



Mansfield
District Council

Mansfield District Council

Mansfield Local Development Scheme

This Mansfield Local Development Scheme (LDS) was approved by Mansfield District Council on 4 March 2025, replacing the previous LDS, dated 7 March 2023.



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Preface

This Mansfield Local Development Scheme (LDS) was approved on 4 March 2025. It replaces the previous LDS, dated 7 March 2023.

If you require any further information regarding the LDS, please contact a planning policy officer on 01623 463463 or by email - lp@mansfield.gov.uk

This LDS is produced under section 15 of the Planning and Compulsory Purchase Act 2004 (as amended).

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1. Introduction

- 1.1 The Local Development Scheme (LDS) is a timetable which sets out the development plan documents (DPDs) that a local planning authority intends to produce over the next few years. Such DPDs are also known as the development plan for an area.
- 1.2 This Mansfield LDS sets out the timetable for Mansfield for the period 2024 to 2026. It explains when the council intends to reach key stages in the preparation of the Local Plan Review. This LDS replaces the Mansfield LDS which was adopted in 2023.

The Local Plan and supporting documents

- 1.3 National planning policy is found in the National Planning Policy Framework (NPPF). This was recently revised in December 2024.
- 1.4 Locally, planning policy in Mansfield district comprises more than just DPDs. In summary, the local set of documents comprise the following:

Development Plan Documents (DPDs): These are local development documents (often referred to as 'Local Plans') that form part of the statutory development plan for the area. They are prepared by the relevant plan-making authority and are subject to independent examination by a planning inspector appointed by the Secretary of State. For Mansfield district, as at March 2025, they are:

- Mansfield District Local Plan (September 2020)¹
- Nottinghamshire Waste Local Plan (Saved Policies) (2002)²
- Nottinghamshire Waste Core Strategy (2013)³
- Nottinghamshire Minerals Local Plan (2021)⁴

¹ Please see <https://www.mansfield.gov.uk/local-plan/adopted-local-plan-2013-2033>

² Please see <https://www.nottinghamshire.gov.uk/planning-and-environment/waste-development-plan/adopted-waste-local-plan>

³ Please see <https://www.nottinghamshire.gov.uk/planning-and-environment/waste-development-plan/waste-core-strategy>

⁴ Please see <https://www.nottinghamshire.gov.uk/planning-and-environment/minerals-local-plan/adopted-minerals-local-plan>

It should be noted that the Nottinghamshire and Nottingham Joint Waste Local Plan was at examination at the time of writing. When adopted this will replace the Waste Local Plan and the Waste Core Strategy and cover the period up to 2038.

Policies Map⁵: This is a map on an Ordnance Survey base for the whole of a local planning authority's area which shows where policies in DPDs apply. The Policies Map may include inset maps for particular areas to show information at a larger scale. The Policies Map is updated each time that a relevant document (i.e. a DPD or a Neighbourhood Plan) is adopted.

Supplementary Planning Documents (SPDs)⁶: These can cover a wide range of issues on which the planning authority wishes to provide guidance to supplement the policies and proposals in its DPDs (Local Plan). However, they cannot introduce new policy. They do not form part of the statutory development plan and are not subject to independent examination. The district council can decide to produce an SPD on any appropriate subject whenever the need arises. There is no requirement for this LDS to set out a timetable for the production of any SPDs. SPDs are due to be replaced with Supplementary Plans (SPs) in the new planning system set out in the Levelling-up and Regeneration Act (LURA) 2023. These will go through the same process and have the same weight in decision making as local plans. Existing SPDs will become 'local guidance'.

Neighbourhood Plans⁷: Local communities, including Parish Councils, can prepare Neighbourhood Plans (NPs) putting in place policies to guide the future development of the area. Any NP must be in general conformity with 'strategic policies' in DPDs and with national policy. NPs are not able to propose lower levels of development than those set out in up-to-date Local Plans but could propose higher levels or offer other detailed policy proposals. It is up to the local community to decide if it wants to produce a Neighbourhood Plan. Any NP, if adopted, has the same status as a DPD. As at March 2025 no Neighbourhood Plans have been 'made' in Mansfield district.

