



**Mansfield**  
District Council

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# **Mansfield District Local Plan Review Issues and Opportunities Consultation**

**August 2023**

## **Contents**

1. Introduction	2
2. Scope of the Issues and Opportunities consultation	7
3. Level of growth and spatial strategy	8
4. Housing	16
5. Employment, retail and leisure	24
6. Health and wellbeing	28
7. Transport	33
8. Environment	37
9. Sustainability and climate change	42
10. Local services and infrastructure	44
11. How to get involved	47

## **1. Introduction**

- 1.1 Mansfield district is evolving and will continue to grow and change over the coming decades. The population is expected to increase and change in its make-up, the town centre is adapting and evolving, the local economy employment and commuting patterns will change, and businesses will expand and move. In order to help to ensure that the district of Mansfield responds to these changes, we are now updating the Mansfield District Local Plan.
- 1.2 Mansfield District Council is therefore seeking to engage with key stakeholders, including individuals and organisations, who have an interest in the district, to get involved in shaping the plan to ensure that we can secure the best outcomes for the next 15 years and beyond.
- 1.3 Consultation with interested parties will help to better inform the quantity of new growth and where it is located, what services and facilities need to be delivered and /or improved and which parts of Mansfield district need to be protected. Responses to the questions set out in this document, will assist us in preparing a new local plan that reflects the needs and requirements of our communities, service providers and other interested parties.
- 1.4 This document considers a range of planning related issues and potential options. It focuses on the overarching strategic matters and does not go into site specific issues. It will also help to deliver the following ambitions for the district, as identified within the 'Making Mansfield: Towards 2030' Strategy (the current corporate plan) around the following themes of Place, Wellbeing, Growth and Aspiration:
  - Mansfield: A place to be proud of, a place of choice
  - Mansfield :A flourishing place where people are healthy and happy
  - Mansfield A place for investment and opportunity
  - Mansfield A place where people can achieve and succeed

### **What is the Local Plan?**

- 1.5 All local planning authorities are required to develop a local plan to set a blueprint for development in their area which should plan ahead over a minimum 15 year period. Part of a local plan's role is to identify and deliver a wide range of built development (e.g. homes, shops, employment, schools, leisure facilities etc.) to meet the needs of both existing and future residents.

- 1.6 In preparing the Mansfield District Local Plan, it is important that our local communities shape the future growth and development of the district. Once adopted the local plan will be used to direct and shape the growth of the district, and to assess planning applications. It will also be used to protect built, historic and natural assets and will help to reinforce local features, character and identity.

### **Why are we reviewing the Local Plan?**

- 1.7 The National Planning Policy Framework (NPPF) sets out the UK Government's planning policies for England and how they should be applied. It also sets a framework for local plans to be prepared and outlines how sustainable development can be promoted at a local level.
- 1.8 The NPPF requires policies in local plans to be reviewed at least once every five years. This process ensures that local plans remain as up to date as possible, by taking into account changing circumstances, which may affect their area. Mansfield District Council adopted its plan in 2020 and, given the time required to produce an update has decided to commence a review.
- 1.9 The current local plan is being reviewed for the following reasons:
- to ensure that the local plan is up to date and looks ahead at least 15 years;
  - to take account of new circumstances, such as updated population and household projections, particularly as Census 2021 data becomes available;
  - to take account of changes in the economy brought about by unexpected global events such as the COVID 19 pandemic and war in Ukraine that may have some longer lasting economic impacts;
  - to take account of accelerated changes in shopping patterns and commuting for some business sectors which raise issues requiring a response;
  - to take account of the impacts on the cost of living that have affected residents and businesses significantly including the construction industry. All of this has happened since the previous local plan was adopted in 2020; and

- to take account of revised national planning policy and legislation. For example in relation to affordable homes and provision of First Homes and in respect of legislation in relation to provision of Biodiversity Net Gain (BNG) from developments. Again these changes have, or are imminently due to take place, all since the previous local plan was adopted in 2020.
- 1.10 The review of the local plan will ensure that an effective planning policy framework is in place to help respond to these challenges and guide and shape future development in a sustainable manner. It will enable continued protection of the district's natural, historic and built assets and help to guard against piecemeal development.
- 1.11 Fundamental to the review of the local plan is the involvement of local residents, community groups, businesses, stakeholders and other interested parties. It is therefore crucial that the views of the wider community are sought from the outset.

### **Timetable for the new Local Plan**

- 1.12 The production of the new local plan is expected to take approximately 3 to 4 years. It will involve a number of stages, including further periods of public consultation, before being submitted to the Secretary of State for examination by an independent planning inspector. A summary of the proposed timescales for preparing the new local plan are outlined below:

Stage	Timescale
Regulation 18 Issues public document consultation	Summer 2023
Regulation 18 Preferred Options document public Consultation	Summer 2024
Regulation 19 publication document consultation	Summer 2025
Regulation 22 Submission document	Autumn 2025
Examination in Public (EIP)	Winter / Spring 2026
Proposed Main Modifications	Autumn 2026
Adoption	Winter 2026/27

- 1.13 The council's latest Local Development Scheme (LDS) (March 2023) sets out in greater detail the council's expectations around local plan delivery.

## **Relationship with national planning policy and guidance**

- 1.14 The local plan must be prepared so that it is in accordance with the National Planning Policy Framework (NPPF) and national planning legislation. In order for it to be found 'sound' at examination (by an independent planning inspector) it must be:
- a) Positively prepared – providing a strategy which, as minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;
  - b) Justified – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
  - c) Effective – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
  - d) Consistent with national policy – enabling the delivery of sustainable development in accordance with the policies in the NPPF.
- 1.15 The NPPF is supported by the National Planning Practice Guidance (PPG). The PPG is a web-based resource which sets out the government's planning guidance on various topics. This will be used to help provide further detail within the local plan.

## **Relationship with other local plans and strategies**

### **Making Mansfield - Towards 2030**

- 1.16 'Making Mansfield - Towards 2030' is a council strategy that seeks to respond to changes that the district has undergone over the last decade and address challenges over the next 30 years. The document sets out the council's overall strategic direction, vision, ambitions and priorities for the future. A key focus of is to secure inclusive economic growth and contribute to the wider regional economy increasing local prosperity, reducing inequalities and creating new opportunities.

### Other plans / strategies

1.17 Other plans and strategies that will inform the emerging plan include:

- Emerging Mansfield District 'Place' Strategy
- Emerging Mansfield District 'Climate Change' Strategy
- Healthy Mansfield: Committing to change (2019)
- Mansfield Town Centre Masterplan
- Emerging Mansfield Town Centre Design Code
- Nottinghamshire Local Transport Plan 2011 to 2026
- Emerging Greater Nottingham Strategic Plan (GNSP)
- Parks and Open Spaces Strategy
- Emerging Playing Pitch Strategy

**Question 1: Are there any other plans or strategies that should inform the Local Plan Review? If yes, please state what these are.**

## **2. Scope of the Issues and Opportunities consultation**

- 2.1 This Issues and Opportunities document is the first consultation stage in the review of the local plan. It accords with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 by notifying residents, community groups, businesses and other interested parties of the subject of the local plan, and inviting comments on what the local plan ought to contain.
- 2.2 At this stage Mansfield District Council are seeking views on whether or not the correct issues facing the district have been identified and whether the potential policy options put forward are the most appropriate for addressing the identified issues. The council also welcome views on additional issues and potential options which have not been covered by this document that need to be considered in the emerging local plan. This document is not a draft plan. MDC will prepare and consult on a draft plan at a later date.



