through decisions on individual planning applications, and there is also potential for the measures in part B to form the basis of bids for external funding. The policy will ensure development cumulatively contributes to the enhancement of the district and local centres. The policy is flexible as the aim of part 1a is for A1 uses to only to be the predominant use, rather than setting a specific threshold, and the addition of the words “where relevant and viable” (see above) will enable more flexibility in circumstances where it may not be appropriate to require an improvement.
d. Is the policy positively prepared, justified by the evidence and consistent with national policy and will it be effective? Are any modifications necessary for soundness?	Yes the policy is positively prepared. It seeks to sustain and enhance the district and local centres within the district by allowing for a wide range of town centre uses, and includes a list of aspirational but realistic improvement measures that developers should address. As demonstrated above the policy is justified. It requires A1 use to remain the predominant use in each centre in order to maintain their retailing role. It also allows for a wide range of complementary uses which increase the vitality and viability of centres. The policy is consistent with national policy, particularly paragraph 23 of the NPPF. The policy will be effective in managing changes within the district and local centres, and it is clear how the decision maker should apply the policy. As discussed above the words “where relevant and viable” could be added to increase flexibility and clarity. No other modifications are considered necessary.

RT9: Neighbourhood parades	
a. Is the policy clear and will it provide sufficient guidance	Part 1 of the policy sets out that neighbourhood parades will be protected and that there is a presumption against their loss. The policy also sets out that proposals for changes of use, and for extensions (both new

for decision making?	developments that extend the parade and extensions to existing units) will be supported where they enhance the vitality and viability of the parade. Examples are given in paragraph 7.64 in order to provide clarity for the decision maker. Paragraph 7.65 contains advice for dealing with proposals that involve the loss of local shopping facilities from a parade. This is considered to be clear but additional text could be added to the supporting text if required. Part 2 of the policy allows the development of new neighbourhood parades of an appropriate design and type, and states that they will be supported where they meet the immediate needs of new residential areas and do not undermine existing town centres. Neighbourhood parades are not town centres and therefore proposals for new parades do not require sequential testing and are usually not large enough to require impact testing, however if a parade is proposed of such a scale that it would be likely to draw trade from a town centre (it contains a large convenience store / small supermarket for example), it may be judged to be inappropriately designed and to have the potential to undermine an existing town centre. It would therefore need to be considered as a local centre and determined against part 5 of Policy RT1. It is proposed that a minor modification is made to the supporting text to make this clearer. As Policy IN7 defines a small scale local convenience shop as one which does not exceed 250 sqm it was not considered appropriate to restrict unit sizes any further in new neighbourhood parades as was suggested during public consultation. Furthermore, the more modern neighbourhood parades that have been built in the district over recent years tend to have at least one larger unit – such as at Birding Street and at Madeline Court.
b. Is it based on a robust evidence base?	The district has a well-established network of neighbourhood parades which serve the communities which surround them. These parades and other clusters of shops were visited during plan preparation to ensure they warranted protection. Any changes are identified in the Retail and Leisure Technical Paper (R1) pages 47 to 64.

c. How will the policy be implemented and would it be flexible to respond to specific circumstances including viability?	The policy will be implemented through the development management process. It is considered to be flexible. It does not set a target for A1 uses and allows for changes of use. It is stipulated in the supporting text (paragraph 7.65) that proposals for a loss of shopping facilities should demonstrate at least six months of marketing has occurred in order for that loss to be acceptable. This is considered to be reasonable as the policy sets a presumption against the loss of such facilities. The policy does not specifically mention viability, but if an applicant could demonstrate that a particular use is no longer viable this would be a material consideration in the determination of a planning application. A vacant unit that has been marketed but not sold / been taken up may be an indication that the use is no longer be viable in that location. A suitable extension is defined in paragraph 7.66. This is limited to 250 sqm per each neighbourhood parades over the plan period in order to ensure the district's retail hierarchy is maintained. This limit links back to Policy IN7 but there is no stipulation that this has to be developed in one unit. However if an application was received for a new convenience store of a size permitted by Policy IN7, adjacent to an existing neighbourhood parade, it makes sense for this to be considered as an extension to that parade.
d. Is the policy positively prepared, justified by the evidence and consistent with national policy and will it be effective? Are any modifications necessary for soundness?	The policy seeks to protect neighbourhood parades which are an important element of sustainable development and which mean that the day to day needs of residents can be met locally and within a reasonable walking distance. These areas are particularly valuable for members of the community who don't drive or have access to a car. The policy is justified; giving protection to these areas means that the needs of residents can continue to be met. It is consistent with national policy, particularly paragraphs 69 and 70 of the NPPF. It is recognised that permitted development rights exist which allow for certain changes of use to occur. The policy is considered to be effective in securing the protection of these areas and avoiding the loss of important facilities when planning permission is required. No modifications are proposed (although the supporting text could be amended as identified above if required).

RT10: Retail parks	
a. Is the policy clear and will it provide sufficient guidance for decision making?	Yes, it is considered that the policy is clear and provides sufficient guidance for decision makers. Bulky goods floorspace is defined in paragraphs 7.72 to 7.74 of the supporting text, and monitoring of the cumulative increase in floorspace will be carried out, as detailed in the Monitoring Framework in Appendix 13 of the Local Plan Publication Draft (page 274).
b. Is it based on a robust evidence base?	This policy was devised in response to the lack of available and suitable land at in-centre and edge of centre locations to meet the long term comparison needs (as highlighted in the Retail and Leisure Technical Paper (R1)). The two retail parks (St Peter's Retail Park and Portland Retail Park) are closely related Mansfield town centre, with one being at an edge of centre location, and were found to compliment, rather than compete with, the town centre in the 2011 Retail and Leisure Study (R3a). As such, these areas are considered to be the most suitable, and sequentially preferable, locations for further bulky goods development which would not be appropriate within a more traditional town centre setting. St Peters Retail Park was previously included within the town centre boundary and as such more traditional town centre retailers have been able to locate there in the past. It has now been removed from the boundary to give more protection to the town centre and is to be treated the same as Portland Retail Park.
c. How will the policy be implemented and would it be flexible to respond to specific circumstances including viability?	The policy would be implemented through the development management process when relevant planning applications are received. Proposals that do not meet the expectations / definitions (as set out in paragraphs 7.72 to 7.74 of the supporting text) would not meet criterion d of the policy and not be considered appropriate in a retail park location. They would therefore be contrary to the policy and would need to be assessed against Policy RT1. The cumulative increase in floorspace will be monitored through the council's Authority Monitoring Report and Retail Updates. Please note that a minor modification (M70) has been proposed to the supporting text to ensure that

	conditions are used as appropriate to restrict the types of goods that are sold. It is not considered necessary / reasonable to impose a minimum floorspace area on the basis that the policy would also apply to extensions to existing units. The policy does not specifically mention viability, however is intended to remove some of the policy burden and help development that meets the criteria to come forward more easily.
d. Is the policy positively prepared, justified by the evidence and consistent with national policy and will it be effective? Are any modifications necessary for soundness?	Policy RT10 covers both of the retail parks located close to the town centre and seeks to promote them for bulky goods retail floorspace that would help meet the retailing needs of the district, ahead of other out of centre sites that may come forward. The policy does this by allowing up to 1,000 sqm per area without sequential or impact testing, subject to certain criteria being met. This is on the basis that these are ideal locations for this type of retailing and are close enough to the town centre for linked trips to be made. It is considered that whilst retail warehouses are retail development, they would not be appropriate on either of the town's largest retail allocations / commitments on the basis that these are key gateway sites. As such the council have tried be positive and proactive by removing some of the policy burden for this type of development to occur in what is the preferred location for it. The NPPF refers in paragraph 21 to the need for planning to not over-burden businesses and to positively and proactively encourage sustainable economic growth. As such it is considered that the policy is justified and is consistent with national policy. The Retail and Leisure Technical Paper (R1) establishes that the district's long term retail requirements cannot be met. These requirements will be reassessed when the plan is reviewed, however this policy is not considered to prejudice short to medium term needs within Mansfield town centre in the meantime, as was suggested during public consultation. As discussed above, the policy restricts development to bulky goods floorspace only, and sufficient sites are available to meet the medium term needs to 2026. As noted above, minor modification M70 has been proposed to the supporting text to ensure that conditions are used as appropriate to restrict the types of goods that are sold.

Q8. Will the plan provide the quantitative as well as qualitative needs for retail and leisure development over the plan period and should any further sites be allocated to meet the long term requirement for comparison floorspace having regard to Table 7.11 of the plan?

44. The plan does not allocate enough land to meet the full quantitative needs over the plan period. This is due to a lack of suitable and available sites and is explained in detail in the Retail and Leisure Technical Paper 2018 (R1). However, the council's evidence base[25] advises that long-term quantitative forecasts (post-2026) should be treated as indicative only and reviewed within the next three to five years. This is due to the inherent uncertainty over long-term estimates of expenditure growth and how the market might behave over the next 15 years. The plan provides enough allocated sites to meet at least the medium term needs (up to 2026) and commits, in paragraph 7.42 of the supporting text to reassess the needs when the plan is reviewed.
45. This advice to treat long term requirements as indicative was repeated in the Mansfield Retail Viability Report (R2) which also highlighted that there are other opportunities to meets the needs other than from new development, such as through reduced vacancies, minor extensions, improved performance of existing floorspace or improved retailer profile. As such, and as explained in R1, the retail policies in the plan aim to:

- improve the performance of the town centre (and therefore contribute towards meeting the needs through improved performance and reduction of vacant floorspace) through the following:
  - encourage additional leisure uses to broaden the mix of uses, increasing dwell time in the centre and increasing the performance of the existing retail stock (Policy RT3)
  - encourage the refurbishment of existing retail blocks, namely the Four Seasons Shopping Centre, Rosemary Centre and Beales department store (Policy RT4)
  - enhance the public realm (Policy RT4)
- safeguard committed retail floorspace (Policy RT7) and promote centrally located sites suitable for future retail development (to ensure they are considered for retail alongside other potential town centre uses), (Policy S4, Policy RT1)

[25] Retail and Leisure Study Update 2017 (R5)

- focus on the delivery of mixed use schemes in the town centre that deliver retail uses (Policy RT6a)
- include criteria based policies to address any sites that come forward in other edge or out of centre locations, consistent with paragraph 23 of the NPPF (eighth bullet point) (Policy RT1)
- commit to a review of the plan within 5 years; by this time, the retail market / economic climate may have changed, which may mean that the longer term needs can be achieved (Policy IM1).

46. Table 7.11 in the Local Plan can be updated to reflect the position as at 1 April 2019. Please see Table 5 overleaf:

Table 5.

	Comparison goods floorspace (sqm)	**Convenience goods floorspace (sqm)**	**Leisure goods floorspace (sqm)**	**Other uses**
Requirement (2017 - 2033)	13,200	0 (-2,100)	3,500	-
Medium term requirement (2017 – 2026)	*1,100*	*0 (-3,000)*	*900*	-
- Commitments (sites with planning permission minus those taken account of within the requirement calculation see Retail Update 2019)	200 (2018/0732/COU) 84 (2010/0805/ST) 91 (2018/0319/FUL) 51.5 (2018/0523/FUL)		155 (2019/0037/NMA) – A5 624 (2018/0488/COU) – SG* 135 (2018/0513/COU) – A4 490 (2018/0630/COU) – SG*	N/A
- Completions / commencements	127 (2017/0754/FUL) 335 (2018/0281/FUL) 18.5 (2015/0578/ST)	250 (2017/0407/FUL) 40 (2017/0814/FUL) 52 (2018/0452/FUL)	63 (2016/0513/ST) – A3 131 (2017/0644/FUL) – A3 167 (2018/0305/FUL) – A3	N/A
- On allocated sites (those listed in RT6 and SUE) (Figures are approximate)	1,500 – RT6a tbc – SUE1	250 – RT6b tbc – SUE1 500 – SUE2	550 – RT6a 500 – RT6b tbc – SUE1 250 – SUE2	Hotel and D2 use – RT6a Hotel – RT6b Hotel, gym and nursery – SUE1
- Reoccupation of vacant town centre units	2,000	0	1,000	-
+ Total lapsed / superseded (if counted in calculation of need)	101 (2015/0733/ST) 182 (2016/0719/FUL)	-	-	-
Balance (against long term needs)	9,076	0 (-3,192)	0 (-565)	-
*SUI GENERIS – But proposal is akin to an A3 / A4 use				

47. No further sites need to be allocated on the basis that the medium term needs can be met.

48. In terms of qualitative needs it is important that Mansfield town centre broadens its offer to provide a wide range of retail, leisure, cultural and civic services in order to adapt to changes in shopping habits. The policies within the plan allow for this, and the amount of leisure floorspace required over the plan period will assist. The 2011 Retail and Leisure Study (R3a) identified a qualitative requirement for additional cinema provision (in addition to the Odeon cinema at Mansfield Leisure Park) that should be directed to Mansfield town centre. This element of the study was not updated although the recommendation continues to be supported and the two sites at Stockwell Gate (RT6a and RT7b) are potential locations. As a main town centre use, Policy RT1 would ensure that the suitability and availability of town centre sites are considered should a proposal come forward elsewhere in the district.

49. With regard to convenience shopping, Mansfield town centre is lacking a small supermarket. A supermarket in the town centre would further enhance the attractiveness of the town centre as a retail destination (i.e. It would give residents another reason to visit, with likely linked-trips benefits for other retailers), and the strong accessibility of the town centre by public transport means that provision would be readily accessible by residents in deprived areas to the east and west of the town centre. The plan would support the provision of a foodstore and, as a main town centre use, proposals for such would need to demonstrate that town centre sites have been fully explored in order to meet Policy RT1. The committed site at Stockwell Gate South / Belvedere Street is a potential location, and the plan also protects A1 units over 500 sqm from loss (Policy RT3) in order to maintain an attractive supply of units suitable for such retailers.

Q9. Is the approach to hot food takeaways in Policy RT11 justified by the evidence and consistent with national policy and guidance?

50. Yes, it is considered that the policy is justified by the evidence available to us and is consistent with national policy and guidance[26]. It was written in response to a local issue of high levels of obesity, with research telling us that once a child or adolescent develops obesity they are more likely to remain obese, have poor

[26] PPG Health and wellbeing. Paragraph: 006 Reference ID: 53-006-20170728

health and reduced life expectancy. The policy takes account of the local Nottinghamshire Health and Wellbeing Strategy (and its ambition for healthy and sustainable places), in accordance with paragraph 17 of the NPPF. Furthermore, we have worked with our public health leads to understand and take account of the area's health status, and the barriers to improving health and wellbeing, in accordance with paragraph 171 of the NPPF. The Executive Mayor of Mansfield has also recently received a report she commissioned entitled 'Healthy Mansfield' (see attached at Annex C) to advise on improving the health of the district's residents. This report recognises the high density of fast food outlets in the town[27] and recommends reducing prevalence of unhealthy options through planning restrictions in areas where there is already a high density of fast food outlet or where populations are vulnerable such as near schools[28].

51. Our evidence base[29] shows that several schools are located in areas with a clustering of fast food outlets and that most of these areas have year 6 child obesity levels in a range as high , or higher than the England average (20.0%)[30]. Mansfield also has a higher than average density of hot food takeaways per 100,000 residents.

52. Guidance from NICE in 2010[31] recommended that LPAs should take action to limit planning permission for fast food outlets in certain areas, such as near schools. There may not be a 'proven' causal link between the location of hot food takeaways and obesity levels, as highlighted in representations made against this policy, however obesity is a complex issue. Within the context outlined above it is considered reasonable to restrict the number of A5 outlets near schools from getting any higher, in an attempt to help tackle the obesity problem in the area.

53. The policy seeks to restrict new hot food takeaways from opening within a 400m radius32 of an access point to any secondary school or college. Representations were received during consultation which said that this approach was in conflict with government policy to plan positively and support economic development,

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[27] Annex C, 1.9 on page 11
[28] Annex C, 1.10 on page 15
[29] Fast Food Outlets and Obesity – Mansfield Briefing, 2018 (SE2)
[30] The latest statistics now show Year 6 obesity in Mansfield to be at 20.9% (20.1% in England) https://fingertips.phe.org.uk/profile/national-child-measurement-programme/data#page/3/gid/8000011/pat/102/par/E10000024/ati/101/are/E07000174/iid/90323/age/201/sex/4
[31] NICE (2010) Cardiovascular Disease Prevention. Public Health Guidance (PH25) https://www.nice.org.uk/guidance/ph25
[32] Please note proposed modification M71 which intends to amend the policy to clarify that the 400m referred to is a radius around the proposal.

and is in conflict with the sequential test. However, the policy has been written positively to allow hot food takeaways, except where certain criteria are not met. Further, the sequential test is not the only policy to apply to retail / leisure developments and the plan should be read as a whole. Public Health England advocates restricting the growth of new takeaways and fast-food outlets as “positive action to change the food environment”, citing Gateshead Council’s SPD as a successful example[33].

54. The policy excludes primary schools on the basis that pupils are not allowed out at lunchtimes, but secondary schools / colleges tend to be more relaxed and not all schools insist on students remaining on the premises at lunchtimes. School rules can be changed at any point so cannot be relied upon as a tool to restrict unhealthy food options being available. And whilst some students may be adults and / or able to drive, the intention of the policy is to make the option of eating unhealthily less accessible and attractive. Having to make a car journey may put students off. It was suggested during consultation that the use of conditions to limit opening hours to outside school hours during term time could be a solution, however it is not considered reasonable to control opening times by condition as school opening times / lunchtimes can change, and this may not take account of after school activities.
55. It is accepted that shops within the A1 use class can also provide unhealthy food choices but as it covers such a broad range of shops / items it cannot be easily restricted like A5 can. The policy seeks to achieve what is reasonably possible through the existing planning system and we recognise that there are limitations to this.
56. As referenced above, representations were made in relation to a lack of evidence linking the proximity of a hot food takeaway and poor health outcomes. The review of obesity data is out of our control but we will always seek to use the most up to date information available. Our current evidence is included within the ‘Fast food outlets and obesity’ note produced by Public Health colleagues at Nottinghamshire County Council. We would welcome further independent studies into this issue, but not at the expense of children’s health in the meantime. This policy is considered to be a reasonable attempt at improving the health of children in Mansfield district using the evidence currently available to us.

[33] https://publichealthmatters.blog.gov.uk/2018/06/29/putting-healthier-food-environments-at-the-heart-of-planning/

57. Representations were made stating that the policy is unsound on the basis of other policies that have been promoted being unsound, namely policies of South Ribble Borough Council and the London Borough of Croydon. However not all policies on hot food takeaways are unsound. A recent report by Royal Society for Public Health (RSPH)[34] is recommending that local authorities nationwide introduce A5 planning restrictions within 400 metres of primary and secondary schools. Also, the Mayor of London's Health Inequalities Strategy[35] recommends restricting planning permission for new hot food takeaways with 400m of existing and new schools; this is included in the draft London Plan[36] (Policy E9 Part C) which is currently at examination. The London Plan topic paper on hot food takeaways[37] highlights that 24 of the 32 London boroughs have now prepared policies on A5 fast food takeaways, with the majority using a distance based policy, usually stipulating that new fast food outlets cannot open up within 400m of a school. 17 of these policies are within adopted Local Plans (the remaining seven are in draft local plans).
58. Only two unsound policies were mentioned in the representation to the Publication Draft. The prevalence of obesity in year six children in South Ribble is significantly lower than the national average (according to the latest Public Health England figures) which may point to why the policy could not be adequately justified. Croydon's policy sought to refuse A5 applications within shopping parades and in all edge and out of centre locations which lead to the inspector concluding that it did not withstand scrutiny.
59. The policy also received a representation in support as it promotes the development of healthy environments that actively support people to maintain a healthy weight and takes account of local data relating to obesity in the district.
60. The policy will complement other initiatives to reduce the prevalence of unhealthy food options and improve the health of Mansfield residents. For example the council is working with Nottinghamshire County Council to promote a Healthier Options Takeaway (HOT) merit award scheme[38].

Q10. Overall, do Policies RT1 to RT11 represent a positively prepared strategy for the town centre, District and Local Centres? Are any main modifications necessary for soundness?

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34 https://www.rsph.org.uk/ourwork/campaigns/health-on-the-highstreet/2018.html
35 https://www.london.gov.uk/sites/default/files/health_strategy_2018_low_res_fa1.pdf
36 https://www.london.gov.uk/what-we-do/planning/london-plan/new-london-plan/download-draft-london-plan-0
37 https://www.london.gov.uk/sites/default/files/london_plan_topic_paper_on_hot_food_takeaways.pdf
38 https://www.nottinghamshire.gov.uk/care/health-and-wellbeing/healthier-options-takeaways

61. Yes, as demonstrated above it is considered that policies RT1 to RT11, as modified, form a positively prepared strategy for Mansfield town centre and the town's district and local centres.
62. Proposed modifications to ensure soundness are as shown in Table 6 below:

Table 6.

Policy	**Modification**	**Why**
RT1 (also requires a modification to SUE1)	Part 3 to read "A new local centre will be supported as part of the comprehensive development of the Berry Hill commitment (Policy SUE3). A local centre will also be supported at land allocated at Pleasley Hill Farm (Policy SUE1) provided that justification for the scale of retail and leisure floorspace proposed is submitted as part of the masterplan / outline planning application for the overall development scheme."	On review, current evidence is not as robust as necessary. This approach has been recommended by Peter Brett Associates and has been found sound elsewhere.
RT4	Part 2 to read "All development proposals within Mansfield town centre should demonstrate how the proposal helps to achieve aims of this policy, where relevant and proportionate to the scale and nature of the proposed development".	To increase the effectiveness of the policy.
RT8	Part B to read "they contribute to the quality of the physical environment and vitality of the centres through one or more of the following measures, where relevant and viable: …"	To increase the clarity and flexibility of the policy.
RT10 (supporting text)	M70 - submitted with the plan	To ensure that conditions are used as appropriate to restrict the types of goods that are sold.

63. In addition to the modifications above, it is proposed to also modify Policy IN7. This policy supports proposals for small scale local shops that meet the day to day convenience needs of the immediate area, provided that they do not exceed 250sqm (net). Proposals which exceed this would need to be in accordance with Policy RT1 (i.e. be subject to a sequential and potentially an impact assessment).

64. It is intended to modify this threshold to 280 sqm net in order to bring it in line with Sunday trading laws. The Sunday Trading Act 1994 allows small shops - those under 280 square metres – to be open all day. Whilst large shops over this threshold can only open for six hours between 10am and 6pm.
65. This change would also affect the following parts of the Local Plan:
    - Paragraph 7.7 (page 104) – amend 250 sqm[39] to 280 sqm.
    - Paragraph 7.66 (page 126) – amend 250 sqm to 280 sqm (This relates to extensions to neighbourhood parades and we consider it makes sense to use the same threshold).

[39] See M60 in document S2.

Annex A

Mansfield District Council Retail Monitoring Report and Town Centre Health Check 2019

Retail Update 2019

Retail Monitoring Report and Town Centre Health Check

Appendices

Executive summary

This report is produced to monitor retailing within the town centre and other defined centres within the district's retail hierarchy. It highlights the quality of the district's retail 'offer' and helps to identify ways that this can be, or needs to be, improved. This executive summary provides some of the headline findings, which are detailed within the report.

Mansfield town centre

The centre (including St Peter's Retail Park) was dominated by retail as shops made up 38.6% of all occupied ground floor units. 38 businesses had come into, or moved within the town centre.

The vacancy rate was 14.2% which equates to 77 properties. These vacancies seem to be fairly spread out around the town centre although many are located within the White Hart area of the town centre.

Mansfield is well represented by national retailers, however convenience goods provision is limited with no main supermarket present in the centre. The need for a convenience store within the town centre was highlighted within the Mansfield Retail and Leisure Study 2014 Addendum report (Peter Brett Associates).

The town is dominated by small units with approximately 430 being less than 250 square metres in size. As a result it can be difficult for retailers to supply the number and range of goods that they would supply in larger stores elsewhere.

The Mansfield Retail and Leisure Study 2017 update report showed there is likely to be a need for additional capacity of 13,200 sqm for comparison goods and approximately 3,500 sqm of leisure floorspace within the district, the majority of which should be directed to the town centre.

There are four sites remaining from the 1998 Local Plan which could be developed for retail. The new bus station / transport interchange was completed during March 2013, opening its doors to the public on 31 March 2013, and Queen's Place was completed in November 2013.

The council is in the process of producing the Mansfield District Council Local Plan 2013 to 2033 which will replace the 1998 plan. The new plan will incorporate policies to ensure that the town remains a healthy and vibrant centre for retail, leisure, residential and employment activities and which enables it to consolidate its role as a major sub-regional centre.

Mansfield Woodhouse district centre

Mansfield Woodhouse is an attractive district centre, and exhibits some signs of vitality and viability. The retail mix reflects that of many district and local centres, with an emphasis on food shopping and meeting the day-to-day services needs of local residents. There are some gaps in the retail offer – for example there is no greengrocer’s – but generally the centre has sufficient diversity of uses to meet most local residents’ day-to-day needs.

At the time of the 2019 survey, the proportion of occupied properties within retail use was 36.7%. There were 17 vacant units within the centre which equated to a vacancy rate of 18.9%.

Market Warsop district centre

Market Warsop appears to be adequately performing the role and function of a district centre, and exhibits some fairly positive signs of vitality and viability. There is a range of convenience, comparison and services goods, and it is considered that residents' day-to-day shopping needs can be met by the current offer.

The proportion of occupied properties within retail use at the time of the 2019 survey was 47.5%. There were 11 vacant units within the centre which equated to a vacancy rate of 11.1%.

There was 1 site that was allocated for optional land uses including retail development in the 1998 Local Plan which remains undeveloped. This is located to the rear of 31 High Street (0.1ha).

Oak Tree district centre

Oak Tree District centre functions differently to the district centres of Mansfield Woodhouse and Market Warsop in that it is not a historic centre, rather one which was purpose-built in the 1990s, dominated by a large foodstore to meet shopping needs of the surrounding residential area.

The proportion of occupied properties within retail use at the time of the 2019 survey was 42.9%. There were no vacant units within the centre.

Other centres

All of the local centres continued to provide a good range of facilities for the local communities they serve. However it has been noted that the Newgate Lane / Ratcliffe Gate local centre was dominated by residential uses. This situation needs monitoring closely to ensure that retail and other uses are not lost to the extent that the centre does not provide an adequate service to the community.

Neighbourhood parades continue to play their role in the hierarchy providing valuable day to day facilities for the community, however the parade at Chesterfield Road South is an area of concern. Currently the centre is made up of 50% residential uses, and just 37.5% retail. It is noted that this centre is close to the recently developed Poppyfields area, therefore it is likely that this could encourage more retail into the area when completed. This should be monitored closely in the future.

1: Introduction

This is the ninth joint Retail Monitoring Report and Town Centre Health Check for Mansfield district. Previously both documents were produced separately, however there were many elements which overlapped, therefore the decision to produce one report was taken in 2011.

The report continues to be produced annually by Mansfield District Council's Planning Policy Group, with input from the Town Centre Management Team and other partners.

Monitoring period and data sources

The monitoring period for all data within the report is the 12 months from 1 April 2018 to 31 March 2019, unless stated otherwise.

The information has been obtained from three main sources:

- In March 2019 an audit was carried out of the ground floor units within each centre of the Mansfield District Retail Hierarchy to inform this report. The audit is used to provide a "snapshot" of the various uses within the centres and the results can be compared to the surveys carried out each year.
- Internal property and planning application databases; and
- Mapping which is provided under licence from the Ordnance Survey.

Further data has been gathered from various other sources. For details please see Appendix 5: 'References'.

Disclaimers

Although the information contained in this report is provided in good faith and is as accurate as records permit, no guarantee is given with regards to possible errors. The identification of a site does not imply that planning permission will be granted for a specific retail (or other development) proposal, as this would be dependent on detailed analysis at the time of a planning application submission. Potential developers are advised to contact the district council early in the process of site identification. General planning policy enquiries should be directed to the Planning Policy team (planningpolicy@mansfield.gov.uk); highway related issues to the Highways Department at Nottinghamshire County Council (North Area Office) (enquiries@nottscc.gov.uk) and enquiries about planning permission should be directed to the Development Management team (pbc@mansfield.gov.uk).

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Boundaries

The boundaries for all centres referred to in this report are based on those defined in the Saved Mansfield District Local Plan (1998).

Use Classes Order

The report contains references to the Use Classes Order and the categories that properties fall within. These are based on the revised Use Classes Order which came into force on 15 April 2015. This is defined in Appendix 1: 'Use Classes Order'.

Further information

Further information on this report is available from the Planning Policy team:

Planning Policy
Mansfield District Council
Civic Centre
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The report can also be viewed on the district council’s website
http://www.mansfield.gov.uk/annualmonitoring

2: The purpose of this report

It is important that Mansfield retains its status within the retail hierarchy, remains competitive with its neighbours and continues to attract shoppers, visitors and businesses to the town. Whilst it is accepted that people may go to other locations for certain products it is important that the town builds on its strengths, seeks to alleviate its weaknesses and improves the facilities that it provides to the community.

The purpose of this report is to monitor retailing within the town centre and the other defined centres of the Mansfield district retail hierarchy, along with the retail parks and food superstores, in order to highlight the quality of the district's retail offer, and any ways this can be, or needs to be, improved. It has a number of functions:

- it helps assess the success of retail policies within the adopted Mansfield District Local Plan;
- it will be used to assist in the development of town centre and retail policies within the council's emerging Local Plan;
- it is in accordance with the National Planning Policy Framework (NPPF) which states that Local Planning Authorities should use adequate, up-to-date and relevant evidence to assess the role and function of town centres and the relationship between them, including any trends in the performance of centres;
- it provides information to agents, developers and other agencies about the availability of retail units;
- it assists with other monitoring undertaken by the Planning Policy team.

Town centres are constantly changing and therefore some elements of this document will only provide a snapshot in time e.g. the ground floor street survey. Despite this the document does have a number of benefits:

- it provides an update on previous health checks and monitoring reports and allows changes to be identified;
- it allows positive and negative aspects of the town centre to be identified; and
- it provides data that can be used to make sure that the centre remains competitive with neighbouring centres.

The health check part of the report incorporates information gathered on the indicators that the National Planning Practice Guidance (NPPG) (March 2014) suggests should be used to help assess the "health" of town centres. More detail is provided in Appendix 2: 'Indicators of vitality and viability'.

The data on occupiers and vacant units was obtained from site visits carried out in March 2019.

3: Retail profile

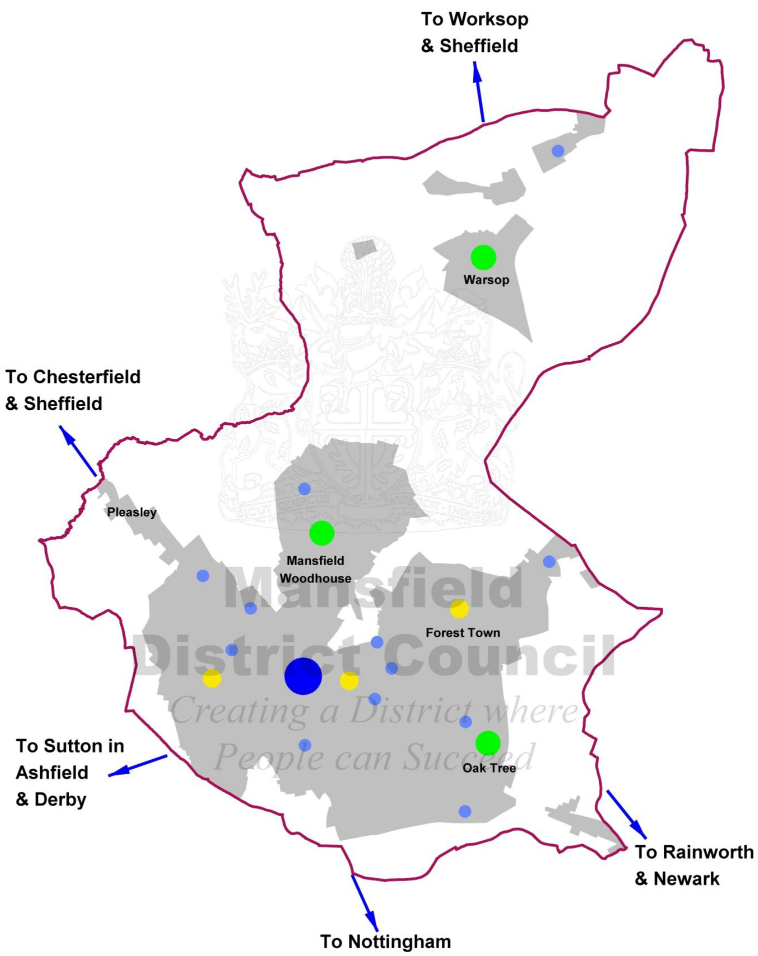
The district of Mansfield lies centrally within northern Nottinghamshire in the heart of Sherwood Forest and covers an area of approximately 77km^2. The district has a population of approximately 108,576 (ONS 2017) and is substantially urban in character although it does contain important tracts of open countryside. There are two main urban areas: Mansfield (including Mansfield Woodhouse), where the majority of the population live; and Market Warsop to the north of the district, which together with several smaller villages makes up the Parish of Warsop.

Within the Adopted Mansfield District Local Plan (1998) the shopping hierarchy is based on a number of categories and forms the basis of the district council's retail strategy. The various centres of the hierarchy are shown in the following table and map.

In addition, since the Local Plan was adopted in 1998, there has been some retail development in other locations, outside of the centres defined in the hierarchy. A shopping area similar to that at Oak Tree has formed around the Asda supermarket on Sandlands Way (planning permission was granted for a new local centre through a public inquiry in 2004), and two small clusters of shops have been developed at Berry Hill Quarry, and at Birding Street.

Existing Retail Hierarchy

Sub Regional Centre:	●	Mansfield Town Centre	
District Centres:	●	Mansfield Woodhouse Market Warsop Oak Tree	
Local Centres:	●	Clipstone Road West Newgate Lane / Ratcliffe Gate Ladybrook Lane	
Neighbourhood Parades:	●	Carter Lane Chesterfield Road North Chesterfield Road South Cox's Lane / Brown Avenue Egmanton Road Garibaldi Road	Harrop White Road Ling Forest Road Nottingham Road Ossington Close Pecks Hill Ravensdale Road



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Mansfield town centre is the main retail and service area in the district and acts as a sub-regional centre for comparison shopping in the northern and western parts of Nottinghamshire as well as parts of east Derbyshire. There is an open market, many small shops and a good representation of national multiples, including Boots, Debenhams, Marks and Spencer, New Look and Wilkinsons. In addition to retailing, there are a wide range of other uses which contribute to the vitality and viability of the centre including banks/building societies, and food and drink establishments. There are also a number of leisure and cultural facilities within the town including The Palace Theatre and the Mansfield Museum. In addition to the current retail offer, there are a number of key town centre development sites which have the potential to accommodate new retail and leisure development. Further details of these can be found within the 'Creating a 'City' Centre for Mansfield' document which was published by the council's Regeneration team in 2009.

Mansfield Woodhouse is located approximately 2 miles north of Mansfield town centre and is directly linked via the A60. It is primarily a residential area of about 20,000 people, and although now absorbed into the Mansfield urban area, the settlement has retained a special character of its own. The district centre comprises an elongated shopping street stretching for nearly half a mile 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.

Market Warsop is located approximately 5 miles to the north of Mansfield town centre, in the northern sector of the district, some way from the main urban area. 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 the surrounding area.

