



Mansfield
District Council



MANSFIELD DISTRICT COUNCIL

OPEN SPACE STUDY

JUNE 2026

QUALITY, INTEGRITY, PROFESSIONALISM

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Glossary

DPD	Development Plan Document
FIT	Fields in Trust
FOG	Friends of Group
GIS	Geographical Information Systems
KKP	Knight, Kavanagh and Page
LAP	Local Area for Play
LEAP	Local Equipped Area for Play
LDF	Local Development Framework
LNR	Local Nature Reserve
MHCLG	Ministry of Housing, Communities & Local Government
MUGA	Multi-use Games Area (an enclosed area with a hard surface for variety of informal play)
NEAP	Neighbourhood Equipped Area for Play
NPPF	National Planning Policy Framework
NSALG	National Society of Allotment and Leisure Gardeners
ONS	Office of National Statistics
OSNA	Open Space Needs Assessment
PPG	Planning Practice Guidance
PPS	Playing Pitch Strategy
SOA	Super Output Areas
SPD	Supplementary Planning Document
SSSI	Sites of Special Scientific Interest

PART 1: INTRODUCTION

1. Mansfield District Council (MDC) commissioned Knight Kavanagh & Page Ltd (KKP) to deliver an Open Space Study. This document focuses on reporting the findings of the research, site assessments, data analysis, and GIS mapping that underpin the study. It provides details regarding what provision exists in the area, their condition, distribution, and overall quality.
2. The document can facilitate the direction on the future provision of accessible, high-quality, sustainable open spaces. It can help to inform the priorities for open space provision as part of future population distribution and planned growth. Open spaces contribute to the health, well-being, cultural heritage, landscape, education, climate change mitigation, biodiversity, and movement for people and wildlife. It is therefore vital for local authorities to know what provision currently exists and what the priorities and requirements are for the future.
3. In order for planning policies relating to open space to be 'sound', local authorities are required to carry out a robust assessment of the need for open space, sport, and recreation facilities. We follow the methodology to undertake such assessments by best practice, including the Planning Policy Guidance 17 (PPG17) Companion Guidance; Assessing Needs and Opportunities¹ published in September 2002.
4. The National Planning Policy Framework (NPPF) has replaced PPG17. However, assessment of open space facilities is still normally carried out in accordance with the Companion Guidance to PPG17 as it remains the only national best practice guidance on the conduct of an open space assessment.
5. Under paragraph 103 of the NPPF, it is set out that planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities, and opportunities for new provision. Specific needs and quantitative and qualitative deficiencies and surpluses in local areas should also be identified. This information should be used to inform what provision is required in an area.

¹ [A-companion-guide-to-planning-policy-guidance-17](#)

6. The table below details the open space typologies included within the study:

Table 1.1: Open space typology definitions

Typology	Primary purpose
Parks and gardens	Parks and formal gardens, open to the general public. Accessible, high quality opportunities for informal recreation and community events.
Natural and semi-natural greenspaces	Supports wildlife conservation, biodiversity and environmental education and awareness.
Amenity greenspace	Opportunities for informal activities close to home or work or enhancement of the appearance of residential or other areas.
Provision for children and young people	Areas designed primarily for play and social interaction involving children and young people.
Allotments	Opportunities to grow own produce. Added benefits include the long term promotion of sustainable living, health and social inclusion.
Cemeteries, churchyards and other burial grounds	Provides burial space but is also considered to provide a place of quiet contemplation and is often linked to the promotion of wildlife conservation and biodiversity.

7. Any site recognised as sports provision but with a clear multifunctional role (i.e., where it is also available for wider community use as open space) is included in this study. Provision purely for sporting use are the focus of Playing Pitch Strategy and Built Facilities Strategy which have been produced separately. On dual-use sites, the pitch playing surfaces are counted as part of the overall site size as they are considered to contribute to the total open space site and reflect its multifunctionality.

1.1 Report structure

8. This study considers the supply and demand issues for open space provision across the District of Mansfield. Each part contains relevant typology-specific data. Further description of the methodology used can be found in Part 2. The Study as a whole covers the predominant issues for all open spaces as defined in best practice guidance:

- ◀ Part 3: Open space summary
- ◀ Part 4: Parks and gardens
- ◀ Part 5: Natural / semi-natural greenspace
- ◀ Part 6: Amenity greenspace
- ◀ Part 7: Provision for children/ young people
- ◀ Part 8: Allotments
- ◀ Part 9: Cemeteries / churchyards
- ◀ Part 10: Shortfalls
- ◀ Part 11: Mansfield Green Space Standard Review
- ◀ Part 12: Study Summary

1.2 National context

National Planning Policy Framework, 2024 (DLUHC)

9. The [National Planning Policy Framework](#) (NPPF) sets out the planning policies for England. It details how these are expected to be applied to the planning system and provides a framework to produce distinct local and neighbourhood plans, reflecting the needs and priorities of local communities.
10. The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development (paragraphs 7-9). It establishes that the planning system needs to focus on three themes of sustainable development: economic, social and environmental. A presumption in favour of sustainable development is a key aspect for any plan-making and decision-taking processes. In relation to plan-making the NPPF sets out that Local Plans should meet objectively assessed needs.
11. Paragraph 103 of the NPPF establishes that access to a network of high-quality open spaces and opportunities for sport and physical activity is important for health and well-being. It states that planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. Specific needs and quantitative or qualitative deficiencies and surpluses in local areas should also be identified. This information should be used to inform what provision is required in an area.
12. As a prerequisite, paragraph 104 of the NPPF states existing open space, sports and recreational land, including playing fields and formal play spaces, should not be built on unless:
 - ◀ An assessment has been undertaken, which has clearly shown the open space, buildings or land to be surplus to requirements; or
 - ◀ The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
 - ◀ The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.
13. It is also noted that, at the time of writing, a consultation is underway seeking views on potential revisions to the NPPF. This includes slight wording revisions to paragraph 104, so it explicitly references “other formal and informal play space and allotments”.
14. A change is also proposed to one of the criteria under which a loss of existing recreation land might be acceptable: this would amend the existing stipulation that it should be replaced with equivalent or better provision in terms of both quantity and quality, with the requirement that it be replaced by equivalent or better provision in terms of quantity and/or quality.

National Planning Practice Guidance (DLUHC and MHCLG)

15. National Planning Practice Guidance (NPPG)² is a web-based resource which brings together planning guidance on various topics into one place. It was launched in March 2014 and adds further context to the (NPPF). It is intended that the two documents should be read together.
16. The guidance determines that open space should be taken into account in planning for new development and considering proposals that may affect existing open space. It is for local planning authorities to assess the need for open space and opportunities for new provision in their areas. In carrying out this work, they should have regard to the duty to cooperate where open space serves a wider area.

Planning for Sport Guidance (2019), Sport England

17. Sets out how the planning system can help provide opportunities for everyone to be physically active. It highlights the vital role planning systems play in shaping environments (including open spaces) that offer opportunities to take part in sport and physical activity. To help with this, the guidance sets out 12 planning-for-sport principles to be embraced.

Table 1.2: 12 planning for sport principles

Overarching
Recognise and give weight to the benefits of sport and physical activity.
Undertake, maintain and apply robust and up-to-date assessment of need and strategies for sport and physical activity provision, and base policies, decisions and guidance upon them.
Plan, design and maintain buildings, developments, facilities, land and environments that enable people to lead active lifestyles.
Protect
Protect and promote existing sport and physical activity provision and ensure new development does not prejudice its use.
Ensure long-term viable management and maintenance of new and existing sport and physical activity provision.
Enhance
Support improvements to existing sport and physical activity provision where needed.
Encourage and secure wider community use of existing and new sport and physical activity provision.
Provide
Support new provision, including allocating new sites for sport and physical activity which meets identified needs.
Ensure a positive approach to meeting the needs generated by new development for sport and physical activity provision.
Provide sport and physical activity provision which is fit for purpose and well designed.
Plan positively for sport and physical activity provision in designated landscapes and the green belt.
Proactively address any amenity issues arising from sport and physical activity developments.

² [NPPG](#)

Creating great spaces for all: Fields in Trust (2024)

18. As part of its protection work, Fields in Trust³ (FiT) offers guidance on open space provision and design. This is to ensure that provision of outdoor sport, play and informal open space is of a sufficient size to enable effective use; is in an accessible location and in close proximity to dwellings; and of a quality to maintain longevity and to encourage its continued use.
19. Creating great spaces for all sets out a range of benchmark guidelines on quantity, quality and accessibility for open space and equipped play. It also offers some recommendations to minimum site sizes.

Green Infrastructure Framework (2023), Natural England

20. Launched by Natural England, the Green Infrastructure Framework⁴ (GIF) provides a structure to analyse where greenspace in urban environments is needed most. It aims to support equitable access to greenspace across the country, with an overarching target for everyone being able to reach good quality greenspace in their local area.
21. The GIF comprises of principles, standards, mapping tools, planning and design guides. The principles are set out for consideration to reflect the importance of providing multi-functional and well-designed provision.

Principle
Why 1 – Nature rich beautiful places
Why 2 – Active and healthy places
Why 3 – Thriving and prospering communities
Why 4 – Understanding and managing water environment
Why 5 – Resilient and climate positive places
What 1 - Multifunctional
What 2 - Varied
What 3 - Connected
What 4 - Accessible
What 5 - Character
How 1 – Partnership and vision
How 2 - Evidence
How 3 – Plan strategically
How 4 - Design
How 5 – Managed, valued, monitored and evaluated

³ [Home | Fields in Trust](#)

⁴ [Green Infrastructure Home](#)

Improving access to greenspace – a new review for 2020, Public Health England

22. The document⁵ stresses the importance of greenspace as an important asset for supporting health and wellbeing. Something which can help local authorities address local issues such as improving health and wellbeing, managing health and social care costs, reducing health inequalities, improving social cohesion and taking positive action to address climate change.
23. It highlights the evidence that living in a greener environment can promote and protect good health, aid in recovery from illness and help with managing poor health. Greener environments are also associated with better mental health and wellbeing outcomes including reduced levels of depression, anxiety, and fatigue, and enhanced quality of life for both children and adults.
24. It recognises that population growth, development combined with competing demands for land use and budgetary constraints are risks to accessible greenspace.
25. The report makes the case for local authorities and partners to not lose sight of the needs of growing populations. It is intended to provide Local Authorities, particularly public health teams, with the tools to make the case for maintaining or even increasing provision of and equitable access to greenspace through the planning system.



Access to green space data (2026), Environmental Improvement Plan⁶

26. The Environmental Improvement Plan (EIP) is the Government's roadmap for restoring England's environment over the coming years. It sets out measurable commitments across every priority – from cleaner air and water to thriving wildlife and resilient landscapes. One priority is to improve access to nature, providing inclusive access to nature and protecting nature's beauty and heritage. This is supported through the 'Access to green space' data, a series of commitments, including ensuring that everyone has access to green or blue spaces within a 15-minute walk from home, dubbed the '15-minute commitment'.
27. The plan illustrates the current network of people to live within a 15-minute walk of green and blue infrastructure with results presented within geographic by Local Authority Districts (LADs). This is used to classify whether a household falls under one of the three standards used to measure the '15-minute commitment'. This is a different approach to the methodology and accessibility catchments used within this report.

⁵ [Improving access to greenspace: 2020 review](#)

⁶ [Latest Environmental Improvement Plan](#)

Summary of the national context

28. Policies set out within the NPPF state that local and neighbourhood plans should both reflect needs and priorities within a local community and be based on robust and current assessments of open space, sport and recreational facilities. Encouraging better levels of physical literacy⁷ and activity is a high priority for national government. For many people, sport and recreational activities have a key role to play in facilitating physical activity. Therefore, ensuring that open space creates an active environment with opportunities and good accessibility is important. In line with national policy recommendations, this study makes an assessment of open space provision from which recommendations and policy can be formulated.

1.3 Local context

Mansfield District Local Plan 2013-2033⁸

29. The Local Plan outlines distinctive strategies to achieve the MDC aspirations for growth and development by 2033. The Local Plan identifies a series of aims to resolve and combat the challenges being faced in order to improve the Mansfield District.
30. In relation to open space, it highlights the increasing pressure on green infrastructure. The council understands that policies need to be put into place in order to protect existing open space provision and develop well-designed and well-thought-out green infrastructure networks that provide benefits to communities. To further address this, strategic priorities are set out within the plan. These are:
- ◀ SP12: Managing the impact of planned growth and development on the strategic green infrastructure network.
 - ◀ SP13: Meeting the need for outdoor sports and recreation.
31. Out of the 15 strategic priorities, SP12 and SP13 are the most relevant to open space. Regarding objectives, the most applicable to open space is:
- ◀ Objective 7: Improve the health and well-being of the district's population and reduce health inequalities by ensuring residents and visitors have better opportunities to take exercise through convenient access to a range of good quality green space, green corridors, trails, leisure and community facilities, and the countryside through appropriately designed places and well-planned green infrastructure.
32. Relevant policies have been created to support the development and protection of open/green spaces. A summary of these is presented below.
33. Policy H1 (Housing allocations) sets out the criteria for each of the 24 housing allocations. These include the criteria to address specific needs from the local plan evidence base, including the open space requirements.

⁷ Physical literacy is the motivation, confidence, physical competence and understanding to value and take responsibility for engagement in physical activities

⁸ <https://www.mansfield.gov.uk/local-plan/adopted-local-plan-2013-2033>

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34. Policy IN2 relates to the effective planning of green infrastructure so that open/green spaces are designed in such a manner that it is holistic and cohesive, promoting community wellbeing, and sustainable development across the district.
35. Policy IN3 cites the protection of community open spaces and outdoor sports provision. This is essential for maintaining residents' health and wellbeing and supporting active lifestyles, which is in line with Objective 7. As well as preserving and protecting open spaces and outdoor sports recreation, it is also important to plan for new provision, as covered by Policy IN4.
36. Policy IN4 refers to the Mansfield Green Space Standard (Appendix 11) (set out below). The includes provision standards for accessibility (Part A and B), quality (Part C) and quantity (Part D).

Green Space Standard:

A. Core Green space requirements

The council will seek to ensure, where feasible, that the majority^(a) of residents have safe and easy access^(b) to all of the following:

1. open space within a 5-minute (400 metres) pedestrian journey;
2. play space (formal or natural play area)^(c) suitable for a range of ages within a 5-minute (400 metres) pedestrian journey OR other form of formal provision to meet the needs of the new development; and
3. natural green space^(d) within a 10-minute pedestrian journey (800 metres).

Please note: This part of the standard can be met though the creation of either a number of open spaces performing different functions or a single open space which combines: play or other form of formal provision and natural green space.

Where the access requirements are not met, new on-site open space within a development and/or off-site contributions to existing open space will be required. See Part D below.