### 3. Level of growth and spatial strategy

#### Plan start and end dates

- 3.1 The current local plan sets out a spatial strategy for the district between 2013 and 2033. It promotes a strategy that seeks to enable housing, commercial and retail development, during the period 2013 to 2033. It seeks to deliver at least 6500 new homes and some 41ha of employment land and at least 17,240 sqm of retail and leisure floorspace mostly (90%) in the Mansfield urban area.
- 3.2 To be effective the NPPF states that local plans and their policies should be reviewed and updated as necessary, at least once every 5 years. The council's current local plan is now being reviewed to ensure that its spatial strategy and supporting planning policies are appropriate and up to date.
- 3.3 The new local plan will cover a specific timescale, known as the 'plan period'. The NPPF tells us that a local plan should look forward at least 15 years from the date the Plan is adopted. This means that the end date of the new local plan could be at least 2042.

**Question 2: What start and end dates do you think are the most appropriate for the new local plan?**

#### Where we are now, what does the current local plan say and do?

- 3.4 The Mansfield Local Plan 2013 to 2033 was adopted in September 2020. Monitoring of the local plan is ongoing, including through annual reports. At April 2023 the key measures were as follows:
- 3,553 homes have been built and a further 1,423 are committed<sup>1</sup> against a minimum requirement of 6,500 homes to be delivered by 2033;
  - of the three Sustainable Urban Extensions, 576 homes have been built;
  - in respect of employment, 4.49 hectares of employment land has been delivered with a further c.1 hectare committed; and
  - in respect of retail, 5,093 amount of additional retail floorspace has been delivered since 2017.

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<sup>1</sup> As at 1<sup>st</sup> April 2023

3.5 A review of the current local plan, national requirements and data has identified some key issues which the new local plan may need to address in the context of its growth and spatial strategy. The list is not exhaustive but seeks to address some of the main issues and opportunities. A more detailed assessment of these four key issues is set out below:

- the need to continue to meet the demand for new households;
- providing the appropriate amount of employment land to support the local economy and future housing growth in the context of a changing economy;
- to deliver the infrastructure required to support new development; and
- to respond to changing patterns of retailing and leisure to protect the health of town centres and deliver healthy and vibrant town centres.

**Question 3: Do you agree with the growth and spatial strategy issues identified? Are there any other growth and spatial strategy issues that should be considered?**

#### Tackling the issues

3.6 The current local plan seeks to address the strategic requirement of the district between 2013 and 2033 through:

- delivery of at least 6500 new homes, including on three Sustainable Urban Extensions and regeneration sites;
- delivery of at least 41ha of employment land;
- delivery of at least 17,240 sqm of retail and leisure floorspace; and
- provision of, or contribution towards, delivery of necessary infrastructure to mitigate the impacts of development. This includes social, transport, green and other infrastructure.

3.7 The district of Mansfield lies within the county of Nottinghamshire and together with Ashfield district and Newark and Sherwood district forms the Outer Nottingham Housing Market Area (HMA). The council co-operated with its HMA partners in the development of the previous plan. No unmet need issues were identified.

### Housing growth options

**Option A:** Continue with same level of annual housing growth beyond 2033. This method would see the continuation of providing 325 homes per year as set out within the existing local plan.

**Option B:** Use the updated national standard methodology for calculating local housing need. The National Planning Policy Framework currently expects local planning authorities to use the standard method to identify the minimum number of homes expected to be planned for (with other methods only being acceptable in exceptional circumstances). This approach would plan to deliver a minimum requirement of 272 homes per year.

**Option C:** Use the standard methodology as a base figure but pursue a different annual requirement such as a 'growth' strategy or seek to help meet any unmet need from other partners within the HMA and beyond. The MDC plan would seek to deliver a minimum of Mansfield District Council's own needs plus an agreed unmet need from neighbouring local authorities, this could be incorporated into the plan and secured through a Statement of Common Ground.

**Question 4: Which of the above housing growth option(s) do you think should be pursued? Are there any other options that should be considered?**

### Employment growth

- 3.8 The current local plan identified an outstanding need to find approximately 41ha hectares of employment land for the district to 2033. This has been planned for through a range of consents and site allocations, including provision in the Sustainable Urban Extensions at Pleasley Hill Farm, Land off Jubilee Way and Land at Berry Hill. The plan included a buffer of around 15 hectares in order to provide flexibility to the market.
- 3.9 Going forward, the amount of employment land required in the future will be informed by various employment land forecasting studies. The Nottingham Core HMA and Nottingham Outer HMA Employment Land Needs Study 2021 considers the strategic employment needs across Nottinghamshire up to 2038.

- 3.10 The Nottinghamshire Core and Outer HMA Logistics Study 2022 sought to identify the scale of any strategic storage and distribution requirements in the area over the period to 2040.
- 3.11 Changing economic circumstances and working practices over the plan period also need to be planned for. The council therefore intends to keep its employment evidence base under review to help better inform future economic need forecasts. This will include a review of the Mansfield Employment Land Review 2017 to ensure the district's existing employment areas are fit for purpose and are able to meet the employment needs of the district. This will also ensure any vacant land or premises within these areas with potential for employment or other uses is identified.

#### Employment growth options

**Option A:** Plan for the district's employment requirements specified within the Nottingham Core HMA and Nottingham Outer HMA Employment Land Needs Study 2021 and Logistics Study 2022. These documents identify requirements for additional employment land for Mansfield district between 2018 and 2038 based on a range of scenarios. Both employment studies above have been prepared since the adoption of the current local plan.

**Option B:** Work with neighbouring authorities to meet the different types of employment requirements across a wider area. Cross boundary working may allow redistribution of identified requirements (within the Functional Economic Market Area) based on other factors such as availability of suitable sites or wider Local Authority ambitions to promote certain types of employment growth. Any such agreement would be subject to the Duty to Cooperate process to ensure that an open and clear audit trail can be evidenced.

**Option C:** Support employment growth above identified needs. This approach would provide employment land above identified needs to provide flexibility and increase Mansfield district's competitive advantage.

**Option D:** Obtain more up-to-date evidence. This will require all Nottinghamshire authorities to work collaboratively to commission a new employment land forecasting study, which may not be required by all authorities.

**Question 5: Which of the above employment growth option(s) do you think should be pursued? Are there any other options that should be considered?**

### Spatial strategy

- 3.12 We need to consider where new housing, employment and other development will go and how it will be delivered.
- 3.13 The current focus for development is within and adjoining the Mansfield urban area including Mansfield Woodhouse. Outside of this area, lower levels of development are focussed on Market Warsop (10%) and the surrounding villages of the rural north.
- 3.14 The Local Plan Review gives the district council an opportunity to assess whether the Mansfield urban area offers the most sustainable location for growth (mainly due to its provision of existing services) or whether greater distribution would be preferable. The Local Plan Review can consider whether there should be a greater focus of new growth to meet the needs of the rural northern parts of the district to help deliver infrastructure and services provision.
- 3.15 The review could also consider whether housing in Mansfield district should continue to follow key corridor commuting patterns to the south of Mansfield into Nottingham and the commensurate impacts on the need for infrastructure, services and facilities.
- 3.16 The emerging local plan will also assess viability issues in Mansfield district and consider the cost implications of delivering infrastructure and other needs to offset the impacts of growth.
- 3.17 The emerging plan can consider whether any additional housing growth (allowing for committed development) should be on a small number of large sites or greater dispersal of growth across smaller sites.
- 3.18 As a consequence the spatial development options available for consideration are proposed as follows.

### Spatial development options

**Option A:** Continue with the previous policy approach of ‘urban concentration’ which directs most development (90%) to the Mansfield urban area and 10% to Warsop Parish. A settlement hierarchy is used to direct the scale of growth for other areas. The previous local plan focused on three larger Sustainable Urban Extension sites supplemented by a number of smaller sites. This

approach allows economies of scale in terms of infrastructure delivery and comprehensive master planning.