Oak Tree is located approximately 3 miles to the south east of Mansfield town centre within in a densely residential area. The district centre offers a large food supermarket and petrol filling station, a catalogue store, a leisure centre and a range of shops and services which provide most of the daily and weekly requirements for the resident population and the surrounding areas. It has a different character to the other district centres as most of the local community's needs are met within the one large supermarket, and due to the presence of Argos the centre is more like a retail park.

There are also a number of local centres and neighbourhood parades which, in combination with the above mentioned centres, food operators and retail parks, contribute towards the retail choice within the district. In addition there are many individual shops within the district that provide a service to the community in which they are located.

During the production of the Local Plan, the council are reviewing the retail hierarchy to take account of the level of development that the district will see over the plan period. In addition, new facilities have been provided to serve expanding areas of housing (such as Madeline Court at Berry Hill) and should be inserted into the hierarchy in recognition of the role they play in the provision of shopping and other local facilities. Further details about the proposed amendments to the retail hierarchy can be obtained from the Planning Policy team.

Food retailers within the district

The district is well served by food retailers both in and out of the defined centres; the major stores are in the following locations:

In Centre Stores

Store	Location	Net Floor Area (sqm)
Morrisons	High Street, Mansfield Woodhouse	3,028
Tesco	Jubilee Way South, Oak Tree	8,719

Out of Centre Stores

Store	Location	Net Floor Area (sqm)
Asda	Old Mill Lane, Forest Town	4,268
Morrisons	Sutton Road, Mansfield	3,609
Asda	Bancroft Lane, Mansfield	548
Sainsburys	Nottingham Road, Mansfield	5,608
Aldi	Nottingham Road, Mansfield	870
Tesco	Chesterfield Road South, Mansfield	5,120
Aldi	Oakleaf Close	1,254

Retail parks / retail warehouses

Portland Sidings Retail Park on Nottingham Road is occupied by predominantly bulky goods retailers and contains the following companies:

- Burger King
- Carpet Right
- Dreams
- Dunelm Mill
- DW Fitness
- Frankie and Benny's
- Harvey's/Benson for Beds
- Jysk Sleeping & Living
- Pets at Home
- Poundstretcher
- SCS
- Smyths Toy Superstore

St Peters Retail Park is occupied by more traditional, large format “High Street” retailers, and contains the following companies:

- Boots
- Carphone Warehouse
- Costa Coffee
- Gregg’s
- Home Bargains
- Laura Ashley
- Next
- Poundland
- Sports Direct
- TK Maxx

There are also a number of freestanding retail warehouses situated across the district in the locations listed overleaf:

Freestanding Retail Warehouses

Retailer	Location	Floor Area (sqm)
Topps Tiles and Wood Floorings	Baums Lane, Mansfield	556
United Carpets & Beds	Old Mill Lane, Mansfield Woodhouse	1,122
World of Bedz	Old Mill Lane, Mansfield Woodhouse	743
Redberry Interiors / Kitchens, Bathrooms and Bedroom by Henshaws	Old Mill Lane, Mansfield Woodhouse	455
Former Flexy Floor (vacant)	Lime Tree Place	680
Wickes	Chesterfield Road South, Mansfield	1,672
Mansfield Aquatic, Reptile and Pet Centre	Nursery Street, Mansfield	647
Carpet Direct / Sleep Deep Beds and Furniture / Click Tiles	Ratcliffe Gate, Mansfield	1,212
Halfords	Baums Lane, Mansfield	1,254
Magnet	Sutton Road, Mansfield	465
Currys / PC World	Nottingham Road, Mansfield	4,762
B and M Homestore	Baums Lane, Mansfield	4,063

Trade counters

Trade counters are becoming increasingly popular within the district, with many present at both the Old Mill Lane and Hermitage Lane Employment Areas.

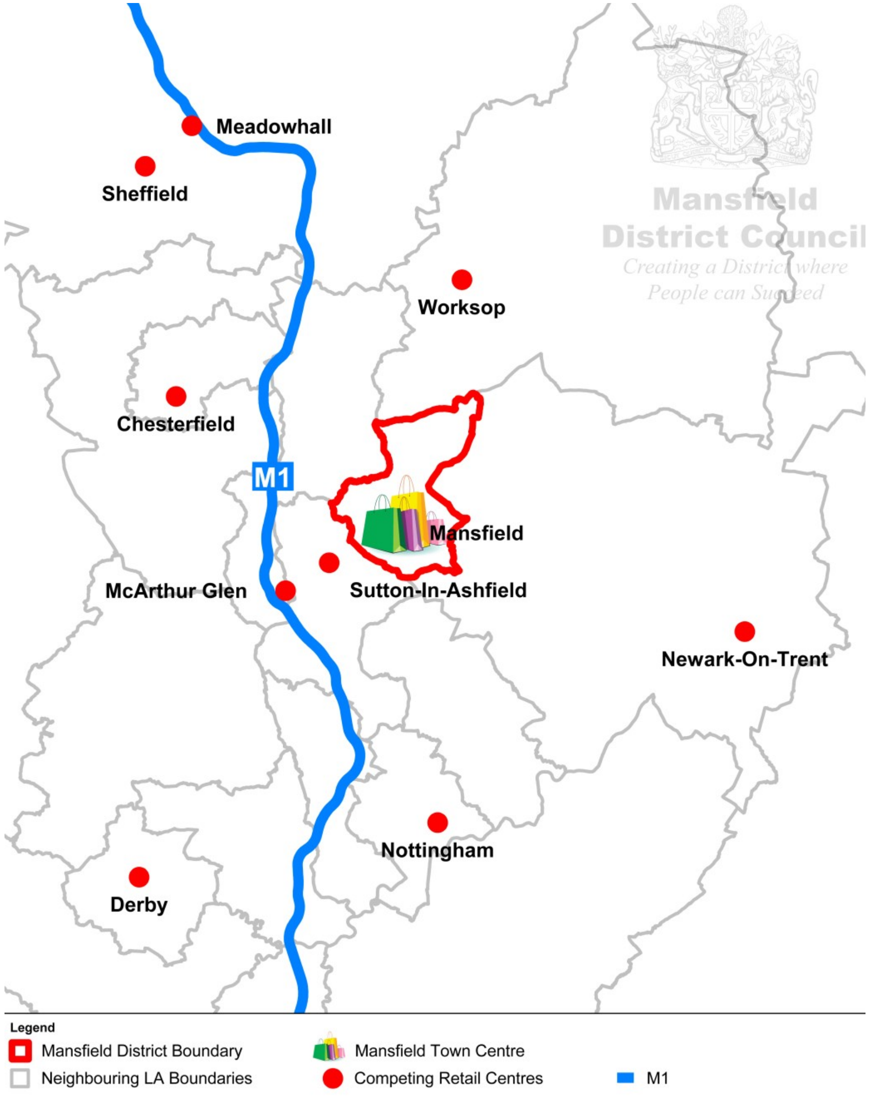
Competing centres

The town faces competition from a number of centres. In terms of trade draw Nottingham and Sutton-in-Ashfield are the key competing centres. Others include:

- Sheffield
- Newark on Trent Shirebrook
- Worksop
- Chesterfield and
- Retford.

In addition there are out of town shopping centres which compete with Mansfield town centre, these are:

- East Midlands Designer Outlet (McArthur Glen) (junction 28 of the M1)
- Giltbrook Retail Park and
- Meadowhall.



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4: Planning policy, guidance and evidence base documents

There are a number of planning policy and guidance documents which relate to retail planning within Mansfield district. These are summarised below:

National Planning Policy Framework (NPPF) (2019 revision)

The National Planning Policy Framework (NPPF) sets out the Government's core principles for the planning system. It includes a 'presumption in favour of sustainable development' in order to support economic, environmental and social progress.

In terms of town centres, the NPPF highlights that local plan policies should take a positive approach to their growth, management and adaptation and should include policies to support their role as the heart of local communities.

This monitoring report enables the council to determine the health of our town and other retailing areas. It is in accordance with the NPPF which states that local planning authorities (LPAs) should use up-to-date and relevant evidence to underpin policies. It should be proportionate, tightly focused on supporting the policies and take into account relevant market signals.

The NPPF also sets out how LPAs should plan for the management and growth of centres. This includes:

- defining a network and hierarchy of town centres;
- defining the extent of the town centre and its primary shopping area, and which uses will be permitted;
- retaining and enhancing markets;
- allocating a range of suitable sites in town centres to meet development needs, looking at least ten years ahead;
- where suitable and viable town centre sites are not available for main town centre uses, allocate well connected edge of centre sites. If these cannot be identified, policies should explain how identified needs can be met in other accessible locations that are well connected to the town centre;
- recognising that residential development plays an important role in ensuring the vitality of centres, encouraging it on appropriate sites;

The NPPF also states that planning applications which are not in accordance with the plan and which fail to satisfy the sequential assessment test and / or (if over 2,500 sqm gross or a locally set threshold) are likely to have significant adverse impact on designated centres should be refused.

National Planning Practice Guidance (NPPG) (2014)

The National Planning Practice Guidance (NPPG) provides additional detail to the NPPF. The section 'Ensuring the vitality of town centres' sets out that the following indicators are relevant in assessing the health of town centres:

- diversity of uses;
- proportion of vacant street level property; commercial yields on non-domestic property; customers' views and behaviour;
- retailer representation and intentions to change representation; commercial rents;
- pedestrian flows; accessibility;
- perception of safety and occurrence of crime; and state of town centre environmental quality.

Both the NPPF and NPPG can be accessed at
http://planningguidance.planningportal.gov.uk/

The Town and Country Planning (Use Classes) Order 1987 (as amended)

The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'. For example, a shop falls into Class A1 but if its owner wants to change it to a different use, such as a restaurant which is Class A3, then planning permission is required. More details can be found in Appendix 1: 'Use Classes Order'.

Mansfield District Local Plan (1998)

The Local Plan currently provides the local planning policies used to determine planning applications of a retail nature, and designates the current retail hierarchy and the primary and secondary frontages within the town centre. The retailing chapter can be viewed on the council's website by using the following link:
http://www.mansfield.gov.uk/article/5805/Local-Plan-1998

Mansfield Retail and Leisure Study (2011)

To support the production of the Local Plan, Mansfield District Council commissioned consultants Roger Tym and Partners to produce a comprehensive retail and leisure study that assessed a range of issues including the capacity for future retail development within the district. It also made a number of strategic recommendations such as the best location of development, mix of uses and boundary changes.

The study recommends that sites with most development potential include Stockwell Gate North and South and the White Hart Area. In terms of the future mix of town centre uses, the emerging Local Plan should include policies which:

- allow 10% of non-A1 uses within primary frontages for flexibility and to improve the leisure offer of the town centre;
- ensure any non-A1 units permitted within primary frontages are customer-facing operations and do not form more than three consecutive units;
- aim to attract more restaurant operators to the town centre in order to counter the current over-provision of drinking establishments; identify a site for a convenience foodstore to meet a current qualitative shortfall, preferably at Stockwell Gate South;
- direct any significant B1 office development towards the town centre (outside primary frontages); and
- encourage proposals which involve the conversion/renovation of upper floors of retail premises.

In relation to boundaries, the study recommends that the town centre is contracted in order to concentrate development in the ‘traditional’ shopping area. The main areas of recommended for removal from the town centre are St Peter’s Retail Park and the area of light industry on the eastern side of the town centre.

The study also states that the north side of Clumber Street should be included as secondary frontage - to take into account the Wilkinson’s store, and that the primary and secondary shopping frontages should be revised during the study period to account for development at Stockwell Gate and White Hart Street as appropriate.

Please note that none of the above recommendations have been implemented. They are informing work on the emerging Local Plan (see below) which will be subject to public consultation and an Examination in Public, before being adopted by the council.

Mansfield Retail and Leisure Study (2014 Addendum)

This document updates the 2011 Study and provides revised targets for new floorspace which will be incorporated into the Mansfield District Council Local Plan 2013 to 2033. These are based on more up to date data inputs.

Mansfield Retail and Leisure Study Update 2017

An update to the 2014 Addendum with new floorspace targets for the Local Plan based on more recent data, including a new household survey.

Emerging Mansfield District Local Plan

The Planning and Compulsory Purchase Act of 2004 required the production of a new generation of plans, to be known as the Local Development Framework (LDF). However The Localism Act of 2011 (the primary aim of which is greater levels of decentralisation of power) gave the planning system another overhaul in order to make it more accessible to the public. This included the introduction of Neighbourhood Planning, and the reintroduction of the term 'Local Plan'.

Generally, most of the policies within the existing Mansfield District Local Plan were ‘saved’ by the Secretary of State while we were working on the production of the LDF and are therefore still applicable. This means that the saved policies can still be used to determine planning applications until such time as they are replaced by policies within the emerging Local Plan. However, the NPPF makes it clear that the saved policies can only be given weight in decision making if they conform with the NPPF.

The Planning Policy team submitted the Local Plan for examination in December 2018, and examination hearing are due to take place in May 2019. Further information on the emerging Local Plan can be obtained from the council’s website http://www.mansfield.gov.uk/planningpolicy, by e-mailing the Planning Policy team at lp@mansfield.gov.uk or by calling 01623 463195.

Town Centre Vision (2016)

Produced by the council and town centre partner organisations such as the Mansfield Business Improvement District (BID), this document sets out how the town centre will become celebrated as a “thriving, appealing, historic, 24 hour, accessible and cultural centre”. The document can be downloaded from the council’s website:
http://www.mansfield.gov.uk/CHttpHandler.ashx?id=9212&p=0

White Hart Supplementary Planning Document (SPD) (November 2006)

The White Hart Regeneration Area covers 3.11 hectares of the south eastern part of Mansfield town centre. The SPD was produced by Mansfield District Council to guide the design of future regeneration proposals and the determination of planning applications within the White Hart Area. The SPD includes a number of sections that set out information about:-

- Acceptable Uses
- Archaeology
- Building design
- Crime and Safety
- Historic Perspective
- Public Realm
- Topography and Views
- Transport and Access

Further information about the SPD can be obtained from the Planning Policy Group. Alternatively it can be downloaded from the council's website: http://www.mansfield.gov.uk/article/6027/Planning-guidance

Stockwell Gate North and Stockwell Gate South Interim Planning Guidance (IPG) Notes

These Interim Planning Guidance (IPG) notes set out the council's vision for the Stockwell Gate North and South areas, which together cover 4.73 hectares of prime redevelopment land to the western edge of the town centre. The IPG's have been adopted by the council and are material considerations in the determination of any planning applications for the development of the sites. Therefore proposals for development in the area will be required to be in accordance with the relevant IPG. There is also an IPG for the former Mansfield Brewery site which lies just outside of the town centre. The documents can be downloaded from http://www.mansfield.gov.uk/article/6027/Planning-guidance.

The following documents do not provide policies, but will inform the retail policies within the emerging Local Plan. Further information can be obtained from the council's Urban Regeneration Group.

Creating a 'City' Centre for Mansfield

There are a number of key development sites identified in the 'Creating a City Centre for Mansfield' document, (MDC 2009) which the council aspire to see developed over the next ten years, including:

- Transport Interchange – this has now been developed on land between Station Road and Quaker Way, and resulted in the relocation of the town's bus station.
- Stockwell Gate North – the site of the former bus station, earmarked for a primarily retail development, currently used as a temporary car park.
- Stockwell Gate South – the former Courtaulds factory site. A private sector development of mixed-use retail and leisure with outline planning permission already granted, currently used as a car park.
- Strategic Employment site – to be created near the junction of Belvedere Street and Victoria Street on 365 sqm site.
- Old Town Hall – development of the former Indoor Market site at the rear of the site on Queen Street. This site is currently used as a short stay car park.
- The Living Centre – an iconic gateway building has now been developed on the site of the former Queen's Head pub, and is named Queen's Place.
- White Hart development– a mixed use of retail, office space, leisure and residential development on land bounded by White Hart Street, Dame Flogan Street and Church Street, including the restoration of the Malting's building.
- Mansfield Brewery site – the site is currently being marketed and provides a superb regeneration opportunity. The site is expected to include primarily employment uses, with some residential development.
- The Riverside – an area next to the River Maun, bordering St Peter's Way identified as having great potential for mixed uses, mainly employment but possibly including retail and residential – alongside an attractive area of public open space.

Mansfield Urban Design Compendium (2007)

Produced by Baker Associates the Mansfield Urban Design Compendium was produced in order to emphasise the high standards that the council requires for all new development in and around Mansfield town centre, and to ensure that all those involved in the development process are clear about what the council means by high quality urban design.

The guidance is intended to assist developers, landowners, designers, planners, and councillors in putting together and making decisions about schemes for new developments, alterations to existing buildings, or changes to the public realm.

Town Centre Economic Regeneration Framework (February 2007)

The document was prepared for the district council and its partners by a team of consultants led by SQW Limited. It was commissioned to review the strengths and weaknesses and development projects from an economic perspective and recommend initiatives and projects to accommodate growth and address the threats and opportunities that exist in Mansfield town centre.

5: Mansfield town centre

This section relates to Mansfield town centre and performs the role of the 'Town Centre Health Check'.

As discussed in Section 3: 'Retail profile', Mansfield town centre is a sub-regional centre which serves a large catchment area covering northern and western parts of Nottinghamshire as well as parts of east Derbyshire.

Town centres have an important role to play in any district. They provide a wide range of facilities that are accessible to the community including retail, employment, leisure, education and transport.

As highlighted in Section 4, 'Planning policy, guidance and evidence base documents', the National Planning Policy Framework (NPPF) emphasises the importance of ensuring the vitality of town centres in order to help deliver sustainable development.

At a local level, the most recent joint Ashfield and Mansfield Sustainable Community Strategy (SCS) emphasises the importance of Mansfield town centre on how the area is perceived, and on inward investment. The SCS sets a number of targets for both Mansfield town centre, and the town centres within Ashfield district. These include:

- Improved access by public transport, improved traffic flow and parking provision. Ease of movement for pedestrians;
- Refreshing the masterplans for Kirkby-in-Ashfield and Sutton-in-Ashfield whilst ensuring existing development plans for Mansfield and Hucknall are brought to fruition;
- Raising the profile of our town centres in order to attract more shoppers and visitors, both daytime and evening. Offering a wide range of leisure, cultural and heritage activities;
- Review and revitalise our existing markets to better fit modern shopping trends, including a more distinctive local offer;
- Ensuring our town centres are welcoming and safe both daytime and evening by reducing antisocial behaviour, violence and shop theft.

Furthermore, the district council’s Corporate Plan 2016, emphasises that one of its key priorities is to achieve a 'thriving, vibrant and sustainable district'. This includes the following:

- Creating thriving markets and vibrant town centres – ‘Destination Mansfield’
- Celebrating and promoting Mansfield’s retail, leisure and heritage offer
- Facilitating and encouraging regeneration of key sites for the provision of good quality housing schemes, retail and commercial developments

Additional town centre actions that would meet another council priority 'clean and welcoming environment' are to:

- Fully enforce the Public Spaces Protection Order and reduce antisocial behaviour in our town and district centres.

Town centre ranking

Management Horizons Europe's 'UK Shopping Index' ranks the performance of all major retail centres in the UK, and offers a useful benchmark with which to compare the performance of a number of centres. Centres are ranked in one of nine location grades, ranging from 'Major City' to 'Minor Local'[1].

The MHE Index includes all major city, town and district centres in the UK, as well as other significant destinations such as retail parks and outlet centres. Mansfield town centre is classified as a 'Sub-Regional' centre and given a ranking of 128 in the 2008 Index. This was 11 places below the highest ranked 'Sub-Regional' centre (Aylesbury).

There are other town centre rankings, and the Mansfield BID website states that the town centre had moved up the Experian retail rankings from 133 to 112 between 2011 and 2013. Venuescore ranked Mansfield town centre at 137 in 2017 having previously been ranked at 134 in 2013.

The performance of centres in any ranking system is influenced by a number of factors, including the presence of multiple retailers in a centre. The following sections of this report cover factors that can affect the strength of the town centre (as identified in the National Planning Practice Guidance (NPPG) and within previous planning guidance PPS4), therefore monitoring these can help to highlight any areas which could be improved in order to strengthen the town centre.

1 The MHE Index allocates each centre within a tier, reflecting the level of retail provision within the town. The nine tiers which comprise the Index are (highest to lowest), 'Major City' (highest ranking centre is London West End, 1st); 'Major Regional' (Reading, 12th); 'Regional' (Derby, 58th); 'Sub-Regional' (Aylesbury, 117th); 'Major District' (Cwmbran, 218th); 'District' (Guernsey, St Peter Port, 367th); 'Minor District' (Enfield Retail Park, 581st); 'Local' (Dover, Whitfield, 1,207th); and 'Minor Local' (Chelmsford, Moulsham, 2,247th). The MHE Index is one of a number of databases on centres' retail performance which are published.

5.1 Retailing trends

This section of the report sets out some of the key national trends in retailing. Information has come from the Mansfield Retail and Leisure Study 2014 Addendum. A short explanation of the implications of these trends for town centres such as Mansfield is given.

Key national trends

Trend	What it means	Implications
Polarisation to higher order centres	The preference of retailers to concentrate trading activities in larger schemes, within larger centres. The trend has been driven by the economic downturn, online shopping and a shrewder customer base. This leads to a concentration of comparison goods expenditure in a smaller number of large centres. Within the East Midlands, Nottingham, Leicester and Derby are the centres where many retailers seek to focus their trading presence.	Many retailers will seek to downsize their portfolios, particularly in smaller centres, because they can operate more efficiently with a smaller network of stores combined with a strong online presence. Vulnerable centres may be required to refocus their role and function away from solely being shopping destinations to incorporate a much broader retail, leisure, culture and residential offer.
Growth of the convenience goods sector (The sector has traditionally been dominated by the big four- (Asda, Morrisons, Tesco and Sainsbury's) and increasingly, higher quality operators (Waitrose, Marks & Spencer) and discount retailers (Aldi, Lidl). The discount retailers are becoming increasingly important forces in the convenience goods market and are expected to continue to take market share from the big four supermarket operators in future years).	The sector has often benefited from floorspace becoming available in town and city centres as a result of comparison goods retailers (such as Woolworths) entering administration. Operators are increasingly moving away from opening larger-format stores towards establishing a network of smaller top up convenience goods shopping facilities (referred to as c-stores), often located in town centres, or district/neighbourhood parades, reflecting customers' changing shopping patterns away from bulk weekly (or less frequent) shopping trips to more frequent, lower-spend visits to smaller stores in locations convenient to their home, work or commute.	The proportion of convenience goods floorspace which will be accounted for by smaller stores and discount retailers is likely to increase.
Growth in commercial leisure	Most commentators predict that commercial leisure, such as cafés, bars, restaurants and cinemas, will constitute a growing share of town centre floorspace.	There is scope for town centres to capitalise on this, redefining their function as destinations. This could have positive implications on the performance of town centres as residents and visitors undertake linked trips and spend more time in the town centres. The development of a strong commercial leisure offer can help increase footfall outside of retail hours.

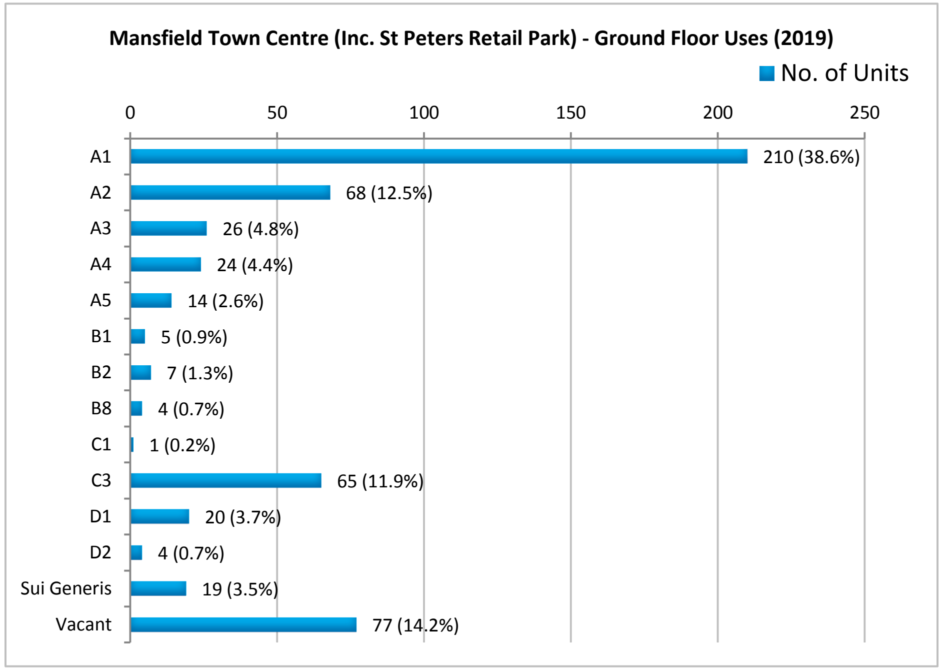
Trend	What it means	Implications
Increase in online shopping (Online shopping is perceived to offer a number of significant advantages over traditional, high street-format shopping including lower prices, wider choices and the ability for customers to find bargains).	While unfavourable economic conditions are forcing many retailers to scale back on physical retail space, their online operations allow them to reach a wider customer base. However, the competition is not as simple as 'online shopping versus the high street' as new technologies promote integration between the two shopping channels. Internet sales have been rising much more rapidly than general retail sales in recent years. Experian however consider that at the turn of the next decade, growth in online shopping is expected to plateau.	Forecast growth in online spending does not equate to a redundant future for bricks and mortar stores. There is a role for physical outlets to act as showrooms for online retailers. A physical presence on the high street improves the visibility of businesses; indeed 12 out of the top 20 e-commerce businesses in the UK have a physical presence on the high street.
Growth in the click & collect online shopping	This relatively new trend looks set to play an increasing role. The click & collect concept is such that a customer orders and pays for a desired product online, and then collects the product from the nearest large branch of the retailer in question. This approach is being rolled out by a number of retailers – examples of retailers trading in Mansfield town centre who already offer this service include Debenhams, Topshop / Topman, River Island, Boots and Wilkinson. Like showrooming, it is also a trend where the physical outlet of the store can still be used to drive footfall. Recent research by the British Retail Consortium indicates that 60% of click & collect transactions result in an additional purchase in the store. There is, therefore, a role for bricks and mortar stores.	The role and function of high streets, particularly those outside the higher-order shopping centres, are likely to need to consider uses beyond that of traditional retail activity in order to remain vital and viable.
Source: Mansfield Retail and Leisure Study – 2014 Addendum (PBA, 2014).		

In light of the above trends, Mansfield will need to adapt to the changes in shopping habits in order to remain vibrant. The town centre will need to move away from being a shopping destination and start to offer a broader range of retail, leisure, cultural and civic services. Place marketing to sell the offer of the town centre will become of increasing importance.

5.2 Diversity of uses

This section looks at the diversity of uses to be found in Mansfield town centre. It has been informed by the audit of retail centres which was undertaken by officers in March 2019. For information, the audit incorporates the units at the top of West Gate which, despite being outside of the defined centre, are included in order that our information can be comparable to Experian data. In addition, empty premises were classified as vacant rather than their most recent use (although this has also been recorded).

The graph below shows the diversity of uses to be found within the town centre, including St Peters Retail Park.



(Please note that definitions of the use classes shown in the above graph can be found in Appendix 1: 'Use Classes Order').

Retail units (A1) continue to dominate the town centre with 38.6% of units (210). This is followed by professional and financial services (A2) with 12.5% of units (68), residential uses (C3) with 11.9% of units (65), and then restaurants and cafés, drinking establishments and hot food takeaways (A3, A4 and A5) with 11.8% of units (64).

The number of vacancies (discussed in detail in Section 5.3 'Vacancy rates') is 77 (14.2%) (an increase of 1.3% since March 2018).

Diversity of uses within the primary, secondary and non-defined shopping areas

Government guidance in the NPPF (2019) sets out that local planning authorities should clearly define the extent of the town centre and its primary shopping area, and have policies that state which uses will be permitted in such locations.

The Mansfield District Local Plan (1998) was written under more restrictive guidance and therefore included policies which restricted certain uses from primary and secondary shopping frontages (which made up the primary shopping area) to avoid fragmentation of retailing in these areas (see below). It did however recognise that complementary uses such as cafés, restaurants, leisure and entertainment can help retain and improve the vitality and viability of centres, but only permitted these within certain parts of the town centre. These policies are still in force and will be used until the emerging local plan is adopted.

Policy MTC5 aims to protect the primary shopping frontages by not allowing permission for developments at ground floor level other than for those within the A1 use class.

The secondary shopping frontages are protected by policy MTC6. This states that at ground floor level permission will only be granted for A1 or associated uses (defined as those within the A2 and A3 categories). Applications for associated uses are required to meet a number of criteria if permission is to be granted, and the percentage of A1 within each defined frontage is not permitted to fall below 50%. The frontages covered by these policies are shown later in the report, on the plan titled 'Locations for future retail development in Mansfield town centre'.

It should be noted that these policies were written before the changes to the Use Classes Order were made, therefore uses within the A4 and A5 categories are considered to be associated uses as they were formerly contained within the A3 use class. The table opposite illustrates the diversity of uses within each frontage category / area within the town centre (percentages have been rounded).

As can be seen the primary frontages are dominated by A1 uses, and the vacancy remains low. The secondary frontages have seen the number of vacancies increase by 3 units (1%) from 2018. The amount of vacant units within the parts of the town which are not defined as either primary or secondary frontages has increased by 4 units (1%) to 36. The percentage of A1 uses has increased by 2% since last year.

Diversity of uses within the primary, secondary and non-defined shopping areas

Use class	Primary shopping frontage	Secondary shopping frontage	Non-defined shopping area (Inc. St Peter's Retail Park)
A1	**60 / 80%**	**84 / 44%**	**66 / 24%**
A2	**2 / 3%**	**35 / 18%**	**31 / 11%**
A3	**4 / 5%**	**11 / 6%**	**10 / 4%**
A4	-	**12 / 6%**	**12 / 4%**
A5	-	**3 / 2%**	**11 / 4%**
B1	-	-	**5 / 2%**
B2	-	-	**7 / 3%**
B8	-	-	**4 / 1%**
C1	-	-	**1 / 0%**
C3	-	-	**65 / 23%**
D1	**1 / 1%**	-	**19 / 7%**
D2	**2 / 3%**	-	**2 / 1%**
Sui Generis	-	**10 / 5%**	**9 / 3%**
Vacant	**6 / 8%**	**35 / 18%**	**36 / 13%**
Total	**75**	**190**	**278**

(Mansfield District Council 2019)

The table below illustrates the diversity of uses (ground floor) within each of the primary (grey) and secondary shopping frontages. The first figure is the total percentage of properties in each use (including those that are vacant), and the second figure given (in brackets) is the proportion of each use that is vacant e.g. 79.3% of units on the MTC5 (i) area of West Gate are in A1 use however 8.7% of these are vacant. It should be noted that the total figures per shopping area may not add to 100% due to rounding.

These figures are particularly important because the supporting text to Local Plan Policy MTC6 says that the vitality and viability of the secondary frontage areas can be detrimentally affected if the proportion of units in retail use (A1) falls below 50%. From the table it would appear that this policy has been successful in most of the frontages because the proportion of units in A1 use is above the 50% threshold. However this is not the case at Market Place which has declined from 52.2% in 2018 to 47.6%. Lower Leeming Street has also declined, changing from 55.6% in 2018 to 46.4%.

Diversity of uses within each of the primary and secondary shopping frontages (%)

Policy / Frontage	A1	A2	A3	A4	A5	B1	D1 / D2	Sui Generis
MTC5 (i) Lower West Gate (odds 1-13, evens 6-46)	**79.3%** (8.7%)	**10.3%** (0.0%)	**10.3%** (0.0%)	-	-	-	-	-
MTC5 (ii) 51 Four Seasons	**92.2%** (6.4%)	-	**2.0%** (0.0%)	-	-	-	**5.9%** (0.0%)	-
MTC6 (i) Upper West Gate (odds 37-71, evens 48-66)	**62.1%** (5.6%)	**17.2%** (40.0%)	**10.3%** (0.0%)	-	-	-	-	**10.3%** (33.3%)
MTC6 (ii) Stockwell Gate (odds 1-69, evens 2-26, and inc former Tesco and Co-op stores)	**48.1%** (23.1%)	**18.5%** (20.0%)	**11.1%** (0.0%)	**11.1%** (33.3%)	**7.4%** (0.0%)	-	-	**3.7%** (0.0%)
MTC6 (iii) Regent Street (odds 3-21, evens 2-30 including Regent House)	**68.4%** (23.1%)	**26.3%** (40.0%)	**5.3%** (100.0%)	-	-	-	-	-
MTC6 (iv) Lower Leeming Street (odds 1-29, evens 2-42 and Clumber House)	**46.4%** (23.1%)	**17.9%** (0.0%)	**10.7%** (33.3%)	**14.3%** (0.0%)	-	-	-	**10.7%** (0.0%)
MTC6 (v) Church Street (odds 1-39, evens 8-36 and Swan Hotel)	**56.3%** (33.3%)	**18.8%** (16.7%)	**3.1%** (0.0%)	**12.5%** (25.0%)	**6.3%** (50.0%)	**3.1%** (100.0%)	-	**3.1%** (0.0%)
MTC6 (vi) Rosemary Centre, Walkden Street	**83.3%** (80.0)	-	-	-	**16.7%** (0.0%)	-	-	-
MTC6 (vii) Queen Street	**56.3%** (0.0%)	**25.0%** (25.0%)	**6.3%** (0.0%)	-	**6.3%** (100.0%)		-	**6.3%** (0.0%)
MTC6 (viii) Market Place (1-12, 15-24, 25-31)	**47.6%** (10.0%)	**38.1%** (0%)	-	**14.3.0%** (0.0%)	-		-	-
MTC6 (ix) Market Street (1-4, 10-19) 12 Q	**50.0%** (0.0%)	**25.0%** (0.0%)	**8.3%** (0.0%)	**8.3%** (0.0%)	-		-	**8.3%** (0.0%)

Mansfield's markets

As part of the main shopping area, Mansfield Market has much to offer with farm-fresh, high quality produce, friendly service and value for money. We offer a full market five days a week (Tuesday to Saturday), a performance area at the front of the Old Town Hall for local entertainers and a food court.

The number of market stalls that are occupied are monitored and the average weekly total is illustrated in the table below. As can be seen, the occupancy has fallen considerably in the last 13 years (which is a trend that is reflected nationally); and despite 2009/10 and 2011/12 being more positive years, occupancy has continued to decline since then.

Farmer's market

The Mansfield farmer's market is held on the third Tuesday of every month on the Market Place from 9am – 4pm. The market promises something for everyone with excellent produce on sale that includes vegetables, meat, cakes, jams, local honey, chutneys and pies. There is also a selection of handmade crafts and everything on sale is made or grown locally.

Each month there is a different theme, often featuring appearances by special guests, live musical entertainment, hands-on activities, competitions or special offers.

Average weekly occupancy, Mansfield market

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/2	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Average occupied each week	332	314	312	326	294	309	283	275	262	257	250	223	222

5.3 Vacancy rates

Vacancy rates can provide a good indication of how a centre is performing. Vacant units will be found even in the strongest town centre and occur for positive and negative reasons. A low vacancy rate does not always mean that a centre is performing well, as a proliferation of charity shops and other uses not usually associated with a town centre may also be signs of decline.

However, vacancy rates, over time, are a useful indicator of performance. The audit undertaken in March 2019 highlighted a vacancy rate of 14.2% (77 properties), which has increased by 1.3% since March 2018.