⁵ Please see <https://www.mansfield.gov.uk/local-plan/adopted-local-plan-2013-2033>

⁶ Please see <https://www.mansfield.gov.uk/spd>

⁷ Please see <https://www.mansfield.gov.uk/planning-policy/neighbourhood-planning-1>

Statement of Community Involvement (SCI)⁸: This is a document that explains how the local planning authority will engage the community in the preparation, alteration and review of planning documents, and in development management decisions. It is required to specify how and at what stages people will have the opportunity to be involved in planning for their area. The current SCI was adopted by the council in 2022.

Authority's Monitoring Report⁹: This is a report which must be produced by the local planning authority (on an annual basis) to explain how the local development scheme is being implemented and the extent to which policies in the Local Plan are being achieved.

- 1.5 Further details on the adopted Mansfield documents can be found in Tables 2 and 3 of this document (pages 8 and 9), or on our website at:
<https://www.mansfield.gov.uk/planning-policy>

Joint working arrangements

- 1.6 There are no plans to establish formal joint working arrangements or a joint committee (under section 29 of the Planning and Compulsory Purchase Act 2004) with any other local planning authority, but the district council will fulfil its responsibilities under the duty to co-operate requirements of s33A of the Planning and Compulsory Purchase Act, and keep open the possible production of joint evidence studies, and, if appropriate the preparation of joint plan or SPDs.

2. Local Plan Review Timetable

- 2.1 There are a number of stages involved in producing a DPD. This process allows for opportunities for the public to be involved, early resolution of conflicts / objections, and an Independent Examination. The stages in producing a DPD, and the intended timetable of those stages for the Local Plan Review, are set out in Table 1 on page 7.

⁸ Please see <https://www.mansfield.gov.uk/planning-policy/consultation-planning-policies-1>

⁹ Please see <https://www.mansfield.gov.uk/planning-policy/annual-monitoring-reports-1>

3. Subject matter and geographical area of the Local Plan Review

3.1 To meet the requirements of section 15 (2)(b) of the Planning and Compulsory Purchase Act 2004, it is confirmed that the subject matter of the Local Plan Review for Mansfield will include:

- A vision for the future of Mansfield
- A spatial strategy
- Place making
- Housing policies and site allocations
- Employment policies and site allocations
- Retail, leisure, culture and tourism policies
- Strategic urban extensions
- Infrastructure, transport and facilities
- Natural environment
- Historic environment
- Climate change
- If required, policies and land allocations on other subject matters

3.2 The Local Plan will cover the whole administrative area of Mansfield district.

4. Monitoring and review

4.1 This LDS will be reviewed and updated regularly to maintain a flexible and realistic timetable for document production, ensuring that production programmes are aligned with resources. Updates will be published on our website and progress on delivery of plans will be tracked through the Authority Monitoring Reports (AMRs).

5. Risks

5.1 Table 4 on page 10 identifies the main risks to achieving the programme set out in the LDS. It takes account of risks associated with staffing, finance and other matters.

Table 1: Timetable for the production of the Local Plan Review

2023						2024					2025												2026												2027														
J/F	M/A	M/J	J/A	S/O	N/D	J/F	M/A	M/J	J/A	S/O	N/D	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec		
				1												1												2	3	4				5		6													