**Option B:** Increase the distribution of growth (potentially 20%) towards Market Warsop and the more rural Warsop Parish. This option could seek to deliver potential benefits through an increase in developer funded infrastructure and regeneration.

**Option C:** A dispersed approach to development based on multiple smaller and medium sized sites across the district (rather than substantial delivery through SUEs). Such an approach potentially carries less risk in delivery and pre-delivery preparation but can be difficult to capture infrastructure needs to address cumulative impacts.

**Option D:** Trend distribution – based on where growth has taken place recently. This would provide development in areas which have demonstrated the potential to deliver growth.

**Option E:** A proportionate share – this could be based on current size of settlements and/or the settlement hierarchy. This approach is mostly ‘policy-off’ but has a perception of being a ‘fair’ distribution.

**Question 6. Which of the above spatial development option(s) do you think should be pursued? Are there any other options that should be considered?**

#### Strategic greenfield designations

- 3.19 The local plan strategy should not only plan for development and growth but also about identifying areas and buildings that should be protected from development.
- 3.20 The main strategic policy to in the current local plan which seeks to prevent urban sprawl and protect valuable areas outside of those already built up is the ‘countryside’ designation. The extent of the countryside designation may need to be reviewed to accommodate growth if required.
- 3.21 The current plan does not use designations widely used by other local planning authorities in the East Midlands, such as ‘areas of separation’ or ‘green wedges’. The green belt is not a designation in the district. The Local Plan Review will explore if additional designations are needed to ensure the

local communities retain and reinforce their character and identify. It is recognised that this is generally not supported in government guidance.

#### Strategic greenfield designation options

**Option A:** Continue with existing approach of relying on ‘countryside’ designation to control growth outside of the built up area. The detailed boundaries would be reviewed to take account of the new local plan site allocations.

**Option B:** Consider whether or not to pursue ‘green wedge’ or ‘area of separation’ designations to protect strategic gaps and prevent coalescence of development.

**Option C:** Consider whether the existing ‘countryside’ designation is necessary to strategically guide the location of development.

**Question 7: Which of the above strategic greenfield designation option(s) do you think should be pursued? Are there any other options that should be considered?**

#### Other issues relating to scale and location of growth

- 3.22 The council recognises that there are a number of other issues that will need to be considered in terms of the locational strategy and the scale of growth. These include the contribution that can be made from the following potential sources of supply:

**Brownfield sites:** The NPPF supports the efficient use of land for new development including suitable previously developed land (PDL) (often referred to as brownfield) within settlements. The local plan could explore opportunities for development on brownfield sites. Current evidence in the council’s Housing and Employment Land Availability Assessment and brownfield register show that there is some potential to meet some needs on PDL but these are a finite resource, can be constrained and are unlikely to be able to meet the district’s development needs in the longer term. As such, greenfield sites will also be required.

**Windfalls:** These are sites which have not been specifically identified as available in the local plan process. The council’s monitoring indicates the modest contribution that windfall sites make to housing land supply each year.

The current local plan makes a windfall allowance of 38 dwellings per annum which will be reviewed and updated as necessary.

**Regeneration sites:** The council has been successful in securing funding for projects in recent years aimed at assisting in the regeneration of Mansfield town centre and edge of centre sites. The emerging local plan could consider what issues and opportunities these projects present in terms of delivering growth and regenerating the town centre.

**Question 8: Are there any other issues related to scale and location of growth that have been missed?**



## 4 Housing

- 4.1 Planning for housing is not only about the overall number of new homes. The NPPF requires planning policies to reflect and plan for the variety of needs of different sectors of the community. This includes, but is not limited to, those who require affordable housing, families with children, older persons, people with disabilities, Gypsies and Travellers and travelling show people and people who wish to build their own home.
- 4.2 The local plan will therefore need to ensure that it includes a sufficient range of planning policies to ensure that all sectors of the community are able to access suitable accommodation in appropriate and sustainable locations. It will also need to take account of the government's change of approach to affordable home ownership that has seen the introduction of First Homes<sup>2</sup>.

### Where are we now, what does the current local plan say and do?

- 4.3 The affordability of housing within the district is an issue. Average house prices within the district are increasing. This is alongside the ratio of median house price to median gross annual workplace-based earnings was 5.79 in 2022 compared to 5.87 when the local plan was adopted<sup>3</sup>.
- 4.4 Evidence from the Housing Needs of Particular Groups Study (2018) shows that in terms of market housing, the greatest need is for two and three-bedroomed properties. However, based on other information available, other property sizes are also required and this ranges from 1-bedroom apartments to 4/5 –bedroom family homes. The role of bungalows in contributing to meeting these needs is something that requires consideration.
- 4.5 Meeting the housing needs of the older population is something that needs to be considered when preparing the new local plan. The proportion of people aged 65 and over has increased and this trend is forecast to continue up to the end of the plan period in 2042<sup>4</sup>.
- 4.6 Some of the district's residents also have long-term health problems or disabilities that require specialist housing or adaptations. The Census 2021

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<sup>2</sup> <https://www.gov.uk/guidance/first-homes>

<sup>3</sup>

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian>

<sup>4</sup>

<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/bulletins/subnationalpopulationprojectionsforengland/2018based>

shows that 29.3% of households within the district had one person who was disabled (as defined in the Equality Act) whilst 9.2% of households contained two or more people who had a disability (source: ONS 2023).

- 4.7 The council maintains a Self-build and Custom Housebuilding Register to inform demand for this type of housing. The latest information (July 2023) shows that there were 2 individuals who had an interest in sites for this type of housing within the district. A further 2 individuals had an interest in sites in either Mansfield or another district (Ashfield or Newark and Sherwood).
- 4.8 The Gypsy and Traveller Accommodation Needs Assessment (GTANA) Addendum, May 2019 identified a small need for accommodation for Gypsy and Traveller and travelling show people in the district as follows; three permanent pitches, one transit / emergency stopping sites and two sites for travelling showpeople. At Full Council on 7 March 2023, the council committed itself to undertaking a fresh assessment rather than prepare a Gypsy and Traveller Site Allocations DPD based on the current local plan<sup>5</sup>.
- 4.9 The current local plan contains policies that seek to ensure that housing developments contain a mix of housing types to ensure that the various housing needs of the community are met. Policy H4 sets out the overall approach to affordable housing, H5 addresses custom and self-build whilst H6 deals with specialist housing and seeks to ensure that new provision meets the needs of those with disabilities and extra care needs. There are also policies that deal with houses in multiple occupation / bedsits and meeting the housing needs of Gypsies, Travellers and traveling show people.
- 4.10 To support Policy H4, the council have prepared an Affordable Housing Supplementary Planning Document. This sets out in more detail the councils approach to affordable housing including how it will secure on site provision or financial contributions for off-site provision as part of housing schemes. This document was subject to a period of public consultation in January / February 2023 and is expected to be adopted in summer 2023. It will then be used when considering planning applications within the district.
- 4.11 As a consequence of the above, the following issues are identified:

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<https://portal.mansfield.gov.uk/cmادexternal/minutesview.aspx?id=4550&entityid=8&date=%20Tuesday%2007%20March%202023&time=06:00%20PM&location=Council%20Chamber&contactemail=mpemberton@Mansfield.gov.uk>

- Affordable housing – increases in house prices and how this relates to family income means that there is a need to ensure that affordable housing continues to be provided to meet the various needs of the community.
- Greatest demand is for 2 and 3-bedroom homes, although the requirement for houses of all sizes is clear.
- Taking account of the aging population, the need for older person's accommodation and how this is provided is something that will need to be considered within the new local plan.
- Need for specialist housing / adaptations - data from the census emphasises the need to ensure that the district contains the appropriate type of housing and facilities to meet the needs of those members of our communities who have additional and specific housing needs. This includes ensuring that there is a suitable provision of bungalows for families / individuals who require single level accommodation and making sure that we support the provision of adaptations of properties where this may be required.
- To identify if accommodation for Gypsies, Travellers and travelling show people is required, the level of need and how it should be accommodated within the district.