The previous section of this report looked at the diversity of uses within the town centre but classified all vacant units together regardless of their former use. The table opposite shows the mix of ground floor uses as well as the number and percentage of vacant units within each use class. The vacant figure is the proportion of each use that is vacant e.g. 45.2% of all units within the town centre are in A1 use however 14.6% of these are vacant (figures may not add due to rounding).

Vacant units within Mansfield town centre (including St Peters Retail Park) by use class

Use class	No. of units			% of Units	
	Occupied	Vacant	*Total*	Vacant (% within use class)	*Total mix of uses (all units within the town centre)*
A1	210	36	*246*	14.6%	*45.2%*
A2	68	16	*84*	19.0%	*15.4%*
A3	26	4	*30*	13.3%	*5.5%*
A4	24	7	*31*	22.6%	*5.7%*
A5	14	2	*16*	12.5%	*2.9%*
B1	5	4	*9*	44.4%	*1.7%*
B2	7	2	*9*	22.2%	*1.7%*
B8	4	-	*4*	0.0%	*0.7%*
C1	1	-	*1*	0.0%	*0.2%*
C3	65	2	*67*	3.0%	*12.3%*
D1	20	1	*21*	4.8%	*3.9%*
D2	4	-	*4*	0.0%	*0.7%*
SUI GENERIS	19	3	*22*	1%	*4.0%*
Total	**467**	**77**	***544***	**Total vacancy rate = 14.2%**	***99.9%***

The following table shows the vacant units by which type of frontage they are located within (i.e. primary, secondary and non-defined areas). Primary and secondary frontages were explained in the previous section.

Vacant units by frontage

Frontage Type	Number of Units	Number of Vacant Units	Percentage of Vacant Units
Primary (MTC5)	75	6	8.0%
Secondary (MTC6)	190	35	18.4%
Non-defined (excl. St Peter's Retail Park)	268	35	13.1%
St Peter's Retail Park	11	1	9.1%
Whole town centre (inc. St Peter's Retail Park)	**544**	**77**	**14.2%**

(Mansfield District Council 2019)

Compared with the survey undertaken in 2018, the vacancy rate for the primary shopping area has decreased by 0.1%. It has increased by 1.5% in the secondary areas and 1.2% in the non-defined areas. St Peters Retail Park has a vacancy rate of 9.1%. As a whole, the town centre vacancy rate has increased by 1.3% since 2018.

The table below gives details of the properties which were found vacant during the audit carried out in March 2019. The table shows that there was approximately 14,898 sqm of vacant floorspace within the town centre. This total has increased by 856 sqm since 2018 which is negative for Mansfield town centre. A key new vacancy is the former Store Twenty One unit (WS-05) within the Rosemary Centre on Walkden Street. Please note that these figures have been approximated from the property boundary as displayed on an O/S plan. If more accurate information is required contact should be made with the agent or owner who is responsible for the property.

Information about the exact locations of the vacant properties can be found in the table, and is shown in the maps which follow.

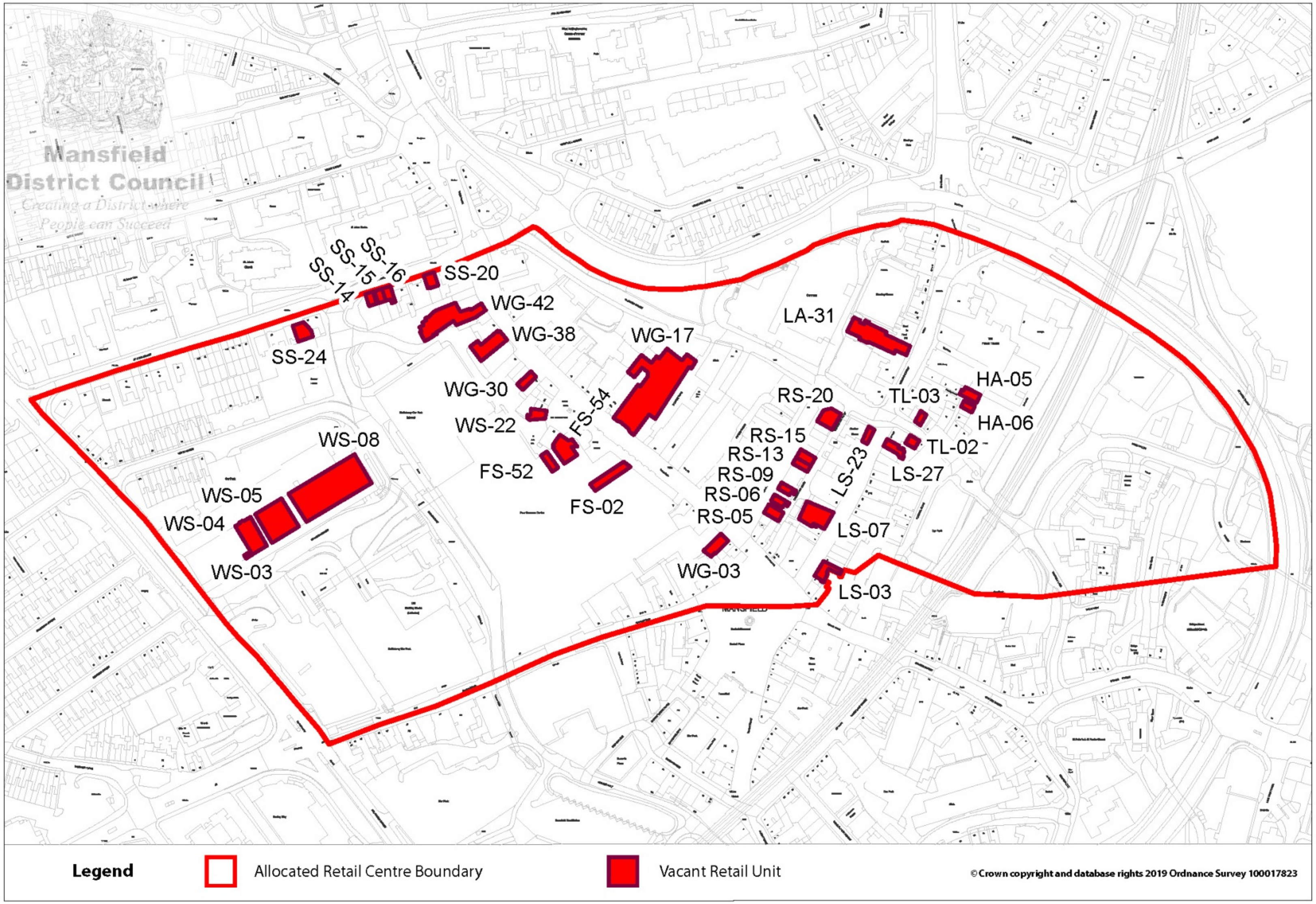
Vacant units within Mansfield town centre

Ref	Property Address	Former Use Class	Vacant Since	Area (sqm)
AS-10	17 Albert Street	A2	2016/17	61.82
AS-11	19 Albert Street	A1	2010/11	46.79
AS-13	21 Albert Street	A4	2013/14	134.89
AS-14	22 Albert Street	A2	2018/19	122.67
AS-17	28-30 Albert Street	A2	2018/19	361.68
AS-18	29 Albert Street	A2	2018/19	93.37
AS-22	35 Albert Street	A4	2013/14	200.69
AS-27	7a Albert Street	SUI GENERIS	2015/16	89.68
BS-16	Town Mill Bridge Street	A4	2010/11	300.34
CHL-02	01 Church Lane	B2	2010/11	48.3
CHS-01	02 Church Side	A2	2018/19	52.56
CKS-01	Clerkson Street	A3	2017/18	306.13
CS-11	14-16 Church Street	A1	2017/18	1114.35
CS-12	15 Church Street	A1	2015/16	227.61
CS-14	18-20 Church Street	A4	2016/17	368.98
CS-16	23 Church Street	A5	2013/14	93.76
CS-19	27 Church Street	A1	2014/15	154.62
CS-25	33 Church Street	A1	2017/18	106.0
CS-28	35a Church Street	A1	2018/19	77.16
CS-32	22 Church Street	B1	2011/12	228.01
CS-33	15a Church Street	A1	2011/12	78.58
CS-37	32 Church Street	A2	2017/18	76.25
DFS-01	02 Dame Flogan Street	B2	2010/11	347.12
DFS-02	Assurance House Dame Flogan St	A2	2010/11	148.91
DFS-06	Maltings Dame Flogan Street	D1	2009/10	418.13
EXR-02	02 Exchange Row	A4	2018/19	174.15
FS-02	02 Four Seasons Shopping Centre	A1	2018/19	170.14
FS-52	54 Four Seasons Shopping Centre	A1	2017/18	69.51
FS-54	55 Four Seasons Shopping Centre	A1	2018/19	202.23
HA-05	07-08 Handley Arcade	A3	2010/11	79.49
HA-06	09 Handley Arcade	A1	2018/19	41.25
LS-03	04-06 Leeming Street	A1	2016/17	110.63
LS-07	11 Leeming Street	A1	2011/12	270.81
LS-23	31 Leeming Street	A1	2018/19	49.14
LS-27	38 Leeming Street	A1	2018/19	81.96
LS-31	43 Leeming Street	SUI GENERIS	2010/11	453.59
MP-08	09-11 Market Place	A1	2011/12	112.36
MP-25	Town Hall Market Place	B1	2015/16	358.55
QS-01	01 Queen Street	A2	2017/18	451.66
QS-03	03 Queen Street	A5	2018/19	22.83
QW-01	01 Queens Walk	A3	2010/11	61.74
QW-02	02 Queens Walk	B1	2015/16	90.23
RS-05	06 Regent Street	A3	2016/17	81.69
RS-06	10 Regent Street	A1	2017/18	53.06
RS-09	14 Regent Street	A2	2012/13	55.07
RS-13	18 Regent Street	A1	2011/12	58.65

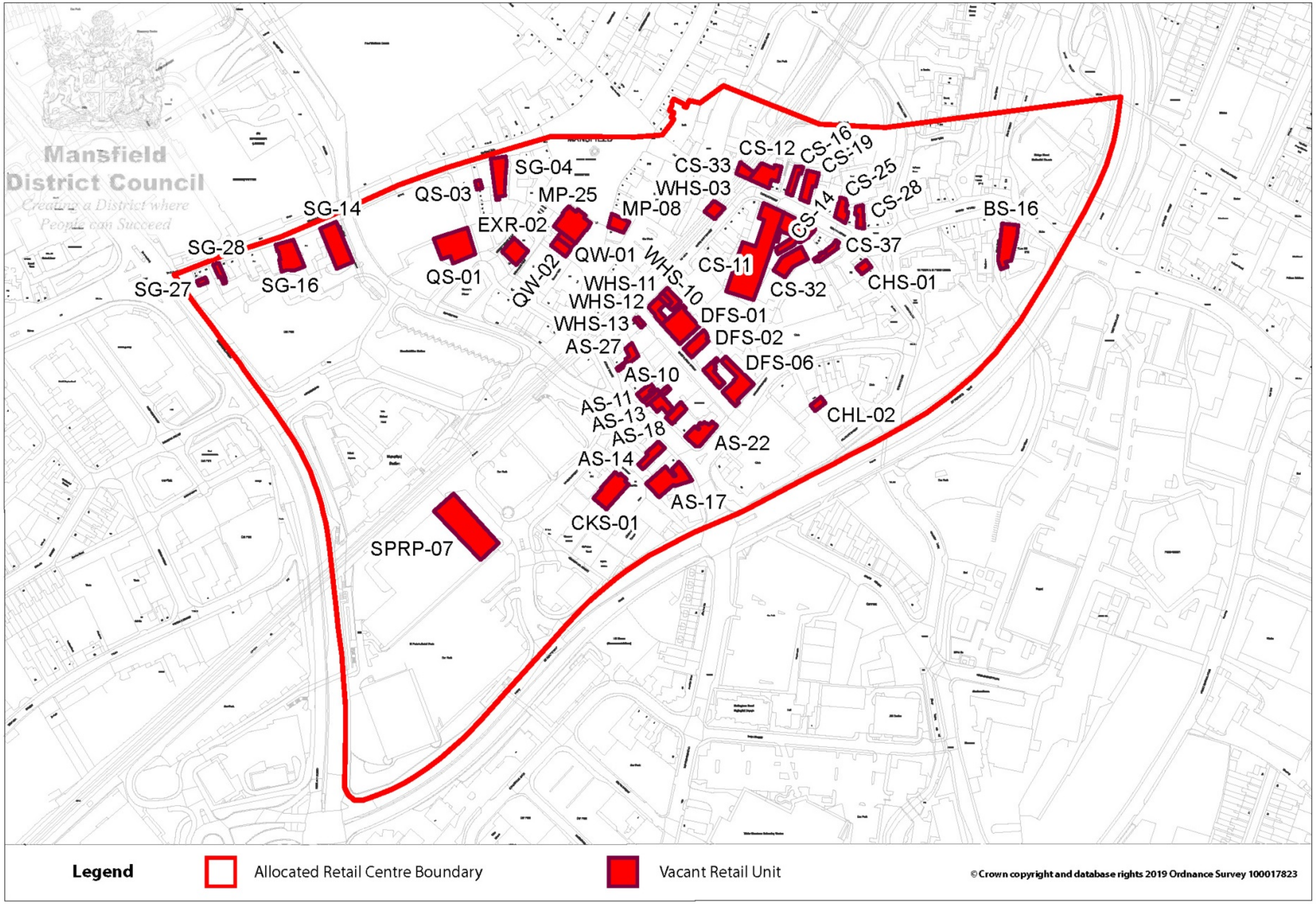
Ref	Property Address	Former Use Class	Vacant Since	Area (sqm)
RS-15	20 Regent Street	A1	2018/19	78.08
RS-20	30-32 Regent Street	A2	2012/13	142.66
SG-04	05-07 Stockwell Gate	A1	2018/19	241.48
SG-14	37 Stockwell Gate	A1	2017/18	375.91
SG-16	39 Stockwell Gate	A2	2010/11	288.62
SG-27	59b Stockwell Gate	A1	2011/12	24.91
SG-28	57 Stockwell Gate	A1	2018/19	53.15
SPRP-07	06 St Peters Retail Park	A1	2018/19	841.42
SS-14	37 St John Street	C3	2010/11	49.49
SS-15	38 St John Street	C3	2010/11	49.99
SS-16	39 St John Street	A2	2012/13	61.69
SS-20	42 St John Street	B1	2016/17	73.24
SS-24	30 St John Street	A2	2016/17	120.02
TL-02	04 Toothill Lane	A1	2018/19	49.49
TL-03	05 Toothill Lane	A1	2018/19	39.9
WG-03	03 West Gate	A1	2018/19	121.12
WG-17	32-34 West Gate	A1	2016/17	1,456.83
WG-22	39 West Gate	A2	2018/19	79.23
WG-30	47 West Gate	A1	2018/19	69.36
WG-38	55a West Gate	A2	2018/19	232.64
WG-42	61 West Gate	SUI GENERIS	2011/12	501.24
WG-64	85 West Gate	A2	2017/18	81.07
WHS-03	Arch 11 White Hart Street	A1	2017/18	92.3
WHS-10	38 White Hart Street	A1	2015/16	76.92

Ref	Property Address	Former Use Class	Vacant Since	Area (sqm)
WHS-11	40 White Hart Street	A1	2017/18	37.4
WHS-12	42-44 White Hart Street	A1	2010/11	114.15
WHS-13	46 White Hart Street	A4	2017/18	25.63
WS-03	Unit 05a Walkden Street	A1	2018/19	13.83
WS-04	Unit 06 Walkden Street	A1	2017/18	284.83
WS-05	Unit 07-09 Walkden Street	A1	2018/19	506.02
WS-08	Unit 11-15 Walkden Street	A1	2017/18	1,250.07
Total Vacant Floorspace - Mansfield Town Centre (sqm)				**15,739.83**

Mansfield town centre (north)



Mansfield town centre (south)



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5.4 Retailer representation in Mansfield

This section of the report looks at the retailer representation within the town centre, as well as providing new occupiers details and a list of planning applications received during the monitoring period.

Convenience goods

The main convenience retailers in the town are Iceland (Rosemary Centre), Heron Foods (West Gate) and a Marks & Spencer food hall (West Gate). The town has lacked the presence of a major supermarket since Tesco relocated their Stockwell Gate store to Chesterfield Road South in 2007.

Comparison goods

The main national comparison goods retailers in the town centre include Boots, Debenhams, HMV, New Look, River Island, Superdrug, Wilkinsons and WH Smith. Experian (2012) highlights 31 key retailers which can be used to judge a town centre's performance and these are listed in Appendix 3: 'Key retailers within Mansfield town centre'. Of the shops listed, 19 (61%) can be found in Mansfield town centre, mainly within the primary shopping frontages, and there appears to be a good representation of mainstream mid-market retailers. The percentage of key retailers in Mansfield has decreased from 71% in 2017. There is also a further three key retailers (TK Maxx, Next and Boots) present within St Peter's Retail Park on the edge of the town centre, which were not counted by Experian. However, there are a number of retailers not present which you would expect to find in a sub-regional centre e.g. H&M and Waterstones.

Complementary facilities

It is important that town centres contain a range of uses as this can make an important contribution to their vitality and viability. Complementary uses, during the day and in the evening, can reinforce each other and help make town centres more attractive to local residents, shoppers and visitors.

Mansfield town centre is represented by a number of national and regional banks, building societies and other A2 uses (financial & professional services) which are spread out across the town centre.

There are also numerous A3, A4 and A5 uses (restaurants & cafés, drinking establishments and hot food takeaways) which add to the attractiveness of the town centre, and in conjunction with the theatre, nightclubs and other leisure activities, help to create an evening economy and ensure that the town centre does not become a “lifeless” area once the retail elements of the centre have closed for the day. The Mansfield Retail and Leisure Study 2011 highlighted that Mansfield's evening economy is too dominated by drinking establishments and nightclubs, so it will be important to try and balance this out by attracting more restaurants and family orientated uses that will better compliment the Museum and Palace Theatre.

New occupiers

A number of new occupiers have come into the town in the last year and are mostly new independent businesses. Some businesses have also moved to new premises from elsewhere within the town centre. 2018/19 has seen a decrease in the number of new occupiers. There were 38 compared to 43 last year. The table overleaf illustrates the companies and their new location. That fact that units are listed here does not mean that a relevant planning permission has been gained in all cases.

New occupiers in Mansfield town centre (2018/19)

Property Address	Occupier
43 Albert Street	David Blount (relocation from 28-30 Albert Street)
03a Bridge Street	Magazin Alimentar
New Meeting House, Station Street	Halo Recruit
17-19 Church Street	Golden Scissors
24-26 Church Street	MSK Charity Shop
12 Church Street	Nexus People
05 Four Seasons Shopping Centre	Ping Pong Parlour (relocation from 55 Four Seasons)
22 Four Seasons Shopping Centre	JD Sport
45 Four Seasons Shopping Centre	The Pud Store
10 Handley Arcade	Jack of All Hearts
24-26 Leeming Street	The Cash Monkey
34 Leeming Street	Britalia
40-42 Leeming Street	The Cherished Touch Luxury Shop
45a Leeming Street	Noor Pizza & Kebab House
45b-45c Leeming Street	Maid Marian Takeaway (relocation from 45a Leeming Street)
52 Leeming Street	Nouveau Hairdressers
01 Market Place	The Vault
24b Market Place	Everyday Loans
30 Market Place	Mobiles Fix

Property Address	Occupier
11 Market Street	Whoops IT
19 Market Street	McHenry's
Conservative Club, Midworth Street	Liberty's Bar & Function Room
40 & 42a Rosemary Street	Peak Pharmacy
05 Regent Street	XV Extreme Vapes
Unit 3 Rock Valley	Mega Sklep & Market
31 Stockwell Gate	Curryous Momma
59-61 Stockwell Gate	Saminas Brows
29 St John Street	LetNotts
Car Showroom, Toothill Lane	Toothill Prestige Cars
07 West Gate	Millets
09-11 West Gate	Discount Bedding by Jess
52-54 West Gate	Futures Business Centre
66a West Gate	Kingdom of Green
69 West Gate	Cheeky Vapers
93-97 West Gate	Peak Pharmacy
Former Public Toilets, West Gate	Wood Café
20 White Hart Street	Beautique
36 White Hart Street	Short & Curly'z

Floorspace requirements

Retailers can use measures such as our Tractivity website (http://pps.ashfield-mansfield.tractivity.co.uk/) to register their interest in moving to the town. This is called a retailer requirement and shows the demand for floorspace in any area; it also gives an indication as to the attractiveness of a centre. A search showed that the town had 6 specific retailer requirements during 2018/19.

Data on the vacant units, as of March 2019, shows that it would have been possible to accommodate all 6 of the requirements (looking at the size of the requirement only and not taking into account other considerations such as location and access).

The unit sizes required and availability of vacant units can be seen in the table opposite.

Floorspace requirements, Mansfield town centre

Minimum Floor Space	Number of Requirements	Vacant units
Not specified	-	-
0 – 200 sqft (approx. 0 - 19 sqm)	1	1
201 - 500 sqft (approx. 20 - 46 sqm)	3	6
501 - 1,000 sqft (approx. 47 - 93 sqm)	1	30
1,001 - 2,500 sqft (approx. 94 - 232 sqm)	1	19
2,501 - 5,000 sqft (approx. 233 - 464 sqm)	-	15
5,001 - 10,000 sqft (approx. 465 - 929 sqm)	-	2
10,001 - 20,000 sqft (approx. 930 - 1858 sqm)	-	3
20,001 - 50,000 sqft (approx. 1859 - 4645 sqm)	-	-
50,001 sqft + (4646 sqm +)	-	-

(Mansfield District Council, 2019)

5.5 Size of units

The approximate size of each town centre unit (gross ground floor area) has been estimated by using the property boundary displayed on an O/S plan, as it has not been possible to obtain accurate information on every unit. The results are shown in the table below.

Approximate size of ground floor units in Mansfield town centre

Size of outlet	Number of properties
Under 100 sqm	283
100 – 249 sqm	149
250 – 499 sqm	64
500 – 999 sqm	19
1,000 – 1,499 sqm	11
1,500 – 1,999 sqm	1
2,000 – 2,999 sqm	4
3,000+ sqm	2

As shown above the town is dominated by small units, which can make it difficult for retailers to supply their full range of goods. Furthermore, many units fall within one of three conservation areas, or are listed buildings, restricting the redevelopment/remodelling of units to create larger footprints.

It is anticipated that the proposed redevelopments at Stockwell Gate North and Stockwell Gate South (see Section 5.6 'Capacity for growth') will help address this imbalance and encourage new retailers / occupiers into the town centre.

5.6 Capacity for growth

This section looks at the town centre's capacity for development. It highlights all retail-related planning permissions, and development implemented during the monitoring period, as well as giving details of sites with potential for future retail development.

As stated in Section 4, 'Planning policy, guidance and evidence base documents' consultants Peter Brett Associates provided the council with a revised retail floorspace target in 2017. Their findings in respect of capacity for growth in Mansfield town centre are briefly summarised below, and the balance of remaining capacity is shown in Appendix D.

Mansfield town centre should seek to accommodate:

- 11,100 sqm net comparison goods floorspace by 2033 (this is to maintain the town centre's market share).
- 0 sqm net convenience goods floorspace (although there is a qualitative need identified for a small foodstore).
- 2,800 sqm net A3, A4 and A5 commercial leisure floorspace. (It is expected that this requirement would be satisfied through the development of a mixed-use scheme which incorporates an element of leisure floorspace provision.)

Committed town centre development

The table below shows all current (unimplemented) planning permissions for development within the town centre, as of 31 March 2019.

Current planning permissions - Mansfield town centre

Property address	Application no	Proposal	Land Type	Granted date	Expiry Date	Additional Retail / Leisure (sqm)
Granted 2018/19:						
Land At Belvedere Street / Quaker Way	2018/0321/OUT 2015/0273/ST	Outline application for mixed use town centre development (A1, A2, A3, A4, A5, B1a, D1, D2, C1) including access	Brownfield	31/07/2018	31/07/2021	Mix of uses, not expected to exceed 11,500
13 - 15 Albert Street	2018/0144/COU	Change of use from old amusement arcade (SUI GENERIS) to financial and professional services (A2)	Brownfield	24/04/2018	24/04/2023	-
11 Leeming Street	2018/0300/FUL	Change of use from retail (A1) to restaurant, café and wine bar with live entertainment (SUI GENERIS)	Brownfield	06/09/2018	06/09/2023	-52
61 West Gate	2018/0497/COU	Change of use from nightclub (SUI GENERIS) to leisure on the ground floor (D2)	Brownfield	24/09/2018	24/09/2023	-
33 Church Street	2018/0584/COU	Change of use from retail (A1) to non-residential institution (D1)	Brownfield	12/10/2018	12/10/2021	-46
39 Stockwell Gate	2018/0732/COU	Change of use of offices (B1a) to retail (A1), professional and financial services (A2), café (A3) and hot food takeaway (A5) in one or two units	Brownfield	16/01/2019	16/01/2022	200
Granted 2017/18:						
6 - 7 Market Place	2017/0566/FUL	Change of use from retail / dental to residential (C3)	Brownfield	14/11/2017	14/11/2022	-227
The Old Town Hall, Market Place	2017/0754/FUL	Partial change of use of ground floor from offices (B1) to retail (A1)	Brownfield	09/01/2018	09/01/2023	127
Granted 2016/17:						
None						-
Granted 2015/16:						
Wheatsheaf Inn, 47 Stockwell Gate	2015/0637/ST	External seating area on highway for pavement café (USE CLASS)	Brownfield	02/12/2015	31/12/2020	-
Adjacent Unit 3 St Peters Retail Park	2015/0733/ST	Erection of a single storey mixed class A3/A1 building, reconfiguration of existing crossing and cycle route and associated works.	Brownfield	12/04/2016	12/04/2019	101
					Net Total	**11,603**

Recent town centre development

The following permissions were all implemented over the monitoring period, to the best of our knowledge.

Implemented planning permissions - Mansfield town centre (2018/19)

Property address	Application no.	Proposal	Land Type	Floorspace (sqm)
45 Albert Street	2018/0281/FUL	Demolition of existing gala club / small vacant building and redevelopment to create a four storey 63 bedroom hotel with ground floor A1/A3 use with associated car parking	Brownfield	335
37 Stockwell Gate	2018/0062/COU	Change of use from drinking establishment (A4) to mixed use (SUI GENERIS) drinking establishment and massage (retrospective)	Brownfield	-
20 Leeming Street	2018/0369/COU	Change of use from retail (A1) to nail bar (SUI GENERIS) (retrospective)	Brownfield	-68.8
31 Stockwell Gate	2018/0129/COU	Change of use from retail (A1) to hot food takeaway with pavement café (A5)	Brownfield	0
21 Market Place	2015/0165/ST	External seating area to front	Brownfield	13
Market House Café, Market House Place	2018/0208/COU	Conversion of ground floor from shop (A1) to ground floor flat (C1) (retrospective).	Brownfield	-68
			Total	**211.2**

Locations for future retail development

There are a number of sites where new retail developments would be considered acceptable. The table below provides information about these sites, and the locations are shown on the map which follows the table. The map also includes primary (orange) and secondary (pink) frontages, conservation areas (blue) and listed buildings (blue dots).

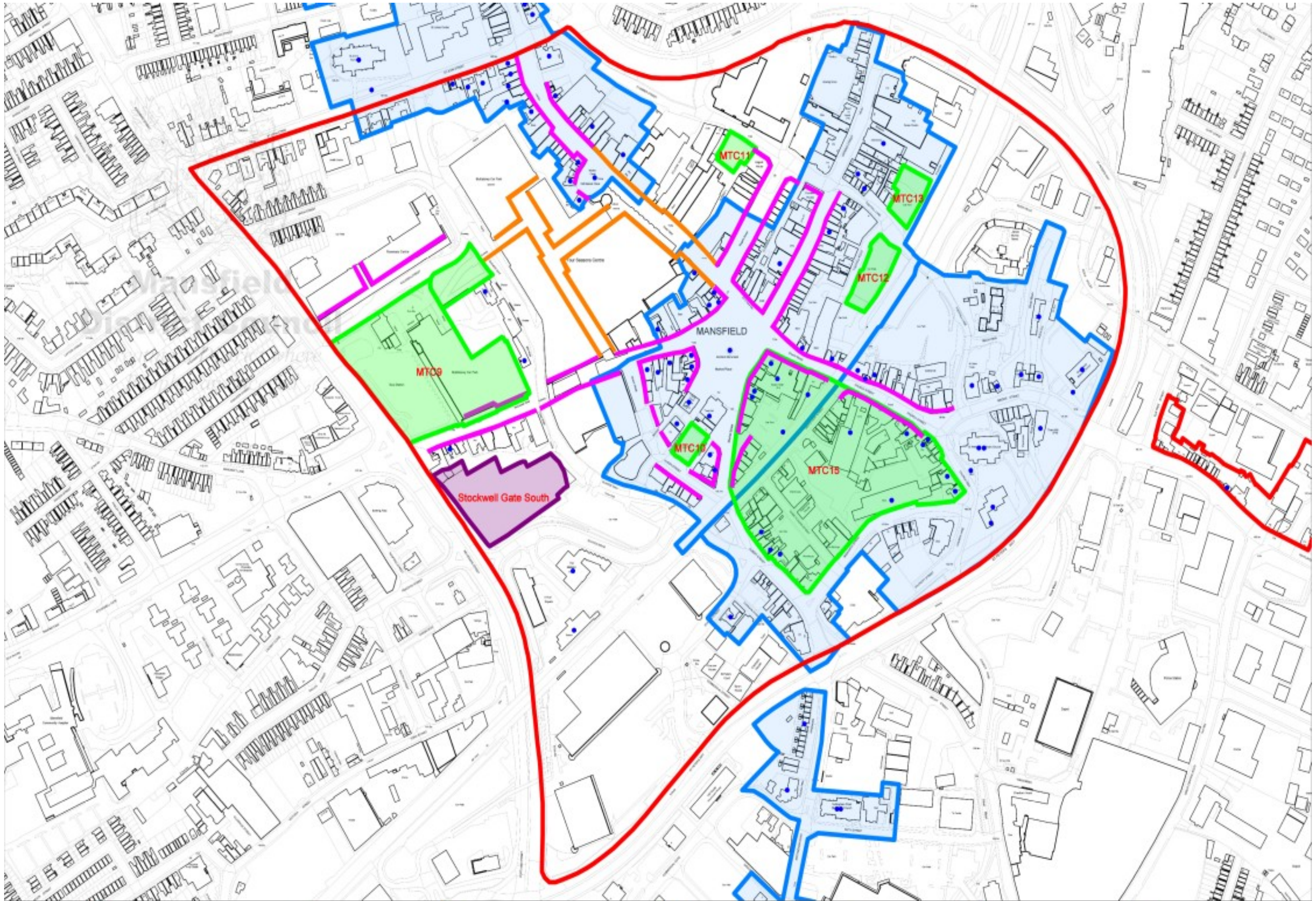
Sites within Mansfield town centre with potential for retail development

Location	Vacant since	Site information	
Clumber Street	At least 2000 – in use as a private car park	Local Plan Status	Optional land use area (MTC11)
		Sequential Test Status	In centre
		Application Information	No current application / permission
		Area of Site	0.1ha
		Area dev'd at 31/03	N/A
		Other Information	Has had two refusals for use as a late night bar.
Former Courtaulds Factory, Belvedere Street (Stockwell Gate South) Also see current permissions table.	2004 – now used as a car park	Local Plan Status	Not allocated for development
		Sequential Test Status	Edge of centre
		Application Information	Various outline planning permissions granted for a mixed use scheme not exceeding 11,500 sq. m (2004/0331/WT, 2005/0786/WT and 2007/0630/ST). The time limit for implementation was extended by application ref 2010/0132/ST, and again by application 2012/0462/ST. New applications were received in 2015 (2015/0273/ST) and again in 2018 (2018/0321/OUT).
		Area of Site	1.429ha (Total area covered by the applications)
		Area dev'd at 31/03	N/A
		Other Information	Interim Planning Guidance (IPG) has been prepared for the site. This provides transitional guidance until the Local Plan is completed. The IPG is a material consideration in the determination of any planning applications for the site.
Old Town Hall Block	2009 – now used as a car park	Local Plan Status	Part of the site (the former Indoor Market) is an optional land use area (MTC10)
		Sequential Test Status	In centre
		Application Information	Lapsed planning application 2006/0196/ST for mixed use scheme. Planning permission was granted for renovation works to the Old Town Hall building and change of use to retail 2017/0754/FUL
		Area of Site	0.13 Ha (stated on planning application)
		Area dev'd at 31/03	2017 permission has been implemented and work is underway.

Location	Vacant since	Site information	
		Other Information	Located within a conservation area and Grade II* Listed
Stockwell Gate / Walkden Street	April 2013	Local Plan Status	Allocated for retail (MTC9 A & MTC9 B)
		Sequential Test Status	In centre
		Application Information	Lapsed outline planning application for retail development on the site of Mansfield bus station granted (2005/0256/WT)
		Area of Site	1.4ha (Total of MTC9 A & B). Area granted permission 0.54ha (site of bus station)
		Area dev'd at 31/03	N/A
		Other Information	Interim Planning Guidance (IPG) has been prepared for the site. This provides transitional guidance until the Local Plan is completed. The IPG is a material consideration in the determination of any planning applications for the site. The front of the site is currently used as a car park.
Toothill Lane Also see current permissions table.	Used as a car park	Local Plan Status	Optional land use area (MTC13)
		Sequential Test Status	In centre
		Application Information	Lapsed planning permission for 3-4 retail units and 71 apartments (2010/0192/NT).
		Area of Site	0.1ha
		Area dev'd at 31/03	N/A
		Other Information	N/A
Toothill Road	Used as a car park	Local Plan Status	Optional land use area (MTC12)
		Sequential Test Status	In centre
		Application Information	No current application / permission
		Area of Site	0.1ha
		Area dev'd at 31/03	N/A
		Other Information	N/A
White Hart Area	A number of units have become vacant since the SPD was published	Local Plan Status	Designated action area (MTC14) whilst Policy MTC15 sets out acceptable use (including retail)
		Sequential Test Status	Partially in-centre / edge of centre
		Application Information	Outline planning application (2006/0349/NT) for mixed use scheme including retail (max 2,775 sq. metres) approved and full planning application (2008/0237/ST) for mixed use scheme covering 0.62 hectares including retail (max 1,735 sq. metres) granted on 18/09/2008. This has now lapsed. An application for a temporary car park was granted in Dec 2012 (2012/0057/NT)

Location	Vacant since	Site information	
		Area of Site	2.608 Ha (area covered by outline permission)
		Area dev'd at 31/03	N/A
		Other Information	A Supplementary Planning Document (SPD) has been prepared for the site. This will provide transitional guidance until the Local Plan is completed. The SPD is a material consideration in the determination of any planning applications for the site. Located in a conservation area and contains a number of listed buildings

Locations for future retail development in Mansfield town centre



Legend: Allocated Retail Centre Boundary; Stockwell Gate South; Land Allocated for Retail Development; Conservation Area Boundary; Listed Building; Primary Shopping Area; Secondary Frontages

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5.7 Rents and yields

Rents

Rental value is a good indicator of a town centre's health. If rental values are high it can be assumed that there is more demand for space and as a result the centre is performing well. If rental values are lower, then it is likely that there is less demand and performance is not so good.

CBRE state in their paper 'UK Prime Rents and Yields Monitor, Q1 2018' that across the UK, prime rents for high street shops had decreased by 0.3% in the first quarter of the year.