B. Access requirements to wider facilities

The council will seek, where feasible^(e), to ensure that the majority^(a) of residents have safe and easy access^(b) to:

1. a district level park^(f) within a 15-minute pedestrian journey (1,200 metres); and
2. teenager provision^(g) with a 15-minute pedestrian journey (1,200 metres).

Please note: This part of the standard can be met though the creation of either a number of open spaces performing different functions or a single open space which combines open space typologies.

C. Quality Requirement

The council will seek to ensure that all new and enhanced community open space is designed to meet the quality standard set out below:

1. **Overall quality** - All green spaces will be of overall 'good' quality, with priority given to the following:
 - a. be welcoming and accessible, and be designed to be inclusive and accessible for all, including meeting disability access requirements;
 - b. incorporate safe and secure and active design principles and relevant codes of practice;
 - c. support social interaction through design and available facilities;
 - d. contribute positively to wildlife and access to natural green space, including natural play;
 - e. contribute positively to the surrounding area through place shaping;
 - f. meet the needs of local communities, for which the open space serves;
 - g. incorporate principles and features which enable easy and cost-effective maintenance;
 - h. offer a proportional range of facilities for supporting choice and active and healthy lifestyles; and
 - i. integrate with and enhance nearby strategic and local green infrastructure.
2. **Location** - The location of new community open space should complement the existing land form, local and strategic green infrastructure corridors/routes and other community facilities/civic spaces. Its location and design should enhance and help shape the identity of new estates, and where possible the wider setting. Its location, where all reasonably practicable, should meet the 5-minute accessibility standard.
3. **Facilities and functions**- Minimum facility requirements include: accessible paths, signage, bins, bench(es), landscaping, and appropriate boundary treatment (e.g. knee rail, fencing, hedging, land forming, etc.).

D. Amount of open space within new residential development

1. Where new open space provision is required to meet Part A and/or B above, or the size of nearby open space isn't best suited to meet the needs of new development, a minimum amount of community open space to be provided on-site should be 10% of the developable area of the proposed residential development.
2. The following green space/ landscaped amenity areas are excluded from the definition of open space, but should, where possible, appropriate and safe to do so, be publicly accessible. These should be provided in addition to the minimum 10% open space requirement above:
 - a. green space or landscaping (i.e. habitat buffer) required to mitigate impacts on protected species, priority habitats or designated sites;
 - b. the physical area that a sustainable drainage systems (SuDS) takes up as required to mitigate impacts from flooding and meet drainage needs (e.g. infiltration basin or swale);
 - c. landscaping required to buffer industrial or other areas to mitigate impacts from statutory nuisances; and
 - d. landscaped or open grass verges along roads or cycle routes or other amenity areas required to meet road safety requirements, unless integrated as part of a wider multi-functional green corridor.

37. Policy IN5 aims to protect existing provision and create new allotments, as they are valuable community spaces that are important to the health and well-being of the community.
38. Policy P1 sets the strategic approach that the Council will undertake to deliver well-designed buildings and spaces. This is underpinned by MDC's Place Making principles which aims to create sustainable, high-quality living places. The principles which link to open space include;
 - ◀ **Healthier:** Creating more green, walkable and inclusive places to live, work and visit. This includes balancing the needs of car drivers and pedestrians.

- ◀ **Connected:** Well-connected streets and spaces that encourage people to walk and cycle, particularly for shorter journeys.
- ◀ **Vibrant and welcoming:** Places need to accommodate a compatible mix of uses whilst also encouraging social interaction, contributing towards the rebalancing of our town centres as more welcoming and inclusive environments.
- ◀ **Neighbourly and considerate:** New developments need to be sensitive and respectful to its site and the wider context.
- ◀ **Safe and attractive spaces:** New or improved public spaces must be inspirational, safe, attractive and well overlooked.

39. Policy P2 (Safe, healthy and attractive development) relates to the need for development to create a strong sense of place, inclusiveness, access and appropriate in context of its layout, scale, density, detail and materials.
40. Policies SUE1 (Pleasley Hill Farm), SUE2 (Land off Jubilee Way) and SUE3 (Land at Berry Hill) detail the principles of the three Strategic Urban Extensions. This includes the open space requirements.

Towards 2030: A Strategy for Mansfield Refresh 2024⁹.

41. A refresh of the 2019 Corporate strategy, it sets out how MDC will respond to the challenges facing the council and district. Including its vision, ambitions and priorities.
42. The vision for the district is '*to be ambitious, caring and confident where everyone can prosper*'. This is underpinned by the five following themes:
- ◀ Our communities
 - ◀ Our organisation
 - ◀ Our district
 - ◀ Our environment
 - ◀ Our economy
43. It highlights the ambitions and priorities that can only be achieved through greater integration of services and effective partnerships. One of the priorities, which is appropriate to this study is that the council will create opportunities for people to lead healthy lifestyles and be physically active.

Planning Obligations Supplementary Planning Document (2022) and Green Infrastructure Supplementary Planning Document (2024)¹⁰

44. Expand on the MDC approach to planning obligations set out in Policy IN1 of the Adopted Mansfield District Local Plan 2013 – 2033. It provides detailed information about where infrastructure maybe sought through both planning obligations and section 278 highway agreements, including the types of infrastructure and how any financial obligations will be calculated.
45. The open space approach has been reviewed in Part 11 of this report.

⁹ <https://www.mansfield.gov.uk/downloads/download/336/making-mansfield-towards-2030>

¹⁰ <https://www.mansfield.gov.uk/spd>

Parks and Open Spaces Strategy 2023 - 2028¹¹

46. Sets the vision and priorities for the future of parks and open spaces across the district. It does this with recognition to the financial challenges being faced by MDC; providing a framework for working and engaging with stakeholders, and supporting ambitions to adopt a more robust approach to participation and volunteering across park activities.
47. The vision is *to provide high-quality, accessible and sustainable parks and open spaces that improve the lives of our communities and visitors and create a unique sense of place.*

Priorities include:



Mansfield Local Football Facility Plan (2025), Football Foundation

48. Local Football Facility Plans (LFFP) are a detailed roadmap that aims to provide every community in the country the facilities it needs and deserves. The Premier League, The FA and Government have all committed funds through the Football Foundation to deliver LFFPs.
49. The Mansfield LFFP¹² identifies a number of projects relating to artificial grass pitches and changing pavilion facilities. The priority projects for potential investment will help develop a sustainable network of quality facilities to drive participation across all parts of the game. It does not guarantee the success of future funding applications. Each project must still follow an application process to show how it will deliver key participation and social outcomes.

¹¹ <https://www.mansfield.gov.uk/downloads/download/531/parks-strategy-2023---2028>

¹² <https://localplans.footballfoundation.org.uk/local-authorities-index/mansfield/mansfield-executive-summary/>

PART 2: METHODOLOGY

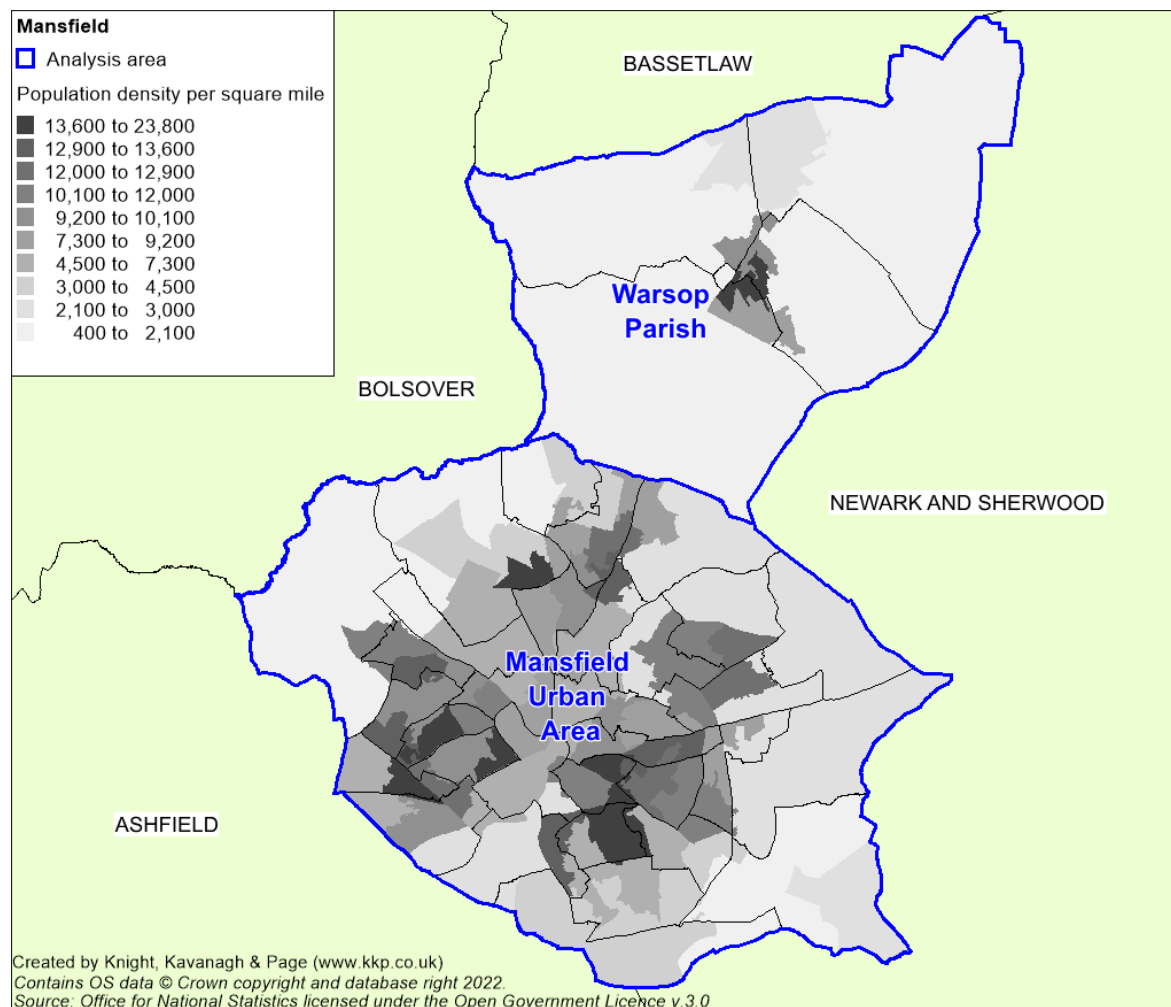
50. This section details the methodology undertaken as part of the study. The key stages are:

- ❖ 2.1 – Analysis areas
- ❖ 2.2 – Auditing local provision
- ❖ 2.3 – Open space standards
- ❖ 2.4 – Quality and value
- ❖ 2.5 – Quality and value thresholds
- ❖ 2.6 – Accessibility catchments

2.1 Analysis area

51. The study area comprises the whole District of Mansfield. In order to address supply and demand on a more localised level, analysis areas (consisting of electoral wards which align with other work streams) have been utilised.

Figure 2.1: Map of Mansfield District including analysis areas¹³



¹³ Office for National Statistics, 2024

52. Figure 2.1 shows the Mansfield District broken down into analysis areas in tandem with population density. The population is considered in more detail below.

Table 2.1: Analysis areas and populations

Analysis area	Population ¹⁴
Mansfield Urban Area	98,479
Warsop Parish	12,638
Mansfield District	111,117

2.2 Auditing local provision

53. Open space sites (including provision for children and young people) are identified, mapped, and assessed to evaluate site value and quality. Only publicly accessible sites are included in the quality and value audit (i.e., private sites or land, which people cannot access, are not included).
54. Each site is classified based on its primary open space purpose, so that each type of space is counted only once. The audit and the study, analyse the following typologies in accordance with the Companion Guidance to PPG17.
1. Parks and gardens
 2. Natural and semi-natural greenspace
 3. Amenity greenspace
 4. Provision for children and young people
 5. Allotments
 6. Cemeteries/churchyards

Site size threshold

55. In accordance with recommendations from the Companion Guidance to PPG17, a size threshold of 0.2 hectares is applied to the typologies of amenity greenspace and natural/semi-natural greenspace.
56. It is recognised it would be impractical to capture every piece of land that could be classed as open space. They are often too small to provide any meaningful leisure and recreational opportunities to warrant a full site assessment. However, spaces smaller than 0.2 hectares can provide amenity to local neighbourhoods and links for wildlife.
57. If required, these amenity greenspaces and natural sites below 0.2 hectares should be assessed on a site-by-site basis (to assess potential community, biodiversity, and visual value), for example, a request for development could be made upon such a site in the future. Planning policies relating to the consideration of the loss of open space could still apply to such sites, even if they are not specifically included in the audit.

¹⁴ Mid-Year Estimates 2022 (published 2023), Office for National Statistics

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Table 2.2: Site size thresholds for each open space typology

Typology	Site size threshold
Allotments	None
Amenity greenspace	0.2ha
Cemeteries	None
Parks and gardens	None
Provision for children and young people	None
Natural and semi-natural greenspace	0.2ha

58. It should be noted that some sites below the threshold, i.e., those that are identified as having particular significance and considered to provide an important function, as well as play space for children and young people, are included in the audit process.

Database development

59. All information relating to open spaces is collated in the Project Open Space Database (supplied as an Excel electronic file). All sites identified and assessed as part of the audit are recorded within the Database. The Database details for each site are as follows:

Data held on open spaces database (summary)
◆ KKP reference number (used for mapping) ◆ Site name ◆ Ownership (if known) ◆ Management (if known) ◆ Typology ◆ Size (hectares) ◆ Site audit data

60. Sites are primarily identified by KKP in the audit using official site names, where possible, and/or secondly using road names and locations.

2.3 Open space standards

61. To identify specific needs and quantitative and qualitative deficits or surpluses of open space in a local area, provision standards focusing on Quality, Quantity and Accessibility are set and applied later in the document (Part 10).

Quality	Ability to measure the need for enhancement of existing facilities. Aimed at identifying high quality provision for benchmarking and low quality provision for targeting as part of improvements. The Quality Standard is based on the audit assessment scores.
Quantity	Are there enough spaces in the right places? Aimed at helping to establish areas of surplus and deficiency and, where appropriate, to understand the potential for alternative uses and/or key forms of provision.
Accessibility	Distance thresholds aimed at improving accessibility factors (e.g., so people can find and get to open spaces without undue reliance on using a car) and helping to identify potential areas with gaps in provision. Shown via maps.

2.4 Quality and value

62. Through the audit process, each type of open space receives separate quality and value scores. This allows for the application of a high and low quality/value matrix to further help determine prioritisation of investment and to identify sites that may be surplus within a particular open space typology.
63. Quality and value are fundamentally different and can be unrelated. For example, a site of high quality may be inaccessible and, thus, be of little value; whereas a rundown (poor quality) site may be the only one in an area and thus be immensely valuable. As a result, quality and value are also treated separately in terms of scoring.