**Question 9 - Do you agree with the housing issues identified? Are there any other housing issues that should be considered?**

Where do we want to be?

- 4.12 The local plan will need to set out robust planning policies that facilitate the delivery of a wide range of housing types. These should reflect the needs of the community, with particular emphasis on those sectors with specific housing needs.
- 4.13 The council has a long and successful record of working with developers to ensure that a suitable level of affordable housing is provided within market housing schemes. We aim to build on this proactive approach.
- 4.14 We will aim to increase the delivery of accessible and adaptable homes (subject to viability considerations), and look to increase the number of other specialist house types for the older population.

### How will we get there?

#### Affordable housing

- 4.15 The current local plan seeks to secure a minimum of 10% and a maximum 20% on-site affordable housing depending on whether development is zone 1 or zone 2 and if it is greenfield or brownfield. It also allows for the payment of commuted sums for off-site provision in certain circumstances.
- 4.16 The council is considering a number of options to ensure that a sufficient amount of affordable housing is planned for the district. Each option will require new evidence on affordable housing need and viability to justify the approach. As part of this, the local plan will need to set out the council's approach to First Homes and this may include the introduction of local thresholds and occupancy criteria.

**Option A:** Continue with the existing approach of seeking 10% affordable housing on greenfield sites and 5% on brownfield sites within zone 1 and 20% on greenfield sites and 10% on brownfield sites within zone 2 of the district.

**Option B:** Modify the policy approach to affordable housing by reviewing the existing requirements and amending the current zones that exist.

**Option C:** Allocate specific sites for affordable housing and for rural exceptions sites. This would require a willing landowner to provide a site at a suitable cost. Such sites would need to be in appropriate locations to meet identified need.

**Question 10: Which of the above affordable housing option(s) do you think should be pursued? Are there any other affordable housing options that should be considered?**

#### Delivering First Homes in the district

- 4.17 First Homes were introduced by the government in 2021 and are flats and houses built on developments up and down the country. They will be no different from other properties except they will be sold with a discount of at least 30 percent. They will be sold to local people who want to stay in the community where they live or work but are struggling to purchase a home at market prices. They will be prioritised for first-time buyers, serving members and veterans of the Armed Forces, and key workers, such as nurses, police

officers and teachers. The discount will be passed on to future buyers when First Homes are resold so more people can be helped onto the ladder.

- 4.18 Local authorities are required to set out how they will implement and secure First Homes and one of the ways is through the local plan. This will include the council's approach to the various criteria and thresholds that apply.

**Option A:** Adopt the national criteria and thresholds for first homes:

- a) a First Home must be discounted by a minimum of 30% against the market value;
- b) after the discount has been applied, the first sale must be at a price no higher than £250,000 (or £420,000 in Greater London); and,
- c) the home is sold to a person who meets the First Homes eligibility criteria, as set out in the first two paragraphs under First Homes eligibility criteria.

**Option B:** Look to implement local eligibility criteria and thresholds for First Homes that are based on local evidence of need and the local economic factors in the district.

**Question 11: Which of the above First Homes option(s) do you think should be pursued? Are there any other options that should be considered?**

#### Housing Mix

- 4.19 The current local plan seeks an appropriate mix of housing types, tenures and sizes on sites of ten dwellings or more, to meet the needs of existing and future households based on the latest evidence of housing need.
- 4.20 The council is considering a number of options to ensure that a range of suitable housing is planned for to meet the needs of different sectors of the community. Each option will require up to date evidence on relevant housing need to justify the approach.

**Option A:** Continue with existing policy approach.

**Option B:** Use a prescriptive policy approach. Set out within the policy the requirements for specific types and sizes of housing. For example, for people who rent their homes and self and custom build plots.

**Option C:** Allow the market to determine the mix of type and size of housing.

**Question 12: Which of the above housing mix option(s) do you think should be pursued? Are there any other options that should be considered?**

Housing for an ageing population and specialist needs

- 4.21 The current local plan seeks to ensure that housing meets the needs of the various residents of the district through the provision of a range of housing types, including those that are suitable for the elderly or specific needs. However, there is no specific reference to the use and implementation of national design standards that will provide added benefits to ensure that the needs of specific groups are met when designing new housing. The council will therefore consider the options to ensure that the needs of the ageing population as well as those with specialist housing needs are planned for.

**Option A:** Maintain the current approach that is set out in Local Plan Policy H6 (specialist housing).

**Option B:** Develop a higher policy requirement for the provision of accessible and adaptable homes. This could be based on the National Standards and the Building Regulations.

**Option C:** Include policy requirements for other house types which are suitable for older people and others with specialist needs. This could include bungalows, extra care, registered care and convalescent care and specialist housing for older people as well as people with dementia or mental health difficulties. All additional requirements would be subject to viability testing to ensure that they do not prevent additional development coming forward.

**Option D:** Consider allocating sites specifically for older persons and other specialist housing. Subject to suitable evidence of local need sites of varying development scales could be allocated to meet specific needs including sites for older person's homes, specialist needs, extra care and registered care.

**Question 13: Which of the above option(s) do you think should be pursued? Are there any other options that should be considered?**

### Self and custom build homes

- 4.22 Self and custom-build housing typically involves individuals and/or groups designing and physically building a house for themselves or commissioning the construction of a new house from a builder, contractor, package company, whilst having input into the home's design. Sometimes developers offer the option of a serviced plot where individuals can design and build their own home as part of a larger scheme. The current local plan sets out a number of criteria that will be used to assess applications for such developments. The district council need to consider the best approach for meeting the demand for this type of housing.

**Option A:** Continue to have a criteria based policy that can be used to assess applications for self and custom build housing in the district.

**Option B:** Subject to updated evidence of demand, include a requirement for self and custom build plots to be provided on allocated housing sites over a certain size e.g. 100 dwellings and on other sites that may come forward during the plan period.

**Question 14: Which of the above option(s) do you think should be pursued? Are there any other options that should be considered?**

### Planning for Gypsies, Travellers and travelling show people

- 4.23 The current local plan sets out provision figures for Gypsies, Travellers and travelling show people and includes broad criteria against which planning applications for such development will be assessed. No sites are allocated as it was proposed to address this within a separate Development Plan Document (DPD). As part of the Local Plan Review, the council will undertake a new assessment of need for such provision and, if there a requirement, identify the most appropriate way to accommodate it.

**Option A:** Continue with existing policy approach. Subject to the findings of a new needs assessment, identify the requirement for Gypsies, Travellers and travelling show people accommodation and have a range of criteria by which planning applications for accommodation will be assessed.

**Option B:** Allocate sites. Subject to the findings of a new needs assessment, specific sites could be allocated within the district to meet the identified need for different types of accommodation.

**Question 15: Which of the above option(s) for Gypsy, Traveller and travelling show people accommodation do you think should be pursued? Are there any other options that should be considered?**



## **5 Employment, retail and leisure**

- 5.1 The NPPF identifies building a strong and competitive economy as a key objective for the planning system. To help achieve this, local plans are required to ensure that a sufficient level of land is available for an appropriate range of economic uses to support growth and innovation. Local plans should also identify a range of suitable sites within town centres to meet the scale and type of development likely to be needed for retail, leisure, office and other main town centre uses.