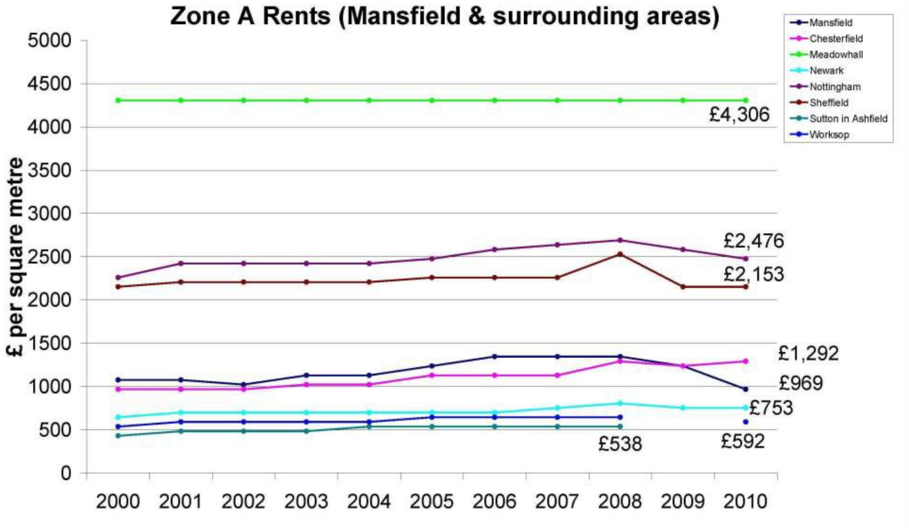
Source: UK Prime Rents and Yields Monitor, Q1 2018. CBRE Research © 2018 CBRE Ltd.

Retail rents will vary within a centre, however by using Zone A values it is possible to compare Mansfield town centre with other centres in the area. Widely used in the property sector, Zone A rents are worked out using the first 6 metres of a shops depth. The table below illustrates Zone A rental values (£ per sqm) in Mansfield town centre and a number of surrounding centres. Please note that this is the most up-to-date information available to us at the time of publication.

Zone A Rents - £ per sqm

Town	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Mansfield	*1,076*	*1,076*	*1,023*	*1,130*	*1,130*	*1,238*	*1,346*	*1,346*	*1,346*	*1,238*	*969*
Chesterfield	969	969	969	1,023	1,023	1,130	1,130	1,130	1,292	1,238	1,292
Meadowhall	4,306	4,306	4,306	4,306	4,306	4,306	4,306	4,306	4,306	4,306	4,306
Newark	646	700	700	700	700	700	700	753	807	753	753
Nottingham	2,260	2,422	2,422	2,422	2,422	2,476	2,583	2,637	2,691	2,583	2,476
Sheffield	2,153	2,207	2,207	2,207	2,207	2,260	2,260	2,260	2,530	2,153	2,153
Sutton in Ashfield	431	484	484	484	538	538	538	538	538	-	-
Worksop	538	592	592	592	592	646	646	646	646	-	592

(Colliers CRE)



As can be seen, in 2010 Nottingham, Sheffield and Meadowhall continued to have the highest rental values which reflect their position as regional centres. Of the centres lower down the hierarchy, Mansfield had the second highest value; however this had fallen by £269 in 2010 and meant that Chesterfield's Zone A rent charges were higher than Mansfield's for the first time in ten years. However, Mansfield town centre commands a significantly higher rent than Newark, Sutton-in-Ashfield and Worksop.

Yields

Commercial yields on non-domestic property are a useful indicator for measuring the vitality and viability of a town centre. The commercial yield on non-domestic property can highlight the confidence of investors in the long-term profitability of the town centre. The yield on property investment represents the return on capital to an investor, and a low yield indicates high expectations for rental growth whereas a high yield indicates low expectations for rental growth.

CBRE state in their paper 'UK Prime Rents and Yields Monitor, Q1 2018' that the UK retail sector reported stable prime yields.

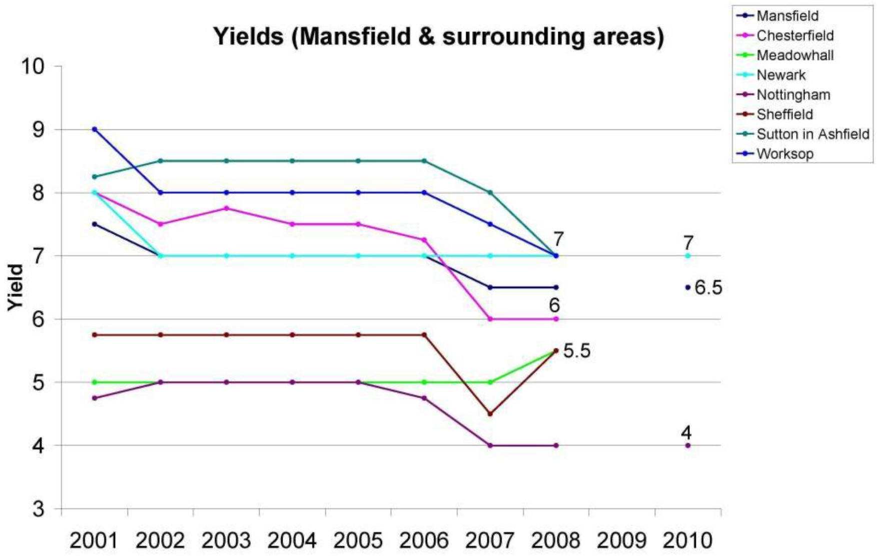
Source: UK Prime Rents and Yields Monitor, Q1 2018. CBRE Research © 2018 CBRE Ltd

The table below shows prime retail yields in Mansfield with competing centres in the wider catchment area. Please note that this is the most up-to-date information available at the time of publication, and that we were unable to obtain figures for 2009, and only partial figures for 2010.

Yields in Mansfield and surrounding areas (%)

Town	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010*
Mansfield	*7.5*	*7*	*7*	*7*	*7*	*7*	*6.5*	*6.5*	*-*	*6.5*
Chesterfield	8	7.5	7.75	7.5	7.5	7.25	6	6	-	-
Meadowhall	5	5	5	5	5	5	5	5.5	-	-
Newark	8	7	7	7	7	7	7	7	-	7
Nottingham	4.75	5	5	5	5	4.75	4	4	-	4
Sheffield	5.75	5.75	5.75	5.75	5.75	5.75	4.5	5.5	-	-
Sutton in Ashfield	8.25	8.5	8.5	8.5	8.5	8.5	8	7	-	-
Worksop	9	8	8	8	8	8	7.5	7	-	-

(Valuation Office Agency (VOA) 2008, *GVA Grimley 2010)



As can be seen, Worksop and Sutton in Ashfield have historically had the highest (or worst) yields and Nottingham the lowest (or best). In line with its status as a sub-regional centre, yields in Mansfield fall between the strongest and weakest centres, although the lower ranked centres have all started to close that gap.

5.8 Pedestrian flows

This section looks at the flow of pedestrians as a measure of town centre vitality and viability. Counting the number of people that pass specific points over a particular period of time is a way of monitoring the usage of the town.

The use of this indicator is beneficial over time as it can be used to identify trends both as a result of local and national influences. For example, the opening of a new retail unit may encourage more people to visit a certain area so the level of footfall rises.

There are two automated pedestrian flow counters located on the corner of Leeming Street / Clumber Street and at West Gate. The former is located near to the numerous pubs and clubs and its main role is to assess flows during the evening. The latter is principally used to measure flows during the day.

Data from these counters shows that in 2018/19 the footfall in Mansfield was down 16.1% from 2017/18. Total footfall in 2018/19 was 5,440,708 (MDC Corporate Plan) which has fallen steadily over the last five years. Please see the table below for more information, where 'TY' means this year's figures and 'LY' means last year's figures.

Mansfield Town Centre – Footfall 2008/09 - 2018/19

2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18 (LY)	2018/19 (TY)	% Change (TY & LY)
9,380,754	9,186,462	9,575,120	9,383,276	9,306,888	8,765,742	8,500,000	7,060,945	6,483,100	5,440,708	-16.1%

(Springboard 2019)

Secondly, flows within the Four Seasons Shopping Centre are monitored on a daily, weekly and quarterly basis. Total figures for 2018/19 also show a decrease in footfall over the last year. This is less of a change than the town centre as a whole. More details are shown in the table below.

Four Season Shopping Centre – Footfall 2008/09 - 2018/19

2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18 (LY)	2018/19 (TY)	% Change (LY&TY)
8,955,139	8,586,433	8,128,550	8,577,370	7,902,131	7,738,968	7,608,328	7,454,736	7,293,740	6,911,880	-5.2%

(Four Seasons Shopping Centre 2019)

5.9 Leisure profile

The National Planning Policy Framework (NPPF) states that local planning authorities should recognise town centres as the heart of their communities and support their vitality and viability. Leisure uses, whilst providing a service to the town and surrounding communities, also contribute positively to the town in other ways. They help maintain a strong centre, provide jobs, support other businesses, and encourage people to make linked trips to other uses in the town.

In Mansfield there are a number of leisure and entertainment uses in the town centre, or within a 15 minute walk, including:

- Carr Bank Park;
- DW leisure centre at Portland Retail Park;
- Fitness Flex and Pure Gym on Nottingham Road;
- Odeon Multiplex Cinema, and Walkers Bingo, on Nottingham Road;
- Pizza Hut, KFC, Nandos, Bella Italia, Chiquitos and McDonalds off Nottingham Road;
- Frankie and Benny's and Burger King at Portland Retail Park;
- Making It Discovery Centre, Great Central Road;
- Mansfield Arts Centre, Museum and Palace Theatre all on Leeming Street;
- Mansfield Town Football Club;
- Superbowl 2000, Belvedere Street;
- Water Meadows Swimming and Fitness Complex, Bath Street; and
- Titchfield Park.

There are also numerous restaurants, pubs and clubs within the town centre that, combined with the above facilities, contribute to the leisure and night-time economy and help to ensure that the area remains active in the evening and does not become a "dead area", devoid of activity. It is recognised within the Mansfield Retail and Leisure Study (2011) that this night-time economy is heavily dominated by pubs and clubs, and that the addition of more restaurants (particularly those aimed at families) would benefit the town in order to broaden the appeal of the town centre.

Purple Flag accreditation

Mansfield town centre was awarded the Purple Flag in September 2014.

This is an accreditation scheme that recognises excellence in the management of town centres at night. It can be seen as the equivalent of the Blue Flag awarded to good beaches.

Achieving Purple Flag status has been of huge benefit to Mansfield; physical improvements have already been made, changes have been made to policing and projects introduced to increase safety and confidence.

The positive publicity and increased visitors that are expected to result will help create jobs and an increased vibrancy about town.

Mansfield Museum

The Made in Mansfield exhibition was opened in October 2014 following a major refurbishment of the Arcade Gallery thanks to £304,000 worth of funding from the Heritage Lottery Fund (HLF). This new permanent exhibition is all about the industrial legacy of Mansfield and the surrounding area and features sections on Metal Box, Mansfield Brewery and Shoe Co. as well as mining and smaller scale activities. A flash mob formed part of the launch of the new gallery, made up of volunteers, the 521 singers, Mansfield Primary Academy and Funky Studios.

Other permanent exhibitions include:

- Albert Sorby Buxton's watercolours - a unique and valuable record of the face of Mansfield at the turn of the century. The Museum has a collection of over 130 delightful paintings which reveal buildings that no longer exist and views that have long since disappeared.
- The Ceramics Gallery - displays the Rachel Manners Collection of lusterware, and a sample of Mansfield porcelain painter William Billingsley's work, as well as an impressive range of beautifully decorated plates, plaques, tea-pots and jugs, including marbled and tortoiseshell Wedgwood examples.
- XplorActive - takes visitors on a journey of discovery examining topics such as recycling. heritage of Mansfield, countryside creatures and 'how green are you?' It also provides opportunities for pupils across the Key Stages and beyond to learn about their local environment, its history, its people, its natural features - and how they can do their bit to preserve it.

The Museum offers structured education workshops featuring:

- Hands-on activities
- Coverage of a wide choice of topic areas
- Costumes, masks, puppets, stories and games
- Handling of artefacts and models
- Support materials - for your visit and for the classroom
- A dedicated education room and gallery trail

The table below shows that the number of museum visitors has decreased by 5.8% since the last financial year.

Museum visitor numbers 2018/19

	Last Year	This Year	Change	% Change
Visitors	43,788	41,253	-2,535	-5.8%

Palace Theatre

The Palace Theatre is considered as a mid-scale regional touring venue and welcomes a range of performances from opera and ballet to drama and dance, big bands, comedy and children's shows as well as an annual Christmas pantomime. The Theatre offers a platform for not only the professional shows that it presents, but also for the local community to express itself.

The Palace Theatre prides itself on being a venue which provides the best quality service. It was the first theatre in the country to be awarded Hospitality Assured Status and also holds an 'Investors in People' mark (Mansfield Visitors Guide 2007/08).

The table below shows that the number of ticket sales increased by 2.6% in the last year. Total usage (which includes the number of ticket sales, but also includes the number of local community members participating in the arts) also increased by 1.8%.

Mansfield Palace Theatre visitor numbers 2018/19

	Last Year	This Year	Change	% Change
Ticket sales	101,278	103,905	+2,627	+2.6%
Usage figure	130,600	132,935	+2,335	+1.8%

Water Meadows

Since opening in 1990, Water Meadows has been a major attraction. The centre was refurbished in 2002 and again in 2012 with the addition of new facilities. The centre provides a wide range of activities during the school holidays and is an ideal place to visit in the poor weather to sample the sub-tropical atmosphere of the leisure pool. Facilities include:

- 25m x 6 lane competition pool
- leisure lagoon
- 65 station state-of-the-art fitness suite
- activity studio
- wave machine
- 50m twister flume
- falling rapids ride
- fast drop flume
- geysers and water cannons
- catering facilities
- sauna, steam room, and spa
- body drier
- pirates ship
- tipping buckets and spray showers
- toddler slides
- interactive water play boards

The swimming complex had a £400,000 refurbishment of its changing facilities in 2014 (funded by Sport England, Mansfield District Leisure Trust and Mansfield District Council) and reopened in February 2014. The changing facilities now have 3 additional family changing areas, 25 additional double changing rooms and 1 additional disabled changing room. There were also improvements made to the showers, toilet facilities, ceilings and lighting.

Water Meadows Swimming Pool

5.10 Accessibility

Accessibility is very important if people are to be attracted to an area. This covers a number of issues including ease, and cost, of parking or public transport, proximity of facilities in relation to the town centre and in terms of public transport, the frequency of services.

It is important that movement within the town centre is easy by providing a co-ordinated network of facilities that are well signposted and user friendly.

Access by car

The town centre is currently served by 23 car parks that provide approximately 3,460 spaces. The district council operates 16 (2 of which are multi-storey). Please see http://www.mansfield.gov.uk/carparks for more information on these car parks.

Improvement work carried out to a number of car parks has resulted in the council achieving the "Park Mark®" standard[2] at its pay and display car parks within the town (Mansfield District Council 2016).

There are also a number of on-street short term parking facilities close to the town centre which are well used.

Car park usage

The table opposite shows usage for all of the monitored council run car parks in the town centre, excluding Walkden Street Car Park.

MDC car park usage

Car Park	Last Year 2017/18	This Year 2017/18	% Change
Four Seasons	290150	288608	-0.5%
Clumber Street	239166	222192	-7.1%
Toothill Road	81327	80578	-0.9%
Handley Arcade	44083	41751	-5.3%
Toothill Lane	47673	40020	-16.1%
Church Lane	16375	16742	+2.2%
Grove Street	14799	4445	-70.0%
Garden Road	12531	12945	+3.3%
Civic Centre	63680	73552	+15.5%
Service Area D	56376	50533	-10.4%
Robin Hood Line	5209	6045	+16.0%
Water Meadows	110045	81906	-25.6%
Old Town Hall	80070	49559	-38.1%
Stockwell Gate	167619	152241	-9.2%
Victoria Street	2843	2081	-26.8%
GRAND TOTAL	**1231946**	1123198	**-8.8%**

[2] The Park Mark® Safer Parking award is granted to parking areas that have achieved the requirements of a risk assessment as conducted by the police. These requirements mean the parking operator has put in place measures that help to deter criminal activity and anti-social behaviour, thereby doing everything they can to prevent crime and reduce the fear of crime in their parking area. For customers, using a Park Mark® Safer Parking area means that the area has been vetted by the police and has measures in place in order to create a safe environment.

Access by rail

Mansfield is situated on the Robin Hood Line that runs between Nottingham and Worksop. Facilities available at Mansfield railway station include ticket office 6am – 12.45pm, Mon – Sat), car parking, cycle lockers, toilets, seating area, pay phones and an accessible ticket counter. The station also has CCTV.

The line operates every day of the week. Mansfield has an hourly service to Worksop and a half hourly service to Nottingham on weekdays and Saturdays (between 9am and 6pm and hourly thereafter), and an (almost) hourly service to Nottingham on Sundays. It also has links into the Nottingham Express Transit (NET) light rail system at Hucknall, Bulwell and Nottingham.

Access by bus

The eye catching new state of the art bus station opened for business on Sunday 31 March 2013 and offers better bus, road and rail links. It is just a three minute walk from both the old bus station and Mansfield Market Place.

Mansfield Bus Station

The new bus station is part of a package of improvements that Nottinghamshire County Council and Mansfield District Council are delivering to encourage swifter, greener travel in Nottinghamshire.

The bus station building is open from:

- 5.30am to midnight Monday to Saturday
- 8.00am to 10.00pm Sundays and Bank Holidays

The new bus station is a fully enclosed building offering protection from the weather, with comfortable seating and 24 hour CCTV, providing a more relaxed and safer waiting environment.

It has 16 departure bays, and for customer safety and comfort, boarding will be controlled by automatic doors that only open when the bus has arrived.

The station also features:

- a café
- a travel information centre selling bus and coach tickets
- a shop free Wi-Fi
- electronic information displays
- fully accessible toilets and baby changing room.

The toilets are flushed using rainwater to help conserve water and there is sustainable under floor heating.

In addition to electronic information displays, printed timetable information and an online journey planning kiosk, the bus station staff will be on hand to answer questions and provide travel information.

To aid wheelchair users:

- all entrances are fully accessible
- there is a lift for access to the bridge leading to the railway station
- bays are designed for easy access to low floor buses
- there are two accessible toilets with RADAR key access. RADAR keys can be borrowed from the Travel Information Centre with a £5 deposit

To aid those who are visually impaired, there is:

- tactile flooring on all bus station steps
- a clear concourse guide line through the bus station
- an audio point at each bay supplying next bus departure information

If your onward journey doesn't involve the bus, the station has other transport connections including:

- a footbridge, taking you to the Robin Hood Line train services a taxi rank

Routes which pass through the bus station include inter-urban and suburban services, services from outlying villages, and regional services linking major centres e.g. Chesterfield, Derby, Doncaster, Leeds, Nottingham and Sheffield.

In August 2005 outline planning permission was granted for 8,050 sq metres (gross) of new retail development on the site of the former bus station. This was subject of a condition that stated that work on the development could not commence until the new bus station facilities were opened.

Access by taxi

The town's main taxi rank is at the new bus station (24 hrs) with additional Hackney Carriage stands on Queens Street (24 hrs) and Leeming Street (6pm and 6am) and Clumber Street (8pm – 6am). There is also a taxi rank at the former bus station site, which is now used as a car park.

Access by cycle

Cycling has a role to play in reducing the reliance on the private car, especially on journeys of less than 5 miles.

Whilst cycling is not permitted within the pedestrianised areas of the town centre there are a number cycle routes which allow people to reach the town by bike. There are cycle lockers at the bus station, railway station and Walkden Street car park along with cycle stands on Leeming Street, Toothill Lane, West Gate and the railway station car park (next to Portland Retail Park).

In July 2005 Nottinghamshire County Council updated the county cycle map which shows all the cycle routes in Nottinghamshire. In addition they have produced a separate A5 sized booklet which contains detailed town centre inset maps including Mansfield. An online version of the map can be access at the following link: http://www.nottinghamshire.gov.uk/EasySiteWeb/GatewayLink.aspx?alId=122517.

Pedestrian access

A majority of the town centre is pedestrianised with access from the main transport facilities to the town centre being relatively pedestrian friendly.

In recent years a number of schemes have been implemented which have helped improve the environment for pedestrians in the town:

- Regeneration of the Market Place;
- Environmental improvements at Bridge Street, Church Side and Midworth Street which included:

- Enhanced safety for traffic, pedestrians and vulnerable users;
- Pavement widening;
- High quality paving surfaces with new street furniture;
- Provision of parking bays;
- New lighting columns;
- New zebra crossing.

- New high-quality public toilets at Mansfield Old Town Hall and the Four Seasons Shopping Centre;
- New lifts installed in the Four Season's Shopping Centre;
- Town Centre Heritage Trail launched in 2008, link to guide can be accessed at: http://www.mansfield.gov.uk/article/5772/Mansfield-heritage-trail

Disabled access

The town centre is accessible to those with disabilities and in addition to the main car parks there are disabled parking spaces provided at various locations including Regent Street, Stockwell Gate and West Gate.

The Shopmobility scheme was introduced in September 1992 and is located near the bus station within the entrance of Walkden Street car park. Operating between 10am and 3pm Tuesday to Saturday it allows those with mobility difficulties to access business, shopping and leisure facilities within the town centre through the hire of either a self-propelled or battery operated wheelchair / scooter for £3.50 a day. The service has recently been extended to Mansfield bus station. For more information please visit: http://www.mansfield.gov.uk/article/5756/Mansfield-town-centre

Access to buildings

From October 2004 the Disability Discrimination Act (DDA) placed a legal duty on all those who provide services to the public to make reasonable adjustments to the physical environments of their premises to make sure that disabled people can access their goods, services and facilities.

5.11 Customer perceptions / marketing of the town centre

This section looks at the perception of Mansfield town centre. Over recent years a number of surveys have been carried out to obtain information about how Mansfield and its facilities are perceived.

The Sustainable Community Strategy (SCS) has a 'What You've Said' section in relation to the 'Our Town Centres' theme of the strategy. This states that:

- People want to see vibrant town centres with fewer vacant shops, cheaper parking and better markets;
- People like to see events in the centres, particularly those that bring in families;
- The cost and availability of public transport prevents some people from visiting the town centre;
- Bad behaviour puts off visitors, particularly families; and rowdy drinkers should not be tolerated;
- People think that more living accommodation and residents in the town centres would produce a better atmosphere.

A Town Centre Survey was carried out by the council during February 2019 and included questions on the perception of Mansfield town centre. The key findings of this research were:

- Most respondents visit the town centre at least once a week for shopping and mainly thought that the town centre had not improved in the last year and that shopping facilities had got worse;
- Of the respondents who visit the town centre at night, the majority (48%) felt unsafe. Of the people who felt unsafe, the most popular reason people gave for this was drugs (23%);
- Respondents highlighted that they would like to see the shopping facilities improved, followed by safety, cleanliness and car parking facilities. Comments included "*Mansfield needs some better shops to encourage people from outside the district to visit the town centre." "There is limited shopping in Mansfield town centre, there is very little variety of shops and too many cafes and nail bars." "The rise in antisocial behaviour is huge and visible every day." "I don't feel particularly safe visiting the town centre after dark. I would like it to be a place I want to shop, eat and relax in." "Parking charges put people off the town (even if they are priced respectably compared to other places), and a lot of folk feel there isn't enough shopping or food services to warrant the parking charge."*
- Just under 70% of respondents thought that there are not enough leisure and entertainment facilities in the town centre. Some comments include: *"The ice rink in the market square is a fantastic addition but more attractions are needed ALL year round." "There's a lot to do on the outskirts but actually in the town centre there is very little." "There is enough for adults but not enough for kids to do that is affordable to do daily or weekly." "Mansfield is missing comedy, music and theatre that is compelling to attend."*
- Most respondents (69%) said that they didn't know if there was enough office accommodation within the town centre, some comments include: *"There seems a lot of To Let signs when driving around." "I'm aware of office facilities above some shops but they aren't well advertised." "I was looking for new office space last year and couldn't find anything suitable." "Anything that is of decent quality is outside of the centre." "Parking will need to be considered if more businesses are being sought to locate in town."*

- Not many of respondents were aware of all the events in the town centre. However the event that they were most aware of was the Christmas Big Lights Switch On event, followed by the One Call Ice Rink, the Christmas market, and Tour of Britain.
- Events that respondents wanted to see in the town centre included: *“Farmers markets.” “Open air cinema nights.” “School holiday events and something for young families to do with their children.” “Music events for all ages.” “Traditional English celebrations like Pancake Day, St George’s Day, May Day, Halloween, etc.” “Brass bands.” “Beer festival.” “Easter egg hunt.”*
- 70% of respondents travel to the town centre by private car, which is a big change from 2014 when this was 54%. Those travelling by bus have decreased from 11% to 10.8%, and the percentage of people who walk has decreased from 30% to 15.5%. The most popular reasons for this were because driving is *"easier", “quicker” and “more convenient”,* and *public transport is “too expensive" and “too infrequent”*.
- Finally, people were asked what they liked MOST and LEAST about Mansfield town centre, overleaf is a sample of the typical responses received:

What do you like MOST about Mansfield town centre?	What do you like LEAST about Mansfield town centre?
“The Four Seasons Shopping Centre.”	“The anti-social behaviour has had a massive impact on people’s perception of the Town Centre.”
“The historic buildings in the and around the Market Place”.	“Needs more variety”.
“The people. We have the friendliest people.”	“The lack of good shopping and atmosphere.”
“The range of facilities available not many towns our size have a theatre, museum, shopping centre, cafes, pubs, gyms, cinema, laser quest, parks, glazy place etc.”	“The derelict sites that never make progress.”
“It still feels like a market town, like a central hub for commercial, retail and leisure for the communities it serves.”	“Not feeling safe in the town you live in.”

5.12 Environmental quality

Environmental quality is an important factor if local loyalty is to be retained and visitors are to be attracted into the area. It can also be used to assess the health of town centres as it covers a variety of positive and negative factors including; the quality of building and streetscape, perceptions of crime and safety, cleanliness of streets and open space.

The Mansfield Business Improvement District (BID)

A BID is a clearly defined area within a town or city where businesses agree that additional activities are essential, on top of those services already provided by the local authority, to help improve their collective business performance. The cost of this is then calculated and apportioned across all businesses in the BID area (and spread over five years).

The Mansfield BID team have been in place since 2010 after receiving a majority vote by the businesses within the area boundary (the ring road). The ballot for renewal of the BID took place during 2014/15, and a further five year term was supported by businesses. There will be another ballot for renewal during 2019/20. The key achievements of the BID, under various headings, can be seen in the table below:

Key BID Achievements

Cleansing:	Safe and Secure:
Dedicated cleansing team employed for all members	Assisted in partnership work for current reduction in crime;
2500+ sqm of chewing gum removed;	4368 Ambassador patrol hours per year;
1000+ sqm of graffiti removed;	645 pieces of intelligence collected;
20000+ rubbish and fly tipping removed;	102 Members of the Business Crime Partnership Radio scheme;
5050+ sqm deep jet wash cleans completed;	Management and part funding of Evening Street Marshals and Street pastors with over 17,000 patrol hours a year;
Snow removal and gritting / weeding;	Management of MALV and Shop exclusion scheme;
Waste disposal;	Facilitation of 2 rapid deployable CCTV kits;
Frontage improvements and maintenance;	Gating of Clerkson's Alleyway;
Runners up for Love Where You Live – Keep Britain Tidy award;	Issuing of crime prevention advice / campaigns;
Installation of more bins for the town;	Awarded the GOLD Certificate 2014 from the Midlands Regional Crime Initiative scheme.
FREE Cardboard Collection;	
FREE Pat Testing for businesses;	
FREE maintenance and decorating for businesses;	

Low cost confidential waste removal; Shopfront improvements Lengthsman contract granted from Nottinghamshire County Council	
Access / Car Parks:	**Investing:**
Lobbying for re-introduction of 1 hour parking; Lobbying for introduction of reduced evening parking costs; Encouraged commitment from NCC to pedestrianize Clumber Street area for the night time economy; Contribution to car parking schemes – Free Late Night Shopping Parking 2011 and Half Price Parking Sept & Oct 2012; Launch of Mansfield Town App for smart phones; New Gateway signage installed; Commitment from NCC to improve all directional signage; Project managing a £47,000 wayfinding scheme; New town centre map and shopping guide developed listing all businesses – accompanying map placed in new bus station; 'Your Evening Out in Mansfield' brochure developed and 10,000 copies distributed.	Investment for Street Pastors and Street Marshals; Management of Mansfield's first pop up shop; Facilitation of business workshops; Application for funding pots including Portas Pilot, Town Team, and High Street X Fund; Management of the Town Team and successful application for £10,000 funding; Selection by the Government to test pilot 'Crowdfunding' project; Funds raised and installation of FREE Wi-Fi for town – First to achieve this in the UK Successful business established from pop up shop Access for businesses to better rates for Gas and Electricity Free cardboard collection scheme in progress Runners up for the ATCM's Innovation in BID's award.
Appealing:	Marketing:
Contribution towards summer hanging baskets and planters – Achievement of Silver Award for Britain in Bloom; Contribution towards Christmas lights to allow improvement of the scheme year on year; Offer of low cost individual Christmas trees to businesses; Improvement of derelict billboards; Contribution to designing out crime project to remove overgrown foliage to prevent drug taking activities.	Management of many town centre events; Management of the 'I Love Mansfield' scheme and events; Over 4000 members of the privilege cards- Card now joint with Mango card giving access to 50,000 extra members; Management of the Town Centre Website – 3900 hits per month – 98.2% increase of traffic from 2011 – 60% average are new visitors; Management of Facebook site – Average 3000 views per month; Extensive media promotions both locally and regionally via newspapers / radio / bus advertising / billboards/ Experience Nottinghamshire; Dedicated PR expert for all businesses; Contribution to seasonal 'What's on Guide'; Production of the 'Up Our Street' feature– 107 individual business took part; Networking / lobbying to raise Mansfield's profile – to date successful mentions outside of local press in The Guardian, Parliamentary speech, ATCM regional conference, E-Government bulletin, BBC regional East Midlands News, Nottingham BBC Radio, Computer Weekly, Nottingham Evening Post; New glossy Down Town Magazine produced Night Time Economy Brochure.

Built environment

Conservation areas

The town centre has a variety of building styles. There are many older buildings constructed of Mansfield Stone with clay pantile roofing. Other areas have a larger number of nineteenth and early twentieth century architecture. All of these add to the character of the town. Of the buildings within the town centre 119 are listed.

There are three conservation areas within the town centre. They recognise the special architectural and historical importance of the areas concerned. These conservation areas are in the following locations, and are shown on the town centre map:

- Bridge Street;
- Market Place; and
- West Gate.

Grants for historic buildings

Grants were available until April 2010 towards the cost of restoring buildings of architectural and historic interest that lie within specific conservation areas. During that time a number of grants were offered to owners of historic buildings in need of maintenance. Details of these can be found in the 2010 Town Centre Health Check.

Vacant shop and shop front improvement grants

The vacant shops grant scheme is run by Invest Ashfield and Mansfield. It is open to independent retailers taking occupation of a retail property that has been vacant for at least three months.

The funding can be used for a range of expenditure, including improvements to premises, fixtures and fittings, rental payments, insurance premiums, advertising and marketing costs.

The shop front improvement grant scheme is also run by Invest Ashfield and Mansfield and provides grants to independent retailers already occupying premises, who wish to make alterations or repairs to their shop front in order to enhance its appearance.

This includes new windows and doors, repairs to guttering and downpipes, painting shop fronts and the replacement of signage.

Both grants give retailers a grant of 50% towards the total cost of pre-agreed items or work. For more information, please contact the Ashfield and Mansfield Regeneration Service on 01623 463174

Natural environment

Air Quality Strategy

Good air quality is critical to the health and well-being of communities and is a fundamental requirement of environmental sustainability. In July 2002 the district council launched its Air Quality Strategy entitled “Air Quality: The Way Forward”.

The strategy’s key aim is to achieve the best possible air quality within the district. To help achieve this, a number of objectives and actions have been identified. Those that affect the town centre include, for example, the development of integrated pedestrian, bus, rail and taxi routes and reviewing the scale and location of car parking within the district in relation to air quality criteria.

Improvement of air quality is an ongoing process with annual Air Quality Updating and Screening Reports produced to show if targets are being met. The results of the most recent review of air quality meant the district council was not required to declare any Air Quality Management Areas in the town centre.

Town centre trees

In general town centre trees are not in good condition, mainly because of the Christmas lights and the tree grills. It is likely that a number of trees will need to be removed in the next 10 years or so. Current policy requires highway trees to be replaced as they are removed.

Street environment

Public art

Three pieces of public art were erected at various locations throughout the town during 2007. They are called “A Spire for Mansfield” (which can be found at the junction of West Gate / Chesterfield Road), “Amphitheatre” (Bridge Street / Church Street) and “High Heels” (Albert Street / Quaker Way).

A Spire for Mansfield	**Ampitheatre**	**High Heels**
		

Litter

When asked 'How much of a problem is rubbish and litter lying around Mansfield town centre?' during the last Town Centre Survey, the majority of respondents (43%) stated "not a big problem" and 4% said it was "not a problem at all". However 38% of respondents said that it was a "fairly big problem", and 14% said it was a "very big problem" and made comments such as *"there is always rubbish lying around", "It's a problem everywhere, it's such a shame that people think it's OK to throw litter."*.

Enviro Crime Wardens continue with their litter enforcement duties, issuing fixed penalty notices (FPN) to anyone seen dropping litter. The council have taken a zero tolerance attitude toward those found littering. Those who refuse to pay the FPN have been prosecuted under section 87 of the Environmental Protection Act 1990. Some fines have amounted to over £750.

5.13 Crime and safety

This section looks at crime and safety issues surrounding the town centre. The National Planning Practice Guidance (NPPG) and the former guidance within Planning Policy Statement 4 (PPS4) recommended that observations are made about the perception of safety and the occurrence of crime in order to help determine the health of the town centre.

As can be seen from the table below, in 2018 the total number of crimes within the District had increased by 12.4% when compared to figures from the previous year. 'Violence with Injury' made up the majority of recorded crime within Mansfield District, and it rose by 10.2% since 2017. This was the most up to date information at the time of print.

All Crime - Mansfield District (Sep 2018)

	September 2017	September 2018	Change	% Change
ALL CRIME	10014	11251	+1,237	+12.4

Office for National Statistics (ONS), 2018

Mansfield Community Partnership (Formerly Mansfield Partnership Against Crime (MPAC))

The Mansfield Community Partnership highlights a number of priorities which relate to the town centre in 2015/16 in their 2014 - 2017 Partnership Plan. This can be found at: http://www.mansfield.gov.uk/MCP.

Perception of safety

Results from the 2019 Town Centre Survey carried out by Planning Policy highlighted that 15% of respondents felt safer from theft and assault when visiting the town centre than they did a year ago.

This presents the partnership with a challenge to try and change the perceptions of the 85% who did not feel safer. It is of note that 36% of respondents said they visit the town centre in the evening. However, of these, the majority (48%) said they felt unsafe during the evening, 18% said they didn't know, and 34% said safe.

Terrorism in Mansfield

The perception of crime/occurrence of crime in relation to terrorism does not seem to be a major problem in Mansfield as the police don't really get a lot of feedback from the local public in relation to terrorism. However all police officers have had some form of training in relation to dealing with terrorist related incidents.