Analysis of quality

64. Data collated from site visits is initially based upon criteria derived from the Green Flag Award scheme (a national standard for parks and green spaces in England and Wales, operated by Keep Britain Tidy). This is utilised to calculate a quality score for each site visited. Scores in the database are presented as percentage figures.
65. For the provision for children and young people, criteria are also built around the Green Flag Award scheme. It is a non-technical visual assessment of the whole site, including general equipment and surface quality/appearance, plus an assessment of, for example, bench and bin provision.
66. This differs, for example, from an independent Royal Society for the Prevention of Accidents (RosPA) review, which is a more technical assessment of equipment in terms of play and risk assessment grade.

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67. The quality criteria used for the open space assessments carried out for all open space typologies are summarised in the following table.

Quality criteria for open space site visit (score)
- Physical access, e.g., public transport links, directional signposts. - Personal security, e.g., site is overlooked, natural surveillance. - Access-social, e.g., appropriate minimum entrance widths. - Parking, e.g., availability, specific, disabled parking. - Information signage, e.g., presence of up-to-date site information, notice boards. - Equipment and facilities, e.g., assessment of both adequacy and maintenance of provision such as seats, benches, bins, and toilets. - Location value, e.g., proximity of housing, other greenspace. - Site problems, e.g., presence of vandalism, graffiti. - Healthy, safe, and secure, e.g., fencing, gates, staff on site. - Maintenance and cleanliness, e.g., condition of general landscape & features. - Groups that the site meets the needs of, e.g., the elderly, young people.

Analysis of value

68. Site visit data plus desk-based research is calculated to provide value scores for each site identified. Value is defined in the Companion Guidance to PPG17 in relation to the following three issues:
- Context of the site, i.e., its accessibility, scarcity value, and historic value.
 - Level and type of use.
 - The wider benefits it generates for people, biodiversity, and the wider environment.
69. In addition, the NPPF refers to attributes to value such as the beauty and attractiveness of a site, its recreational value, historic and cultural value, and its tranquility and richness of wildlife.
70. Children's and young people's play provision is scored for value as part of the audit assessment. Value, in particular, is recognised in terms of the size of sites and the range of equipment it offers. For instance, a small site with only one or two items is likely to be of a lower value than a site with a variety of equipment catering for wider age ranges.
71. The value criteria set for audit assessment is derived from:

Value criteria for open space site visits (score)
- Level of use (observations only), e.g., evidence of different user types (e.g., dog walkers, joggers, children) throughout the day, located near school and/or community facility. - Context of the site in relation to other open spaces. - Structural and landscape benefits, e.g., well located, high quality, defining the identity/ area. - Ecological benefits, e.g., supports/promotes biodiversity and wildlife habitats. - Educational benefits, e.g., provide learning opportunities on nature/historic landscapes. - Social inclusion and health benefits, e.g., promotes civic pride, community ownership, and a sense of belonging, helping to promote well-being. - Cultural and heritage benefits, e.g., historic elements/links (e.g., listed building, statues) and high-profile symbols of local area.

Value criteria for open space site visits (score)

- | |
|--|
| <ul style="list-style-type: none"> ◆ Amenity benefits and a sense of place, e.g., attractive places that are safe and well-maintained; helping to create specific neighbourhoods and landmarks. ◆ Economic benefits, e.g., enhances property values, promotes economic activity and attracts people from near and far. |
|--|

72. There is a growing recognition of the vital role open space provision can provide to local communities. Recognising this, along with consideration of the future needs and demands of such provision, should raise the profile of open spaces and the processes supporting their existence (i.e., ensuring evidence bases are kept up to date and used to inform future decision-making processes).

2.5 Quality and value thresholds

73. To determine whether sites are high or low quality (as recommended by the Companion Guidance to PPG17), the results of the site assessments are colour-coded against a baseline threshold (high being green and low being red). The primary aim of applying a threshold is to identify sites where investment and/or improvements are required. It can also be used to set an aspirational quality standard to be achieved at some point in the future and to inform decisions around the need to further protect sites from future development (particularly when applied with its respective value score in a matrix format).
74. A site rating low for quality should not automatically be viewed as being fit for development. It is also necessary to understand its value, access, and role within the community it serves. It may, for example, be the only site serving an area and should therefore be considered a priority for enhancement.
75. The most recognised national benchmark for measuring the quality of parks and open spaces is the 66% pass rate for the Green Flag Award. This scheme recognises and rewards well-managed parks and open spaces. Although this Open Space Study uses a similar assessment criterion to that of the Green Flag Award scheme, it is inappropriate to use the Green Flag benchmark pass for every open space, as they are not all designed or expected to perform to the same exceptionally high standard. For example, a park would be expected to feature a greater variety of ancillary facilities (seating, bins, play equipment) and manicured landscaping and planting, etc., in contrast to an amenity greenspace serving a smaller catchment and fewer people.
76. Furthermore, a different scoring mechanism is used in this study from that of the Green Flag scheme (albeit the criterion for this study is derived from the Green Flag scheme). For each open space typology, a different set and/or weighting for each criterion of quality is used. This is to better reflect the different roles, uses, and functions of each open space type. Consequently, a different quality threshold level is set for each open space typology.
77. Quality thresholds in this study are individual for each open space typology. They are based on the average quality score arising from the site assessments and set using KKP's professional judgment and experience from delivering similar studies. The score is to help distinguish between higher and lower quality sites; it is a minimum expectation as opposed to an absolute goal. This works as an effective method to reflect the variability in quality at a local level for different types of provision. It allows the Council more flexibility in directing funds towards sites for enhancements, which is useful if funds are geographically constrained with respect to individual developments.

78. Reason and flexibility are needed when evaluating sites close to the average score/threshold. The review of a quality threshold is just one step for this process; a site should also be evaluated against the value assessment and local knowledge.
79. There is no national guidance on the setting of value thresholds, and instead, a 20% threshold is derived from KKP's experience and knowledge in assessing the perceived value of sites.
80. A high-value site is one deemed to be well used and offering visual, social, physical, and mental health benefits. Value is also a more subjective measure than assessing the physical quality of provision. Therefore, a conservative threshold of 20% is set across all typologies. Whilst 20% may initially seem low - it is a relative score. One designed to reflect those sites that meet more than one aspect of the criteria used for assessing value (as detailed earlier). If a site meets more than one criterion for value, it will score greater than 20%. Consequently, it is deemed to be of higher value.

Table 2.3: Quality and value thresholds by typology

Typology	Quality threshold	Value threshold
Amenity greenspace	50%	20%
Parks and gardens	60%	20%
Provision for children and young people	60%	20%
Natural and semi-natural greenspace	45%	20%

81. For allotments and cemeteries, no quality/value assessments have taken place. Allotments are often difficult to assess due to being accessible to plot members only. Consequently, they are not assessed. The role of cemeteries is unique in comparison to other types of open space; one that is often difficult to assess in terms of quality and value in a study like this.

2.6 Accessibility catchments

82. Accessibility catchments can be used as a tool to identify deficiencies of open space in a local area. This is achieved by applying them to create a distance catchment. The study displays the results of the catchment to highlight any potential deficiencies in access to provision.
83. There is an element of subjectivity resulting in time/distance variations. This is to be expected given that people walk at different speeds depending on a number of factors, including height, age, levels of fitness, and physical barriers on the route. Therefore, there will be an element of 'best fit'.
84. The accessibility catchments from the Mansfield Green Space Standard are used to show how far residents are likely to be willing to travel to access different types of open space provision.

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Table 2.4: Accessibility catchment times/distances

Open space type	Catchment
Parks & Gardens	District: 15-minute walk time (1,200m) Local: 5-minute walk time (400m)
Natural & Semi-natural Greenspace	10-minute walk time (800m)
Amenity Greenspace	5-minute walk time (400m)
Provision for children	5-minute walk time (400m)
Provision for teenagers/young people (e.g., MUGA, Skate Park)	15-minute walk time (1,200m)
Allotments	No standard set
Cemeteries	No standard set

85. No standard is set for the typologies of allotments or cemeteries. For cemeteries, provision should be determined by demand for burial space.

PART 3: SUMMARY OF AUDIT

86. This section presents an overview of the applicable audit provisions, along with a summary of the key findings related to the quality and value of the assessed typologies.

3.1 Audit overview

87. Within the District of Mansfield, there are a total of 208 sites equating to approximately 1,143 hectares of open space. The largest contributor to provision is natural/semi-natural greenspace (873 hectares), accounting for 76%.

Table 3.1: Overview of open space provision

Open space typology	Number of sites	Total amount (hectares) ¹⁵
Allotments	33	64
Amenity greenspace	31	36
Cemeteries/churchyards	8	24
Natural & semi-natural greenspace	42	873
Park and gardens	31	141
Provision for children & young people	63	5
TOTAL	208	1,143

3.2 Quality

88. The methodology for assessing quality is set out in Part 2 (Methodology). The table below summarises the results of the quality assessment for open spaces.
89. No quality/value assessments are applied to allotments and cemeteries. Allotments are typically accessible to plot members only. Cemeteries are unique in comparison to other types of open space; one that is often difficult to assess in the same way as other sites in terms of quality and value. Consequently, they are not assessed.

Table 3.2: Quality scores for assessed open space typologies

Typology	Lowest score	Average score	Highest score	Sites below typology threshold	Sites above typology threshold
Amenity greenspace	16%	40%	56%	15	16
Natural & semi-natural greenspace	24%	48%	70%	14	26
Park and gardens	20%	42%	77%	24	7
Provision for children & young people	30%	53%	83%	29	33
TOTAL				82	82

¹⁵ Rounded to the nearest whole number

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90. There is a generally mixed quality of open space across all typologies. This is reflected in half of assessed sites scoring above their set threshold for quality.

3.3 Value

91. The methodology for assessing value is set out in Part 2 (Methodology). The table below summarises the results of the value assessment for open spaces.
92. As cited under 3.2, no quality/value assessments are applied to allotments and cemeteries.

Table 3.3: Value scores for assessed open space typologies

Typology	Lowest score	Average score	Highest score	Sites below typology threshold	Sites above typology threshold
Amenity greenspace	12%	30%	69%	3	28
Natural & semi-natural greenspace	16%	32%	49%	3	37
Park and gardens	16%	36%	60%	1	30
Provision for children & young people	20%	36%	75%	0	62
TOTAL				7	157

93. Nearly all sites (96%) are assessed as being above the threshold for value, reflecting the role and importance of open space provision to local communities and environments.
94. A high-value site is considered to be one that is well-used by the local community, well-maintained (with a balance for conservation), provides a safe environment, and has features of interest, such as good-quality play equipment and landscaping. Sites that provide for a cross-section of users and have a multi-functional use are considered a higher value than those offering limited functions and are viewed as unattractive.
95. There are a handful of sites that score especially high for quality and value. These include Titchfield Park, Shirebrook Wood, and Millenium Green amongst others. The quality and value scores for these sites are shown in Table 3.4.

Table 3.4: High quality and value sites

KKP Ref	Site Name	Typology	Quality Score	Value Score
102	Millennium Green Mansfield Woodhouse Natural and Semi Natural (NSN)	Natural	69.7%	24.5%
116	Oak Tree Heath SSSI	Natural	67.2%	34.5%
160	Shirebrook Wood	Natural	70.0%	44.5%
177	The Oakham Local Nature Reserve	Natural	66.2%	30.0%
181	Titchfield Park	Park	77.0%	59.1%
186	Trail adjacent to Quarry Lane LNR	Natural	66.6%	49.1%

3.4 Consultation summary

96. Consultation with several Council officers and local community stakeholder groups was undertaken to understand the key challenges for open spaces across the district. Key themes from the consultation are summarised below.
97. **Play** - MDC has a large supply of play sites across the district, which is considered old and antiquated. It is keen to utilise developer contributions, where possible, to help upgrade the stock. The Council acknowledges that upgrades must focus on active environments, formal play, and ensuring accessible/inclusive designs.
98. Using the Sport England Active Environments guide, MDC is keen to develop better active links between key leisure sites. This includes creating areas of natural play, greenways and gym equipment. A big focus is on areas of greater health deprivation, including Warsop and Oak Tree.
99. There is also a drive to upgrade certain play sites to support accessible play. For example, Yeoman Hill Park is highlighted as an initial focus for developing a dedicated accessible play site.
100. **Increasing the levels of biodiversity across the Authority** - as part of the council's net zero target, biodiversity plays a key role. The challenges include better maintenance regimes for grass cutting, particularly at sites such as Berry Hill Park, developing wildflower areas across key sites and the maintenance of the key nature reserves including Oakham Local Nature Reserves and Quarry Lane Local Nature Reserve.
101. **Using developer contributions to support sites** - within the Local Plan Review timeframe, there are several areas of development which will generate receipts for developer contributions. This can be used to support the upgrading open space provisions. A challenge is to protect and support open space through the development of these key sites. As an example, the council is currently investing in Berry Hill Park including path improvements, new café, large area of woodland, new play area and better sports provision.
102. **Supporting friends of groups/volunteers to continue to manage sites** – there is currently a strong network of friends groups locally, including groups at Berry Hill Park, The Carrs, and Maun Conservation Group. The challenge is to ensure these groups continue to be supported, have the resources to apply for funding to upgrade sites and sites are protected from future planning applications.
103. **Commercialisation of sites** - there is a growing interest to increasing the use of open space sites for commercial use. For instance, the council has built a new café in Berry Hill Park, and a regular funfair takes place at Titchfield Park. The council would like to explore and increase opportunities across other sites where appropriate to do so.

PART 4: PARKS AND GARDENS

4.1 Introduction

104. This typology often covers urban parks and formal gardens (including designed landscapes), which provide accessible high-quality opportunities for informal recreation and community events.

4.2 Current provision

105. There are 31 sites classified as parks and gardens across the Mansfield District, the equivalent of over 140 hectares (see Table 4.1). No site size threshold has been applied and, as such, all sites have been included within the typology. A list of sites is provided in Table 4.2.