### Where are we now, what does the current local plan say and do?

- 5.2 In terms of these uses, the current local plan, through the settlement hierarchy policy, focuses the majority of development within the Mansfield urban area (as the most sustainable location in the district), followed by Market Warsop to a lesser degree, and then the Warsop villages. Within the Mansfield urban area development is focused on the Mansfield Ashfield Regeneration Route (MARR) to reduce the impact on the overall highway network across the district and take advantage of existing road capacity and good access to both Greater Nottingham and the M1.
- 5.3 In addition to the settlement hierarchy, retailing needs are identified for Mansfield town centre, Mansfield Woodhouse district centre, Market Warsop district centre and also housing growth areas. The plan follows the town centre first approach set in national policy. Main town centre uses are directed firstly to Mansfield town centre, as the highest order centre in the district's retail hierarchy.

### Employment

- 5.4 Mansfield district is a fairly attractive location for business, with a mostly indigenous demand that caters for the local market, due to its distance from the strategic road network. The number of jobs within the district is approximately 40,000, with significant levels in the retail human health/social work, education and administration sectors<sup>6</sup>. Mansfield district has a range of employment sites from large sites such as Oakham Business Park to smaller scale sites that meet a local need for smaller units. In total there are 22 key and general employment sites located across the district that are recognised

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<sup>6</sup> Nomis Labour Market Profile

in the current local plan. Offices are primarily located in Mansfield's central area and on the south-eastern edge of the town, at Ransom Wood Business Park. There is also increasing demand from the logistic sector for large scale warehousing units on a number of development sites. Mansfield town centre and two nearby retail parks provide a large number of retail jobs. The town centre has a recently adopted masterplan that will direct development to help deliver a more mixed use town centre, improve public realm, access and linkages. The masterplan will also help to support funding bids such as the Levelling Up Fund and the UK Shared Prosperity Fund.

### Issues

- Mansfield has a particularly low-level skillset amongst its workforce with only 80% of the working population holding GCSE level qualifications and above. This is compared to 85.5% in the East Midlands and 85.8% in England. In addition only 22.2% of workers are skilled to degree level and above falling well below the national figure (40.0%) and just below the figure for the East Midlands (34.1%)<sup>7</sup>. With the effects of increased automation and digitalisation, low skill jobs are likely to be most at risk. The Mansfield Skills Plan (2020) suggests that the effects of automation, alone, could result in up to 30 per cent of current jobs in Mansfield being lost.
- The Nottingham Core HMA and Nottingham Outer HMA Employment Land Needs Study 2021 indicates that demand for employment land up to 2038 is lower than was planned for in the existing plan.
- Retail policies in the current local plan set thresholds for non-retail uses in order to protect the vitality and viability of town centres and shopping parades. Since the introduction of Class E to the Use Classes Order in 2020 these thresholds have become obsolete as many economic uses are now able to change within Class E without the need for a formal planning permission.
- The council's latest retail evidence base predates the Covid pandemic and does not reflect the shift in shopping patterns that occurred and is still being seen.

**Question 16: Do you agree with the employment, retail and leisure issues identified? Are there any other issues that should be considered?**

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<sup>7</sup> ONS (2020): Annual Population Survey

### Where do we want to be?

- 5.5 Supporting businesses is a key priority for the council. Planning can support this process, in the first instance, by ensuring that it has an accurate picture of current and likely future demand for a range of employment uses.
- 5.6 The next local plan should seek to ensure that the district remains an attractive location for businesses of all sizes.
- 5.7 Mansfield town centre is the highest order 'town centre' within the district and it continues to provide a range of facilities and services to a wide catchment area. The next local plan will need to give a good level of consideration of how best to promote and support local retail facilities within both Mansfield town centre and other local retail areas. This will need to consider changing trends in shopping habits.

### Employment land policy options

- 5.8 Options to address low skills within the district are limited as this issue is influenced by a multitude of factors. However providing adequate employment land will allow jobs to be created. In addition the current local plan includes a policy on improving skills and economic inclusion. This seeks to secure local labour agreements on certain developments. However since adoption of the plan this policy has been found difficult to enforce.

Options include:

**Option A:** continue with policy as written

**Option B:** consider reducing the requirement for the policy to apply (currently major developments and any development that will create more than 15 FTE jobs)

**Question 17: Which of the above option(s) regarding improving skills and economic inclusion do you think should be pursued? Are there any other options that should be considered?**

Options to address a lower employment land requirement than currently planned for include:

**Option A:** consider providing a higher level of loss replacement (the extent to which additional space should be planned for over and above the net

requirements, in order to allow for replacement of ongoing losses of employment space during the local plan period). The Employment Needs Study currently recommends a level of 4,190 sqm per annum.

**Option B:** release some employment sites from the portfolio of protected sites, or

**Option C:** import some of the need from adjoining districts which have lower levels of supply.

**Question 18: Which of the above employment land option(s) do you think should be pursued? Are there any other options that should be considered?**

#### Retail and leisure land options

**Option A:** Update the evidence base to ensure policies are based on the most up to date information.

**Option B:** Amend the existing policy approach to allow for a greater level of flexibility of uses within the district's town centres and neighbourhood parades, as intended by Class E.

**Question 19: Which of the above retail and leisure land option(s) do you think should be pursued? Are there any other options that should be considered?**

## **6 Health and wellbeing**

- 6.1 Spatial planning has an important role to play in the creation of healthy, safe and inclusive communities. The environment in which people live can have a profound impact on their health and wellbeing (including physical and mental health). In addition to direct health benefits, enhancement of the built and natural environment can have an impact on people's attitudes, behaviours and perceptions of their environment (Public Health England, June 2017).
- 6.2 The design of neighbourhoods impacts how individuals interact with, and navigate through, them. Well-designed neighbourhoods can, for example, encourage the use of sustainable modes of transport (e.g. walking and cycling), encourage social interaction (which in turn can foster community cohesion and reduce the fear of crime) and have a positive impact on physical activity levels (resulting in improved physical and mental wellbeing).
- 6.3 The local plan has a critical role in helping to shape and deliver places, to ensure that they have a positive impact upon local communities. A fundamental theme running throughout the local plan will therefore be the achievement of healthy communities.

### Where we are now, what does the current local plan say and do?

- 6.4 Data from the Office for Health Improvement and Disparities identifies a number of issues relating to the health of the district:
- Over 75% of residents consider themselves to be in good or very good health (2021 census);
  - Life expectancy at birth is below the figure for England (2021 data);
  - The percentage of children (in Year 6) that are classified as obese is above the figure for England (2021/22 data);
  - The percentage of adults (aged 18 plus) classified as overweight or obese in 2021/22 is above the figure for England (2021/22 data);
  - Mansfield has higher levels of alcohol related hospital admissions than the national and regional average (2021/data); and
  - The district has lower rates of recorded physical activity rates amongst adults than the national average (2021/22 data).

Source: Office for Health Improvement and Disparities Local Authority Health Profile

- 6.5 The current local plan seeks to ensure that development takes account of the health and wellbeing of residents and those who work and spend their leisure time within the district. This is through a range of measures including the design of development that encourage healthier lifestyles and the provision of new and improved facilities such as parks and open space.
- 6.6 The following issues are therefore identified which have a spatial dimension. The need to encourage:
- greater provision of opportunities for higher rates of physical activity for children and adults;
  - greater use of sustainable modes of transport e.g. walking and cycling;
  - additional encouragement of social interaction fostering community cohesion and reducing the fear of crime; and
  - the need to promote and support measures that improve the health and wellbeing of residents within the district.

**Question 20: Do you agree with the health and wellbeing issues identified? Are there any other issues that should be considered?**

Where do we want to be?

- 6.7 In support of the current priorities set out in Making Mansfield: Towards 2030, we want to ensure that we create a flourishing district where people are healthy and happy.
- 6.8 National planning policy clearly states that the planning system can play an important role in enabling and supporting healthy lifestyles. This can be achieved (in part) through the delivery of mixed-use developments which encourage active modes of travel, promote access to a network of high quality open spaces and help tackle locally identified health issues.
- 6.9 Health and wellbeing should be considered at the earliest opportunity in new development proposals. This will help to increase the potential range and long-term benefits to both existing and potential new residents.