CCTV in Mansfield

Since its introduction in 1996 CCTV has provided an invaluable tool for the police in their fight against crime and there are now over 70 cameras within Mansfield town centre. In addition they provide an extra pair of eyes which can assist the town centre street rangers if, for example they are trying to find a lost person.

The cameras are designed to create a "net" over the centres in which they operate. The idea is that a person cannot enter or leave the main shopping areas without passing at least one camera. They record and are monitored 24 hours a day, 365 days a year.

The cameras play a vital role in the battle against crime by addressing specific problems such as alcohol related violence in the town centre, acting as a deterrent to potential offenders and by reducing the fear of crime amongst the local community. In addition all of the car parks in Mansfield town centre are covered by CCTV and this helps reduce the risk of car related crime in the town centre.

6: District centres

As discussed in Section 3: 'Retail profile' there is three district centres within Mansfield district. These, and the relevant Local Plan (1998) policy references, are:

- Mansfield Woodhouse - R2 (A);
- Market Warsop - R2 (B); and
- Oak Tree - R2 (C).

Mansfield Woodhouse district centre

Market Warsop district centre

Oak Tree district centre

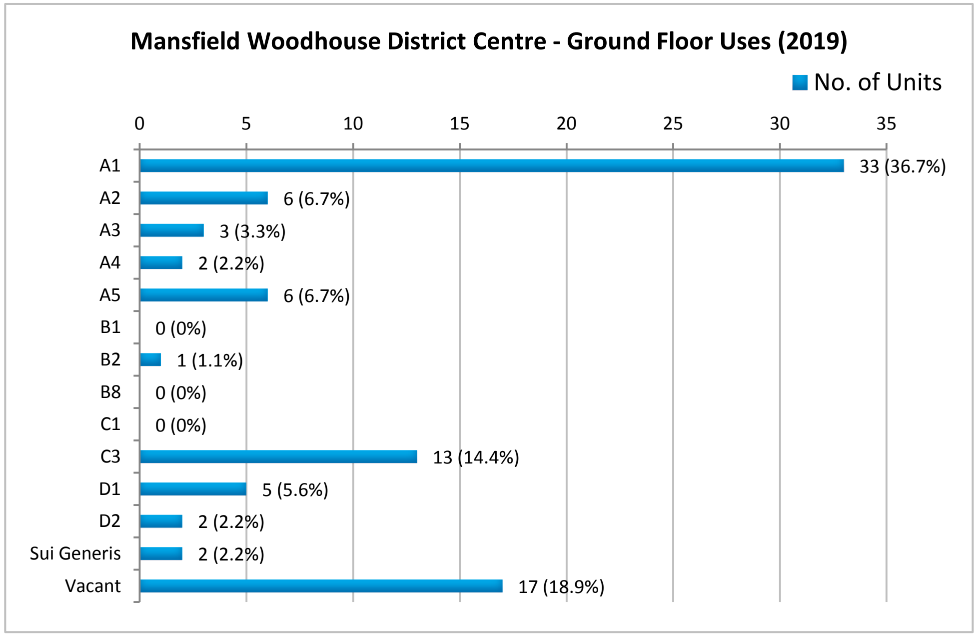
This section looks at the vitality and viability of these centres, as well as providing details of any opportunities for further retail development. It provides the information formerly found in the annual Retail Monitoring Report.

6.1 Mansfield Woodhouse

Mansfield Woodhouse is located north of Mansfield town centre directly linked via the A60. It is primarily a residential area of around 20,000 people, and although now absorbed into the Mansfield urban area, the settlement has retained a special character of its own. The district centre comprises an elongated shopping street stretching for nearly half a mile along High Street and Station Street. Most of the district centre is also designated as a conservation area (which is shown in blue on the following map), 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. Those buildings which are listed are shown on the map with a small blue dot.

Diversity of uses

The graph below shows the diversity of uses to be found within the Mansfield Woodhouse district centre, and has been informed by the audit of retail centres which was undertaken in March 2019. Empty premises were classified as vacant rather than their most recent use, although this has also been recorded (see the vacant units section).



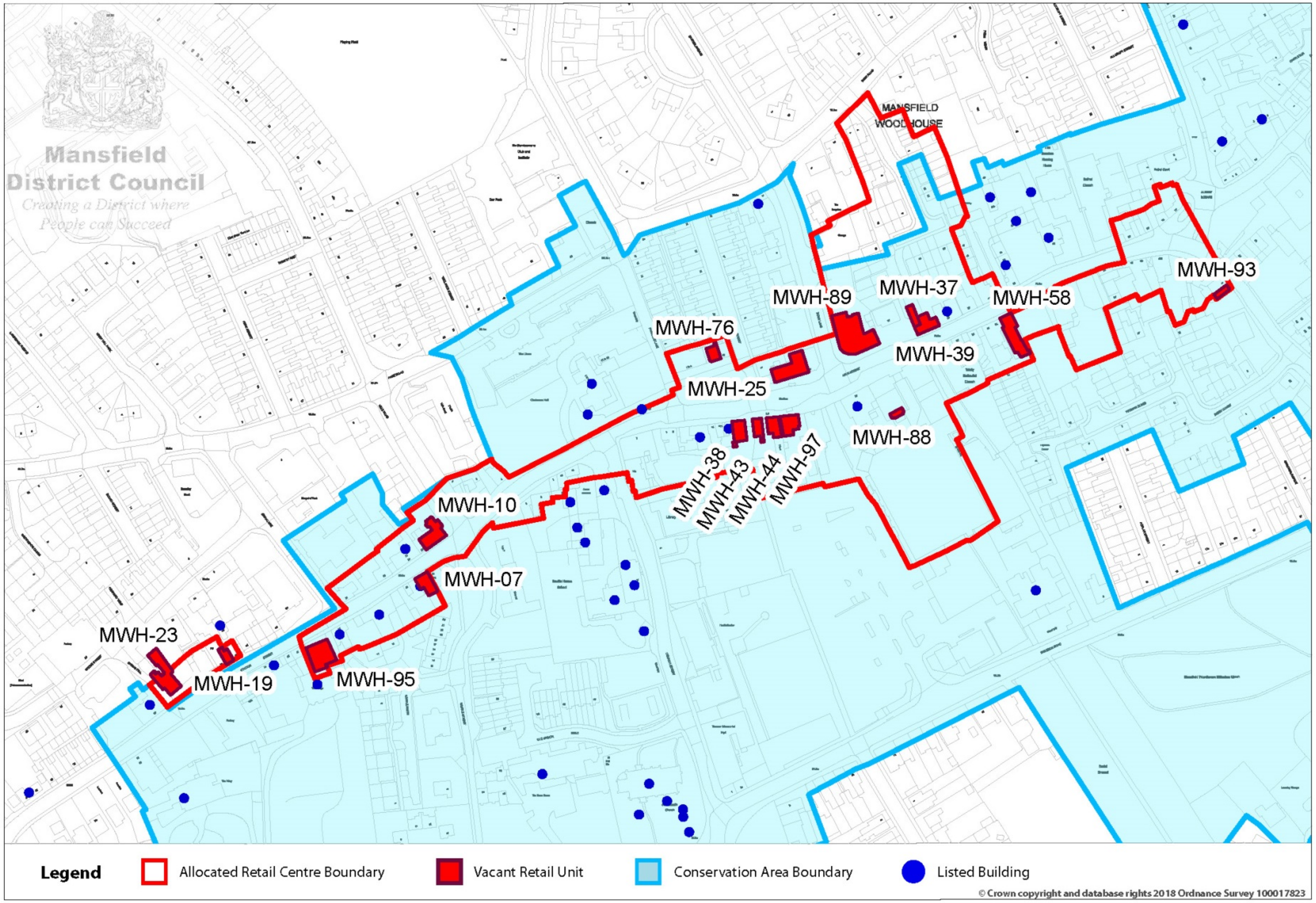
Vacant units

This section provides details of the vacant ground floor units in the centres covered by the monitoring report. Since the survey was carried out some of these may have been occupied, but this will be reflected in the 2019 report. The location of these sites is shown on the following map. It should be noted that total floor space figures may not add up due to rounding. The Use Classes Order reference is the last known use of the property.

Vacant Units in Mansfield Woodhouse district centre

Ref	Property address	Former use class	Vacant Since	Floorspace (sqm)
MWH-07	09 Station Street	D1	2013/14	86.2
MWH-10	14-18 Station Street	D1	2014/15	135.63
MWH-19	50 Station Street	A1	2013/14	41.04
MWH-23	58 Station Street	A1	2018/19	197.77
MWH-25	03 High Street	A2	2015/16	191.6
MWH-37	17 High Street	A2	2015/16	44.98
MWH-38	18 High Street	A1	2017/18	87.76
MWH-39	19 High Street	A2	2015/16	92.68
MWH-43	26 High Street	A1	2018/19	58.65
MWH-44	28-30 High Street	SUI GENERIS	2018/19	73.53
MWH-58	78 High Street	A2	2010/11	169.45
MWH-76	09 Market Place	A1	2018/19	52.33
MWH-88	40 High Street	A1	2018/19	24.48
MWH-89	Police Station, High Street	SUI GENERIS	2018/19	387.87
MWH-93	02 Portland Street	A1	2018/19	28.66
MWH-95	23-25 Station Street	B1	2012/13	183.49
MWH-97	32-34 High Street	C3	2012/13	98.14
			Total	**1,954.26**

Mansfield Woodhouse district centre



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New occupiers

Over the last year the following new occupiers have moved into the district centre.

New occupiers in Mansfield Woodhouse district centre

Property address	Occupier	Use Class
19 Station Street	The Dressing Room	A1
14 High Street	Computer Lab	A1
Unit 2	Premier E-Cigs	A1

Committed development

The table below shows that there are no current (unimplemented) planning permissions for development within the district centre, as of 31 March 2019.

Current planning permissions - Mansfield Woodhouse district centre

Property address	Application no	Proposal	Land Type	Granted date	Expiry Date	Additional Retail / Leisure (sqm)
Granted 2018/19:						
None						
Granted 2017/18:						
None						
Granted 2016/17:						
None						
					Net Total	**0**

Recent development

No planning permissions were implemented over the monitoring period, to the best of our knowledge.

Sites with potential for retail development

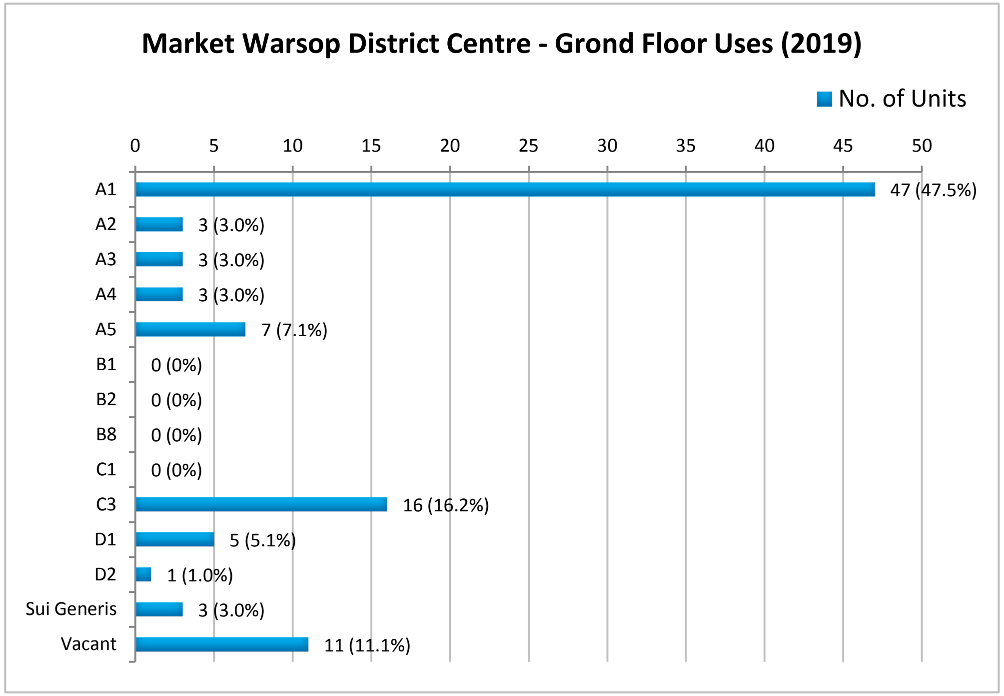
Following the development of a fencing business off Vale Road (previous allocation MW6 in the 1998 Local Plan) there are no longer any sites remaining within the district centre that were identified in the Local Plan as being suitable for retail development.

6.2 Market Warsop

Market Warsop is located to the north of Mansfield town centre and Mansfield Woodhouse, in the northern part of the district, approximately 2.5 miles from the main urban area. Market Warsop district centre is a traditional and historic town centre located within a conservation area (shown in blue on the following map). 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 the surrounding area.

Diversity of uses

The bar graph below shows the diversity of uses to be found within the Market Warsop district centre, and has been informed by the audit of retail centres which was undertaken in March 2019. For information, empty premises where classified as vacant rather than their most recent use, although this has also been recorded (see the vacant units section below).



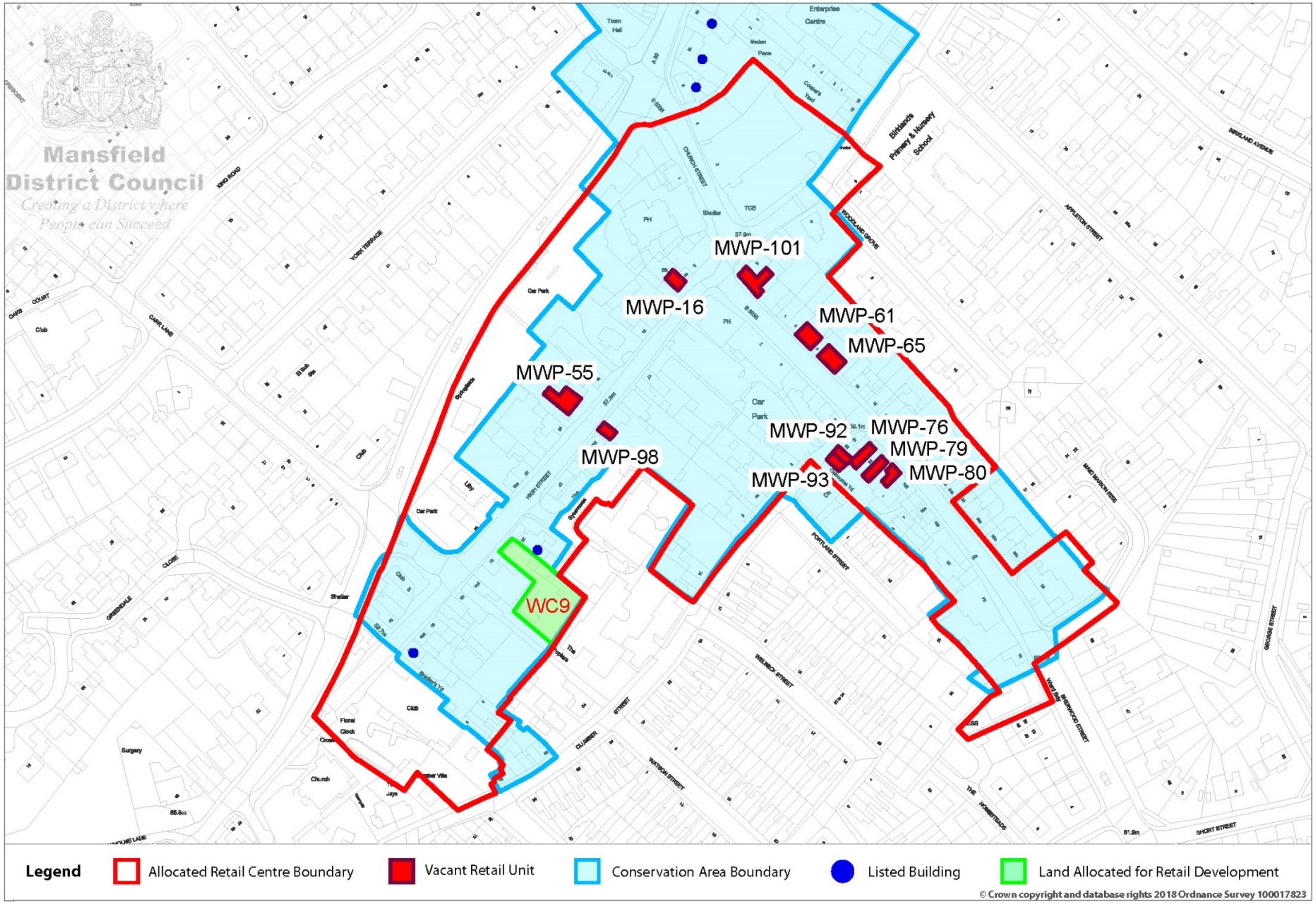
Vacant units

This table below provides details of the vacant ground floor units in the district centre. Since the survey was carried out some of these may have been occupied, but this will be reflected in the 2020 report. The location of these sites is shown on the following map. It should be noted that total floor space figures may not add up due to rounding. The Use Classes Order reference is the last known use of the property.

Vacant units in Market Warsop district centre

Ref	Property address	Former use class	Vacant Since	Floorspace (sqm)
MWP-16	04-04a High Street, Market Warsop	A1	2014/15	45.49
MWP-55	Police Station High Street, Market Warsop	SUI GENERIS	2012/13	107.25
MWP-61	05-07 Sherwood Street	A2	2018/19	73.79
MWP-65	11 Sherwood Street	A1	2018/19	82.08
MWP-76	24 Sherwood Street	A1	2014/15	54.64
MWP-79	26a Sherwood Street	SUI GENERIS	2014/15	52.71
MWP-80	28 Sherwood Street	A1	2018/19	42.16
MWP-92	01 Clumber Street, Market Warsop	A1	2015/16	34.85
MWP-93	03 Clumber Street, Market Warsop	A1	2012/13	36.5
MWP-98	23a High Street	A1	2011/12	34.01
MWP-101	02 Burns Lane	A2	2015/15	99.11
			Total	**662.59**

Market Warsop district centre



New occupiers

In the last year the following new occupiers have moved into the district centre.

New occupiers within Market Warsop district centre

Property address	Occupier	Use Class
4d Burns Lane	Class Turkish Barbers	A1
03 Sherwood Street	The Secret Boutique	A1
12 Sherwood Street	Warsop & District Age Concern	A1
22 Sherwood Street	Bella Boutique	A1
46 Sherwood Street	ND Fitness	D2
02 High Street	Nisa	A1
26a High Street	Creations	A1
30 High Street (relocated from 26a High Street)	Damien Howe Carpets	A1
32 High Street	Buds & Blooms	A1

Committed development

The table below shows that there are currently no (unimplemented) planning permissions for development within the district centre, as of 31 March 2019.

Current planning permissions - Market Warsop district centre

Property address	Application no	Proposal	Land Type	Granted date	Expiry Date	Additional Retail / Leisure (sqm)
Granted 2018/19:						
None						
Granted 2017/18:						
None						
Granted 2016/17:						
None						
					Net Total	**0**

Recent development

One permission was implemented over the monitoring period, to the best of our knowledge.

Property address	Application no	Proposal	Land Type	Additional Retail / Leisure (sqm)
14 Clumber Street	2017/0228/FUL	Change of use from retail (A1) to residential (C3)	Brownfield	-54
			Net Total	**-54**

Sites with potential for retail development

The following table gives information about a site within the district centre that is considered as having potential for retail use. The site is shown in green on the previous map.

Sites within Market Warsop district centre with potential for retail development

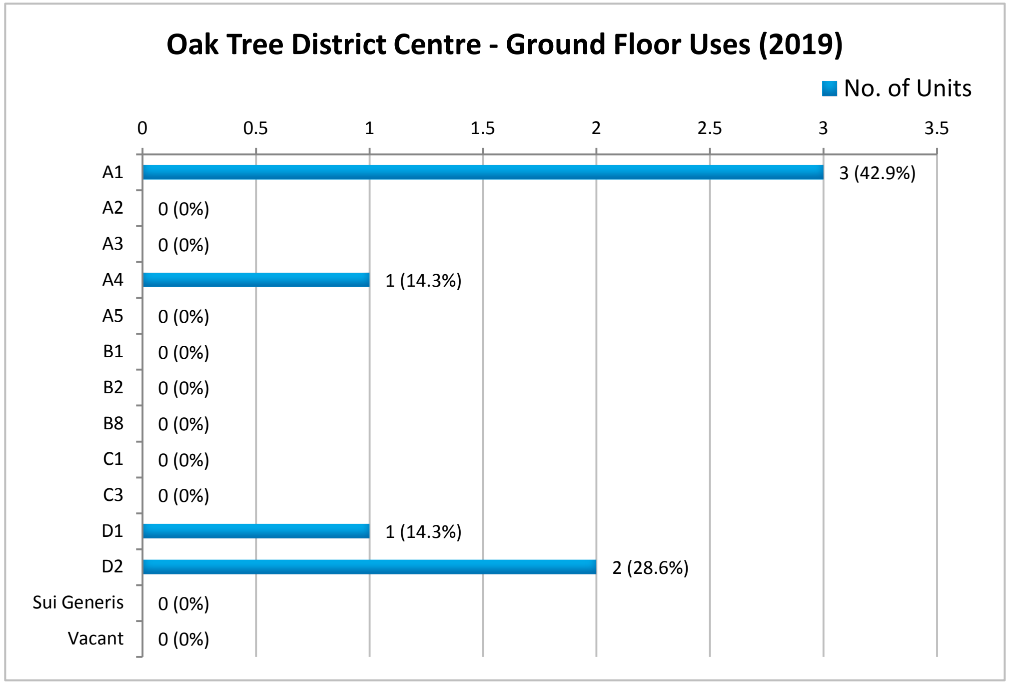
Location	Site Information	
Rear 31 High Street	Local Plan Status	Optional Land Use Area (WC9)
	Sequential Test Status	In Centre
	Application Information	No current application / permission
	Area of Site	0.1ha
	Area dev'd at 31/03	N/A
	Other Information	N/A

6.3 Oak Tree

Oak Tree is located to the south east of Mansfield town centre within a residential area. The centre offers a large food superstore and petrol filling station, a catalogue store, a leisure centre and a tanning studio which together provide most of the daily and weekly requirements for the resident population and the surrounding areas. The extension to the superstore and the introduction of the catalogue store has changed the role of the centre somewhat, and it now serves a wider catchment area, acting more like a retail park.

Diversity of uses

The bar graph below shows the diversity of uses to be found within the Oak Tree district centre, and has been informed by the audit of retail centres which was undertaken in March 2019.



Vacant units

There were no vacant units within the centre.

New occupiers

There were no new occupiers during the monitoring period.

Committed development

The table below shows there are no current (unimplemented) planning permissions for development within the district centre, as of 31 March 2019.

Current planning permissions - Oak Tree district centre

Property address	Application no	Proposal	Land Type	Granted date	Expiry Date	Additional Retail / Leisure (sqm)
Granted 2018/19:						
None						
Granted 2017/18:						
None						
Granted 2016/17:						
None						
					Net Total	**0**

Recent development

No permissions were implemented over the monitoring period, to the best of our knowledge.

Sites with potential for retail development

Following the extension of the Tesco Store, there are no sites with potential for development within the Oak Tree district centre.

7: Local centres

There are currently three local centres within the Mansfield district. These, and the relevant Local Plan policy references, are:

- Clipstone Road West - R3 (A);
- Newgate Lane / Ratcliffe Gate - R3 (B); and
- Ladybrook Lane - R3 (C).

Clipstone Road West local centre

Newgate Lane/Ratcliffe Gate local centre

Ladybrook Lane local centre

This section looks at the general vitality and viability of these centres. It provides the information formerly found in the annual Retail Monitoring Report.

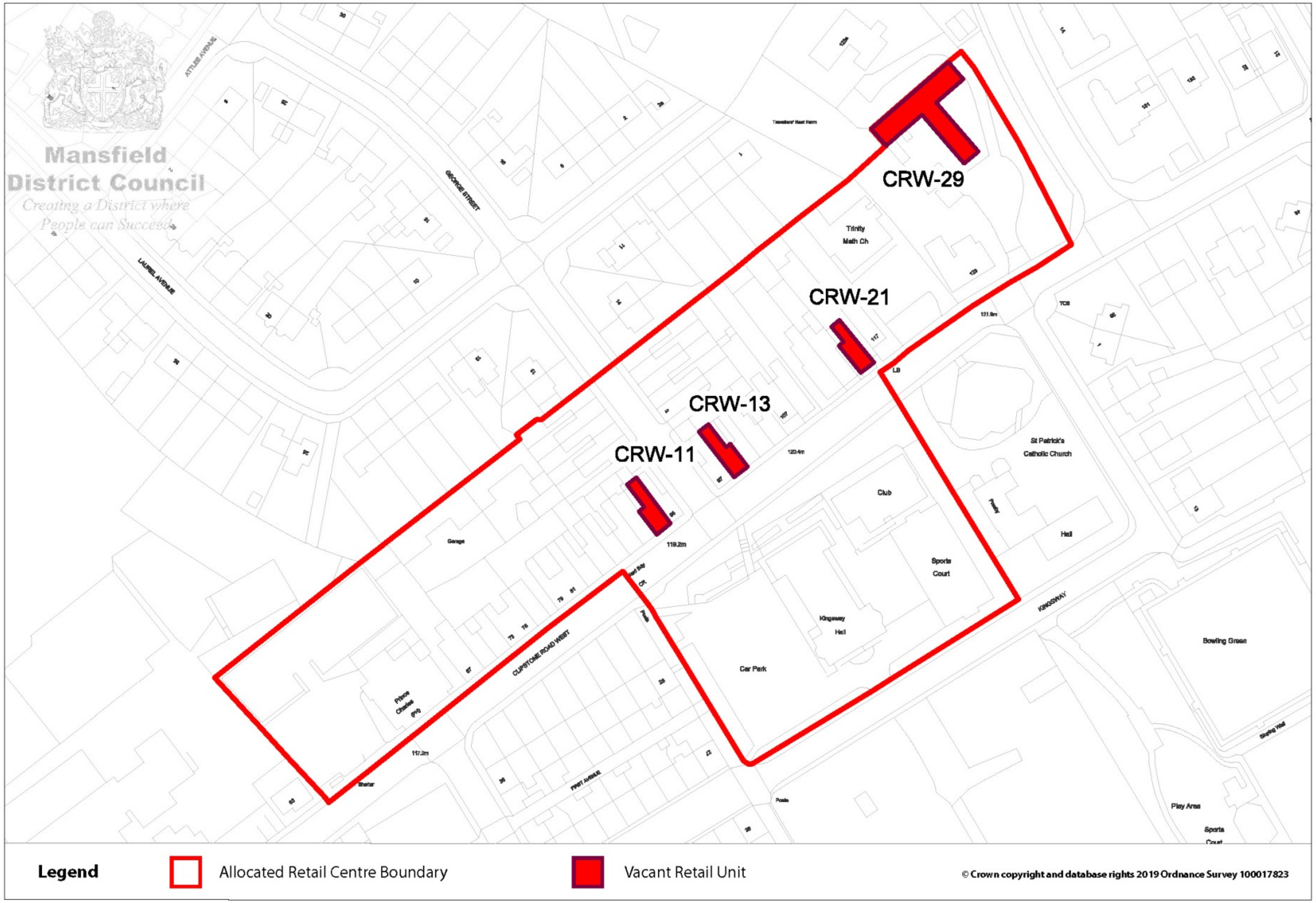
Vacant units

Since the survey was carried out some of the units listed as vacant may have been occupied, but this will be reflected in the 2020 report. The locations of these sites are shown on the following maps. It should be noted that total floor space figures may not add up due to rounding. The Use Classes Order reference is the last known use of the property.

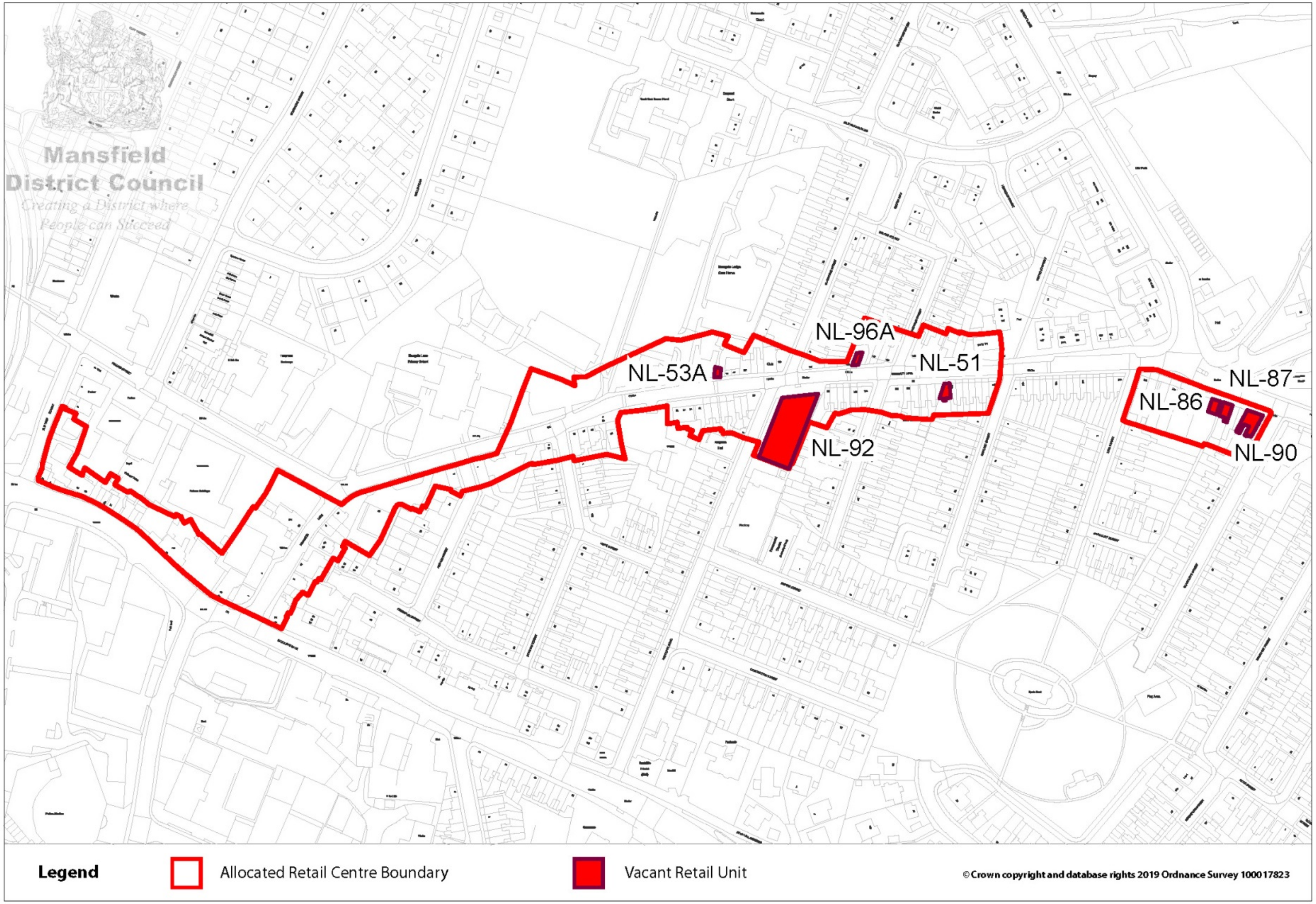
Vacant units within the local centres

Ref	Property address	Former use class	Vacant Since	Floorspace (sqm)
CRW-11	93 Clipstone Road West	A3	2017/18	60.21
CRW-13	99 Clipstone Road West	A2	2018/19	59.53
CRW-21	115 Clipstone Road West	A1	2018/19	55.63
CRW-29	123a Clipstone Road West	B1	2018/19	246.3
NL-51	120 Newgate Lane	A1	2018/19	44.62
NL-53A	123 Newgate Lane	A1	2010/11	21.16
NL-86	180a Newgate Lane	B1	2010/11	43.22
NL-87	02 Skerry Hill	A1	2017/18	52.45
NL-90	08 Skerry Hill	A1	2011/12	121.39
NL-92	01 Redcliffe Road	B8	2011/12	821.17
NL-96A	145a Newgate Lane	A1	2018/19	53.65
			Total	**1,579.33**

Clipstone Road West local centre



Newgate Lane / Ratcliffe Gate local centre



New occupiers

In the last year the following new occupiers moved into two of the local centres.

New occupiers within the local centres

Property address	Occupier	Use class
01 Newgate Lane	Locks and Lashes	SUI GENERIS
02a Newgate Lane	Institute	D2
20 Newgate Lane	Crocodile Rock Day Care	D1
50a Newgate Lane	J&M Snacks	A1
145 Newgate Lane	Oxby's Grill	A5
153 Newgate Lane	Masala Twist	A5
23 Ratcliffe Gate	Home Tech	A1
27 Ratcliffe Gate	Acapulco	A5
49-51 Ratcliffe Gate	Puma Taekwondo Club	D2

Committed development

The table below shows there is one current (unimplemented) planning permission for development within the local centre, as of 31 March 2019.

Current planning permissions - local centres

Property Address	Application No	Proposal	Land Type	Granted date	Expiry Date	Additional Retail / Leisure (sqm)
Granted 2018/19:						
None						
Granted 2017/18:						
None						
Granted 2016/17:						
Stork Shop, 120 Newgate Lane	2016/0510/ST	Proposed change of use of a building from shops (A1) to dwelling (C3).	Brownfield	17/11/2016	17/11/2021	-91.8
					Net Total	**-91.8**

Recent development

One permission was implemented over the monitoring period, to the best of our knowledge.

Property address	Application no	Proposal	Land Type	Additional Retail / Leisure (sqm)
20 Newgate Lane	2018/0257/COU	Change of use from a gymnasium (D2) to an infant nursery school and after school child minding service (D1)	Brownfield	-
			Net Total	**0**

8: Neighbourhood centres

There are twelve neighbourhood parades within Mansfield district. These, and the relevant Local Plan policy references, are:

- Carter Lane - R4 (A);
- Chesterfield Road North - R4 (B);
- Chesterfield Road South - R4 (C);
- Cox's Lane / Brown Avenue - R4 (D);
- Egmanton Road - R4 (E)
- Garibaldi Road - R4 (F);
- Harrop White Road - R4 (G);
- Ling Forest Road - R4 (H);
- Pecks Hill - R4 (I);
- Ravensdale Road - R4 (J);
- Ossington Close - R4 (K);
- Nottingham Road - R4 (L)

This section looks at the general vitality and viability of these centres and provides information formerly found in the Retail Monitoring Report.

