

Local plan review



Mansfield
District Council

Have your say on the future of the district

The existing Mansfield Local Plan was adopted in 2020 and covers the period 2013-2033. To ensure that that policies remain effective, the council is undertaking a review of the current plan. Many of the policies in the draft plan are not subject to change or only minor changes are made to reflect shifts in national and local policy and guidance. These are clearly identified in the consultation document. The consultation also provides an opportunity to comment on potential sites for housing and economic uses, which have yet to be selected by the council.

Delivering new homes

The plan will deliver a mix in the type and tenure of new homes to meet the needs of the district. The council now needs to plan for at least 495 homes per year, which equates to 10,395 homes over the plan period. A majority of these homes have already been planned for, such as sites that have already been built or have been granted planning permission since 2023 or sites already allocated in the current Local Plan. The council needs to allocate enough sites to deliver at least 2,953 additional homes. The Draft Local Plan Review does not yet identify where these additional homes will be. The Regulation 18 Local Plan consultation includes a long list of potential sites which could come forward for new homes. The Council is seeking your views on these sites. The council will then undertake an assessment of all sites to determine which sites should be allocated.

Supporting Economic Growth

The plan seeks to develop a strong and thriving economy, improving employment opportunities for all skills and diversifying the economy. The council is not proposing significant changes to the policies which support sustainable economic growth but is undertaking a review of how much land is required for economic uses to ensure the right amount of land is allocated to meet future demand. The council has also published a long list of sites for potential economic uses as part of this consultation. The council will assess these sites further for their suitability for economic uses before deciding which sites to allocate. The plan will also continue to support the ongoing regeneration of Mansfield Town Centre as a mixed-use hub including retail, leisure, cultural and residential uses. The draft Local Plan review has been updated to reflect the Mansfield Town Centre Masterplan, adopted in 2023. The council proposes changes to policy that support the diversification of the Mansfield primary shopping area to reflect changes to the use classes order and national policy, and clarity that developments are to be delivered in line with the Mansfield Town Centre Masterplan and Mansfield Town Centre Design Code.



The council has strengthened the policy relating to hot food takeaways and exclusion zones in accordance with updated national policy and recent national and local guidance, extending the restriction to fast food outlets and proposals within 400m of primary schools and other locations people and young people congregate.

The Natural Environment

The plan seeks to protect, enhance and connect natural assets across the district. The draft plan review has revised policy to refer to the now mandatory minimum 10% in biodiversity net gain (BNG) and the Council's BNG Supplementary Planning Document. Reference has also been made to the emerging Local Nature Recovery Strategy, which the council will consider further in the plan as the final strategy is published. Reference has also been added to the Birklands & Bilhaugh Special Area of Conservation Clumber Park SSSI zones of influence to ensure the effects of developments on these important assets are considered.

The Historic Environment

The plan protects designated and non-designated heritage assets and conservation areas from inappropriate development and ensure new development respects the setting and character of heritage assets. Changes to policy include making it clear that designated heritage assets are irreplaceable resources that should be conserved and enhanced, and the inclusion of a hierarchical approach to firstly avoiding harm, or if not possible, mitigating the impact of development. Wording has also been added which requires developers to submit sufficient information to understand the impacts of proposals on non-designated archaeological sites, and appropriate measures for the protection of these sites.

Delivering Sustainable Development and Tackling Climate Change

The Local Plan includes policies to support the move towards a sustainable, low carbon future and to deliver developments that are resilient to and mitigate against climate change. The council is also preparing a Climate Change study to identify how policies in the plan be strengthened to address climate change. The plan has been updated to include reference to the UK target for clean energy by 2030 and added the targets set out in the Mansfield District Climate Change Strategy 2022.

The council considers the policies relating to the management and mitigation of flood risk and protection of waterbodies remain relevant, but reference has been included to the Local Flood Risk Management Strategy and local guidance on Sustainable Drainage Systems (SuDS).

In seeking to achieve high quality design of development, the plan has been updated to include reference to Building for a Healthy Life principles and the Mansfield Town Centre Design Code.

Gypsy and Travellers and Travelling Showpeople

The council will now incorporate planning for travellers sites within the Local Plan review. The council will be undertaking an assessment of need for travellers pitches and plots and allocate a sufficient number sites if there is considered to be a requirement.

Consultation

For more information on the proposed changes to the Local Plan and how you can have your say, including details of drop-in sessions, please visit

www.mansfield.gov.uk/localplanreview.