### How are we going to get there?

- 6.10 The current local plan contains an appendix entitled Health Impact Assessment Checklist. This sets out a variety of criteria related to housing, access to healthcare and social infrastructure, access to open space and nature, air quality, noise and neighbourhood amenity, accessibility and active travel, crime reduction and community safety, access to healthy food, access to work and training, social cohesion and neighbourhoods and health inequalities.
- 6.11 To ensure that the council's evidence is accurate and up to date, a new Play and Open Space Study will be produced. This will cover a range of things including:
- provision of an up to date position on the amount of play and open space that currently exists within the district,
  - identification of any shortfalls in provision that may exist and identify what will be required to meet the level of growth proposed within the local plan,
  - a review of the current Mansfield Green Space Standard, and
  - provision on the most appropriate ways of calculating planning obligations for the provision of new and improved play and open space infrastructure (including maintenance)
- 6.12 In addition, a Playing Pitch Strategy for the district will be commissioned. This will contain an assessment of the quality and quantity of existing pitch provision across a range of sports in the district along with artificial and indoor pitch facilities taking account of the level of growth proposed in the local plan. It will identify where there are any shortfalls in provision and how this can be addressed including the funding sources that may be available for new and enhanced facilities for example, planning obligations, national governing body support and council funding. The strategy will also include a suggested policy approach for delivering new / improved provision including possible wording for local plan policies.
- 6.13 Both of the above documents will need to take account of the council's new Parks Strategy that is currently being prepared.

### Policy options for open space and playing pitch strategy consideration

**Option A:** Continue as set out in existing plan - Local Plan Policy IN4 currently requires developments of ten dwellings or more to create new open

space open space or improve the quality of / access to existing provision. This is supported by the Mansfield Green Space Standard (appendix 11). This sets out the council's expectations in respect of access to open space, play space and natural green space and parks. Future needs would also be derived from the latest Playing Pitch Strategy (or equivalent) for sports related facilities.

**Option B:** Do not set out specific standards and instead require provision to be delivered in line with the council's most up-to-date evidence. In this option, provision of new open space, sport and recreation could be required to be in line with the council's most up-to-date evidence. This approach would help to future proof the policy throughout the life span of the local plan (given that Sport England recommend that open space and playing pitch evidence is updated every three years).

**Option C:** Set out detailed requirements for new provision. The current local plan does not contain any detail about the amounts of space that will be required for the different types of space or how this is calculated. In addition, it does not set out information about how the issue of maintenance of open space will be addressed. Incorporating this into the local plan would provide greater certainty for the developers the community and the district council. It could be used to support option A.

**Question 21: Which of the above option(s) regarding open spaces and playing pitches do you think should be pursued? Are there any other options that should be considered?**

### **Healthy communities**

- 6.14 In recent years, the health and wellbeing agenda within planning policy has grown significantly. The NPPF for example, states that planning policies should aim to achieve healthy places and enable and support healthy lifestyles.
- 6.15 The current local plan covers a number of areas which help to promote healthy communities, for example open space provision, connectivity, and encouraging sustainable modes of transport. It also provides a requirement for a health impact assessment to be submitted with certain applications, and hot food takeaway exclusion zones to help tackle childhood obesity.



### Policy options for healthy communities

**Option A:** Continue as set out in existing plan. This would continue the use of the existing local plan policies to cover the various health related issues. These will be reviewed to ensure their ongoing effectiveness, however they may not be as clearly referenced within the local plan as they could be.

**Option B:** Prepare a specific policy relating to healthy communities. A dedicated policy could be used to set out requirements which specifically aim to improve the health of the district's residents. This could include for example: the requirement for a health impact assessment; a requirement for all major new employment, retail and community facilities proposals to provide a suitable level of covered and secure cycle parking; and any restrictions on hot food takeaways. This would group all the ways in which the local plan can impact upon the health of our communities but it may be not be clear what elements / criteria apply to certain developments.

**Question 22: Which of the above option(s) relating to healthy communities do you think should be pursued? Are there any other options that should be considered?**

## **7 Transport**

- 7.1 The National Planning Policy Framework (NPPF) states that transport issues should be considered from the earliest stages of plan-making and development proposals. In doing so, plans can seek to address any potential transport impacts, encourage more sustainable forms of movement and embrace changing transport technology
- 7.2 The local plan will need to consider the implications of growth and how best to mitigate any adverse transport impacts. The local plan can encourage growth in locations that have greater access to more sustainable forms of transport

### Where are we now?

- 7.3 Public transport plays an important role in getting people to / from places of work, shopping, education and leisure. A number of bus services operate within the district and serve the main centres (although the frequencies do vary). There are number that serve other centres such as Nottingham, Chesterfield, Newark, Sutton-in-Ashfield and Huthwaite. The Robin Hood Line runs through the district with stations at Mansfield and Mansfield Woodhouse. There are direct services to Nottingham and Worksop. From there, onward connections are available to places such as London, Sheffield, Birmingham, Leeds and Lincoln.
- 7.4 Walking and cycling form a key part of the district's transport network. Numerous routes and public rights of way provide sustainable access to the services and facilities within the district. They also contribute to leisure provision and provide links to other areas of interest e.g. Sherwood Pines and Sherwood Forest. Sustran's National Cycle Route 6 also runs through the district.
- 7.5 The current local plan seeks to locate development close to services and facilities and where there is greater transport choice. Adopted policy seeks to prioritise the use of sustainable modes of transport, such as walking, cycling and public transport, over private cars. Policy P3 seeks to ensure that new development, especially new residential developments, connect well with the surrounding areas, and are easily navigated by users whilst policies IN8 – IN10 cover the issues of protecting and improving the sustainable transport network, the impact of development on the transport network and car / cycle parking respectively.

7.6 As a consequence of the above, the following transport issues have been identified:

- Based on the 2021 census, over two-thirds of the working population of the district travel to work using a car or van or as a passenger in a car or van. This is substantially above the national average.
- A number of road junctions are at or near to capacity. Transport modelling work needs to be undertaken to gain an understanding of where these locations are, how this will affect growth and what measures are required to address the issues highlighted.
- The Robin Hood Line forms part of the sustainable transport network. The benefits and opportunities that it provides need to be maximised and opportunities for improvements and possible expansion assessed in conjunction with other authorities and rail industry partners.
- Electric car charging provision is now a requirement of the Building Regulations. There is a need to work with the highway authority and developers to ensure that such provision is made.
- There is a need to gain an understanding of how the Covid pandemic has impacted on travel patterns and the capacity of the various forms of transport infrastructure within the district.
- Some people consider the level of car parking as a barrier to visiting the area, especially Mansfield town centre.

**Question 23: Do you agree with the transport issues identified? Are there any other issues that should be considered?**

Where do we want to be?

7.7 We want to ensure that the district is accessible as possible for those that live, work, are educated, and spend their leisure time here. This will be via a range of modes of transport but with the emphasis on seeking to encourage travel by sustainable modes of transport.

7.8 The local plan can strongly assist with this by influencing transport and travel patterns. Minimising the need for journeys using private cars and encouraging more sustainable modes can be achieved through a range of policy approaches and identifying potential allocations in the most sustainable locations.

- 7.9 Along with other aspects of the local plan, proposals for transport must be realistic and deliverable. Achieving it will not just involve the district council but other stakeholders for example Nottinghamshire County Council and the rail / bus operators.

How will we get there?