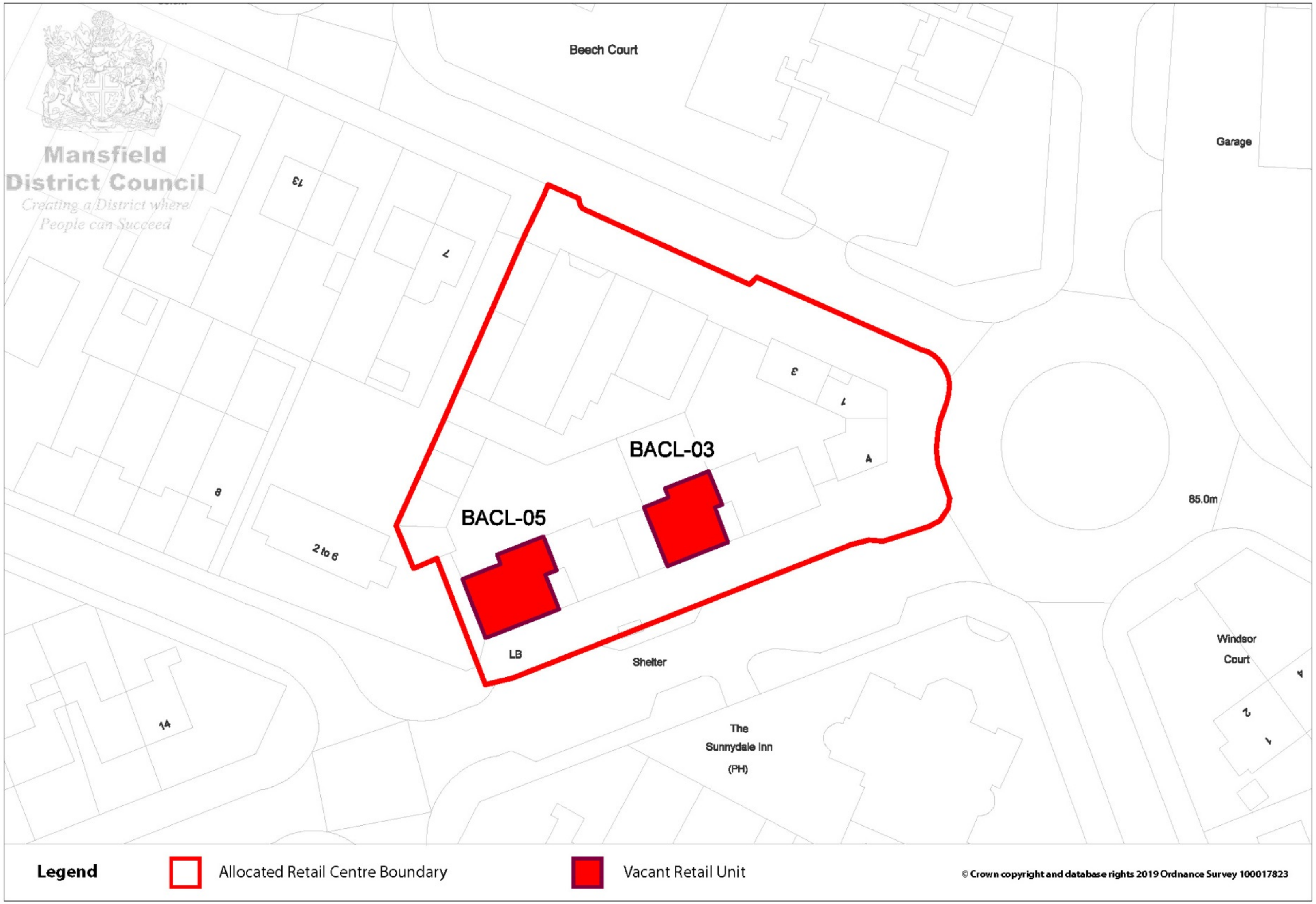
Vacant units

Some of the vacant units may have been occupied since the survey, but this will be reflected in the 2020 report. The locations of these units are shown on the following maps. It should be noted that total floor space figures may not add up due to rounding. The Use Classes Order reference is the last known use of the property.

Vacant units within the neighbourhood parades

Ref	Property address	Former use class	Vacant Since	Floorspace (sqm)
BACL-03	08 Brown Avenue	A1	2015/16	78.2
BACL-05	12 Brown Avenue	A1	2018/19	94.02
CL-12	60 Carter Lane	A1	2017/18	190.41
CRN-03	108 Chesterfield Road North	B1	2015/16	96.41
ER-02	05 Egmanton Road	A1	2017/18	105.61
ER-04	09 Egmanton Road	A5	2013/14	114.6
GR-06	31 Garibaldi Road	A5	2011/12	70.9
HWR-03	50 Harrop White Road	A1	2017/18	77.12
HWR-05	56 Harrop White Road	A1	2017/18	88.6
NR-20	149 Nottingham Road	A1	2017/18	54.05
			Total	**969.92**

Brown Avenue / Cox's Lane neighbourhood centre



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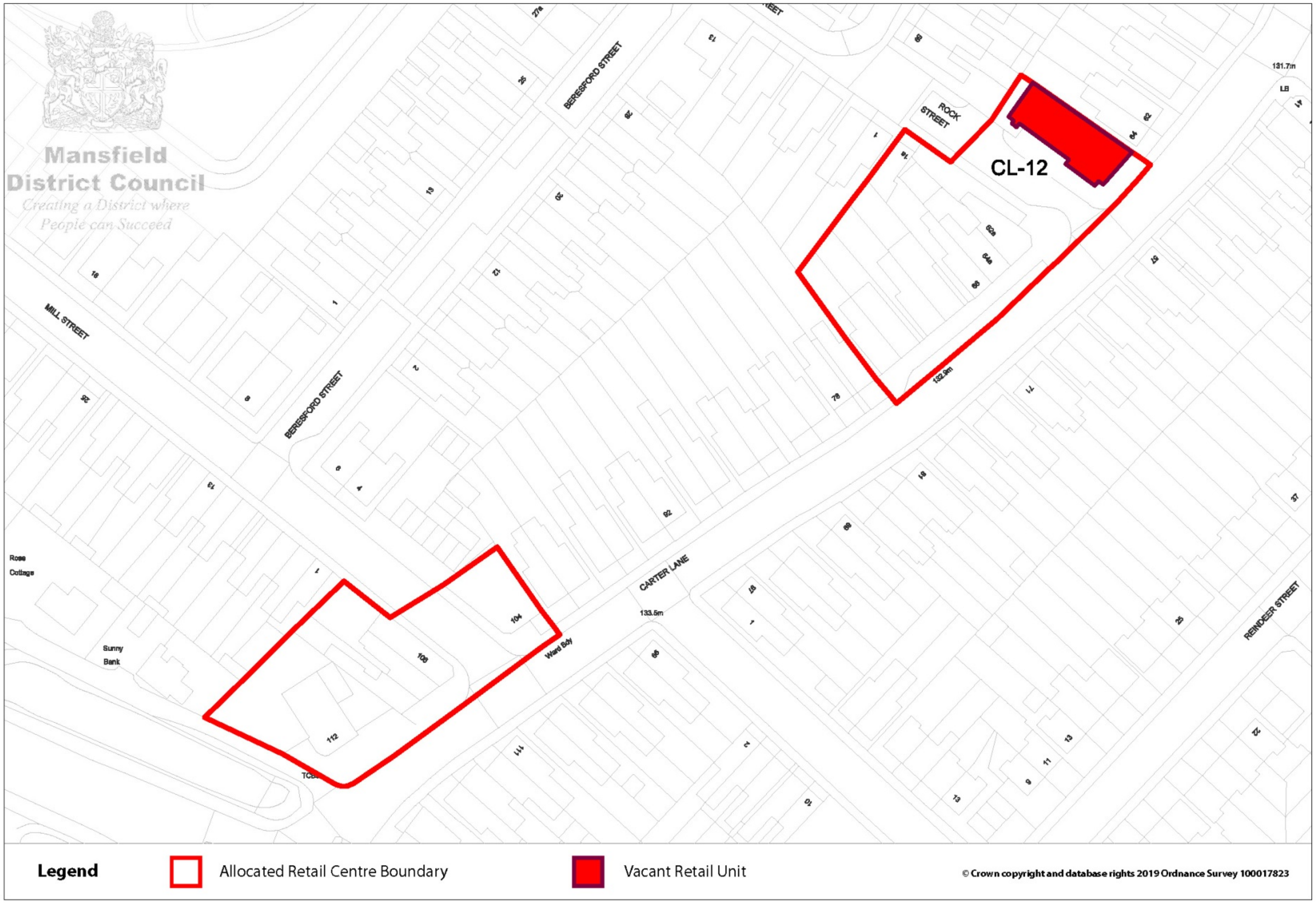
Carter Lane neighbourhood centre



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Chesterfield Road North neighbourhood centre

Legend Allocated Retail Centre Boundary Vacant Retail Unit

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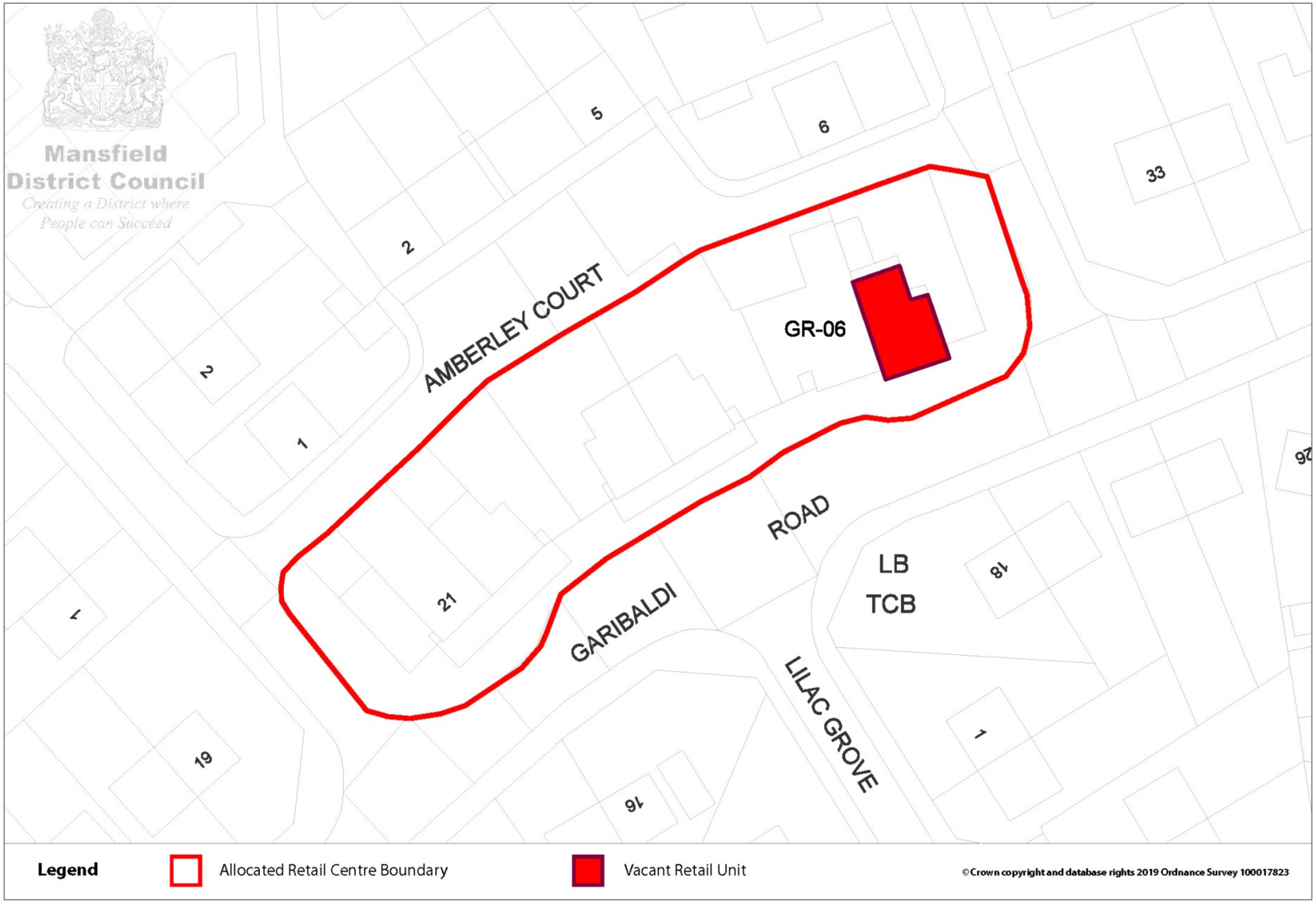
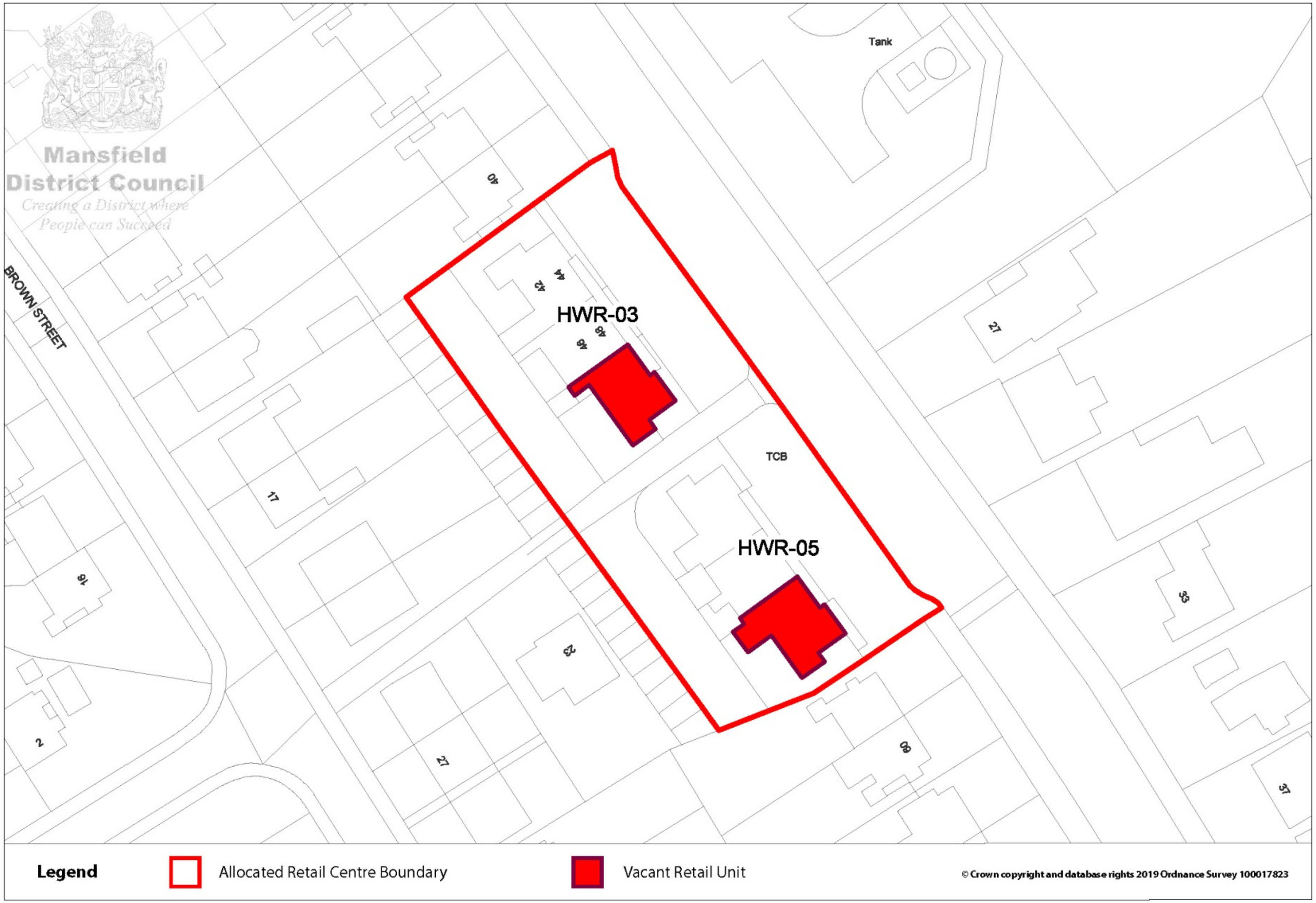
Egmanton Road neighbourhood Centre

Garibaldi Road neighbourhood centre



Harrop White Road neighbourhood centre



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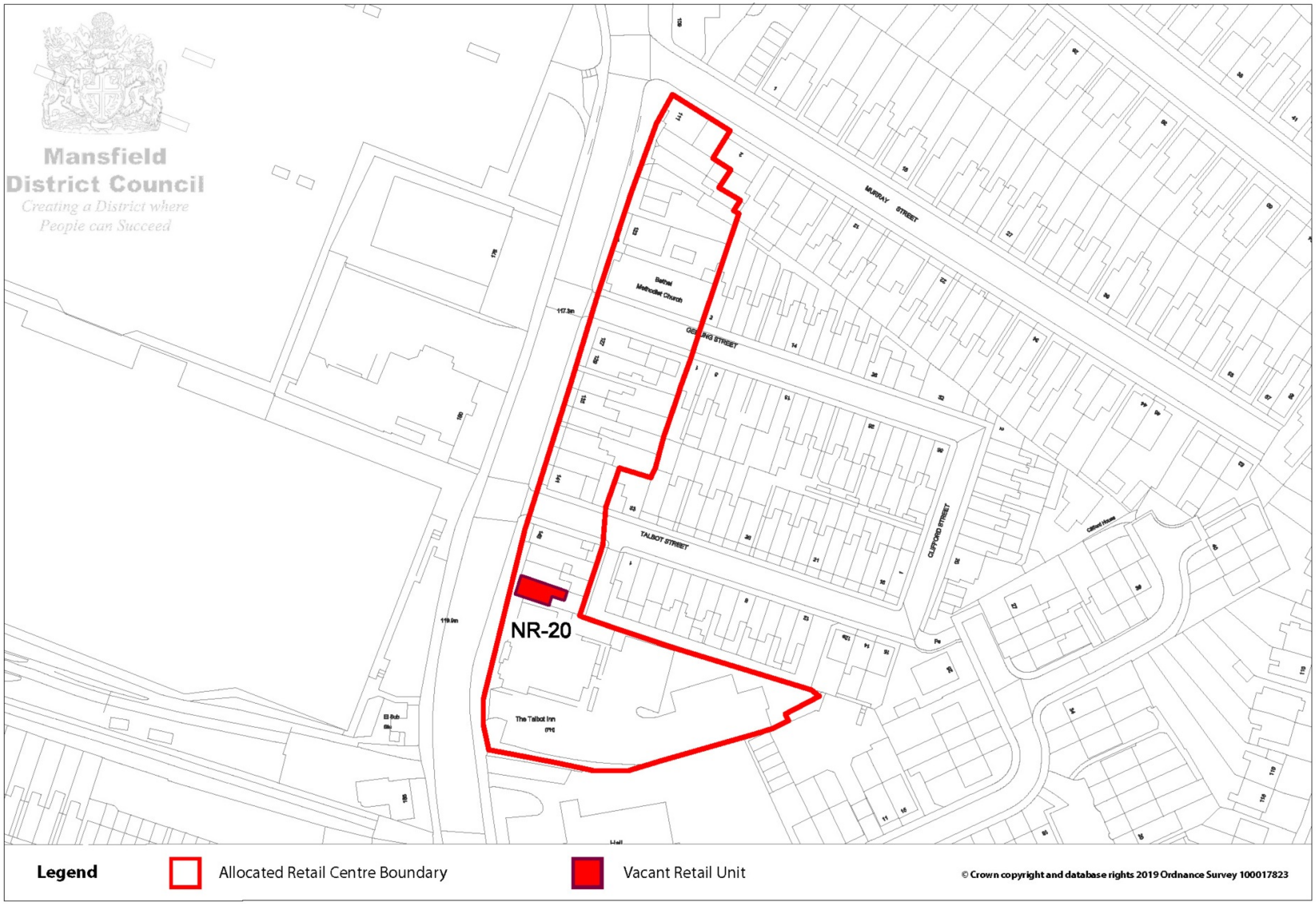
Nottingham Road neighbourhood centre



New occupiers

In the last year the following new occupiers moved into four of the neighbourhood parades.

New occupiers within the neighbourhood parades

Property address	Occupier	Use class
207 Chesterfield Road South	Pit Stop Convenience Store	A1
209-211 Chesterfield Road South	The Venue Unisex Hair and Beauty Salon	A1
04 Brown Avenue	Nail & Beauty Salon	SUI GENERIS
29 Garibaldi Road	Garibaldi Superstore	A1
52-54 Harrop White Road	Trolley's Off License	A1

Committed development

The table below shows all current (unimplemented) planning permissions within the neighbourhood centres, as of 31 March 2019.

Current planning permissions - neighbourhood centres

Property address	Application no	Proposal	Land Type	Granted date	Expiry Date	Additional Retail / Leisure (sqm)
Granted 2018/19:						
116-120 Chesterfield Road North	2019/0037/NMA (2018/0408/FUL)	Demolition of one pair of semi-detached houses and construction of 1 hot food takeaway (A5) with 2 apartments above with associated access and car parking.	Brownfield	25/01/2019 (29/11/2018)	25/01/2022 (29/11/2021)	155
Granted 2017/18:						
None						
Granted 2016/17:						
None						
					Net Total	**155**

Recent development

There was one permission implemented over the monitoring period, to the best of our knowledge.

Property address	Application no	Proposal	Land Type	Floorspace (sqm)
4 Brown Avenue	2018/0527/COU	Change of use from vacant (A1) to beauty and nail salon (SUI GENERIS)	Brownfield	-35.32
			Total	**-35.32**

9: Retail parks, edge and out-of-centre retail development

Mansfield district has a number of retail parks, free-standing retail units and out-of-centre food stores. This section provides details on any vacancies and new occupiers within the retail parks, as well as any proposed edge and out-of-centre developments.

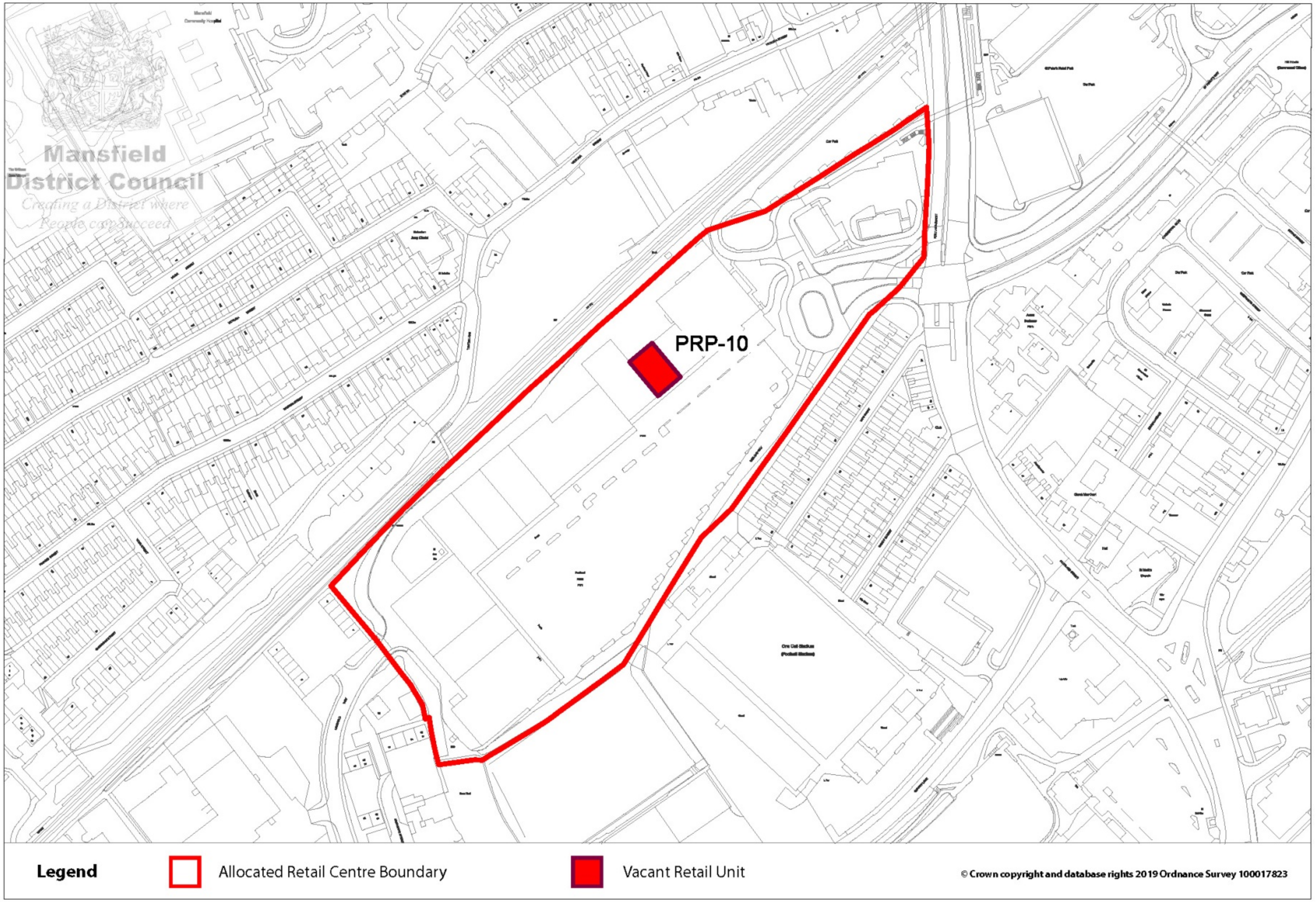
Vacant units

The table below shows that there is currently one vacant unit within the Portland Retail Park. There is also a vacancy at St Peters Retail Park but this is identified in the town centre section of the report.

Vacant units within the retail parks (2018/19)

Ref	Property address	Former use class	Vacant Since	Floorspace (sqm)
PRP-10	10 Portland Retail Park, Mansfield	A1	25/06/2018	469.21
			Total	**469.21**

Portland Retail Park



New occupiers

In the last year there were no new occupiers within the retail parks.

Committed development

There are no current (unimplemented) planning permissions within the retail parks, as of 31 March 2019.

Current planning permissions - retail parks

Property address	Application no	Proposal	Land Type	Granted date	Expiry Date	Additional Retail / Leisure (sqm)
Granted 2018/19:						
None						
Granted 2017/18:						
None						
Granted 2016/17:						
None						
					Net Total	**0**

Recent development

There were no permissions implemented over the monitoring period.

Edge and out of centre locations

The following table shows all current (unimplemented) planning permissions for development in locations that are outside of defined centres of the retail hierarchy, as of 31 March 2019.

Current planning permissions - within other edge and out-of-centre locations

Property address	Application no	Proposal	Land Type	Granted date	Expiry Date	Additional Retail / Leisure (sqm)
Granted 2018/19:						
Innisdoon, 1 Crow Hill Drive	2018/0251/COU	Change of use from former doctors surgery (D1) to gym (D2)	Brownfield	01/08/2018	01/08/2021	-
Unit C4 St Crispins Court	2018/0182/COU	Change of use from office (B1a) to fitness studio (D2)	Brownfield	11/05/2018	11/05/2021	-
Vape HQ, Woodhouse Road	2018/0319/FUL	Extensions and alterations and partial change of use to existing shop (A1) to a shop and indoor car wash (SUI GENERIS)	Brownfield	31/07/2018	31/07/2023	91
Former Methodist Church, Bath Street	2018/0488/COU	Change of use of former church (D1) to restaurant / café bar (A3) with regulated entertainment (SUI GENERIS), outside seating area and smoking shelter	Brownfield	23/11/2018	23/11/2021	624
47 - 48 Portland Street, Woodhouse	2018/0523/FUL	Erection of retail unit and associated car parking in association with existing A3 use	Brownfield	22/11/2018	22/11/2021	51.5
Park Racecourse Road	2018/0513/COU	Change of use from pavilion (D2) to micro pub (A4)	Brownfield	13/03/2019	13/03/2022	135
Making It Centre, Littleworth	2018/0630/COU	Partial change of use of building (D2) to micro-brewery, bar area & café (SUI GENERIS)	Brownfield	19/12/2018	19/12/2021	-
138 Chesterfield Road North	2018/0744/COU	Change of use of vacant site (A1) to caravan and motorhome sales	Brownfield	03/01/2019	03/01/2022	-497
1 Commercial Gate	2018/0794/FUL	Conversion of a commercial property (A2) into a ground floor flat (C3)	Brownfield	21/01/2019	21/01/2022	-77.5
Granted 2017/18:						
92 Park Hall Road, Mansfield Woodhouse	2017/0814/FUL	Single storey extension to retail unit (A1)	Greenfield	19/01/2018	19/01/2021	40
Vape HQ, Woodhouse Road	2017/0731/FUL	Development of site to create specialist sports car showroom (SUI GENERIS) and new shop unit (A1) for Vape HQ with on site parking	Brownfield	21/12/2017	21/12/2020	62.5
88 Station Street, Mansfield Woodhouse	2017/0357/FUL	Change of use of ground floor from retail (A1) to physiotherapy practice (D1)	Brownfield	24/08/2017	24/08/2022	-135

Property address	Application no	Proposal	Land Type	Granted date	Expiry Date	Additional Retail / Leisure (sqm)
Granted 2016/17:						
Land between Church Street and Burns Lane, Warsop	2016/0136/NT	Demolition of the former Strand Cinema (D2) and wall to Burns Lane and Development of a foodstore (A1) with associated access, car park and landscaping	Brownfield	28/07/2016	28/07/2019	795
Vape HQ Woodhouse Road Mansfield	2016/0719/FUL	Development of the site to create five small shopping units with on-site parking facilities to replace the existing vape HQ shop/office/store	Brownfield	16/03/2017	16/03/2020	182
					Net Total	**1,271.5**

Recent development

There were 9 permissions implemented over the monitoring period, to the best of our knowledge.

Property address	Application no	Proposal	Land Type	Additional Retail / Leisure (sqm)
15 Nottingham Road	2017/0644/FUL	New building for internal dining, new external dining area & change of use from existing verge to restaurant (A3)	Brownfield	131
70 Victoria Street	2018/0388/COU	Change of use from retail (A1) to dog grooming salon (SUI GENERIS)	Brownfield	-27.5
Former Kings Mill Garage, Sutton Road	2018/0305/FUL 2017/0259/FUL	Construction of A3 use class (café/restaurant) buildings with drive-thru	Brownfield	167
4 Wood Street	2017/0804/COU	Change of use from restaurant (A3) to office (B1a)	Brownfield	-225
Land Between Hallamway and Units 1 - 3 Old Mill Lane Industrial Estate	2017/0409/FUL	Erection of 3 new trade units; 1 for B1/B8 use and 2 for A1 use	Brownfield	250
Adjacent Unit 3, 69 Woodhouse Road	2018/0452/FUL 2016/0178/NT	Erection of retail unit (A1)	Brownfield	52
Disused Public Conveniences, St John Street	2016/0513/ST	Change of use from redundant public convenience to café/bistro (A3)	Brownfield	63
Tesco, Chesterfield Road South	2016/0686/ST	Change of use of 30 Tesco car parking spaces for installation of centre for car servicing, and car rental cabin and associated car parking	Brownfield	56
62 Commercial Gate	2015/0760/ST	Change of use of offices (B1a) to clinic (D1) carrying out medical and beauty / cosmetic procedures	Brownfield	-
30 Leeming Lane South, Mansfield Woodhouse	2014/0621/NT 2015/0217/NT	Erection of new retail food store (A1) and associated works	Brownfield	1,600
			Net Total	**2,066.5**

10: Conclusions

This section of the report summarises the key findings of this year's report which has provided a useful snapshot of how the town centre is performing in terms of economic, transport, leisure and environmental issues. It will then go on to summarise the findings in relation to the other centres within the retail hierarchy.

Mansfield town centre

The centre (including St Peter's Retail Park) was dominated by retail with A1 uses making up 38.6% of all occupied ground floor units followed by A2 (financial & professional services) 12.5% and C3 (residential) 11.9%. 38 occupiers had come into, or moved within the town centre.

The primary shopping frontages within the town centre were dominated by a high proportion of A1 units and national multiple retailers. At the time of the survey the proportion of occupied retail (A1) units was 80%. On lower West Gate 20.6% of units (6 units) were in other uses, contrary to Policy MTC5 (which seeks to ensure that primary shopping areas are occupied by retail uses), however, in general, this is not a failure of the policy, as 3 of these uses were already established when the Local Plan was adopted and the area designated. Costa Coffee (A1/A3) and Time Café (A3) were permitted more recently and were considered appropriate in the context of new planning guidance. The proposals also helped secure the occupation of two long term vacant units.

The secondary shopping frontages have seen a 1% increase in the number of units which are vacant. A1 is the predominant use with 44%; this has decreased by 3% since last year. Policy MTC6 (which seeks to ensure that 50% of properties in the secondary shopping frontages remain in retail use) when looked at as an overall figure was unsuccessful (by 6%). However, when all frontages are looked at individually most are above the threshold. Despite this it needs to be recognised that (in terms of this policy) the centre is becoming increasingly vulnerable. Market Place has an A1 level of 47.6% and there are other frontages with low levels of units in A1 use, such as Stockwell Gate (48.1%) (23.1% of those units are also vacant) and Lower Leeming Street (46.4%). Footfall has also steadily decreased over the last five years.

At the time of the town centre survey, the vacancy rate was 14.2% (77 units), which has declined by 1.3% since 2017/18. The primary shopping frontages had a vacancy rate of 8% (compared to 5% in 2016/17). In the secondary and non-defined shopping areas the vacancy rate has increased by 1% from 2017/18, at 18% and 13% respectively. The 77 vacancies seem to be fairly spread out around the town centre although many are located within the White Hart area of the town centre which is covered by a Supplementary Planning Document (SPD). The area had a full planning permission for a mixed-use redevelopment of 0.62 hectares of the area, and which includes 1,735 sqm of retail floorspace granted in 2008, however this has now lapsed.

Mansfield is well represented by national retailers (with 61% of the 'key retailers' identified by Experian present within the town centre), and the number of requirements for floorspace is promising.

Convenience goods provision is limited and was worsened when Tesco relocated from Stockwell Gate to Chesterfield Road South. This re-emphasises the need to provide new development opportunities and retail space. The need for a convenience store within the town centre was highlighted within the Mansfield Retail and Leisure Study addendum (2014).

The town is dominated by small units with approximately 430 units being less than 250 square metres in size. As a result it can be difficult for retailers to supply the number and range of goods that they would supply in larger stores elsewhere.

The amount of rent which retailers are prepared to pay for retail space within a centre is an indication of the perceived strength of the centre. Data from 2010 shows that locally Nottingham, Sheffield and Meadowhall continue to have the highest rental values, which reflects their position as Regional Centres. Of the centres lower down the hierarchy, Mansfield has the second highest value; however this had fallen by £269 in 2010.

There were no new major developments permitted during the monitoring period and there were 4 sites remaining that were allocated for a variety of uses including retail development in the 1998 local plan. There are a range of current proposals in various stages of progress which, over a period of time, will enhance Mansfield's status as a centre for retailing, leisure and tourism activities as well as improving the physical environment. This includes a mixed use scheme on the site of the former Courtaulds factory (granted outline planning permission).

The council is in the process of producing the Mansfield District Council Local Plan 2013 to 2033, which will replace the existing 1998 Mansfield District Local Plan. The new plan will incorporate policies to ensure that the town remains a healthy and vibrant centre for retail, leisure, residential and employment activities and which enables it to consolidate its role as a major sub-regional centre.

Summary of vitality and viability of Mansfield town centre

It is considered that Mansfield generally exhibits some positive signs of vitality and viability, and is performing its role and function as a sub-regional shopping centre. The retail mix of the centre is fairly strong with a good presence of key retailers however the steady decline in footfall figures is being to become a cause for concern. Despite this, a number of new retailers have been attracted to the town which suggests that Mansfield remains a viable trading destination for retailers and is a positive reflection on the overall 'health' of the town centre.

In terms of comparison goods shopping, Mansfield is generally strong and there is good representation from the majority of comparison goods sectors in the town centre. There is a need for more middle to higher-order clothing retailers to be represented in order to balance the current leaning towards the lower-middle end of the market, although there is a small area of niche independent, middle-upmarket retailers on Church Street and White Hart Street.