Table 4.1: Current parks and gardens provision

Analysis area	Number	Total hectares (ha)	Current provision (ha per 1,000 population)
Mansfield Urban Area	27	131.34	1.31
Warsop Parish	4	9.30	0.74
Mansfield District	31	140.64	1.27

106. For parks and gardens, there is a current provision level of 1.27 hectares per 1,000 head of population. The largest site and therefore the biggest contributor to this provision is Berry Hill Park (23.66 ha), located in the Mansfield Urban Area Analysis Area. The next largest sites are Manor Park Sports Complex (18.48 ha), King George V Playing Field (12.05 ha), Racecourse Recreation Ground (10.08 ha), and Forest Road Recreation Ground (9.15 ha), all of which are located in the Mansfield Urban Area Analysis Area.
107. It is important to note that within the category of parks and gardens, there are two distinct types of sites. Some are significant in size and act as destinations offering greater recreational facilities and uses, which people will often be willing to travel further to access. Examples of this type include Berry Hill Park. Other sites within the typology of parks and gardens are smaller in size. An example of this includes Titchfield Park.
108. Fields in Trust (FIT) suggests 0.80 hectares per 1,000 population as a guideline quantity standard. Table 4.1 shows that overall, Mansfield District is above this. However, Warsop Parish Analysis Area falls under the FIT threshold (0.74 hectares per 1,000 population). This can be due to the sparse population within the analysis area as opposed to the dense population in the Mansfield Urban Area.
109. Parks provision, particularly 'destination' parks, are often only going to exist in areas of greater population density. Consequently, some analysis areas being below the FIT threshold does not mean a true deficiency exists. It is therefore important to also consider accessibility and quality of provision.

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4.3 Accessibility

110. The Mansfield Green Space Standard sets two accessibility catchments. For district level parks this is a 15-minute walk time and for all other parks it is a 5-minute walk time. Figure 4.1 shows parks and gardens mapped with the accessibility catchments. This should be treated as an approximation, as it does not take into account topography or walking routes. Each site has been allocated its own ID number (shown in Figure 4.1). district level parks are identified in table 4.2.

Figure 4.1: Parks and gardens mapped with walk catchments

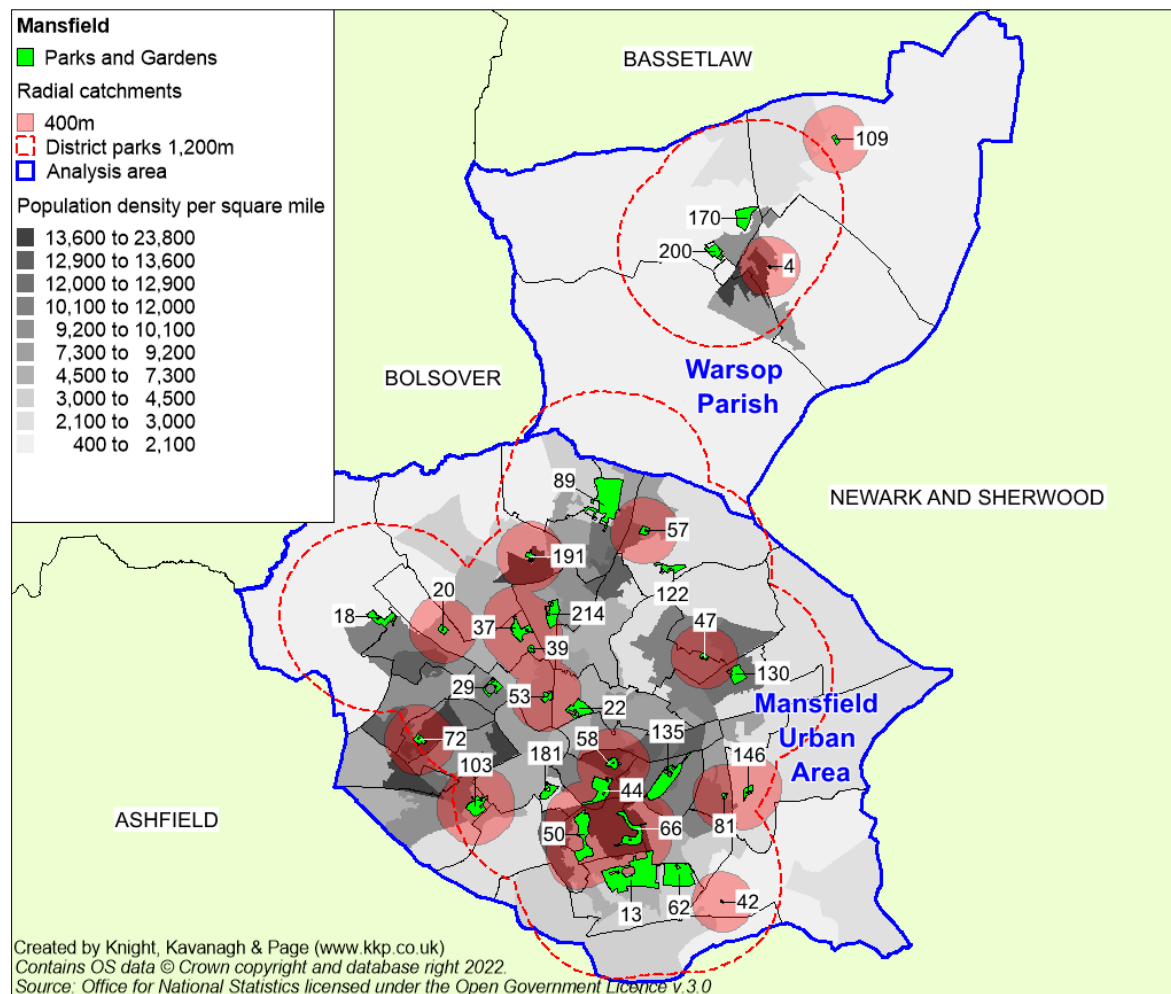


Table 4.2: Key to sites mapped

Site ID	Site name	Analysis Area	Size (ha)	Quality score	Value score
4	Appleton Street	Warsop Parish	0.07	31.1%	23.6%
13	Berry Hill Park (<i>district</i>)	Mansfield Urban Area	23.66	56.3%	39.1%
18	Bull Farm Park Sports Ground and Community Centre (<i>district</i>)	Mansfield Urban Area	3.75	53.3%	35.5%

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Site ID	Site name	Analysis Area	Size (ha)	Quality score	Value score
20	Burlington Drive	Mansfield Urban Area	0.97	30.3%	21.8%
22	Carr Bank Park (<i>district</i>)	Mansfield Urban Area	4.88	58.4%	48.2%
29	Chesterfield Road Recreation Ground (<i>district</i>)	Mansfield Urban Area	2.17	46.9%	34.5%
37	Debdale Lane Local Park	Mansfield Urban Area	4.25	46.3%	43.6%
39	Dunsil Road	Mansfield Urban Area	0.71	32.2%	23.6%
42	Epperstone Court	Mansfield Urban Area	0.07	20.1%	23.6%
44	Fisher Lane Park (<i>district</i>)	Mansfield Urban Area	6.90	41.9%	23.6%
47	Flint Avenue Open Space	Mansfield Urban Area	0.65	39.2%	29.1%
50	Forest Road Recreation Ground (Spider Park)	Mansfield Urban Area	9.15	37.7%	30.9%
53	Haddon Road Open Space	Mansfield Urban Area	1.55	42.6%	43.6%
57	Hornby Plantation / Marples Park	Mansfield Urban Area	1.14	47.2%	39.1%
58	Jackson Field	Mansfield Urban Area	1.85	43.8%	21.8%
62	King George V Playing Field (<i>district</i>)	Mansfield Urban Area	12.05	61.7%	60.0%
66	Kings Walk Open Space	Mansfield Urban Area	6.04	40.0%	41.8%
72	Ladybrook Park	Mansfield Urban Area	1.47	38.2%	34.5%
81	Lingforest	Mansfield Urban Area	0.43	21.0%	15.5%
89	Manor Park Sports Complex (<i>district</i>)	Mansfield Urban Area	18.48	44.1%	34.5%
103	Moor Lane Park	Mansfield Urban Area	4.57	34.6%	52.7%
109	Netherfield Lane Pencil Park	Warsop Parish	0.70	37.3%	32.7%
122	Peafield Park (<i>district</i>)	Mansfield Urban Area	2.92	64.3%	40.9%
130	Queensway Park (<i>district</i>)	Mansfield Urban Area	3.78	33.3%	32.7%
135	Racecourse Recreation Ground (<i>district</i>)	Mansfield Urban Area	10.08	38.1%	28.2%
146	Roston Open Space	Mansfield Urban Area	1.35	27.2%	34.5%
170	The Carrs Recreation Ground (<i>district</i>)	Warsop Parish	5.56	39.8%	52.7%
181	Titchfield Park (<i>district</i>)	Mansfield Urban Area	2.77	77.0%	59.1%
191	Vale Road Open Space (Northfield Focus Point)	Mansfield Urban Area	1.10	36.5%	21.8%
200	Warsop Park (<i>district</i>)	Warsop Parish	2.96	34.8%	32.7%
214	Yeoman Hill Park (<i>district</i>)	Mansfield Urban Area	4.62	53.7%	52.7%

111. In terms of district level parks, based on a 15-minute walk time, there is good coverage in all areas with greater population density. However, minor gaps are noticeable against the 5-minute walk time for other park sites especially within the Mansfield Urban Area.

112. Many of these gaps are served by other forms of open space provision, such as amenity greenspace and natural and semi-natural greenspace. Such sites may not meet the criteria of park provision but are likely to offer similar opportunities and access to recreational activities often associated with parks. Exploring the potential to formalise features associated with park provision at some of these sites could be considered to increase a site's secondary function as a park.

Table 4.3: Other open spaces serving gaps in park catchments

Analysis area	Other open spaces in gap	Open space type
Mansfield Urban Area	Ladybrook Place (ID 74)	Amenity
	Land off Wainwright Avenue (ID 79)	Amenity
	Millennium Green (ID 102)	Natural
	Ravensdale Nature Reserve (ID 143)	Natural
	Rushpool Open Space (ID 149)	Natural
	Urban Woodland and Landscaped Grass Area (ID 189)	Natural
Warsop Parish	No significant gap	-

4.4 Quality

113. To determine whether sites are high or low quality (as recommended by the Companion Guidance), scores from site assessments are colour-coded against a baseline threshold (high being green and low being red). The table below summarises the results of the quality assessment for parks. A threshold of 50% is applied to segregate high from low quality parkland. Further explanation of how the quality scores and thresholds are derived can be found in Part 2 (Methodology). The score is to help distinguish between higher and lower quality sites; it is a minimum expectation as opposed to an absolute goal.

Table 4.4: Quality ratings for assessed parks and gardens

Analysis area	Lowest score	Average score	Highest score	<50%	>50%
Mansfield Urban Area	20%	43%	77%	20	7
Warsop Parish	31%	36%	40%	4	0
Mansfield District	20%	42%	77%	24	7

114. Most park and garden sites rate below the quality threshold.
115. The highest scoring sites for quality are Titchfield Park (77%) and Peafield Park (64%). The former site is a Green Flag Award winning park and is highlighted as being very well maintained, clean and featuring good paths, a water feature and a vast number of trees and plants. Furthermore, it contains signage, seating, bins, and wide entrances, further adding to its quality. Peafield Park is also a Green Flag Award winning park. The site is very well maintained, features numerous trees, signage and good pathways throughout. It also contains a designated wildflower and wildlife area.

116. The criteria used to assess parks and gardens are intended to be high, reflecting the Green Flag Award assessment. As such, not all park and garden sites would be expected to score above the threshold set for such a prestigious award. It is more likely for the flagship 'destination' sites to score highly.
117. King George V Playing Field (62%) is another Green Flag Award site demonstrating its high standards. The site benefits from football pitches, a play area, a pitch and putt golf course, an outdoor gym, site-specific parking, and a wildflower meadow.
118. Hornby Plantation / Marples Park (47%) scores below the quality threshold, however, there are no significant quality issues. The site is located within the centre of a residential estate, is easy to view and offers local people a place to sit and relax. Compared to other larger parks, the site does not feature toilets, play provision, sporting opportunities, picnic benches and parking, etc. However, the site serves its purpose as a small, attractive place to sit and relax, offering ecological value through trees and other planting.
119. Chesterfield Road Recreation Ground (47%) also rates just below the quality threshold. The site benefits from a safe main entrance, is overlooked on most sides, and has site-specific parking. However, it lacks ancillary features such as benches, picnic tables, and could be better maintained and cleaned. Similarly, Debdale Lane Local Park (46%) also rates just below the quality threshold. Unlike the former site, it does not benefit from site-specific parking, however, it rates highly for access within and through the site, personal security, and overall maintenance and cleanliness.

4.5 Value

120. To determine whether sites are high or low value (as recommended by the Companion Guidance), the scores from the site assessments have been colour-coded against a baseline threshold (high being green and low being red). The table below summarises the results of the value assessment for parks. A threshold of 20% is applied to divide high from low value. Further explanation of how the value scores are derived can be found in Part 2 (Methodology).

Table 4.5: Value ratings for assessed parks and gardens

Analysis area	Lowest score	Average score	Highest score	<20%	>20%
Mansfield Urban Area	15%	36%	60%	1	26
Warsop Parish	24%	35%	53%	0	4
Mansfield District	15%	36%	60%	1	30

121. All park and garden sites, except one, rate above the value threshold. The highest scoring sites are:
- ♦ King George V Playing Field (60%)
 - ♦ Titchfield Park (59%)
 - ♦ Yeoman Hill Park (53%)
 - ♦ Moor Lane Park (53%)

122. All these parks have high amenity and social value due to containing good recreational and exercise opportunities. The sites also score highly for visual and landscape benefits due to being observed as attractive, well-used parks. King George V Playing Field and Yeoman Hill Park have enhanced amenity and health benefits due to featuring a range of sports provisions, play equipment and an outdoor gym.
123. King George V Playing Field (60%), the highest scoring site for value, hosts a pitch and putt golf course, contributing to the economic value of the site. In addition, Titchfield Park scores highly for cultural and heritage benefits due to it being a historic park as well as containing a bandstand.
124. Moor Lane Park (53%) scores high for value. The site features a play area, a MUGA, a path around the park and benches providing amenity and social value. There are also trees and bushes around the border of the site, enhancing ecological value.
125. All park and garden sites provide opportunities for a wide range of users and demonstrate the high social inclusion, health benefits and sense of place that parks can offer. One of the key aspects of the value placed on park provision is its function as a multipurpose provision. Parks provide opportunities for local communities and individuals to socialise and undertake a range of different activities, such as exercise, dog walking and taking children to the play area. Consequently, sites with a greater diverse range of features and ancillary facilities rate higher for value.

PART 5: NATURAL AND SEMI-NATURAL GREENSPACE

5.1 Introduction

126. The natural and semi-natural greenspace typology can include woodland (coniferous, deciduous, mixed) and scrub, grassland (e.g., down-land, meadow), heath or moor, wetlands (e.g., marsh, fen), wastelands (including disturbed ground), and bare rock habitats (e.g., quarries) and commons. For the purpose of this study, the focus is on sites providing wildlife conservation, biodiversity and environmental education and awareness.
127. The typology of natural and semi-natural greenspace has a relatively low-quality threshold compared to other open space typologies. This is to reflect the characteristics of this kind of provision. For instance, many natural and semi-natural sites are intentionally without ancillary facilities to reduce misuse/inappropriate behaviour whilst encouraging greater flora and fauna activity.