- 7.10 Initially, further transport evidence will be required in order to understand the current pressures on transport and where there are capacity constraints. Growth options will be assessed to understand the transport impacts and implications.
- 7.11 The development of new policies and allocations will allow the council to explore options for delivering necessary growth whilst seeking the most sustainable forms of movement and mitigating any adverse impacts identified.

Transport policy options

**Option A:** Retain the current policies regarding development being well connected to other areas (P3) protecting and improving the sustainable transport network (IN8), impact on the highway network (IN9) and car parking (IN10).

**Option B:** Promote policies that actively encourage sustainable transport. To help shift the emphasis towards more sustainable transport modes consideration could be given to policies that promote for example:

- provision park and ride or pocket park and ride facilities,
- seek greater financial contributions towards public transport or improving cycling / walking infrastructure in preference to road and junction upgrades,
- support improvements to the Robin Hood Line such as the possible extension to Ollerton.

**Option C:** Promote policies that actively discourage use of private cars. This could include measures such traffic calming measures for all new developments, facilitating the infrastructure for workplace car park charges.

**Option D:** Promote improved technology and traffic management to address congestion, delays and air quality. This could include signs with live information about the availability of parking spaces in car parks and other

traffic management measures that could be developed in conjunction with the highway authority (Nottinghamshire County Council).

**Option E:** Allow for development and accept that junctions and links will continue to operate above capacity. This may result in 'self-regulating' behaviour where people choose alternatives where routes and junctions become too congested. This approach would place lesser transport constraints on growth but is likely to perpetuate traffic problems on the network.

**Option F:** A combination of the above approaches. Transport covers such a wide range of elements that a number of the above options may be needed to help deliver a suitable package of transport policies that meet the district's needs.

**Question 24: Which of the above transport option(s) do you think should be pursued? Are there any other options that should be considered?**

## **8 Environment**

- 8.1 A key role of the planning system is to protect and enhance the best of the natural, built and historic environment. The local plan has a role in facilitating the creation of high quality buildings, spaces and places which respect and complement the district's built and natural assets.

### Where are we now, what does the current local plan say and do?

- 8.2 Mansfield district has a range of historic and natural assets. These include:

- More than 240 listed buildings;
- 11 conservation areas;
- 6 sites of special scientific interest (SSSIs);
- Ancient woodland;
- A future Special Protection Area (SPA) - Sherwood Forest area is currently being considered;
- Over 80 local wildlife sites; and
- 9 local nature reserves (LNRs).

- 8.3 Some of the potential key issues that could be addressed in the local plan have been identified below. The aim is to ensure that the local plan provides a good level of protection to the district's valued heritage and natural assets.

### Biodiversity net gain

- 8.4 Biodiversity net gain (BNG) is an approach to development that aims to leave the natural environment in a 'measurably better state' than it was beforehand. BNG seeks to deliver 'measurable' improvements for biodiversity by creating or enhancing habitats in association with development. The Environment Act has introduced a requirement for a minimum of 10% BNG from new development (to commence in November 2023).

- 8.5 The council has produced a Supplementary Planning Document (SPD) to provide guidance on how BNG can be delivered, monitored and managed.

### Where do we want to be?

- 8.6 We want to ensure that the district council is able to assist with maximising improvements to biodiversity and deliver new habitats and a commensurate

increase in species. The council will seek to implement the mandatory BNG requirements but also assist in the development of a Local Nature Recovery Strategy (LNRS).

- 8.7 The local plan can explore whether there is potential to deliver BNG above the statutory minimum (subject to viability). It can also help to ensure that BNG is delivered in accordance with the BNG hierarchy (in order of preference - on site, near the site, off site and BNG credits). The plan can identify that may be suitable alongside the BNG register.

#### BNG policy options

**Option A:** Use the mandatory minimum 10% BNG and do not seek to an uplift above 10%;

**Option B:** Pursue a higher figure than 10% minimum BNG based on viability evidence;

**Option C:** Set out parameters for the location of BNG in light of the BNG hierarchy.

**Question 25: Which of the above BNG option(s) do you think should be pursued? Are there any other options that should be considered?**

#### Green infrastructure

##### Where are we?

- 8.8 Green infrastructure (GI) is:

*“...a network of multi-functional green space and other green features, urban and rural, which can deliver quality of life and environmental benefits for communities.”* (Town and Country Planning Association)

- 8.9 GI is made up of networks of natural and managed green spaces such as parks, countryside, walking, cycling and bridleway routes and ecological networks. It can comprise informal open spaces, playing fields, woodlands, allotments, private gardens, green roofs and sustainable drainage systems

(SuDS). It also includes rivers, streams, canals and other water bodies (sometimes called 'blue infrastructure').

- 8.10 The council is producing a Supplementary Planning Document (SPD) to provide guidance on how GI can be delivered, monitored and managed.

Where do we want to be?

- 8.11 We want the local plan to deliver good quality GI that provides multi-functional benefits and supports healthy communities, economic regeneration and resilience to climate change. Effective GI policies can help to improve clean air, provide flood protection and enhance provision of biodiversity. Its protection and enhancement are important for supporting the delivery of sustainable places.
- 8.12 The local plan can set out the expectations for provision of new, and protection of existing, GI.

GI policy options

**Option A:** Develop detailed policy to protect existing areas of GI and deliver new areas of GI;

**Option B:** Rely on the emerging GI SPD and Government guidance / policy to protect existing areas of GI and deliver new areas of GI.

**Question 26: Which of the above GI option(s) do you think should be pursued? Are there any other options that should be considered?**

Flooding and drainage

Where are we?

- 8.13 The council's approach to minimising vulnerability and providing resilience to flooding, taking into account climate change, is set out in the current local plan and is consistent with the NPPF. This is achieved through directing development to locations at the lowest risk of flooding, using sustainable drainage systems (SuDS) and minimising surface water run-off.



### Where do we want to be?

- 8.14 The primary objective of flooding policy is to minimise the direct and indirect impacts of flooding on people and vulnerable property. The council would like to ensure that no new vulnerable development is at risk of flooding. The council wants to promote the widespread use of SuDS which can have multiple benefits including resilience to flooding, delivering biodiversity gains, providing green infrastructure and improving the places and spaces where people live.

### Flooding and SuDS policy options

**Option A:** Develop detailed policy to secure the delivery of SuDS on all new operational development;

**Option B:** Rely on the adopted SuDS SPD and Government guidance / policy to set out how the council will approach issues of flooding and SuDS.

**Question 27: Which of the above flooding and drainage option(s) do you think should be pursued? Are there any other options that should be considered?**

### Historic environment issues

#### Where are we?

- 8.15 National policy requires local plans to set out a positive strategy for the conservation, protection and enhancement of the historic environment.
- 8.16 The current local plan sets out the council's policy approach to the conservation of heritage assets and the wider historic environment and details how proposals that impact on heritage assets will be considered.
- 8.17 Planning legislation sets out local planning authorities' duties in relation to planning for heritage assets.

### Where do we want to be?

- 8.18 The council recognises the importance of designated heritage assets but also that 'non-designated' heritage assets can make a contribution. A masterplan and design code have recently been prepared for Mansfield town centre and these recognise the impact (both positive and negative) that development proposals can have on heritage assets.
- 8.19 It is important that emerging policies provide a robust framework for protecting designated and non-designated heritage assets and that other policy documents (such as the design code and masterplan) are used effectively to shape the built and historic environment.

### Historic environment policy options

**Option A:** Continue with the existing local plan approach which aims to offer a level of protection to heritage assets proportionate to the asset's level of importance which reflects current national policy and guidance.

**Option B:** Consider setting out a more detailed approach to heritage assets including whether, subject to evidence, any further areas or individual assets are worthy of protection for heritage reasons. This could include an assessment to identify further non-designated heritage assets.