As highlighted above, the town centre would benefit from the provision of a 'metro' style supermarket to replace the Tesco store at Stockwell Gate as there is currently no supermarket serving the needs of those who live and work in the town centre. The service sector is generally strongly represented, although the centre would benefit from more cafés and restaurants. The latter is seen as particularly important, as Mansfield's 'evening economy' is currently heavily orientated towards drinking establishments. The presence of more restaurants in the centre, such as the newly opened Capo Lounge would encourage 'dwell time' in the centre outside of retail hours. This is something that the council and its partners are trying to address in order to increase the vitality of the town centre.

The British Retail Consortium (BRC) announced an average national vacancy rate figure of 9.9% towards the end of the monitoring period (January 2019) so the rate identified for Mansfield at March 2019 (14.2%) is above this average. Positively, vacancy rates in the main retailing areas are low.

The environmental quality of the centre is reasonable in the most part, although Stockwell Gate and White Hart Street are a cause for concern - mostly due to the number of vacant units. These areas benefit from either planning consent for their redevelopment, or adopted planning guidance to steer their future development. Environmental quality is particularly strong in the conservation areas, and the improvements to the pedestrian environment which have taken place throughout much of the centre greatly enhance its vitality and viability.

Mansfield Woodhouse district centre

At the time of the 2019 survey, the proportion of occupied properties within retail (A1) use was 36.7%. This has decreased by 3.3% since 2018.

There were 17 vacant units (all uses) within the centre which equated to a vacancy rate of 18.9%. The vacancy rate was 12.2% in 2018.

There was no edge of centre sites remaining from the 1998 Local Plan following the development of a fencing business at Vale Road.

Summary of vitality and viability of Mansfield Woodhouse district centre

Mansfield Woodhouse is an attractive district centre, and exhibits positive signs of vitality and viability. The retail mix reflects that of many district and local centres, with an emphasis on food shopping and meeting the day-to-day services needs of local residents. There are some gaps in the retail offer – for example there is no greengrocer's – but generally the centre has sufficient diversity of uses to meet most local residents' day-to-day needs.

The presence of the Morrisons food store adds to the vitality and viability of the centre, particularly given the strong links the store has with the rest of the retail offer. This store appears well supported but does have a tired appearance, particularly internally. There is only limited product choice available compared to many of Morrisons' more modern stores, although this has recently been improved.

There have been a number of new retailers who have commenced trading in the centre over the last year, suggesting Mansfield Woodhouse represents a viable trading destination.

Market Warsop district centre

The proportion of occupied properties within retail (A1) use at the time of the 2019 survey was 47.5%. This has increased by 2.4% since the 2018 survey.

The vacancy rate decreased (by 4.6%) to 11.1%.

There was 1 site that was allocated for optional land uses including retail development. This is located to the rear of 31 High Street (0.1ha).

Summary of vitality and viability of Market Warsop district centre

Market Warsop appears to be adequately performing the role and function of a district centre, and exhibits some positive signs of vitality and viability. There is a range of convenience, comparison and services goods, and it is considered that most residents' day-to-day shopping needs can be met by the current offer.

There have been a small number of examples of recent investment by retailers in the centre which represents investor confidence.

Oak Tree district centre

The proportion of occupied properties within retail (A1) use at the time of the 2019 survey was 42.9%, and there were no vacant units within the centre.

Summary of Oak Tree district centre

Oak Tree district centre functions differently to the district centres of Mansfield Woodhouse and Market Warsop in that it is not a historic centre, rather one which was purpose-built in the 1990s, providing a large foodstore to meet the shopping needs of the surrounding residential area. Many of the functions of a typical district centre are provided solely by the Tesco store. The store offers a wide range of convenience goods, and has a pharmacy, photo processing facilities, a cash machine and in-store café. There are also a wide range of non-food goods including clothing (via a number of concessions), electrical goods, CDs, DVDs and books.

Other centres

All of the local centres continued to provide a good range of facilities for the local communities they serve. However it has been noted that the Newgate Lane/Ratcliffe Gate local centre has a number of vacancies. It is also dominated by residential uses (43.0%) whilst retail only made up 25.8%. This situation will need looking at as part of the new Local Plan process, and monitoring closely to ensure that retail and other uses are not lost to the extent that the centre does not provide an adequate service to the community.

Neighbourhood parades continue to play their role in the hierarchy providing valuable day to day facilities for the community; however, the parade at Chesterfield Road South is an area of concern. Currently the centre is made up of 50% residential uses, and just 37.5% retail. It is noted that this centre is close to the recent Poppyfields development, therefore it is likely that this could encourage more retail into the area when it has been occupied for a while. This should be monitored closely in the future.

The two retail parks are well occupied with only two vacancies (8.3%).

Appendix 1: Use Classes Order

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

Appendix 2: Indicators of vitality and viability

This table shows the indicators that should be monitored in order to assess the health of town centres. It also shows where the relevant information can be found for Mansfield town centre within this report.

NPPG Indicators	Where is the data in this monitoring report?	Previous Indicators - from superseded PPS4	Method of Assessment - from superseded PPS4
Diversity of uses	Pages 21-24	A1: Diversity of main town centre uses (by number, type, and amount of floorspace)	The amount of space in use for different functions - such as offices, shopping, leisure, cultural, and entertainment activities, pubs, cafes and restaurants, and hotels
Retailer representation and intentions to change representation	Pages 9-10, 31-33	A4: Retailer representation and intentions to change representation	Existence and changes in representation of types of retailer, including street markets, and the demand of retailers wanting to come into the centre, or to change their representation in the centre, or to reduce or close their representation
Commercial rents	Pages 42-43	A5: Shopping rents	Pattern of movement in Zone A rents within primary shopping areas (i.e. the rental value for the first 6m depth of floorspace in retail units from the shop window
Proportion of vacant street level property	Pages 25-30	A6: Proportion of vacant street level property	Vacancies can arise even in the strongest town centres, and this indicator must be used with care. Vacancies in secondary frontages and changes to other uses will also be useful indicators
Commercial yields on non-domestic property	Pages 44-45	A7: Commercial yields on non-domestic property	Demonstrates the confidence of investors in the long-term profitability of the centre for retail, office and other commercial developments. This indicator should be used with care
Pedestrian flows	Page 46	A9: Pedestrian flows (footfall)	A key indicator of the vitality of shopping streets, measured by the numbers and movement of people on the streets, in different parts of the centre at different times of day and evening, who are available for businesses to attract into shops, restaurants and other facilities
Accessibility	Pages 50-53	A10: Accessibility	Ease and convenience of access by a choice of means of travel, including - the quality, quantity and type of car parking; the frequency and quality of public transport services and the range of customer origins served; the quality of provision for pedestrians, cyclists and disabled people; and the ease of access from main arrival points to the main attractions
Customers' views and behaviour	Pages 54-55	A11: Customer and residents views and behaviour	Regular surveys will help authorities in monitoring and evaluating the effectiveness of town centre improvements and in setting further priorities. Interviews in the town centre and at home can be used to

NPPG Indicators	Where is the data in this monitoring report?	Previous Indicators - from superseded PPS4	Method of Assessment - from superseded PPS4
			establish views of both users and non-users of the centre, including the views of residents living in or close to the centre. This information could also establish the degree of linked trips
Perception of safety and occurrence of crime	Page 60	A12: Perception of safety and occurrence of crime	Should include views and information on safety and security, including from the threat of terrorism, and where appropriate, information monitoring the evening and night-time economy
State of town centre environmental quality	Pages 56-59	A13: State of the town centre environmental quality	Should include information on problems (air pollution, noise, clutter, litter and graffiti) and positive factors (such as trees, landscaping and open spaces)

Sources: National Planning Practice Guidance (2014) Reference ID: 2b-005-20140306 and Planning Policy Statement 4 (which has now been superseded).

Appendix 3: Key retailers within Mansfield town centre

Key Retailer	No. in Mansfield Town Centre (Excl. Retail Parks)
Argos	0
Bhs	0
Boots The Chemist	1
Burton	1
Carphone Warehouse	1
Clarks	1
Clintons	1
Debenhams	1
Dorothy Perkins	1
H&M	0
HMV	1
House of Fraser	0
John Lewis	0
Marks & Spencer	1
New Look	1
Next	0
O2	1
Phones 4 U	0
Primark	1
River Island	1
Sainsbury's	0
Superdrug	1
TK Maxx	0
Tesco	0
Topman	1
Topshop	1
Vodafone	1
Waitrose	0
Waterstones	0
W H Smith	1
Wilkinsons	1

Source: Experian

Appendix 4: Remaining floorspace capacity

The tables below show the floorspace capacity figures that were recommended to the council through the Mansfield Retail and Leisure Study Update 2017. Whilst the majority of this new floorspace shall be allocated through the Local Plan process, it is important that we monitor any new retail and leisure floorspace that comes forward in the meantime so that we do not allocate more than can be supported by the district's catchment area.

Overall requirement for A1 comparison floorspace

Mansfield district should seek to accommodate 13,200 sqm net by 2033, split as shown in the following table.

It should be noted that the floorspace requirement already accounts for development which was committed at the time.

Overall requirement for A1 convenience floorspace

There is no quantitative need for any convenience floorspace to be provided, however there is a recognised need for a small foodstore within the town centre. A small target of 540 sqm has also been identified within housing growth areas proposed in the emerging Local Plan.

Overall requirement for food and leisure floorspace (A3, A4, A5)

There is a total requirement of approximately 3,500 sqm A3, A4 and A5 new leisure floorspace in the district to 2033. It is expected that the majority of this requirement would be satisfied through the development of a mixed-use scheme which incorporates an element of leisure floorspace provision.

Committed floorspace vs requirement (sqm)						
	Comparison		Convenience		A3, A4 & A5 Leisure	
Centre	**By 2033**	**Developed?**	**By 2033**	**Developed?**	**By 2033**	**Developed**
Mansfield town centre	**11,100**		**0**		**2,800**	
Amount committed up to end of 2018/19:	127 (2017/0754/FUL) 335 (2018/0281/FUL) 200 (2018/0732/COU) Unknown (2018/0321/OUT)	Commenced Commenced No No	Unknown (2018/0321/OUT)	No	Unknown (2018/0321/OUT)	No
Balance remaining:	10,438		0		2,800	
Mansfield Woodhouse district centre	**700**		**0**		**350**	
Amount committed up to end of 2018/19:	-	-	-	-	-	-
Balance remaining:	700		**0**		350	
Market Warsop district centre	**700**		**0**		**350**	
Amount committed up to end of 2018/19:	-	-	-	-	-	-
Balance remaining:	700		0		350	
Other (Housing growth areas)	**700**		**540**		**0**	
Amount committed up to end of 2018/19:	84 (2010/0805/ST)	No	-	-	-	-
Balance remaining:	616		540		**0**	
Other	**0**		**0**		**0**	
Amount committed up to end of 2018/19:	18.5 (2015/0578/ST) 91 (2018/0319/FUL) 51.5 (2018/0523/FUL)	Yes No No	250 (2017/0407/FUL) 40 (2017/0814/FUL) 52 (2018/0452/FUL)	Yes Yes Commenced	63 (2016/0513/ST) – A3 131 (2017/0644/FUL) – A3 167 (2018/0305/FUL) – A3 624 (2018/0488/COU) – SG* 135 (2018/0513/COU) – A4 490 (2018/0630/COU) – SG* 155 (2019/0037/NMA) – A5	Yes Yes Yes No No No No

Committed floorspace vs requirement (sqm)			
	Comparison	**Convenience**	**A3, A4 & A5 Leisure**
District wide requirement	**13,200**	**0 (-2,100)**	**3,500**
Total amount committed / developed (district wide):	**907**	**342**	**1,765**
Total lapsed / superseded (if counted in calculation of need)	101 (2015/0733/ST) 182 (2016/0719/FUL)	-	-
Overall balance remaining:	**12,576**	**0 (-2,442)**	**1,735**
Notes: *SUI GENERIS – But proposal is akin to an A3 / A4 use			

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Annex B

Approved out and edge-of-centre retail and leisure schemes 2012-2018

Mansfield District Council approved out and edge-of-centre retail and leisure schemes 2012-2018

LPA Ref	Proposal	Use class	Net additional floorspace (sqm net)	Period granted
2018/0171/FUL	New hotel incorporating 100 bedrooms, restaurant and food and beverage areas, leisure suite, ticketing area and club shop	C1/A1	4298	2018/19
2015/0380/ST	Construction of a 1925sq m foodstore (use class A1) and associated access, parking, servicing, facilities and landscaping	A1	1925	2016/17
2012/0540/ST	Hybrid planning application: Part full application for the erection of three restaurant units (A3),with associated service yard and car parking. Part outline application for the erection of a hotel (C1) and associated works	A3	1022	2013/14
2016/0137/NT	Creation of 3 new trade units comprising 1 for B8 use with trade counter, 2 for A1 (convenience/food) A5, B1 and B8, and associated pick up point and car parking on existing industrial estate. Relocation of the existing site entrance to a new site entrance.	A1/A3/ A5	750	2016/17
2018/0488/COU	Change of use of former church (D1) to restaurant / café bar with regulated entertainment (SUI GENERIS), outside seating area, smoking shelter	A3	624	2018/19
2014/0169/ST	Change of use of church to restaurant (A3)	A3	600	2014/15
2014/0587/ST	Erection of local needs food retail store and associated works	A1	399.5	2014/15
2016/0719/FUL	Development of the site to create five small shopping units with on-site parking facilities to replace the existing vape HQ shop/office/store	A1	364	2016/17
2013/0273/NT	Application for outline planning permission with all matters reserved for a mixed use development including A1 (retail) and D1 (non residential institution) uses	A1	340	2013/14
2014/0716/ST	Demolition of existing outbuilding and part demolition of a public house to facilitate erection of a class A1 convenience store with associated car parking, landscaping, ATM machine and replacement rear extension to public house	A1/A4	251	2015/16
2017/0409/FUL	Erection of 3 new trade units (1 for B1/B8 use) and (2 for A1)	A1	250	2018/19
2014/0305/ST	Change of use of park pavillion to café (A3)	A3	200	2014/15
2013/0063/ST	Erection of a class A1/A3 drive through retail unit and associated works	A1 / A3	176	2013/14
2013/0206/ST	Erection of a class A1/A3 drive through retail unit and associated works (resubmission 2013/0063/ST)	A1/A3	176	2013/14
2017/0259/FUL	Construction of A3 use class (café/restaurant) buildings with drive-thru	A3	167	2017/18
2018/0305/FUL	Construction of a Costa Drive-Thru (A3)	A3	167	2018/19
2015/0620/NT	Change of use from offices (B1) to a mixed use of retail (A1), light industrial (B1) and financial and professional services (A2)	A1	150	2015/16
2015/0299/ST	Change of use from function room (D2) to retail (A1)	A1	136.4	2015/16
2018/0513/COU	Change of use from pavillion (D2) to micropub (A4)	A4	135	2018/19
2017/0644/FUL	New building for internal dining and new external dining area and change of use from existing verge to restaurant	A3	131	2017/18
2015/0258/NT	Change of use from B1 (office) to café	A1/A3	121.6	2015/16
2015/0350/NT	Change of use from car sales (SUI GENERIS) to mixed use of cafe (use class A3) and retail (use class A1)	A1/A3	120	2015/16
2016/0353/ST	Change of use of ground floor unit from office (B1a) to hot food takeaway (A5)	A5	97.3	2016/17
2018/0319/FUL	Extensions and alterations and partial change of use to existing shop (A1) to a shop and indoor car wash (SUI GENERIS).	A1	91	2018/19
2017/0279/FUL	New building for internal dining and new external dining area and change of use from existing verge to restaurant	A3	86	2017/18
2015/0437/ST	Change of use from redundant public convenience into sandwich bar/café and retail unit and external alterations	A1/A3	65	2015/16
2016/0513/ST	Change of use from redundant public convenience to A3 (café/bistro)	A3	62.5	2016/17
2017/0731/FUL	Development of site to create specialist sports car showroom (SUI GENERIS) and new shop unit (A1) for Vape HQ with on site parking	A1	62.5	2017/18
2013/0164/ST	Two storey and single storey extensions to the rear of existing shop and flat	A1	60	2013/14
2016/0178/NT	Erection of retail unit (A1)	A1	52	2016/17
2018/0523/FUL	Erection of retail unit and associated car parking in association with existing A3 use	A3	51.5	2018/19
2018/0452/FUL	Single storey retail unit connecting to existing unit	A1	50	2018/19
2013/0232/ST	Single storey side extension	A4	45	2013/14

LPA Ref	Proposal	Use class	Net additional floorspace (sqm net)	Period granted
2016/0319/NT	Change of use from public open space (car park) to mixed use of food retail (A5 and A3 use) and public open space - retrospective	A3/A5	44.7	2016/17
2017/0814/FUL	Single storey side extension to retail unit	A1	40	2017/18
2016/0274/ST	Single storey extension to rear to increase shop floor area	A1	33	2016/17
2014/0376/ST	Single storey side extension and raised terrace area	A3	23.37	2014/15
2015/0578/ST	Single storey ground floor extension of 18.5 sqm to create a new modular (A1 retail) pod for occupation as a timpson ltd concession	A1	18.5	2015/16
2016/0718/FUL	Retrospective application for the demolition of out building and the erection of a single storey rear extension	A3	15	2016/17
2018/0608/COU	Replace existing pergola (currently used for outdoor dining area) and decking with commercial wooden building for use for dog grooming (A1)	A1	14.8	2018/19
2013/0392/NT	Single storey extension to the rear	A4	14	2013/14
2016/0642/ST	Single storey rear extension to extend shop floor area and increase storage (resubmission of 2016/0274/ST)	A1	13	2016/17
2015/0638/NT	Single storey extension and change of use to hairdressing salon (A1)	A1	9.1	2015/16
2015/0317/ST	Single storey extension	A3	7.2	2015/16
2013/0386/NT	Single storey extension to the side and rear	A1	5.5	2013/14
2014/0621/NT	Erection of new retail food store and associated works	A1		2015/16

Annex C

Healthy Mansfield

HEALTHY MANSFIELD

Committing to Change

Contents

Forward

from Les Marshall, Chairman of Healthy Mansfield Commission

At a time of challenging issues facing the country, to produce a report on the future of the health and wellbeing of Mansfield when the country is still trying understand the impact of Brexit, resources are still being withdrawn from the voluntary sector, local authorities and the NHS constantly trying to meet the aspirations of the public and politicians was a difficult challenge for the Healthy Mansfield Commission which we confronted head on with passion and belief that Mansfield cannot continue to overlook and do nothing about their communities' poor health.

Personally, once we started receiving evidence as the Healthy Mansfield commission, I was shocked to be made aware of the poor health that exists in the Mansfield area with poor health indices being some of the worst in the region and nationally.

It is clear that those members of the communities living in the poorest areas within the district such as Bellamy Road Estate, Oak Tree Lane Estate, Bull Farm Estate and Mansfield Town Centre will probably be faced with a shorter life expectancy, high levels of obesity, child health and alcohol related conditions along with very low academic achievement. Thus, that CHANGE must become a reality.

Major change is required in the way that people in Mansfield are supported to manage their health, and the way in which community services are delivered. At present, while we have some good services, they are too often fragmented, lacking integration across health, employment, social and voluntary agencies. What was evident is the need to be more holistic and committed to working together in their approach to those services that can change the health of people in Mansfield.

Commissioners were appointed based on their professionalism and experience. I am indebted for their willingness to work alongside me, working very hard and giving many hours of their time assisting the commission to review the existing evidence submitted along with their guidance and what needs to happen going forward if we are to improve the health of the people of Mansfield.

I would like to mention Dawn Jenkin of Nottingham County Council for her additional support and guidance during the work of the commission.

Lastly, can I personally thank the Executive Mayor, Kate Allsop for asking me to Chair the Healthy Mansfield Commission and produce the report which I genuinely hope will become the catalyst of change to the marked improvement to the health of Mansfield people in years come.

Reasons to Change

Best Start

Mansfield has one of the highest rates nationally for smoking during pregnancy. There is a low rate of mothers continuing to breastfeed their child after 6 weeks which can impact early development.

Health & Work

Mansfield has a high number of people that are unemployed and unable to secure work. The average weekly earnings for an adult in Mansfield are just £350. This has resulted in nearly 20% living in an income deprived household.

Healthy Choices

There is a culture of alcohol and substance abuse in the town centre that negatively impacts health.

Low levels of physical activity coupled with poor nutrition has resulted in high levels of obesity in the area.

Ageing Well

There are significant health inequalities between those that live in different areas of the district. Men living in the most deprived areas are expected to die 10 years earlier than those in the more affluent areas.

Mansfield has a high rate of early preventable deaths from conditions such as cancer, stroke and respiratory disease.

Healthy Places

There are three times as many premises that are licensed to sell alcohol per square kilometre in Mansfield than the national average.

High density of fast food outlets and easily accessible unhealthy food options has contributed to poor health outcomes.

Purpose, Direction & Priorities of the Commission

Purpose

For a number of years now, Mansfield has experienced high levels of poverty. A 2017 report conducted by Public Health England concluded that the district of Mansfield is among the 20% most deprived areas in the Country. The area performed particularly badly in a number of health indices including life expectancy, obesity, child health and alcohol related conditions among others. With funding becoming ever more scarce, there is a risk that if a clear strategy is not developed to tackle these issues now then the health of the people of Mansfield may continue to fall short of national standards.

The Healthy Mansfield Commission has been appointed by the Executive Mayor of Mansfield, Kate Allsop. The purpose of the Commission was to investigate the causes behind the poor health outcomes experienced by many in Mansfield and to determine how best to support and improve the health and well-being of the residents within the district.

In order to develop a clear understanding of the drivers behind these poor health outcomes, as well as recommending effective opportunities to address these issues, the Commission took the following approach:

1. Review the information behind poor health outcomes and their underlying causes in Mansfield.

2. Review the evidence of effective interventions and policies which are known to positively impact on these health outcomes.

3. Map existing work done by all local stakeholders to address these health outcomes in order to identify any gaps and opportunities to build on existing strengths.

The Commission encouraged participation from the public, private and voluntary sectors in order to give Healthy Mansfield the best chance at being successful and to ensure that there was representation from a wide range of stakeholders that work within the community. This report is the product of a lengthy consultation process and aims to recommend actions which will play a key role in improving the health and wellbeing of future generations.

Direction & Priorities

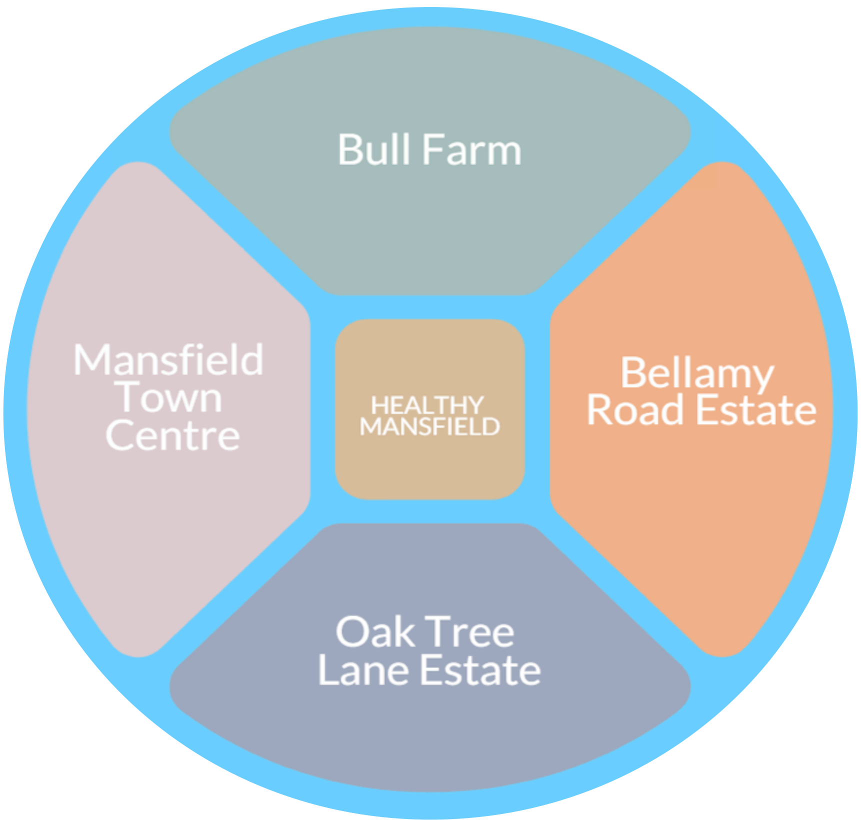
Evidence that has been put forward to the Commission suggests that whilst the health of people in Mansfield is generally worse than the England average, there are particular areas of the district that are significantly worse.

With this in mind, it was vital that the Commission acknowledged the health inequalities throughout the District and encouraged a specific emphasis in targeting the areas that experience the worst health outcomes.

The data suggested that the priority locations that are in most need are; Bellamy Road Estate, Bull Farm Estate, Oak Tree Lane Estate and Mansfield Town Centre. These neighbourhoods are some of the most deprived areas in the Country, not just locally. By focussing on these specific locations the Commission can help to address some of the imbalances within the district and ensure there is provision for all residents to access services. This will allow residents the best opportunity to achieve positive, long term health outcomes that will result in Mansfield becoming a healthier place.

As well as the four priority locations, the Commission also prioritised five themes concerning specific health issues. By pursuing this direction, the Healthy Mansfield Commission can help recommend initiatives that tackle some of the biggest health problems facing the residents in the District.

Four Priority Areas



Figures provided by Public Health England have suggested that there is strong evidence to claim that there are four areas of mansfield that experience particularly bad health outcomes. As such the Commission has chosen to prioritise these areas inparticular.

Priority 1: Best Start – giving every child the best chance for health throughout life

There is overwhelming evidence that making healthier decisions early, from pregnancy, can influence someone's health throughout their life. The foundations for virtually every aspect of human development – physical, intellectual and emotional – are laid in early childhood. What happens in the early years of a child's life, starting in the womb, has a profound impact on a child's future, with life-long effects on many aspects of health and wellbeing – from obesity, heart disease and mental health, to educational achievement and economic status.

Mansfield has some of the poorest health outcomes for children in the country; young people in Mansfield are more likely to experience high levels of poverty, obesity and mortality.

The Commission has investigated reasons behind such outcomes and recommended actions that help address the issues and remove the barriers that stop children from having the 'Best Start'.

Priority 2: Healthy Choices – lifestyles, resilience and social connection

The major causes of premature death in the UK – cancer, heart disease, stroke, respiratory disease and liver disease – are all linked to behavioural risk factors such as smoking, drinking too much alcohol, lack of physical activity, poor diet and being overweight. Community life, social connections and having a voice in local decisions are all factors that underpin good health, however inequalities persist and too many people experience the effects of social exclusion or lack social support.

The Commission has explored with stakeholders how we can support and enable individuals and communities in Mansfield to make the most of their health, through healthy choices and resilient, connected communities. This includes having considered how the frontline workforce in Mansfield can develop their skills working with individuals to prevent illness, protect health and promote wellbeing and self-care, through approaches such as Making Every Contact Count.

Priority 3: Health and work – improving access to work

Employment can have both positive and negative impacts on health and wellbeing. Employment provides a source of income, which influences housing conditions, the food people eat, the activities they take part in, how they travel, the life choices they have and to some degree the hardships people face. Other characteristics of work – activity, social interaction and identity – are beneficial to our physical and mental health. Employment can however also have negative impacts on the health of employees, for example through physical health impacts from manual labour, or mental health implications of stressful work environments.

Helping people with health issues to obtain or retain work, and be happy and productive within the workplace is a crucial part of the economic success and wellbeing of every community.

The Healthy Mansfield Commission has analysed and assessed factors that prevent people from working, identified methods to support people back into work and recommended initiatives that ensure people are able to retain employment.

Priority 4: Ageing well – raising the Healthy Life Expectancy

Whilst life expectancy in the UK has improved over recent decades, there is a gap between healthy life expectancy (years of life lived in good health) and life expectancy, meaning some people live many years in poor health, particularly those in the most deprived groups.

In Mansfield significantly more people than the England average die prematurely from causes considered preventable, including cancer and liver disease.

Prevention approaches are needed at all stages to keep people healthy, diagnose and treat long term conditions early and effectively, and help achieve the best level of health and quality of life whilst living with a long term condition.

Three key conditions drive inequalities in mortality – cardiovascular disease, cancers and respiratory disease. But there are some conditions that do not significantly affect overall length of life but that contribute significantly to chronic ill-health, such as mental health disorders, injuries and musculoskeletal diseases.

The Commission has examined recent, current and planned initiatives that have the aim of improving healthy life expectancy and then has made recommendations that help both residents and organisations to facilitate, encourage and promote long term health.

Priority 5: Healthy Places – promoting health through our built environment

The physical environment and the conditions in which we live and work affect our health. This includes the built environment, housing, neighbourhoods and transport infrastructure as well as physical factors such as air and water quality.

Where we live is important for our health and wellbeing. Many of these factors are within the control of local authorities and communities to influence and shape. As such the Commission has considered the factors that can potentially encourage residents to use places within Mansfield that can promote healthy living and have made recommendations based on its findings.

By investigating these key health priorities the Commission has explored what is currently being done to tackle major health problems that affect people in Mansfield across their entire life cycle; from conception all the way up until death and have seized the opportunity to make significant recommendations that will influence and improve the health of the people of Mansfield.

It must be acknowledged that without substantial change in the methods of working and the attitudes of organisations and residents then health outcomes will continue to remain poor. With that said, the Commission has recognised that there is a great deal of willingness to implement a comprehensive and far-reaching plan that realises the necessary changes required in order to ensure that Mansfield can become a healthier place.

As well as pursuing the priorities listed above, the Commission has also ensured that it has followed a pre-determined and agreed set of principles:

Commission Principles

The Healthy Mansfield Commission has reviewed the health profile of Mansfield, with a particular focus on the areas where Mansfield achieves significantly worse health outcomes. The Commission notes that whilst healthcare makes an important and highly valued contribution to the well-being of individuals, only 10% of a population's health and well-being is linked to access to healthcare. Therefore, the wider drivers and causes impacting on health such as poverty, employment, housing and environment are firmly within the remit of the Commission's investigation. It is only through working jointly with all stakeholders who can influence these underlying causes of ill health that the Commission can make meaningful and high impact recommendations to improve health in Mansfield now and in generations to come. During this process, the Commission had identified some key principles which underpin efforts to improve health, and are seen to be critical to successful, long term change.

Partners must develop a close understanding of the local barriers, concerns, perceptions and properties experienced by the communities involved.

The strengths, views and ideas of local communities should shape and form the basis of locally driven solutions

Community and voluntary groups play a vital role in the health of mansfield. Ways to support, strengthen, enable and join up local organisations need to be a core part of any plan to sustainably improve health and well-being

LOCAL INSIGHT

LOCAL ASSETS

THIRD SECTOR

HEALTHY MANSFIELD PRINCIPLES

LIFE-COURSE APPROACH

CONNECTED PUBLIC SECTOR

HEALTH EQUALITY

Promoting good health and well-being requires considering the needs aty every point in life, from the womb to the end of life.

To ensure the most effective use of public resources to improve health; working across health, social care and the wider local authority needs to be connected and consistent.

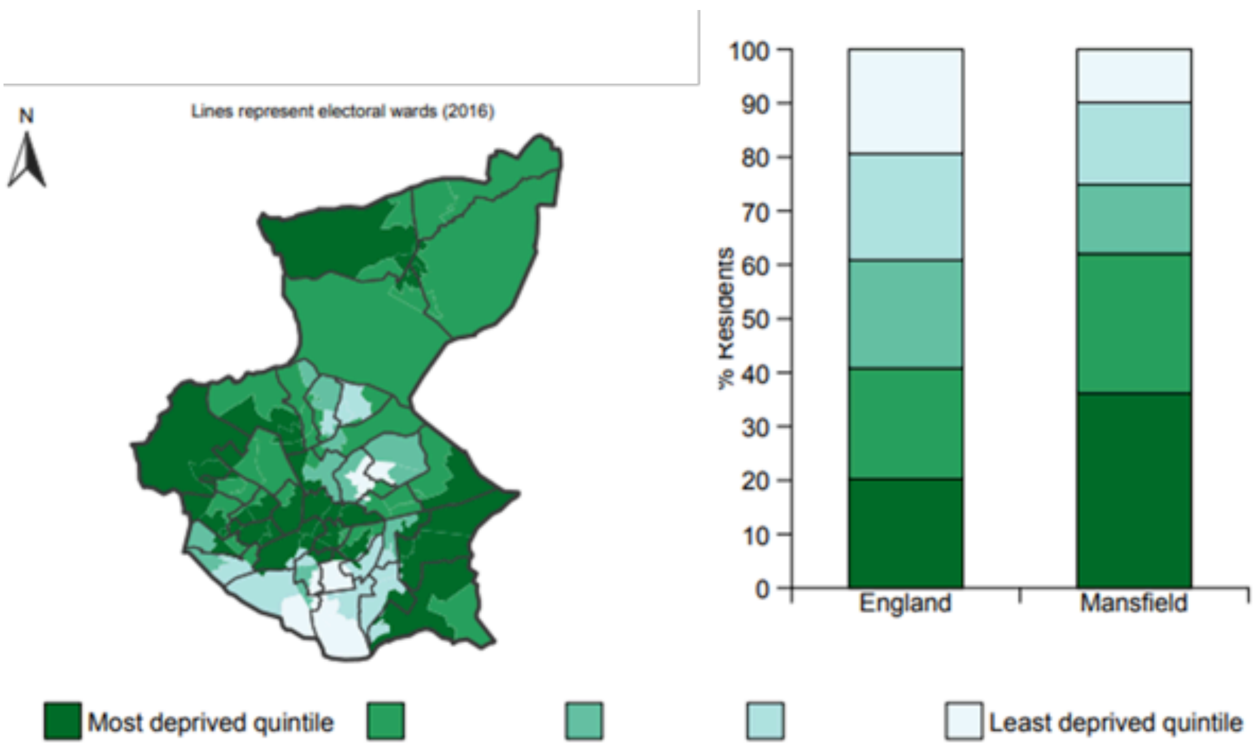
Health outcomes vary dramatically within Mansfield. Approaches to improve health must take into account the most vulnerable, including those who current services may struggle to reach.

Health in Mansfield – An Overview

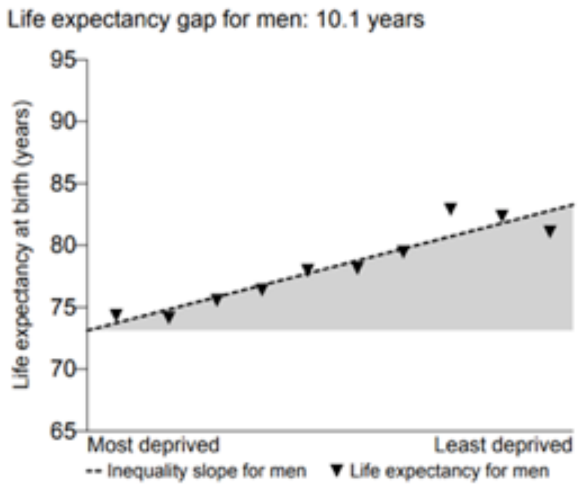
1.1 The population of Mansfield needs to confront a number of significant challenges in the future in order to ensure that the current poor health outcomes that are experienced by many in the area do not persist. These challenges are substantial and wide ranging. Issues in the area include the social influences on health such as housing, to the strain on financial budgets and resources, to the fragmented structures of organisations that aim to help those most in need. There is increasing need for a comprehensive solution that tackles the main issues facing the population and encourages a more complete and interconnected approach to promoting and managing healthy living. This chapter aims to outline some the biggest problems in Mansfield and provide a general background that will help understand the context in which the Commission has been working.