#	Stage	Description	Date proposed to take place
1	Public participation (Regulation 18)	Opportunities for interested parties and statutory consultees to consider the options for the plan before the final document is produced. This stage can involve one or more public consultation rounds. We will have two rounds for the Mansfield Local Plan Review and carried out Stage 1 (on the Local Plan Review Issues and Opportunities) in Autumn 2023.	Stage1: I&O end of Aug-Oct 2023 Stage 2: May/June 2025
2	Pre-submission (Regulation 19)	The council publishes the Local Plan Review which is followed with a six-week period when formal representations can be made.	Apr/May 2026
3	Submission	The council submits the Local Plan Review to the Secretary of State together with the representations received at Regulation 19 stage.	June 2026
4	Independent Examination	Held by a Planning Inspector into objections raised at Regulation 19 stage.	July – Dec 2026
5	Inspector's Report	This will report whether the Local Plan Review is 'sound' or 'not sound'. The Inspector may make recommendations to make the plan 'sound'.	Jan 2027
6	Adoption	The council will formally need to adopt the Local Plan Review and it will then be used in making planning decisions.	March 2027

Table 2: Adopted development plan documents (as of March 2025)

Document title	Status	Geographical area	Role and content	Adoption date
Mansfield District Local Plan	DPD	Administrative area of Mansfield district	It sets out the overall approach to development in Mansfield to 2033 and beyond.	8 September 2020
Nottingham and Nottinghamshire Joint Waste Local Plan	DPD	Administrative areas of Nottinghamshire county and Nottingham city	It sets out the vision, scale and broad location for future waste management development to 2038 and beyond	tbc – This is currently at examination and will supersede the following two documents once adopted.
Nottinghamshire Waste Local Plan (Saved Policies)	DPD	Administrative area of Nottinghamshire county	It sets out the vision, scale and broad location for future waste management development to 2004 and beyond	9 January 2002
Nottinghamshire Waste Core Strategy	DPD	Administrative area of Nottinghamshire county	It sets out the vision, scale and broad location for future waste management development to 2031 and beyond	10 December 2013
Nottinghamshire Minerals Local Plan	DPD	Administrative area of Nottinghamshire county	It sets out the vision, scale and broad location for future minerals management development to 2036 and beyond	25 March 2021

Table 3: Other adopted documents (as of March 2025)

Document title	Status	Geographical area	Role and content	Adoption date
Planning Obligations	SPD	Administrative area of Mansfield district	Sets out the council's approach to securing financial and / or physical obligations towards local infrastructure that is required to mitigate the impact of development.	20 September 2022

Sustainable Drainage Systems	SPD	Administrative area of Mansfield district	Provides guidance to prospective developers and applicants on how proposals can demonstrate they have met the requirements of planning policy in relation to SuDS in Mansfield district.	7 March 2023
Affordable Housing	SPD	Administrative area of Mansfield district	Provides more details about how the planning system will help secure the provision of affordable housing within the district.	5 September 2023
Biodiversity Net Gain	SPD	Administrative area of Mansfield district	Sets out the preferred approach to providing biodiversity net gain arising from new developments.	5 September 2023
Green Infrastructure	SPD	Administrative area of Mansfield district	Sets out guidance for developers to encourage high quality GI as part of new developments and maximise improvements and links to existing GI.	5 March 2024
Mansfield Town Centre Master Plan (MP)	MP	Mansfield town centre	Provides a vision and delivery plan to guide the regeneration of the Mansfield town centre over the next 15 years.	2 August 2023
Mansfield Town Centre Design Code (DC)	DC	Mansfield town centre	Establishes a clear set of rules and expectations of new town centre developments, offering clarity and certainty. Development proposals that comply with the Code will be approved rapidly (subject to other (non-design) matters being policy compliant).	15 November 2023
Statement of Community Involvement (SCI)	SCI	Administrative area of Mansfield district	Statement setting out the council's commitments on consulting the public. Includes Neighbourhood planning guidance.	20 January 2022