**Question 28: Which of the above option(s) regarding the historic environment do you think should be pursued? Are there any other options that should be considered?**

## 9 Sustainability and climate change

### Where are we?

- 9.1 Mansfield District Council has declared a climate change emergency. Sustainability and climate change are global issues and are central to many strands of local and national policy. The NPPF is clear on the role of the planning process in tackling the causes and effects of climate change and states:

*“The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.”*

- 9.2 The current local plan includes policies that aim to reduce greenhouse gas emissions within the district in multiple ways, this includes focusing new development in the most sustainable locations, encouraging the use of renewable and low carbon energy and seeking sustainable design principles to be incorporated into new development.

### Where do we want to be?

- 9.3 The council is developing a Climate Change Strategy and Action Plan that will set out how the local authority seeks to make a positive contribution to reducing the potential for, and mitigating the impacts of, climate change. Spatial planning forms one of the approaches.
- 9.4 The council wants the local plan to play a positive role that contributes to addressing the causes and impacts of climate change. To signify its increase in importance, it is proposed as an option that sustainability and climate change policies are considered as a separate chapter.

### Climate change policy options

**Option A:** Update current local plan policies to enhance sustainable design principles and the efficient use of natural resources. This will ensure that any changes to national policy and guidance and local and regional evidence etc. can be taken into account and reflected within policy.

**Option B:** Consider setting a requirement for sites (of a certain size) to provide a percentage of their energy requirements through onsite renewable / low carbon energy generation sources. Decentralised energy supply systems (such as combined heat and power) could help to reduce the ongoing carbon footprint of strategic sites.

**Option C:** Consider the use of a Supplementary Planning Document to provide more detailed guidance for sustainable development/design. This would help to support the local plan and climate change strategy's sustainability objectives by providing developers with information on sustainable design and what the council expects to be delivered.

**Question 29: Which of the above climate change option(s) do you think should be pursued? Are there any other options that should be considered?**

## 10 Local services and infrastructure

- 10.1 The NPPF identifies the overarching objectives for delivering sustainable development. In the context of social and economic objectives, encouragement is given to ‘identifying and coordinating the provision of infrastructure’ and ‘accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship’
- 10.2 The local plan should consider the implications of growth and ensure that the social and other infrastructure is in place to support the needs of new residents. Large scale growth will have substantial and complex infrastructure requirements. It is therefore vital that the local plan adequately plans for this.

### Where are we now, what does the current local plan say and do?

- 10.3 The local plan seeks to ensure that new schemes contribute towards the provision of new and improved infrastructure such as open space, transport, education where it is required as a result of development taking place. Details about strategic infrastructure needs are set out in the Infrastructure Delivery Plan (IDP)
- 10.4 The district council and other partners such as the county council and the Integrated Care Board (ICB) may seek physical or financial contributions<sup>8</sup> known as planning obligations, to help secure this infrastructure. The district council has an adopted Planning Obligations Supplementary Planning Document (SPD<sup>8</sup>) that sets out the obligations that it may seek. This is supported by a number of other topic specific SPDs that have either been adopted or are in the process of being produced. These cover Sustainable Drainage Systems (adopted 7 March 2023), Affordable Housing, Biodiversity Net Gain (both due for adoption in summer 2023) and Green Infrastructure (consultation taking place in summer 2023). The county council are responsible for the delivery of highways, education and libraries and it has a separate developer contributions strategy that sets out the planning obligations that it may seek<sup>9</sup>

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<sup>8</sup> <https://www.mansfield.gov.uk/spd>

<sup>9</sup> <https://www.nottinghamshire.gov.uk/planning-and-environment/general-planning/developer-contributions-strategy>

### Local services and infrastructure issues

- 10.5 Based on the most up to date monitoring information about the planning obligations that have been secured for district / ICB provided infrastructure<sup>10</sup>, the key issues relate to provision of affordable housing (also see chapter 4), the need for new and improved health facilities, open space and matters relating to biodiversity.
- 10.6 At a county council level, the key infrastructure issues relate to the provision of highways, other modes of transport such as bus infrastructure and education.<sup>11</sup>
- 10.7 The requirement to provide electric vehicle charging and faster charging points may cause issues with electricity capacity. This, along with other matters relating to utilities, will be identified as part of discussions with the utility providers that will take place throughout the local plan production process.

**Question 30 - Do you agree with the local services and infrastructure issues identified? Are there any other issues that should be considered?**

### Where do we want to be?

- 10.8 The local plan will need to identify sites in locations that have the ability to access existing infrastructure (where there is capacity) or provide additional infrastructure through new provision or expansion of existing facilities.
- 10.9 An appropriate range of supporting infrastructure will need to be available in a timely manner. This will ensure that residents of new development are able to access them immediately and that existing residents are not disadvantaged by increases in population resulting in capacity issues

### How will we get there?

- 10.10 Throughout the plan making process and beyond, the district council work with the various infrastructure providers such as the county council and Integrated Care Board to identify the infrastructure that is required to support

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<sup>10</sup> <https://www.mansfield.gov.uk/planning/infrastructure-funding-statement/1>

<sup>11</sup> <https://www.nottinghamshire.gov.uk/planning-and-environment/general-planning/infrastructure-funding-statement>

the level of growth in the district. This will be done alongside the various site promoters to ensure that any infrastructure is delivered in a timely manner that does not impact on the viability of a scheme.

- 10.11 Details of the infrastructure requirements will be set out in an Infrastructure Delivery Plan (IDP) with policies within the Plan that address the issue of infrastructure provision. The government is currently reviewing how infrastructure is delivered and is considering the introduction of an Infrastructure Levy to partially replace Planning Obligations and the Community Infrastructure Levy (CIL). The new local plan will need to be flexible to accommodate these changes.

#### Local services and infrastructure policy options

**Option A:** Continue with the current policy approach. This seeks on-site provision and financial contributions to a wide range of infrastructure where new development requires the provision. It ensures that developments support a wide range of services and facilities (including transport, health, education, libraries, open space and other forms of social infrastructure).

**Option B:** Subject to such an approach being viable, introduce the Community Infrastructure Levy (CIL)<sup>12</sup>. This is a charge per square metre on new developments (although there are a number of exemptions) that can be used to fund infrastructure. The amount of levy charged is based on the size of the development. The details of the charge would be set out in a CIL Charging Schedule.

**Option C:** Do nothing and wait for the introduction of the new Infrastructure Levy. This will be charged on the value of the property at completion per square metre and applied above a minimum threshold. The disadvantage of this option is that the introduction of the levy is some years away. This would mean that in the meantime, the council would not be securing the necessary infrastructure that is required to support growth that is proposed in the new local plan.

**Question 31: Which of the above option(s) regarding local services and infrastructure do you think should be pursued? Are there any other options that should be considered?**

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<sup>12</sup> <https://www.gov.uk/guidance/community-infrastructure-levy>

## 11 How to get involved

11.1 The council would like you to consider this document and let us know if you have any views in relation to the questions set out above. Any comments should be received by Friday 20 October 2023.

11.2 Please comment by:

- using our online consultation portal (our preferred method) at: <https://mansfield-consult.objective.co.uk/kse>
- sending us an email to: [lp@mansfield.gov.uk](mailto:lp@mansfield.gov.uk)
- writing to us, or sending a paper comment form to:

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

11.3 Your comments will be will be considered by officers before a draft plan is prepared.

11.4 All comments will be anonymised and made available for viewing on our online consultation portal. A summary of the results of the consultation will be publicly available as the plan progresses.

11.5 In accordance with the council's privacy statement<sup>13</sup> your details will be retained on our database for the purposes of preparing the local plan and any other planning policy documents, they will not be used for any other purpose.

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<sup>13</sup> [www.mansfield.gov.uk/privacy](http://www.mansfield.gov.uk/privacy)