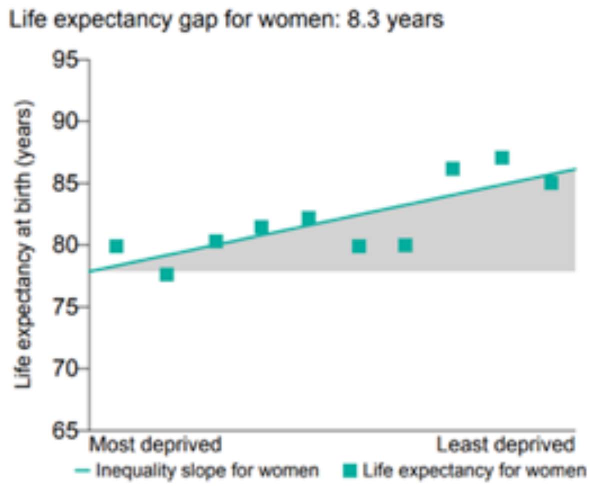
1.2 Mansfield currently has a population of approximately 107,000 people. The area as a whole has a higher average age compared to the national average. To add to this, as is the case in many other parts of the country, Mansfield has an ageing population which is likely to place further strain on the healthcare system. With that said, it is noteworthy that the four priority locations that the Commission has focussed on all have a higher number of younger people than the area average.

1.3 The 2015 Index of Multiple Deprivation helps illustrate the fact that Mansfield is home to some of the most deprived neighbourhoods in the country. The darkest green areas in figure 1 show some of the worst affected areas. The widespread and extensive level of deprivation is an extensive problem across large sections of the area and one which the Commission is acutely aware of and has looked to address.

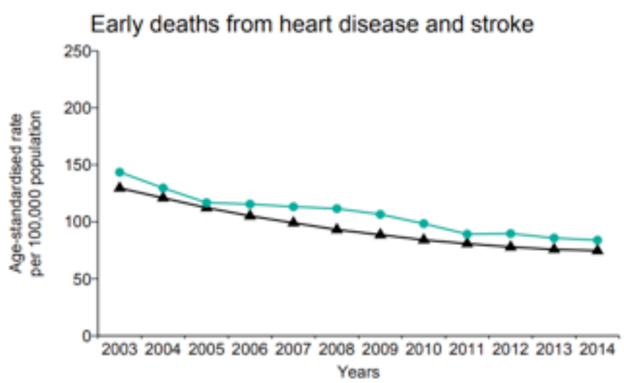


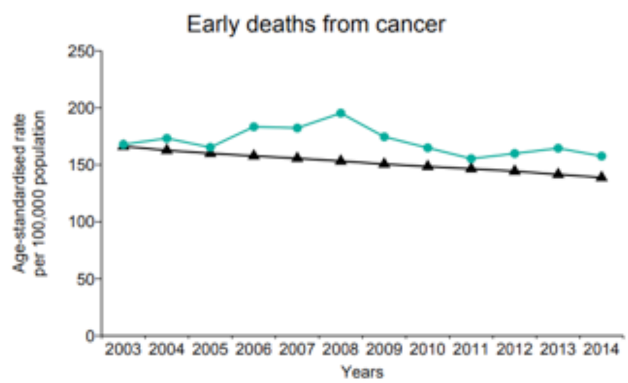
1.4 There are great inequalities concerning life expectancy within Mansfield. Men that live in the most deprived areas of the district die more than ten years earlier than those that live in the most affluent areas. Women in Mansfield suffer similar outcomes, although the variation is just over eight years. This statistic is unlikely to improve without substantial change being implemented.

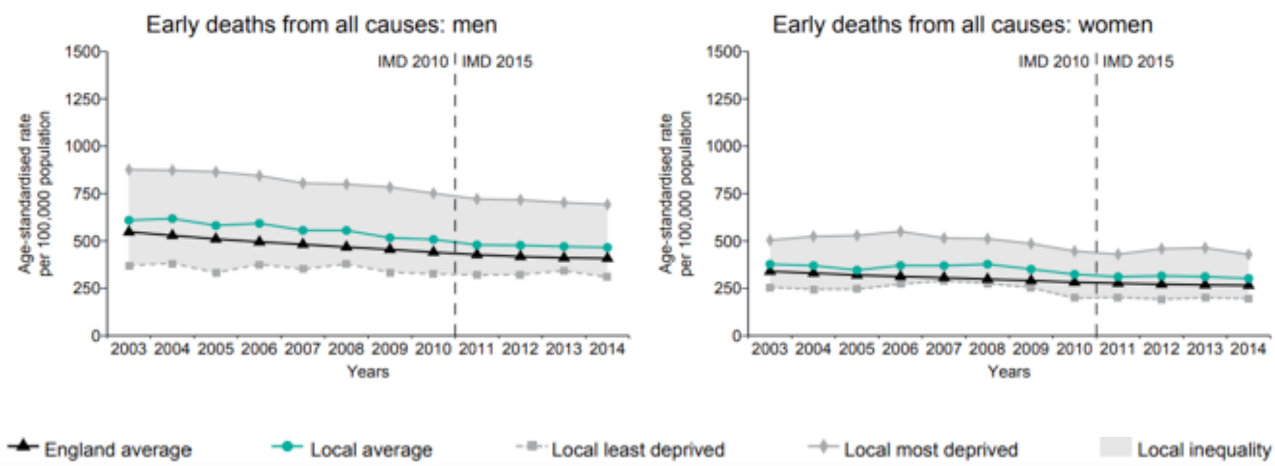




1.5 Rates of premature mortality considered preventable are significantly higher in Mansfield than the England average for conditions such as Cancer and respiratory disease. The high prevalence of such health issues has contributed to the high numbers of early deaths in the area.







1.6 **Child Heath** – Children in Mansfield experience poor health outcomes that often have a big impact on them in later life. One in five pregnant women in Mansfield is known to be smoking at the time of delivery – this is the third highest rate in the entire country and can have serious health implications for the child. The rate of infant mortality before the age of one in Mansfield is significantly higher than the national average and whilst nearly two thirds of mothers initiate breast feeding when the child is born, less than a third are still doing so when the child is six to eight weeks old.

The health outcomes experienced in Mansfield for young people under sixteen does not improve as they progress through their early years. Twenty percent of children are overweight when they enter reception. This figure rises to over thirty percent by the time the child reaches year six at school. Nearly twenty percent of children under sixteen are living in low income families. Furthermore, there are high levels of injuries and harm to young people in the district – this includes hospital admissions as a result of self-harm, and substance misuse. Children in Mansfield are also less likely to be successful in school – the district has low levels of achievement at GCSE and a high number of reported pupil absences.

There is clear evidence that pregnancy and the early year's development are crucial to the future health and well-being of both children and adults. With such poor outcomes for children it is vital that we, as a district, are committed to improving the health and well-being of young people by encouraging wide ranging change.

1.7 **Adult Health** – Once poor health outcomes are established during childhood, it becomes very difficult to reverse this trend in later life. It is no surprise then that adults in Mansfield also tend to experience poor levels of well-being according to a number of health indices. Over sixty three percent of adults in Mansfield are classed as either overweight or obese and over twenty seven percent are physically inactive. Furthermore, nearly half of all adults do not eat five portions of fruit or vegetables each day.

To add to this there is a high prevalence of smoking and alcohol consumption within the district which places further strain on the healthcare system. Indeed there are high levels of both acute and chronic harm due to alcohol misuse and one in every five adults in Mansfield are current smokers (Mansfield 20.9%, England 15.5%). As a consequence of this, death rates due to lung cancer and respiratory disease (COPD) are high. To compound this problem there was also a low number of organisations that provide smoking cessation support throughout the district.

The lifestyle choices that adults in Mansfield make contribute to the poor healthy life expectancy that many in the area experience. Statistics seem to back up the claim that health related quality of life is poor for those aged over 65. There were 385 emergency admissions due to falls aged +65 in 2016/17, with high rates of hip fracture. Similarly the area also saw high rates of back pain, and hip and knee osteoarthritis compared to the national average.

1.8 **Economic Context** – There are high levels of unemployment in Mansfield which is another factor that impacts the level of deprivation in the area. Nearly nine percent (8.9%) of the working age population claim employment support allowance – this is much higher than the national average (5.7%). To add to this, the rate of long term claimants of job seeker's allowance is higher than the England average. This would therefore suggest that there are fewer jobs available than there are working age adults in the district. Additionally, Mansfield has higher rates of economic inactivity due to long term sickness when compared to the England average. It is clear that people in Mansfield struggle to both secure and retain employment for a prolonged period of time.

To add to this, those people that do secure a job are likely to receive low levels of pay. The average weekly earnings for an adult in Mansfield are just £350. This has resulted in nearly one in five (17.3%) of residents in Mansfield living in an income deprived household as well as 5,560 households (12.1%) living in fuel poverty.

The low levels of economic activity in the area influence the housing people live in, the diets they eat and the activities they take part in. Without the financial freedom to cover anything other than the necessities, many residents are likely to prioritise items that do not help contribute to a healthy lifestyle.

1.9 **Environment** – In Mansfield there are three times as many premises per square kilometre licensed to sell alcohol than the England average as well as a high volume of off-trade alcohol sales. With such a vast supply of alcohol available there is little surprise that alcohol related traffic accidents in the area are amongst highest in England. There is also a high density of fast food outlets in the town. The communities within Mansfield also experience high levels of violent crime, sexual offenses, and reoffending compared to Nottinghamshire and England. Furthermore, 5.4% of mortality in the district is attributable to man-made particulate air pollution according to figures provides by Public Health England. All these factors suggest Mansfield does not foster an environment that is conducive to healthy living.

Recommendations of the Commission

1.1 It is important for the legacy of the commissions work to create a new body, a new approach to follow up the recommendations that encompass the founding messages that change is essential and this new body to be established no later than December 2019.

The establishment of the Mansfield Health Partnership Board will enable new insights and new solutions to long-standing causes of ill health in Mansfield. This will be achieved by bringing together senior representatives from the NHS, councils, voluntary sector and local businesses. The Board will tackle problems in our environment, lifestyles, emotional wellbeing, social lives and physical health by bringing together expertise and resources in Mansfield.

The remit of the Board will be to review the Commission's recommendations and determine how best to implement these. New approaches will be developed to target long-standing health problems through this new partnership across sectors.

The Board will work with the developing networks of GPs and health and care professionals across Mansfield (known as Primary Care Networks), so that interventions are designed with and within neighbourhoods. Work to implement the recommendations will be in line with the Nottinghamshire Health and Wellbeing Strategy, but with a particular focus on the needs of people who live in our target areas in Mansfield.

1.2 The creation of a new community movement in Mansfield to tackle obesity, with people in the Mansfield area getting active for their own benefit, trying to build a sense of pride around Mansfield aiming before 2021 to ensure the most deprived wards become the most active wards in the district and by 2024 the people of Mansfield becoming the most active district in England. Leading this through local authorities to deliver schemes to encourage mass participation in physical activity schemes, including supporting major events, ongoing programmes and a large-scale social marketing campaign to motivate and inspire people to get active.

1.3 Communities are vital building blocks for health and wellbeing. Confident and connected communities provide the social fabric that is necessary for people to flourish. That is why community empowerment has to be core to efforts to improve the Mansfield and reduce health inequalities. Local authorities and the new Health board should as a priority, re route financial resources to promote engagement interventions that are effective in improving health behaviours, health consequences, social support for the worst disadvantaged communities.

1.4 MDC introduce a long term culture change strategy to the town centre from a night life as drinking fuelled\drugs no go area in the evenings for majority of people to one that is a town centre where people feel safe, family culture, fine food restaurants and responsible night life that enhances and supports a thriving day time town centre.

1.5 Local authorities along with appropriate partners produce an all-encompassing economic plan that will tackle the main issues facing the area to deliver high quality employment opportunities, understands and responds to the barriers to employment to those in the most deprived wards, utilises the assets of the local colleges and universities to develop an environment of lifelong learning and aspiration for all.

Best Start

1.6

- Raise awareness among the public, pregnant women and professionals of the harm caused by smoking during pregnancy and how to get help to give up through a range of mediums;

- Use social media to communicate messages and signpost to high quality information such as the NHS site 'start4life', 'Healthy Families' website and Children's Centre websites.

- Led by CCG, develop information to go to GPs and Practice Nurses regarding smoking in pre-conception stage, during pregnancy and stop smoking support services, so they can advise and signpost appropriately.

- GPs, maternity and healthcare services to use mobile texting service to share health promotion messages, invitation to refer to smoking cessation services / online self – help with appointment reminders for ante-natal and other appointments.

- Work with the stop smoking service in Mansfield, Solutions for Health, to ensure that there is good publicity about support for giving up smoking, close to cigarette retailers and businesses. Engage businesses and retailers where possible.

- Establish 'No Smoke Zones' around places such as schools, nurseries and colleges.

1.7

- Encourage insight work that investigates why so many mothers in Mansfield give up breastfeeding before 6 weeks and investigate methods that would help change this.

- Ensure pregnant women, new mothers and fathers to be and are given clear, accurate, consistent information about feeding their babies, and know how to get help with breast feeding if needed. Use social media, campaigns, leaflets, any opportunities to discuss.

- Maintain and develop further where possible, breast feeding support groups (for specific groups – e.g. young mums) and peer supporters networks, working with Children's Centres, health services, voluntary sector, communities.

- Encourage organisations and businesses, including cafes, Council buildings, health centres to sign up formally to the Breastfeeding Friendly Places Scheme as mothers tend to cite fear of breastfeeding in public as a barrier to continuing to breastfeed. It is important that mothers feel comfortable and welcome to breastfeed wherever they choose.

Healthy Choices

1.8
- Use alcohol licensing policies to reduce prevalence of alcohol retailers in high harm areas and thus decrease access to alcohol.

- Explore introduction of lockout licences to the town centre.

- Explore how planning policies can reduce prevalence of alcohol retailers and improve street scene to discourage street drinking.

- Train the workforce who would have contact with people at risk of alcohol harm to be able to deliver alcohol Identification and Brief Advice, so that this can be systematically offered to reduce numbers drinking at high and increasing levels.

1.9
- Place an emphasis on private organisations to implement smoke free policies.

- Ensure our stop smoking services are targeted at and accessible to groups with highest need, such as targeting stop smoking service in Mansfield localities or to those in routine and manual occupations. Ensure partner organisations are aware of these and effectively signpost colleagues.

- Health Partnership to develop relationships with schools to educate young people regarding smoking – early intervention.

- Encourage stronger relationships between maternity and stop smoking services to be explored.

1.10

- Reduced prevalence of unhealthy options through planning restrictions in areas where there is already a density of fast food outlet or where populations are vulnerable such as near schools.
- Ensure sport and leisure opportunities are provided for both children and adults in leisure centres and the community.
- Continue to offer the healthy life exercise referral scheme and consider how access to this can be increased in areas of most need.

1.11

- Explore the introduction of town centre drug testing in the evenings of people entering their premises
- Review drug awareness education in secondary schools to ensure it is fit for purpose to deter drug use with young people
- Investigate new methods of substance control and establish a network of organisations the tackle drug use to share best practice.

Health & Work

1.12

- Collaborate with and encourage organisations to promote disability confidence and access to work.
- Offer support to employers to ensure they have the leadership and management to best support employees with health issues.
- Mapping and understanding the skill needs of employers to identify shortages and develop programmes to fill these gaps.
- Campaign with Mansfield 20/20 to encourage employers to invest in providing one member of their staff with Mental Health first aid training and encourage employers to work towards or gain the Nottinghamshire Wellbeing at Work kite mark.
- Clearly identify the nature and geographic distribution of support needs in Mansfield, in order to make successful case for investment and bid for funding.

Ageing Well

1.13

- Encourage a strong partnership with the Primary Care Networks or appropriate partnerships to bring cancer rates and respiratory disease in line with national averages.

- Explore possibilities such as drop-in health centres in isolated communities.

- Asset Building – Develop partnerships with organisations and campaigns such as 'Age Friendly Notts', 'Get up and Go' and 'Engage' that can help elderly and isolated residents.

- Use insight working to understand the needs of an area and ensure residents are signposted to organisations and service that will bring the most value.

- Recommend that the commercial sector is involved in the Health Partnership.

Healthy Places

1.14

- To encourage a more diverse housing policy that brings about a wider demographic within the target areas.

- Review of MDC council house allocations policy to introduce a percentage of the vacant council houses to a local district council housing policy.

- Develop local plans that embed and promote a healthy community – change will be a generational thing and the local plans should aim to raise aspirations of those growing up in these areas.

- Challenge local licensing policies to restrict the excess number of premises that sell alcohol in the area.

Appendices

Obesity – Public Health Profile

Prevalence - Adults- Almost two thirds of adults in Mansfield are overweight or obese (64%), this equates to approximately 55,000 people . This figure has decreased over the last year from 67%, however is still slightly higher than national.

Prevalence - Children-23% of children in reception are overweight or obese, almost 300 individuals. This then increases to 35% for year 6 children, this is similar to nationally. However, overweight and obesity at Year 6 is higher in Mansfield than the Nottinghamshire average.

Availability of healthy assets - A quarter of Mansfield has poor access to 'Healthy Assets'. This is measured as the amount of areas where access to retail, health and physical environment (green spaces) is in the poorest 20%.

Availability of unhealthy assets - There is a significantly higher density of fast food outlets in Mansfield compared to England and Regional averages, 96 outlets per 100,000 people, approximately 102 outlets. This contributes to an environment which makes unhealthy choices easier.

1. Calculated using PHOF prevalence of obesity and overweight on NOMIS population estimates.
2. Lower Super Output Areas

Physical activity - More than a quarter of adults are physically inactive (28%), this is around 24,000 people .

Nutrition - Just over half of all adults meet the recommended 'five a day' on a 'usual day' (56%). In turn this means that almost half do not have enough fruits and vegetables. This is similar to the national picture.

Compared with benchmark: Better / Similar / Worse — Lower / Similar / Higher / Not Compared — Low … High

Benchmark Value — Worst/Lowest — 25th Percentile — 75th Percentile — Best/Highest

Indicator	Period	Mansfield		Region	England	England		
		Count	Value	Value	Value	Worst/ Lowest	Range	Best/ Highest
Access to Healthy Assets & Hazards Index (Persons, All ages)	2016	26,543	24.9%	28.8%	21.2%	100%		0.0%
Density of fast food outlets	2014	102	96.3	84.7	88.2	3,332.5		0.0
Percentage of physically inactive adults - current method (Persons, 19+ yrs)	2016/17	-	27.7%	23.1%	22.2%	33.3%		12.4%
2.11i - Proportion of the population meeting the recommended '5-a-day' on a 'usual day' (adults) (Persons, 16+ yrs)	2016/17	-	56.2%	56.6%	57.4%	45.2%		73.9%

Deprivation - Obesity is more common in areas of deprivation, Mansfield is 56th most deprived area in the country (of 326 local authorities). Women in particular are more likely to be overweight or obese linked to deprivation.

Deprivation and childhood obesity - There is a strong correlation between deprivation and childhood obesity.

Summary statistics -

Mansfield	Time period	Numbers
Adults overweight or obese	16/17	55134
Reception children overweight or obese	16/17	297
Year 6 children overweight or obese	16/17	370
Number of premises selling fast food	2014	102

3. Calculated using PHOF prevalence of physical inactivity on NOMIS population estimates.

Physically inactive adults	16/17	24121
Number of adults meeting the recommended '5 a day'	16/17	48414

For more Information –

- **Physical Activity Profile:** https://fingertips.phe.org.uk/profile/physical-activity
- **NCMP and Child Obesity Profile:** https://fingertips.phe.org.uk/profile/national-child-measurement-programme
- **Public Health England Local Health:** http://www.localhealth.org.uk

Smoking – Public Health Profile

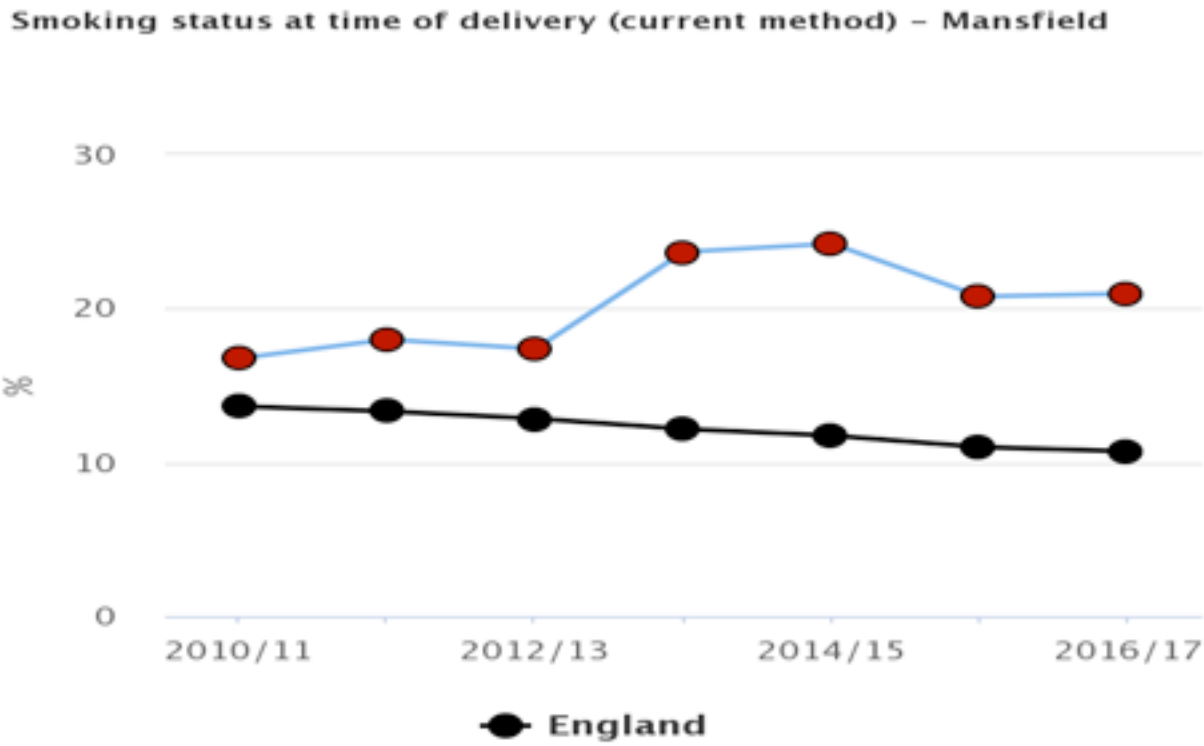
What does smoking look like in Mansfield?

Prevalence - There are higher levels of smoking prevalence in Mansfield than the region and nationally, 18.6% of the population smoke, approximately 15,950 people. A further 27% are ex-smokers, this means 45.6% of the population are either smokers or ex-smokers.

Prevalence - Occupation - Those in routine and manual occupations in Mansfield are almost twice as likely to smoke than those in other occupations.

Smoking in pregnancy - Mansfield has significantly high rates of women smoking at the time they give birth, more than one in five mothers smoke at the time of delivery (21%). This is almost double the national rate (10.7%) and significantly higher than the regional rate (13.3%). This is also increasing in Mansfield against the backdrop of a decrease in rates nationally.

Mansfield	Time period	Numbers
Number of smokers	2017	15950
Number of ex-smokers	2017	23311
Numbers of women who smoke in pregnancy	2016/17	251
Premature births	2014-16	331
Lung cancer registrations	2014-16	302
Oral cancer registrations	2014-16	42
Oesophageal cancer registrations	2014-16	61
Number of deaths from lung cancer	2014-16	223

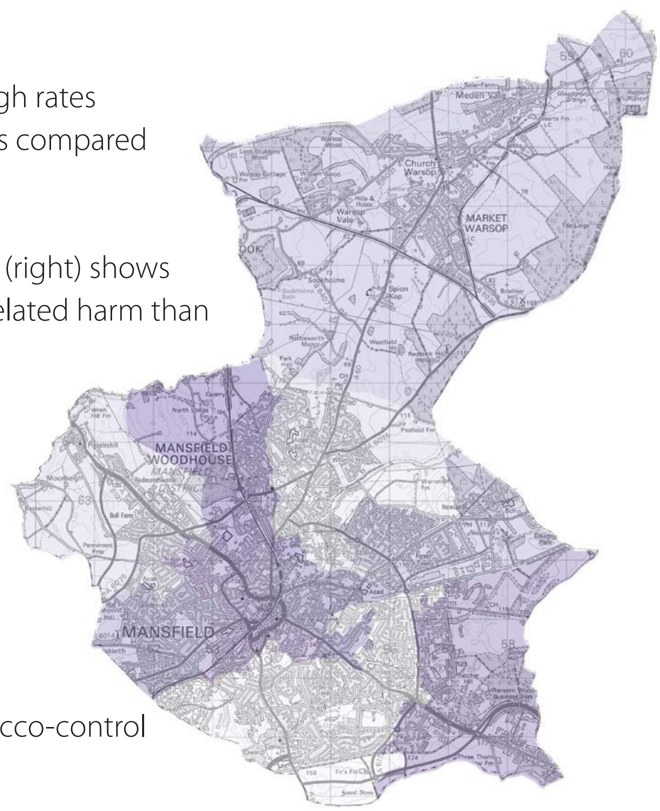


4. All stats are from PHOF Local Tobacco Control Profiles

Mortality - There are higher rates of smoking-related mortality in Mansfield compared to regionally and nationally. In particular deaths from lung cancer have been increasing locally since 2012-14 whilst nationally they are decreasing.

Smoking related conditions - Mansfield has high rates of premature births and lung cancer registrations compared to nationally and regionally .

Locality and smoking related harm - The map (right) shows that some areas are more affected by smoking related harm than others. This map shows deaths for respiratory disease and new cases of lung cancer. Mansfield Woodhouse, Mansfield Town and Ransom Wood areas appear most affected.



For more Information –

- Local Tobacco Control Profiles:
  https://fingertips.phe.org.uk/profile/tobacco-control

- Public Health England Local Health:
  http://www.localhealth.org.uk

Alcohol – Public Health Profile

Prevalence - There are around 21,500 people in Mansfield drinking at levels that harm their health. 30% of these are drinking at higher risk levels of harm . Increasing risk drinking is over 14 units per week, anything over 35 units for women and 50 for men counts as higher risk drinking. The proportion who drink at these increasing and higher risk levels in Mansfield is estimated to be higher than that for the region.

Availability - Mansfield has more than two and a half times the concentration of premises selling alcohol per square kilometre than the national average. Mansfield also sells higher volumes of alcohol than England and Regional averages.

Alcohol harm locally - Hospital admissions - Mansfield has higher rates of admissions to hospital for both alcohol specific and alcohol related conditions, this is particularly the case in men. Mansfield also has particularly high rates of hospital admissions due to alcohol related unintentional injuries compared to the East Midlands, with 186 people going to hospital as a result of this in 2016/17.

Compared with benchmark: Better, Similar, Worse; Lower, Similar, Higher, Not Compared

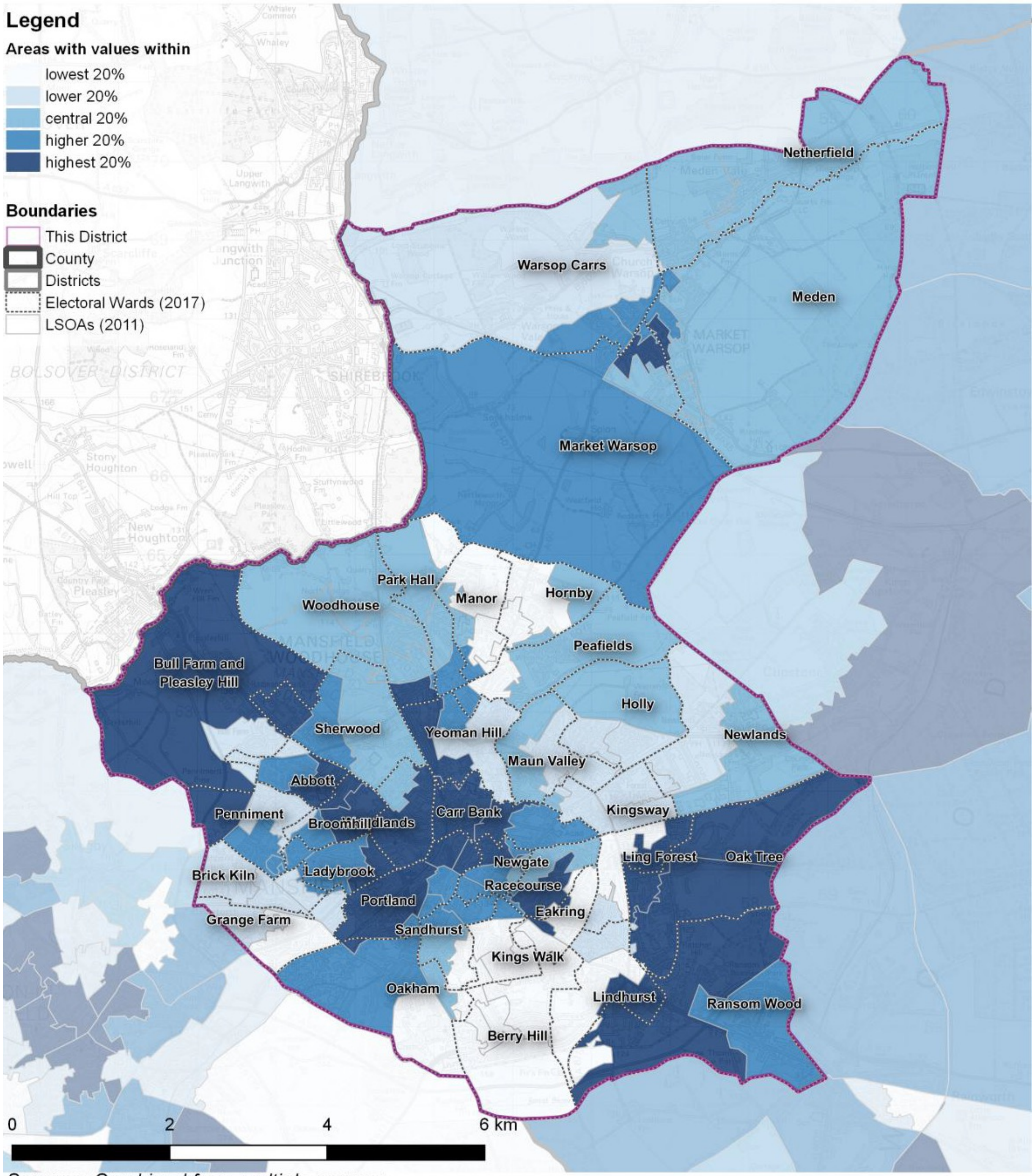
Benchmark Value — Worst/Lowest, 25th Percentile, 75th Percentile, Best/Highest

Indicator	Period	Mansfield		Region	England	England		
		Count	Value	Value	Value	Worst/ Lowest	Range	Best/ Highest
18.01 - Number of premises licensed to sell alcohol per square kilometre	2016/17	288	3.8	0.0*	1.4*	298.2		0.0
6.02 - Admission episodes for alcohol-specific conditions (Persons, All ages)	2016/17	731	687*	489*	563	1,565		232
9.01 - Admission episodes for alcohol-related conditions (Broad) (Persons, All ages)	2016/17	2,716	2,563*	1973*	2185	3,497		1,391
10.03 - Admission episodes for alcohol-related unintentional injuries conditions (Narrow) (Persons, All ages)	2016/17	186	175.0*	137.4*	141.6	224.2		86.2

Alcohol harm locally - Morbidity and mortality - Deaths due to alcohol-specific conditions are occurring at a higher rate than regionally and nationally. There were 48 deaths over 2 years due to chronic liver disease and 137 hospital admissions due to alcoholic liver disease, all are increasing over time.

Safety - There are slightly higher levels of alcohol related road traffic accidents in Mansfield than England, 32 per 100,000 compared to 26 per 100,000 England rate. Mansfield's rate is the same as in Nottinghamshire.

Welfare - There are approximately 100 people claiming benefits due to an alcohol related condition in Mansfield, a higher rate than regionally, nationally and that for Nottinghamshire.



Sources: Combined from multiple sources

5. Calculated form applying estimates of drinkers to local population data.

For more Information –

- **Local Alcohol Profiles For England:** https://fingertips.phe.org.uk/profile/local-alcohol-profiles
- **Liver Disease Profiles:** https://fingertips.phe.org.uk/profile/liver-disease
- **Public Health England Local Health:** http://www.localhealth.org.uk

Drugs – Public Health Profile

Drug misuse treatment - On average there are 471 people in structured drug misuse treatment in Mansfield at any one time.

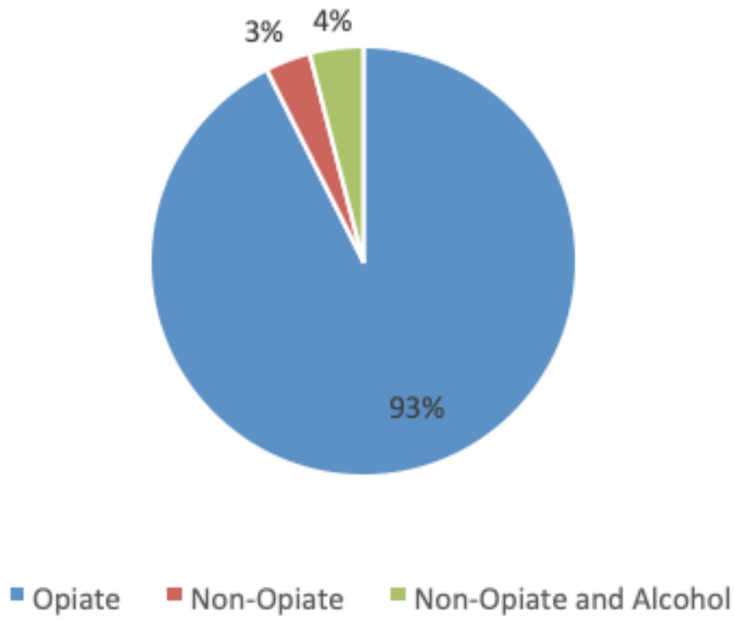
Type of drugs used by those in treatment - Of those in structured treatment, 93% were being treated for opiate use, 4% for non-opiate use and 3% for non-opiate and alcohol use.

Injecting drug misuse - Two thirds of those in treatment from Mansfield were current or previously injecting drug misusers at assessment.

Discharges - On average there are 17 successful completions of Mansfield citizens from structured drug treatment services in a month.

Deaths from drug misuse - There were 11 deaths from drug misuse over 2 years in Mansfield , the rate of deaths from drug misuse (3.4 per 100,000) is similar to the East Midlands region, but higher than the Nottinghamshire average (2.6 per 100,000).

Type of drug misuse of those in treatment



Summary statistics-

Mansfield Time period Numbers		
In structured drug misuse treatment	At any one time	471
Current/previous injecting drug misusers in treatment	At any one time	374
Successful completions	Monthly	17
Deaths from drug misuse	2015-17	11

6. This data is from the Public Health Outcomes Framework data, which is all deaths from drug misuse, regardless of whether in treatment or not.

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