5.2 Current provision

128. In total, there are 42 natural and semi-natural greenspace sites, equating to over 872 hectares.

Table 5.1: Current natural and semi-natural greenspace

Analysis area	Number	Total hectares (ha)	Current provision (ha per 1,000 population)
Mansfield Urban Area	31	270.38	2.75
Warsop Parish	11	602.12	47.64
Mansfield District	42	872.50	7.85

129. These totals do not include all provisions in the area as, in general, a site size threshold of 0.2 hectares has been applied. Sites smaller than this are likely to be of less or only limited recreational value to residents. However, they may still make a wider contribution to local areas, in relation to community viability, quality of life and health and wellbeing. Furthermore, they may provide 'stepping stones' for flora and fauna, enabling freedom of movement for wildlife.
130. The Warsop Parish Analysis Area has the most natural and semi-natural provision with a total of 602 hectares. This makes up 69% of natural/semi-natural provision.
131. The two largest sites are Sherwood Country Park and Birklands Forest (243.40 hectares) and Clipstone to Warsop (153.99 hectares). The two make up 46% of the natural/semi-natural provision.
132. Fields in Trust (FIT) suggests 1.80 hectares per 1,000 population as a guideline quantity standard. Within the District, there is an overall provision of 7.85 hectares per 1,000 head of population, which is above the FIT guidelines. This is also the case for both analysis areas.

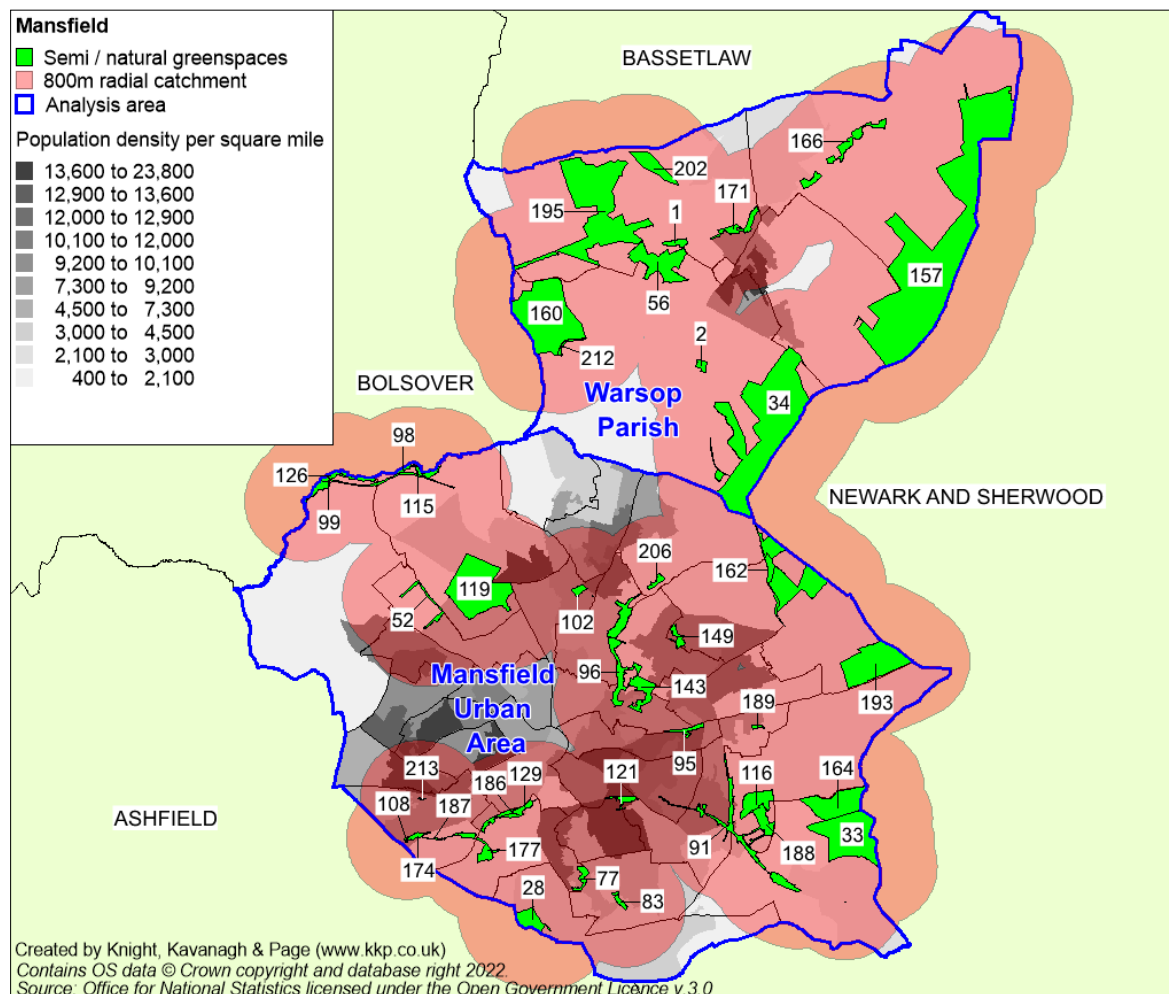
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133. It is important to recognise that other open spaces, such as parks and amenity greenspace often provide opportunities associated with natural greenspace. For example, Teversal Avenue (ID 165) offers greater ecological value due to the presence of orchard trees, as well as a well-tended garden that houses fruit trees and wildlife areas. The variety of trees and plants also increases the biodiversity value of the site.
134. It is also important to highlight that some sites can bridge the definition of typologies, such as natural greenspace and amenity greenspace. For example, a grassed area left unmaintained can start to have characteristics associated with natural greenspace.

5.3 Accessibility

135. The Mansfield Green Space Standard sets an accessibility standard of a 10-minute walk time across the Mansfield District for natural and semi-natural greenspace. Figure 5.1 shows natural greenspace mapped against the accessibility catchments.

Figure 5.1: Natural greenspace mapped with a 10-minute (800m) walk catchment



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Table 5.2: Key to sites mapped

Site ID	Site name	Analysis Area	Size (ha)	Quality score	Value score
1	West of Meden Vale	Warsop Parish	2.58	32.4%	30.0%
2	Amenity Space at Spion Kop	Warsop Parish	1.75	34.5%	30.0%
33	Clipstone Forest (between Strawberry Hills SSSI & MARR)	Mansfield Urban Area	42.62	43.9%	20.9%
34	Clipstone to Warsop	Warsop Parish	153.98	41.8%	24.5%
52	Green corridor adj Millennium Business Park	Mansfield Urban Area	3.59	29.3%	16.4%
77	Land off Johnson Drive & Berry Hill Lane (Johnson Drive Open Space)	Mansfield Urban Area	2.85	54.4%	35.5%
83	Litchfield Lane / Chatsworth Drive, Mansfield	Mansfield Urban Area	1.73	47.0%	29.1%
91	Mansfield Way	Mansfield Urban Area	16.08	34.5%	30.0%
95	Mansfield Way green corridor south of Samworth Academy	Mansfield Urban Area	2.59	24.0%	24.5%
96	Maun Valley Nature Reserve	Mansfield Urban Area	16.63	51.2%	40.0%
98	Meden Trail	Mansfield Urban Area	1.14	48.1%	40.0%
99	Meden Trail, Lies between Outgang Lane, Pleasley	Mansfield Urban Area	4.95	48.1%	40.0%
102	Millennium Green Mansfield Woodhouse NSN	Mansfield Urban Area	1.85	69.7%	24.5%
115	Northfield House Wood	Mansfield Urban Area	2.19	48.1%	40.0%
116	Oak Tree Heath SSSI	Mansfield Urban Area	9.90	67.2%	34.5%
119	Oxclose Woods (restored Sherwood Colliery)	Mansfield Urban Area	49.99	62.7%	43.6%
121	Pathways / trails off King George V Avenue	Mansfield Urban Area	2.55	40.8%	24.5%
126	Pleasley Vale	Mansfield Urban Area	5.45	48.1%	40.0%
129	Quarry Lane, Mansfield	Mansfield Urban Area	4.73	65.5%	40.0%
143	Ravensdale Nature Reserve	Mansfield Urban Area	9.52	41.8%	30.0%
149	Rushpool Open Space	Mansfield Urban Area	2.74	42.5%	24.5%

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Site ID	Site name	Analysis Area	Size (ha)	Quality score	Value score
157	Sherwood Country Park and Birklands Forest	Warsop Parish	243.39	36.6%	39.1%
160	Shirebrook Wood	Warsop Parish	65.13	70.0%	44.5%
162	Spa Ponds	Mansfield Urban Area	4.81	35.5%	30.0%
164	Strawberry Hill Heath	Mansfield Urban Area	23.41	61.7%	25.5%
166	The Bottoms, Local Nature Reserve	Warsop Parish	10.47	64.5%	34.5%
171	The Carrs, Off the A60, Warsop	Warsop Parish	5.64	53.0%	44.5%
174	The Hermitage, Off Kings Lodge Drive, Mansfield	Mansfield Urban Area	1.46	46.0%	31.8%
177	The Oakham Local Nature Reserve	Mansfield Urban Area	5.66	66.2%	30.0%
186	Trail adjacent to Quarry Lane LNR	Mansfield Urban Area	1.13	66.6%	49.1%
187	Trail between Hermitage and Quarry Lane LNR's	Mansfield Urban Area	0.33	35.5%	20.9%
188	Trails between Housing Area	Mansfield Urban Area	7.60	36.6%	25.5%
189	Urban Woodland and Landscaped Grass Area	Mansfield Urban Area	0.64	37.6%	15.5%
193	Vicar's Water	Mansfield Urban Area	34.60	60.6%	30.0%
195	Warsop Colliery	Warsop Parish	85.15	30.3%	30.0%
202	Warsop Wood	Warsop Parish	10.23	39.7%	30.0%
206	Whinney Hill Woods (part of Peafield Park)	Mansfield Urban Area	1.77	56.4%	43.6%
212	Wood Lane, Sookholme	Warsop Parish	1.28	63.4%	40.0%

136. Most areas with greater population density are served by a 10-minute walk time. However, a noticeable gap is observed in the West of the Mansfield Urban Area Analysis Area.
137. Gaps are generally served by other forms of open space provision. Such sites may offer similar opportunities and access to activities associated with natural greenspace. The potential to increase a site's secondary function as natural greenspace should be explored.

Table 5.3: Other open spaces serving gaps in natural catchments

Analysis area	Other open spaces in gap	Open space type
Mansfield Urban Area	Bosworth Street Amenity Space (ID 15) Chesterfield Road Recreation Ground (ID 29) Hornby Plantation / Marples Park (ID 57) Ladybrook Park (ID 72) Manor Park Sports Complex (ID 89) Millennium Green (ID 100)	Amenity Parks Parks Parks Parks Amenity
Warsop Parish	Appleton Street (ID 4)	Parks

5.4 Quality

138. To determine whether sites are high or low quality (as recommended by the Companion Guidance), scores from the site assessments are colour-coded against a baseline threshold (high being green and low being red). The table below summarises the results of the quality assessment for natural and semi-natural greenspace. A threshold of 45% is applied to divide high from low quality. Further explanation of how the quality scores are derived can be found in Part 2 (Methodology). The score is to help distinguish between higher and lower quality sites; it is a minimum expectation as opposed to an absolute goal.

Table 5.4: Quality ratings for assessed natural and semi-natural greenspace

Analysis area	Lowest score	Average score	Highest score	<45%	>45%
Mansfield Urban Area	24%	49%	70%	9	21
Warsop Parish	30%	47%	70%	5	5
Mansfield District	24%	48%	70%	14	26

139. Nearly three quarters (65%) of assessed natural and semi-natural greenspace sites rate above the quality threshold, indicating a strong standard of quality.
140. The three highest scoring sites for quality are:
- ✦ Shirebrook Wood (70%)
 - ✦ Millennium Green, Mansfield Woodhouse NSN (70%)
 - ✦ Oak Tree Heath SSSI (67%)
141. These sites, alongside other high-scoring sites, have the added benefit of ancillary features such as benches and boundary fencing. The sites are also observed as having reasonable to good access for all, with well-maintained pathways.
142. Shirebrook Wood (70%), the highest ranking semi-natural greenspace site, has benches as well as picnic tables, making it a place for users to relax. Additionally, it benefits from well-designed entrances and dedicated parking. Clear signage is positioned at the entrances and other strategic locations, making it easy for users to locate and understand.

143. Millennium Green Mansfield Woodhouse NSN (70%) also scores well. The site scores highly for access within and through the site, making it accessible for all users. It also rates well for overall maintenance and cleanliness. However, the site would benefit from having bins in order to avoid littering.
144. Oak Tree Heath SSSI (67%) has multiple trails throughout the site. Though rated highly, the site could benefit from greater ancillary facilities such as bins and improved lighting.
145. Other high-scoring sites include The Oakham Local Nature Reserve (66%) and Trail adjacent to Quarry Lane LNR (67%). The former site features water, as it is adjacent to fisheries, and multiple footpaths throughout. It also scores highly for conservation of natural features, as it hosts a mixture of grassland. The Trail adjacent to Quarry Lane LNR has basic ancillary features such as benches and bins. The site is mainly used by cyclists and dog walkers, which showcases the site's health benefits.
146. Litchfield Lane (47%) scores just above the quality threshold due to having good entrances, boundary fencing, and adequate access within and through the site. It is observed as being well-maintained and clean with satisfactory quality paths. However, the site would benefit from ancillary features including benches, picnic tables, and litter bins.
147. The lowest scoring natural and semi-natural sites for quality are:
- ◆ Mansfield Way green corridor south of Samworth Academy (24%)
 - ◆ Green corridor adj Millennium Business Park (29%)
 - ◆ Warsop Colliery (30%)
148. Sites scoring below the quality threshold tend to be devoid of basic ancillary features such as seating, bins and signage. All three highlighted sites score low for user security and lack signage or seating. Additionally, they rate low for overall cleanliness and maintenance. Dog fouling is observed as a potential problem at the green corridor adjacent to Millennium Business Park.
149. Other lower-scoring sites include West of Meden Vale (32%). It is identified as having no signage, seating, or litter bins. Similarly, Urban Woodland and Landscaped Grass Area (38%) is highlighted as being overgrown and difficult to access due to trees not being maintained.
150. In some instances, natural and semi-natural sites can be intentionally without ancillary facilities to reduce misuse/inappropriate behaviour whilst encouraging greater conservation.