Table 4: Risk Assessment

Risk: type and description	Likelihood	Impact	Management
Resource risk: Reduction in staff resources; for example, if staff leave and are not replaced for budgetary reasons or due to lack of skilled applicants.	High	Critical	Ensure that councillors and senior officers are aware of the resource requirements to achieve the policy preparation programme set out in this LDS. Ensure any changes in staffing or workload are monitored and promptly addressed. This may include the temporary use of agency staff.
Resource risk: Agreed budget is insufficient to complete work identified.	Medium	Significant	Regular budget profiling and review. Raise any potential issues as early as possible.
Resource risk: Other work, such as that associated with planning appeals, requires a significant resource commitment in the short term.	Medium	Significant	Consideration at corporate level of how to manage any appeals or other work. Preparing the Local Plan Review to the programme will reduce the risk of 'planning by appeal' and the resource commitment associated with it.
Technical / resource risk: Important evidence required to support policies and proposals is incomplete.	Low	Significant	The council has a reasonable degree of control over the preparation and commissioning of the evidence required. However, there could also be some staff capacity problems in preparing evidence to support the documents where some significant pieces of work will need to be updated, affected by other demands on staff.
Technical risk: Systems used for the Local Plan fail.	Low	Significant	The systems used are regularly backed up on external servers. However, PDF and hard copies of consultation documents / forms are also available.
Technical risk: Use of AI generates inaccurate consultation results.	Low	Significant	Use of AI to summarise comments has been tested and will always include human in the loop checks to ensure accuracy. No personal data will be shared.

Political risk: Public and political interest in the document is very high, leading to a significantly greater number of representations than expected. A good response rate to consultation is undeniably positive but it takes time to assess representations.	High	Significant	The council can predict the likely level of interest in these documents reasonably clearly on the basis of past experience. Explaining the issues affecting people living in different areas of the district early in the consultation process has been helpful in focusing their responses.
Political risk: Political concerns and/or matters raised in representations about particular issues are disproportionately difficult to address, delaying progress with other aspects of the Plan review.	High	Significant	Ensure that councillors understand what the difficult decisions associated with preparing the Local Plan Review are likely to be and maintain regular dialogue throughout the process. Ensure that councillors are committed, in principle, to making these decisions within the timescales set out in this LDS.
Political risk: Council procedures and corporate commitment	Low	Significant	Need to ensure the officer working group and OSC Place maintains a clear steer over the Local Plan Review production process. Ensure open dialogue over any slippage due to unforeseen circumstances such as further legislative changes or legal challenges.
Political risk: Changes to evidence base requirements as a result of legislative changes	High	Critical	Ensure that councillors are fully briefed of any (anticipated) changes in legislation, the implications of this and the potential impact on timescales.
Political risk: Duty to cooperate with other authorities	Medium	Significant	Early identification of the need to work in conjunction with other authorities and stakeholders. Ensure that councillors understand that joint working may result in difficult decisions needing to be made and maintain regular dialogue throughout the process.

Political risk: Legislation, regulations or guidance related to policy making change, requiring a new or refined approach.	High	Significant	Legislative changes are continuing. Proposed changes to national planning system (including the NPPF) and related statutory processes mean that it is important to keep abreast of proposed changes and implications. Ensure regular briefings to councillors.
Political risk: Unexpected and untimely changes in government guidance or the interpretation of legislation by practitioners and PINS, usually demonstrated through other examinations.	High	Significant	Seek an advisory visit by PINS prior to the publication of the Reg 19 publication version of the plan. Monitor decisions issued by PINS and commentary within the industry to ensure soundness is maintained.
Political risk: Slippage results in the submission deadline of December 2026 being missed.	Medium	Critical	The timetable includes a small window to allow for slippage. However if the deadline is missed any work carried out up to that point would be reviewed and re-issued under the new planning system. Likely to need to repeat consultation to meet the emerging regulations. Would obtain legal advice if necessary.
Operational risk: Enduring impact of Covid-19 outbreak.	Low	Significant	Reintroduction of restrictions associated with the pandemic could impact on the programme in terms of the ability to visit sites, hold consultation events and meet stakeholders. This will be continually monitored and, where necessary and appropriate, alternative arrangements developed in line with national guidance / best practice.