5.5 Value

151. To determine whether sites are high or low value (as recommended by the Companion Guidance), scores from site assessments have been colour-coded against a baseline threshold (high being green and low being red). The table below summarises the results of the value assessment for natural and semi-natural greenspace. A threshold of 20% is applied to divide high from low value. Further explanation of how the value scores are derived can be found in Part 2 (Methodology).

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Table 5.5: Value ratings for assessed natural and semi-natural greenspace

Analysis area	Lowest score	Average score	Highest score	<20%	>20%
Mansfield Urban Area	16%	30%	49%	3	27
Warsop Parish Area	25%	35%	45%	0	10
Mansfield District	16%	32%	49%	3	37

152. Most assessed natural and semi-natural sites rate above the threshold for value. The majority of sites have high ecological value, contributing to flora and fauna, as well as providing habitats for local wildlife.
153. As well as ecological value, sites provide benefits to the health and well-being of residents and those visiting from further afield. This is a result of the exercise opportunities they provide, for example, through walking and biking trails. Furthermore, they break up the urban form, creating peaceful spaces to relax and reflect. The high levels of natural features also help improve air quality, particularly in built-up areas.
154. The highest scoring natural and semi-natural sites for value are:
- ✦ Trail adjacent to Quarry LNR (49%)
 - ✦ The Carrs, Off the A60, Warsop (46%)
 - ✦ Whinney Hill Woods (part of Peafield Park) (43%)
155. These sites offer high amenity and social value due to good recreation and exercise opportunities. The Carrs has additional amenity and social value due to site connectivity and featuring play areas, benches, and picnic tables. All three sites are well located and of high quality, providing attractive landscapes and enhancing structural and landscape benefits.
156. In addition, the sites provide high ecological value due to high biodiversity, providing habitats for flora and fauna. All score strongly in design and paths, enhancing amenity and health benefits. Whinney Hill Woods is classed as an attractive and appealing site, adding further value to users.
157. There are two natural and semi-natural sites scoring lower for value:
- ✦ Urban Woodland and Landscaped Grass Area (16%)
 - ✦ Green corridor adj Millennium Business Park (16%)
158. These sites score low for access within the site and have no seating or signage, limiting social and amenity value.
159. Urban Woodland and Landscaped Grass Area (16%) is identified as being overgrown with trees, making it difficult to fully access the site at the time of visit. There are no benches or bins however, the site has some structural and landscape value due to it acting as a buffer between a residential estate and industrial land. Green corridor adj Millennium Business Park (16%) is classed as a buffer between an industrial estate and farmland. The site has health benefits as it has a footpath for individuals to use.

PART 6: AMENITY GREENSPACE

6.1 Introduction

160. Amenity greenspace is defined as sites offering opportunities for informal activities close to home, work, or enhancement of the appearance of residential and other areas. It includes informal recreation spaces and other incidental spaces.

6.2 Current provision

161. There are 31 amenity greenspace sites across the Mansfield District, equating to over 35 hectares of provision. Sites are most often found within areas of housing and function as informal recreation spaces or along highways providing a visual amenity. A number of recreation grounds and playing fields are also classified as amenity greenspace.

Table 6.1: Current provision of amenity greenspace

Analysis area	Number	Total hectares (ha)	Current provision (ha per 1,000 population)
Mansfield Urban Area	26	29.31	0.30
Warsop Parish	5	6.61	0.52
Mansfield District	31	35.92	0.32

162. This typology has a broad range of purposes and, as such, varies significantly in size. For example, Thoresby Road at 0.05 hectares acts as an important communal amenity for local residents. In contrast, Sandy Lane Playing Fields at 3.14 hectares is a greenspace with recreational opportunities.
163. Fields in Trust (FIT) suggests 0.60 hectares per 1,000 population as a guideline quantity standard. Table 6.1 shows that overall, Mansfield District is below this. This is also the case for both analysis areas.
164. It is important to highlight that it is not always clear to distinguish a site's primary typology. Some sites can bridge the definition of typologies, such as natural greenspace and amenity greenspace. For example, a grassed area left unmaintained can start to have characteristics associated with natural greenspace.

6.3 Accessibility

165. The Mansfield Green Space Standard sets an accessibility standard of a 5-minute walk across the Mansfield District for amenity greenspace. Figure 6.1 shows amenity greenspace mapped against the accessibility catchments.

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Figure 6.1: Amenity greenspaces with a 5-minute (400m) walk catchment

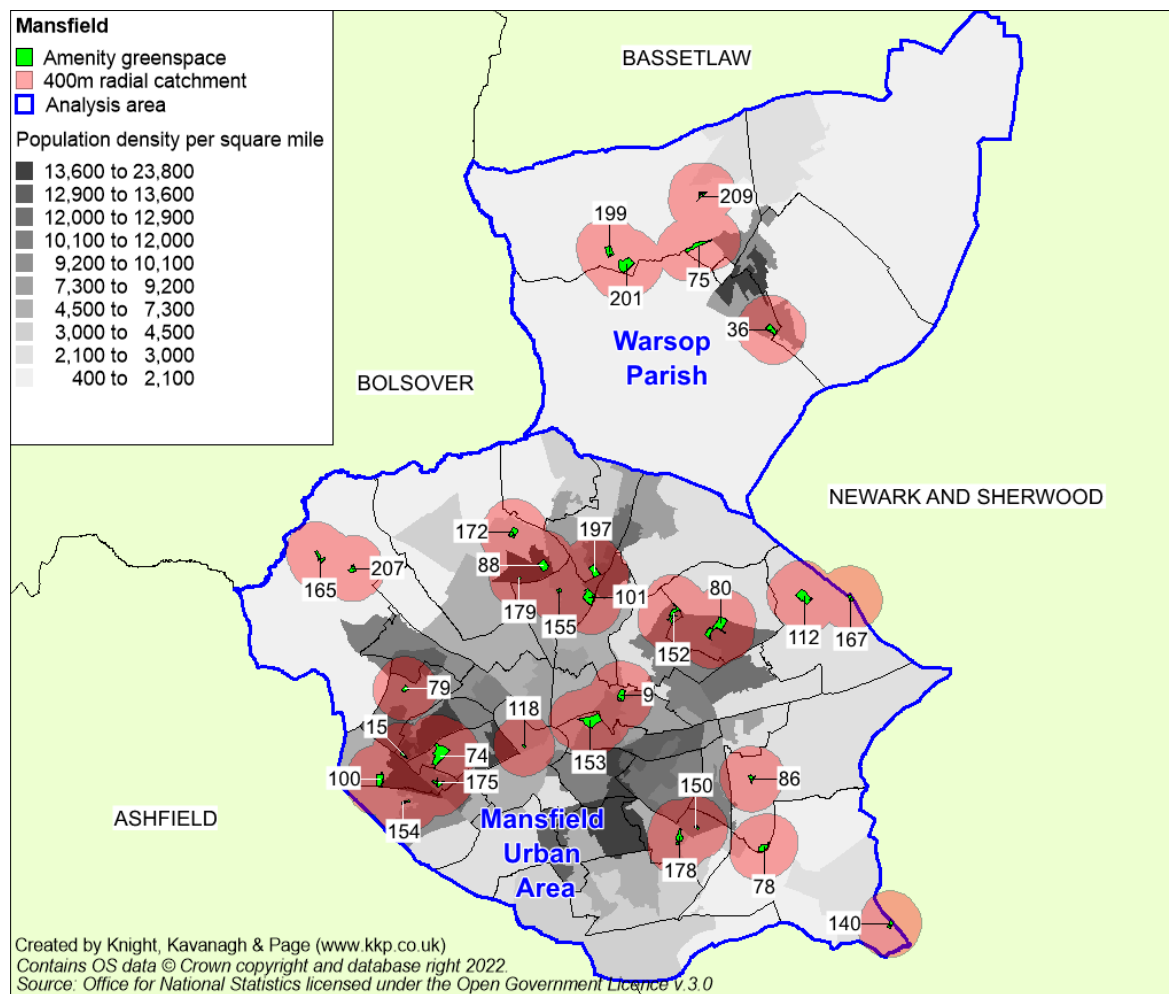


Table 6.2: Key to sites mapped

Site ID	Site name	Analysis Area	Size (ha)	Quality score	Value score
9	Barringer Road Recreation Ground	Mansfield Urban Area	1.08	40.0%	28.0%
15	Bosworth Street Amenity Space	Mansfield Urban Area	0.33	15.7%	12.0%
36	Cottage Lane Open Space (Swallows Green)	Warsop Parish	1.07	42.3%	49.0%
74	Ladybrook Place	Mansfield Urban Area	3.88	39.6%	13.0%
75	Land adjacent Cumberland Avenue	Warsop Parish	1.36	32.2%	28.0%
78	Land off Turnstone Grove	Mansfield Urban Area	1.09	36.4%	28.0%
79	Land off Wainwright Avenue	Mansfield Urban Area	0.48	26.3%	28.0%

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Site ID	Site name	Analysis Area	Size (ha)	Quality score	Value score
80	Lark Hill Open Space (Larkhills)	Mansfield Urban Area	2.98	43.5%	23.0%
86	Longmoor Walk Amenity Space	Mansfield Urban Area	0.45	44.0%	28.0%
88	Lords Ground	Mansfield Urban Area	1.42	47.7%	28.0%
100	Millennium Green	Mansfield Urban Area	1.43	36.4%	43.0%
101	Millennium Green Mansfield Woodhouse AGS	Mansfield Urban Area	2.13	39.3%	28.0%
112	Newlands Playing Fields	Mansfield Urban Area	2.28	30.2%	28.0%
118	Old Meeting House	Mansfield Urban Area	0.18	49.6%	24.0%
140	Rainworth Recreation Ground	Mansfield Urban Area	0.50	44.7%	25.0%
150	Ryedale Avenue (Briar Lane)	Mansfield Urban Area	0.21	36.4%	28.0%
152	Sandlands amenity space	Mansfield Urban Area	1.24	52.3%	28.0%
153	Sandy Lane Playing Fields (Rainers Field)	Mansfield Urban Area	3.14	28.2%	43.0%
154	Seaforth Square	Mansfield Urban Area	0.2698	41.7%	23.0%
155	St Edmunds Community open space	Mansfield Urban Area	0.26	49.2%	23.0%
165	Teversal Avenue, Pleasley Hill	Mansfield Urban Area	0.73	56.3%	69.0%
167	The Brambles	Mansfield Urban Area	0.42	33.9%	23.0%
172	The Green	Mansfield Urban Area	1.01	39.6%	33.0%
175	The Knoll	Mansfield Urban Area	0.69	36.6%	16.0%
178	Thompsons Grave	Mansfield Urban Area	1.10	48.2%	28.0%
179	Thoresby Road	Mansfield Urban Area	0.05	40.1%	21.0%
197	Warsop Road Amenity Space	Mansfield Urban Area	1.33	45.9%	37.0%
199	Warsop Vale	Warsop Parish	1.02	44.0%	38.0%

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Site ID	Site name	Analysis Area	Size (ha)	Quality score	Value score
201	Warsop Vale Sports Ground (Carter Lane Playing Field)	Warsop Parish	2.72	45.0%	33.0%
207	Woburn Road Playing Field	Mansfield Urban Area	0.61	42.0%	23.0%
209	Wood Lane	Warsop Parish	0.45	33.1%	28.0%

166. The mapping demonstrates a good distribution of amenity greenspace provision across the area. However, some areas of higher population density, mostly in the Mansfield Urban Area, are not served by any form of amenity greenspace provision within a 400m catchment. It is recognised that these gaps are predominantly covered and served by other forms of open space provision.

Table 6.3: Other open spaces serving gaps in amenity greenspace catchments

Analysis area	Other open spaces in gap	Open space type
Mansfield Urban Area	Berry Hill Sports Stadium and surroundings (ID 13)	Parks
	Chesterfield Road Recreation Ground (ID 29)	Parks
	Ladybrook Park (ID 72)	Parks
	Land off Johnson Drive & Berry Hill Lane (Johnson Drive Open Space) (ID 77)	Natural
	Litchfield Lane / Chatsworth Drive, Mansfield (ID 83)	Natural
	Manor Park Sports Complex (ID 89)	Parks
	Mansfield Way green corridor south of Samworth Academy (ID 95)	Natural
	Pathways / trails off King George V Avenue (ID 121)	Natural
	Quarry Lane, Mansfield (ID 129)	Natural
	Queensway Park (ID 130)	Parks
	Racecourse Recreation Ground (ID 135)	Parks
	Trail adjacent to Quarry Lane LNR (ID 186)	Natural
Warsop Parish	Appleton Street (ID 4)	Parks
	The Carrs Recreation Ground (ID 170)	Parks
	Warsop Skate Park Playground (ID 200)	Parks

6.4 Quality

167. To determine whether sites are high or low quality (as recommended by the Companion Guidance), the scores from site assessments have been colour-coded against a baseline threshold (high being green and low being red). The table below summarises the results of the quality assessment for amenity greenspaces. A threshold of 40% is applied to divide high from low quality. Further explanation of how the quality scores and thresholds are derived can be found in Part 2 (Methodology). The score is to help distinguish between higher and lower quality sites; it is a minimum expectation as opposed to an absolute goal.

Table 6.4: Quality ratings for assessed amenity greenspaces

Analysis area	Lowest score	Average score	Highest score	<40%	>40%
Mansfield Urban Area	16%	40%	56%	13	13
Warsop Parish	32%	39%	45%	2	3
Mansfield District	16%	40%	56%	15	16

168. Over half (52%) of assessed amenity greenspaces rate above the quality threshold. The highest scoring sites for quality are:
- ✦ Teversal Avenue, Pleasley Hill (56%)
 - ✦ Sandlands Amenity Space (52%)
 - ✦ Old Meeting House (49.6%)
169. These sites are observed as having good entrances, access, and user security. Teversal Avenue (56%) and Sandlands Amenity Space (52%) both have ample benches in excellent condition.
170. Sandlands Amenity Space is observed as a well-maintained green space with good drainage and paths. However, the space could improve on the conservation of natural features in order to improve the quality of the site further.
171. Larger amenity greenspace sites often lend themselves to sporting opportunities such as football. These sporting opportunities, as well as other added features on site, such as good quality play areas, provide increased reasons for people to visit such a provision.
172. Less than half (48%) of assessed amenity greenspaces rate below the quality threshold. The lowest scoring amenity greenspace sites for quality are:
- ✦ Bosworth Street Amenity Space (16%)
 - ✦ Land off Wainwright Avenue (26%)
 - ✦ Sandy Lane Playing Fields (Rainers Field) (28%)
173. All three sites have no signage and score low for paths and overall maintenance. In addition, they have no benches or litter bins, which could be of benefit. Bosworth Street Amenity Space and Land off Wainwright Avenue were both observed as being heavily littered. A small bonfire on a path at Sandy Lane Playing Fields was also observed.

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174. Other lower scoring amenity greenspace sites for quality are:

- ✦ Newlands Playing Fields (30%)
- ✦ Land adjacent Cumberland Avenue (32%)
- ✦ Wood Lane (33%)

175. These three sites score lower due to a lack of ancillary features. All three sites have no signage and are perceived as hardly used.

6.5 Value

176. To determine whether sites are high or low value (as recommended by the Companion Guidance), site assessment scores are colour-coded against a baseline threshold (high being green and low being red). The table below summarises the results. A threshold of 20% is applied to divide high from low values. Further explanation of the value scoring and thresholds can be found in Part 2 (Methodology).

Table 6.5: Value ratings for assessed amenity greenspace

Analysis area	Lowest score	Average score	Highest score	<20%	>20%
Mansfield Urban Area	12%	28%	69%	3	23
Warsop Parish	28%	35%	49%	0	5
Mansfield District	12%	29%	69%	3	28

177. The majority of assessed amenity greenspace sites (90%) rate above the threshold for value. The highest scoring sites are Teversal Avenue, Pleasley Hill (69%) and Cottage Lane Open Space (Swallows Green) (49%).

178. These sites are recognised for the accessible, good-quality recreational and exercise opportunities they offer for a wide range of users. Sites feature a good network of pathways and are perceived as well-used, providing high amenity and health benefits.

179. Amenity greenspace should be recognised for its multi-purpose function, offering opportunities for a variety of leisure and recreational activities. It can often accommodate informal recreational activity such as casual play and dog walking. Many sites offer a dual function and are amenity resources for residents, as well as being visually pleasing.

180. These attributes add to the quality, accessibility, and visibility of amenity greenspace. Combined with the presence of facilities (e.g., benches, landscaping, and trees), this means that the better-quality sites are likely to be more respected and valued by the local community.

PART 7: PROVISION FOR CHILDREN AND YOUNG PEOPLE

7.1 Introduction

181. Provision for children and young people includes areas designated primarily for play and social interaction such as equipped play areas, ball courts, skateboard areas and teenage shelters.
182. Provision for children is deemed to be sites consisting of formally equipped play facilities typically associated with play areas. This is usually perceived to be for children under 12 years of age. Provision for young people can include equipped sites that provide more robust equipment catering to older age ranges, incorporating facilities such as skate parks, BMX, basketball courts, youth shelters, and multi-use games area (MUGA).

7.2 Current provision

183. A total of 63 play locations are identified in the Mansfield District as provision for children and young people. This combines to create a total of over four hectares. No site size threshold has been applied, and as such, all provision is identified and included within the audit.

Table 7.1: Current provision for children and young people

Analysis area	Number	Total hectares (ha)	Current provision (ha per 1,000 population)
Mansfield Urban Area	52	3.71	0.03
Warsop Parish	11	1.13	0.09
Mansfield District	63	4.84	0.04

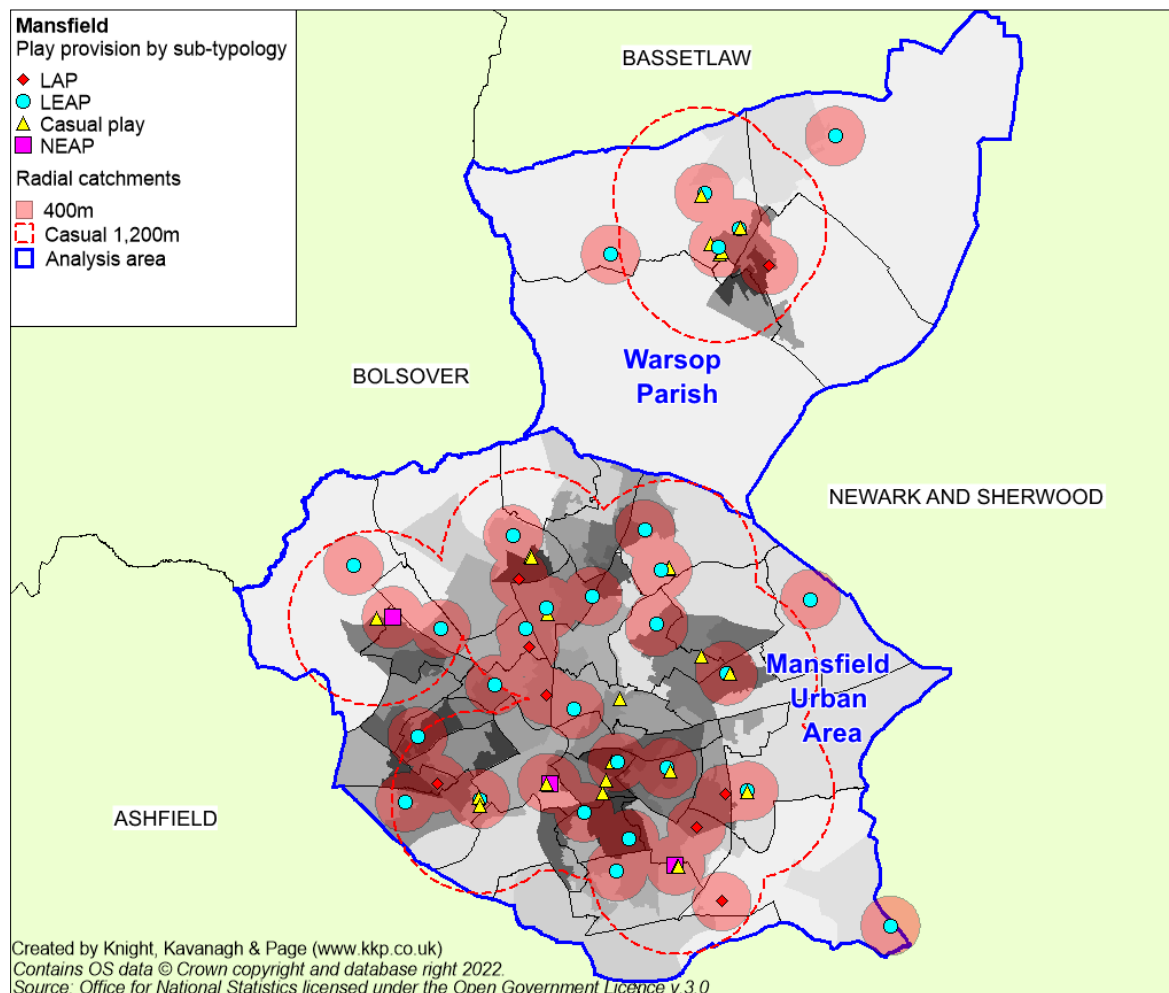
184. Play areas can be classified in the following ways to identify their effective target audience, utilising Fields in Trust (FIT) guidance.
- ◀ LAP - a Local Area of Play. Usually, small areas designed for young children. Equipment is normally age group specific to reduce unintended users.
 - ◀ LEAP - a Local Equipped Area of Play. Designed for children beginning to play independently, often containing a wider range of equipment types and experiences.
 - ◀ NEAP - a Neighbourhood Equipped Area of Play. Cater for all age groups and provide a wider range of play experiences. Such sites may contain space to play larger group games and seating/shelter.
 - ◀ Casual play - provision specifically designed for informal recreation such as MUGA, skate parks, BMX pump tracks¹⁶, youth shelters, and adventure play equipment.

¹⁶ track for wheeled sports such as bikes

7.3 Accessibility

185. The Mansfield Green Space Standard sets two accessibility catchments for play. For teenage provision this is a 15-minute walk time and for all other play sites it is a 5-minute walk time. Figure 7.1 shows play provision mapped with the accessibility catchments.

Figure 7.1: Play provision with different applied catchments mapped



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Table 7.2: Key to sites mapped

Site ID	Site name	Analysis Area	Size (ha)	Quality score	Value score
4.1	Appleton Street play area	Warsop Parish	0.0148	35.4%	34.5%
9.1	Maun Valley Park pump track	Mansfield Urban Area	0.1330	40.5%	29.1%
13.1	Berry Hill play area ¹⁷	Mansfield Urban Area	0.1185		
18.1	Bull Farm Park play areas	Mansfield Urban Area	0.1853	73.2%	29.1%
18.2	Bull Farm skate park	Mansfield Urban Area	0.0583	64.9%	29.1%
20.1	Burlington Drive play area	Mansfield Urban Area	0.0297	54.3%	25.5%
22.1	Carr Bank Park play area	Mansfield Urban Area	0.0605	79.4%	63.6%
29.1	Chesterfield Road Recreation Ground play area	Mansfield Urban Area	0.0443	57.0%	36.4%
37.1	Debdale Lane Local Park play area	Mansfield Urban Area	0.0698	56.0%	29.1%
39.1	Dunsil Road play area	Mansfield Urban Area	0.0333	82.5%	50.9%
42.1	Epperstone Court play area	Mansfield Urban Area	0.0234	29.9%	25.5%
44.1	Fisher Lane Park Trim Trail	Mansfield Urban Area	0.0159	56.7%	29.1%
44.2	Fisher Lane Park skate park	Mansfield Urban Area	0.0762	54.3%	36.4%
47.1	Flint Avenue Open Space outdoor gym	Mansfield Urban Area	0.0127	59.8%	29.1%
50.1	Forest Road Recreation Ground play area	Mansfield Urban Area	0.0622	65.3%	74.5%
53.1	Haddon Road play area	Mansfield Urban Area	0.0128	50.2%	20.0%
57.1	Ashwood Close play area	Mansfield Urban Area	0.0600	59.8%	41.8%
58.1	Jackson Field play area	Mansfield Urban Area	0.0302	36.1%	20.0%
58.2	Jackson Field MUGA	Mansfield Urban Area	0.0277	45.4%	29.1%

¹⁷ Redevelopment work taking place at the time of the site assessment

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Site ID	Site name	Analysis Area	Size (ha)	Quality score	Value score
62.1	King George V Playing Field play area	Mansfield Urban Area	0.0597	63.2%	56.4%
62.2	King George V Playing Field outdoor gym	Mansfield Urban Area	0.0707	61.2%	29.1%
62.3	King George V Playing Field basketball	Mansfield Urban Area	0.0215	48.5%	20.0%
66.1	Kings Walk play area	Mansfield Urban Area	0.0501	59.1%	56.4%
72.1	Ladybrook Park play area	Mansfield Urban Area	0.0529	63.2%	32.7%
81.1	Lingforest play area	Mansfield Urban Area	0.0325	42.6%	20.0%
101.1	Millennium Green play area	Mansfield Urban Area	0.0316	47.1%	29.1%
103.1	Moor Lane Park play areas	Mansfield Urban Area	0.0762	46.4%	29.1%
103.2	Moor Lane Park MUGA	Mansfield Urban Area	0.0815	48.5%	29.1%
103.3	Moor Lane Park youth shelter	Mansfield Urban Area	0.0031	40.5%	20.0%
109.1	Netherfield Lane play area	Warsop Parish	0.0424	49.5%	47.3%
112.1	Newlands Playing Fields play area	Mansfield Urban Area	0.0454	48.1%	20.0%
122.1	Peafield Park play area	Mansfield Urban Area	0.1657	51.5%	41.8%
122.2	Peafield Park MUGA	Mansfield Urban Area	0.0390	43.3%	29.1%
122.3	Peafield Park skate park	Mansfield Urban Area	0.0319	49.8%	29.1%
130.1	Queensway Park play area	Mansfield Urban Area	0.2324	62.2%	41.8%
130.2	Queensway Park outdoor gym	Mansfield Urban Area	0.1331	38.1%	20.0%
135.1	Racecourse Recreation Ground play area	Mansfield Urban Area	0.1175	51.5%	54.5%
135.2	Racecourse Recreation Ground MUGA	Mansfield Urban Area	0.0586	49.1%	20.0%
140.1	Rainworth Recreation Ground play area	Mansfield Urban Area	0.0320	57.0%	45.5%
146.1	Roston Open Space play area	Mansfield Urban Area	0.0848	58.1%	47.3%
146.2	Roston Open Space youth shelter	Mansfield Urban Area	0.0041	45.4%	25.5%

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Site ID	Site name	Analysis Area	Size (ha)	Quality score	Value score
150.1	Ryedale Avenue play area	Mansfield Urban Area	0.0188	59.5%	20.0%
151	Sanderling Way play area	Mansfield Urban Area	0.3173	70.4%	50.9%
154.1	Seaforth Square play area	Mansfield Urban Area	0.0294	43.6%	29.1%
171.1	The Carrs play area	Warsop Parish	0.1484	52.9%	47.3%
171.2	The Carrs Outdoor Gym	Warsop Parish	0.0058	52.2%	38.2%
172.1	The Green play area	Mansfield Urban Area	0.0645	46.0%	29.1%
175.1	The Knoll play area	Mansfield Urban Area	0.0221	44.0%	29.1%
179.1	Thoresby Road play area	Mansfield Urban Area	0.0093	65.3%	20.0%
181.1	Titchfield Park play area	Mansfield Urban Area	0.1118	73.5%	72.7%
181.2	Titchfield Park MUGA	Mansfield Urban Area	0.0516	62.9%	38.2%
191.1	Vale Road MUGAs	Mansfield Urban Area	0.0485	48.8%	20.0%
191.2	Vale Road skate park	Mansfield Urban Area	0.0259	46.7%	25.5%
199.1	Warsop Vale play area	Warsop Parish	0.0303	54.0%	47.3%
200.1	Warsop BMX track	Warsop Parish	0.5996	40.2%	29.1%
200.2	Warsop MUGA	Warsop Parish	0.0964	45.4%	56.4%
200.3	Warsop skate park	Warsop Parish	0.0788	61.2%	38.2%
200.4	Warsop Play Area	Warsop Parish	0.0334	44.3%	29.1%
207.1	Woburn Road Playing Field play area	Mansfield Urban Area	0.0575	45.0%	20.0%
209.1	Wood Lane play area	Warsop Parish	0.0280	47.4%	38.2%
209.2	Wood Lane MUGA	Warsop Parish	0.0508	40.2%	47.3%
214.1	Yeoman Hill Park play area	Mansfield Urban Area	0.3963	59.1%	54.5%
214.2	Yeoman Hill Park skate park	Mansfield Urban Area	0.0816	53.3%	50.9%

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186. Berry Hill Play Area was not scored due to redevelopment work that was taking place at the time of the site assessment.
187. There is, overall, a good spread of play provision. Areas with a greater population density are generally within a walking distance catchment for play provision. However, potential minor gaps in catchments are observed in some areas, particularly within the Mansfield Urban Area analysis area. The following sites may help to serve some of the gaps in catchments if play equipment can be introduced and/or the amount and range of play equipment can be expanded.

Table 7.3: Sites with potential to help serve gaps in play provision catchments

Analysis area	Existing site with potential to help
Mansfield Urban Area	Chesterfield Road Recreation Ground play area (ID 29.1) Ladybrook Park play area (ID 72.1) Ladybrook Place (ID 74) Manor Park Sports Complex (ID 89) Moor Lane Park play area (ID 103.1) Warsop Road Amenity Space (ID 197)
Warsop Parish	Cottage Lane Open Space (Swallows Green) (ID 36)

7.4 Quality

188. In order to determine whether sites are high or low quality (as recommended by the Companion Guide), the scores from the site assessments have been colour-coded against a baseline threshold (high being green and low being red). The table below summarises the results of the quality assessment for play provision for children and young people. A threshold of 50% is applied to divide high from low quality. Further explanation of the quality scoring and thresholds can be found in Part 2 (Methodology). The score is to help distinguish between higher and lower quality sites; it is a minimum expectation as opposed to an absolute goal.
189. The quality assessment of play sites does not include a detailed technical risk assessment of equipment. For an informed report on the condition of play equipment, the Council's own inspection reports should be sought.

Table 7.4: Quality ratings for provision for children and young people

Analysis area	Lowest score	Average score	Highest score	<50%	>50%
Mansfield Urban Area	30%	54%	83%	22	29
Warsop Parish	35%	48%	61%	7	4
Mansfield District	30%	53%	83%	29	33

190. Over half (53%) of play sites rate above the quality threshold.

191. Some of the highest scoring sites are:
- ✦ Dunsil Road play area (83%)
 - ✦ Carr Bank Park play area (79%)
 - ✦ Titchfield Park play area (74%)
192. These sites are observed as being safe and secure with sufficient litter bins (contributing to the site's cleanliness), seating, signage, and good-quality play equipment. The sites generally offer a variety of equipment in good condition/quality. All three sites score highly for maintenance and drainage. Titchfield Park has the additional benefit of site-specific car parking.
193. Noticeably, there are some sites which contain provision catering for older age ranges, such as skateparks, MUGAs, and/or pump tracks. King George V Playing Field features a play area, basketball and an outdoor gym. Other sites, such as Peafield Park, contain a MUGA and a skate park.
194. Other high scoring sites include Bull Farm Park play areas (73%), Sanderling Way play area (70%), and Forest Road Recreation Ground play area (65%). All three sites have good accessible entrances, adequate boundary fencing and controls to prevent illegal use, benches, and litter bins, further adding to the quality of their sites. Moreover, Forest Road Recreation Ground play area has site-specific parking as well as accessible play equipment, further improving its quality score.
195. There are 29 (47%) sites rating below the threshold. Sites rating lower for quality are often due to maintenance/appearance observations and/or the range and quality of equipment on site.
196. Epperstone Court play area (30%) is the lowest scoring play area for quality due to a lack of ancillary features, no signage, and poor site maintenance. However, the site is well fenced and contains a variety of play equipment.
197. Some of the other lower scoring sites are:
- ✦ Appleton Street play area (35%)
 - ✦ Jackson Field play area (36%)
 - ✦ Queensway Park outdoor gym (38%)
198. All three sites rate low for maintenance and cleanliness. Additionally, they also score low for surface and equipment quality. Except for Jackson Field play area, the sites do not contain any information or signage. Broken glass was also noted at the time of visit at Jackson Field Play area.
199. Similarly, other lower scoring sites have some maintenance/quality issues noted. For example, at the time of assessment, Roston Open Space youth shelter also had some broken glass. The Woburn Road Playing Field play area is noted as having some trip hazards across the surface.
200. Racecourse Recreation Ground play area (49%) scores just below the quality threshold. It is noted as appearing tired and could benefit from some refurbishment of the surfaces and equipment.

7.5 Value

201. To determine whether sites are high or low value (as recommended by the Companion Guidance), site assessment scores are colour-coded against a baseline threshold (high being green and low being red). Table 7.5 summarises the results of the value assessment for children and young people. A threshold of 20% is applied to divide high from low value. Further explanation of the value scoring and thresholds can be found in Part 2 (Methodology).

Table 7.5: Value ratings for provision for children and young people

Analysis area	Lowest score	Average score	Highest score	<20%	>20%
Mansfield Urban Area	20%	34%	75%	0	51
Warsop Parish	29%	42%	56%	0	11
Mansfield District	20%	36%	75%	0	62

202. All play sites in the Mansfield District are rated as being above the threshold for value. This demonstrates the role play provision provides in allowing children to play, but also the contribution sites make in terms of giving children and young people safe places to learn, for physical and mental activity, to socialise with others, and in creating aesthetically pleasing local environments.
203. Sites scoring particularly high for value tend to reflect a good range of quality equipment available at sites. Some of the highest scoring sites for value are:
- ✦ Forest Road Recreation Ground (75%)
 - ✦ Titchfield Park play area (73%)
 - ✦ Carr Bank Park play area (64%)
204. The sites are observed as being well-maintained with a good to reasonable variety of equipment, as well as having sufficient access. The sites are also assumed to be well used, given their range and quality of equipment. Forest Road Recreation Ground play area and Carr Bank Park play area have an additional accessible/inclusive value for featuring accessible play equipment, further boosting their scores.

PART 8: ALLOTMENTS

8.1 Introduction

205. The allotments typology provides opportunities for people who wish to grow their own produce as part of the long-term promotion of sustainability, health, and social interaction.

8.2 Current provision

206. There are 33 sites classified as allotments in the Mansfield District, equating to over 63 hectares. No site size threshold has been applied to allotments, and as such, all provision is identified and included within the audit.

Table 8.1: Current provision of allotments

Analysis area	Number	Total hectares (ha)	Current provision (ha per 1,000 population)
Mansfield Urban Area	24	49.49	0.50
Warsop Parish	9	14.26	1.13
Mansfield District	33	63.74	0.57

207. The largest site is Whinney Hill Allotments (6.50 hectares) in the Mansfield Urban Area.
208. The National Allotment Society (NAS) suggests a national standard of 20 allotments per 1,000 households (20 per 2,000 people based on two people per house or one per 100 people). This equates to 0.25 hectares per 1,000 populations based on an average plot-size of 250 square metres (0.025 hectares per plot).
209. Mansfield District, based on its current population (111,117), is above the NAS standard. Using this suggested standard, the minimum amount of allotment provision is 28 hectares. The existing provision of 64 hectares, therefore, does meet this guideline.

8.3 Accessibility

210. Figure 8.1 shows allotments mapped across the Mansfield District.

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Figure 8.1: Allotments mapped

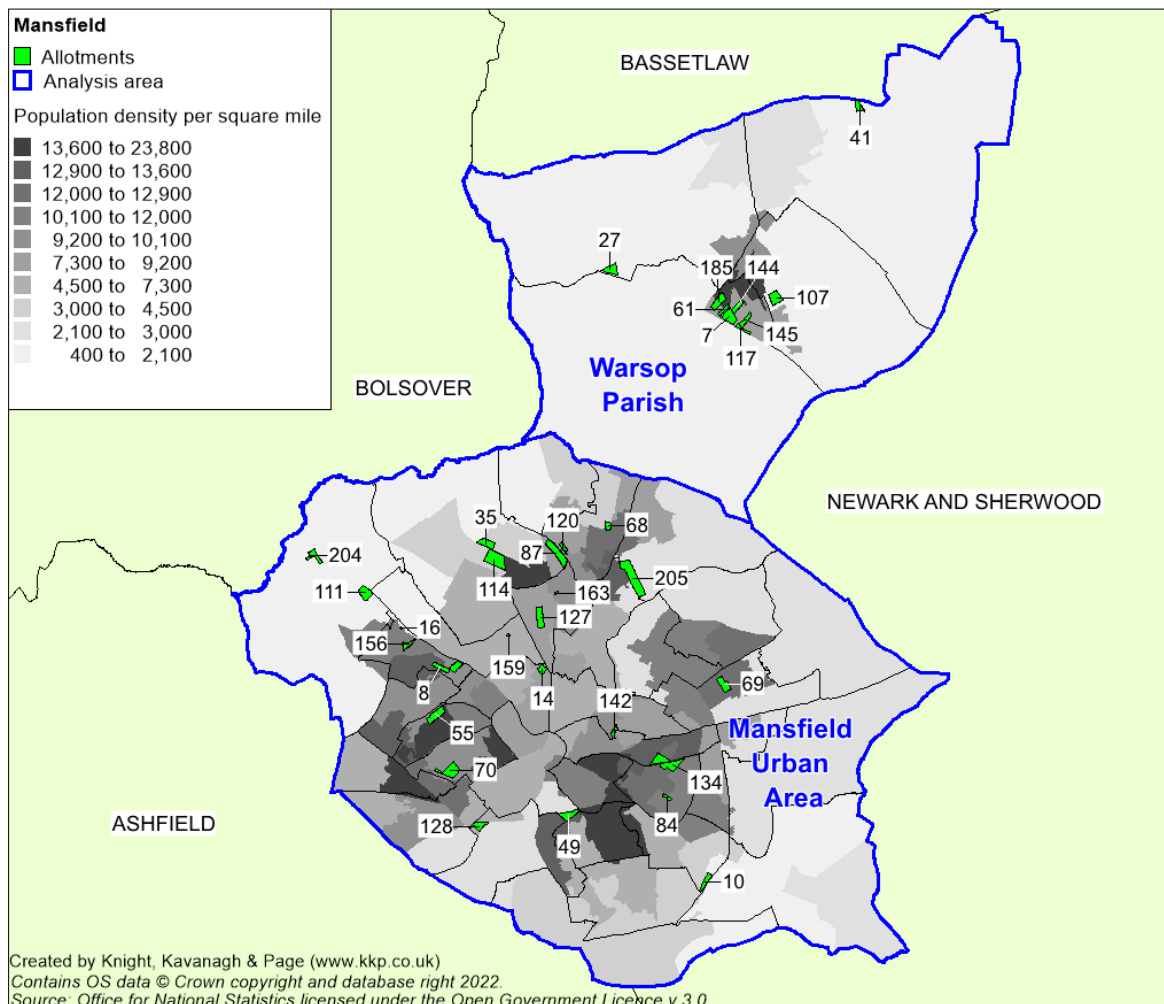


Table 8.2: Key to sites mapped

Site ID	Site name	Analysis Area	Size (ha)
7	Askew Lane Allotments	Warsop Parish	2.65
8	Barrets Field Allotments	Mansfield Urban Area	2.94
10	Bellamy Road Allotments	Mansfield Urban Area	1.44
14	Birding Street Allotments	Mansfield Urban Area	1.04
16	Brougham Avenue Allotments	Mansfield Urban Area	0.07
27	Carter Lane Allotments	Warsop Parish	2.05
35	Common Lane Allotments	Mansfield Urban Area	2.06
41	Elkesley Road Allotments	Warsop Parish	1.13
49	Forest Road Allotments	Mansfield Urban Area	1.99
55	Harrop White Road Allotments	Mansfield Urban Area	2.73
61	Jones Allotments	Warsop Parish	0.81

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Site ID	Site name	Analysis Area	Size (ha)
68	Kingsley Avenue Allotments	Mansfield Urban Area	0.83
69	Kingsway Hall Allotments	Mansfield Urban Area	2.17
70	Kirkland Avenue Allotments	Mansfield Urban Area	3.25
84	Little Barn Gardens Allotments	Mansfield Urban Area	0.43
87	Longyards Allotments	Mansfield Urban Area	3.77
107	Mount Pleasant Allotments	Warsop Parish	2.34
111	New England Allotments	Mansfield Urban Area	2.33
114	Northfield Avenue Allotments	Mansfield Urban Area	4.83
117	Oakfield Allotments	Warsop Parish	0.72
120	Park Hall Road Allotments	Mansfield Urban Area	0.68
127	Priory Road Allotments	Mansfield Urban Area	2.48
128	Quarry Lane Allotments	Mansfield Urban Area	1.56
134	Racecourse Allotments	Mansfield Urban Area	4.77
142	Ravensdale (Hibbert Road) Allotments	Mansfield Urban Area	0.82
144	Ridgeway Lane Allotments (1)	Warsop Parish	1.16
145	Ridgeway Lane Allotments (2)	Warsop Parish	1.18
156	Shaftsbury Avenue Allotments	Mansfield Urban Area	0.98
159	Sherwood Rise Allotments	Mansfield Urban Area	0.12
163	St Edmunds Community orchard	Mansfield Urban Area	0.16
185	Town End Allotments	Warsop Parish	2.22
204	Water Lane Allotments	Mansfield Urban Area	1.52
205	Whinney Hill Allotments	Mansfield Urban Area	6.51

211. For allotments, no quality/value assessments have taken place. Allotments are often difficult to access and assess due to being accessible to plot members only. Consequently, they are not assessed. However, allotments should generally be considered as highly valued as they are often identified by the local community as important forms of open space provision.

PART 9: CEMETERIES/CHURCHYARDS

9.1 Introduction

212. Cemeteries and churchyards include areas for quiet contemplation and burial of the dead. Sites can often be linked to the promotion of wildlife conservation and biodiversity.

9.2 Current provision

213. There are eight sites classified as cemeteries/churchyards, equating to over 23 hectares of provision within the Mansfield District.

Table 9.1: Current cemetery provision

Analysis area	Number of sites	Total hectares (ha)
Mansfield Urban Area	7	19.64
Warsop Parish	1	4.10
Mansfield District	8	23.74

214. The eight sites consist of four open cemeteries and four closed churchyards within the Mansfield District. These are identified in Table 9.2.
215. The largest contributor to burial provision is Mansfield Cemetery, equating to over 12 hectares.
216. Cemeteries and churchyards are important resources; they can often provide both recreational and conservation benefits. As well as providing burial space, cemeteries and churchyards can also offer important low-impact recreational benefits (e.g. dog walking, wildlife watching).
217. Concerning the open cemeteries, MDC cites that Mansfield Cemetery has approximately 90 plots remaining. This should equate to around 18 to 24 months suggesting it is approaching capacity. Mansfield Woodhouse Cemetery has an estimated 40 years before reaching capacity. However, due to the limited space at Mansfield Cemetery an increasing number of burials are to be directed to Mansfield Woodhouse, accelerating its use. As a result, the cemetery could reach capacity in approximately 13 years. This highlights a potential long-term issue concerning burial space within the Mansfield District.
218. Pleasley Hill Cemetery and Warsop Cemetery are both cited as having substantial remaining burial capacity. Both could help lessen some of the demands on Mansfield Woodhouse Cemetery.
219. For cemeteries, no quality/value assessments have taken place. The role of cemeteries is unique in comparison to other types of open space; one that is often difficult to assess in terms of quality and value in a study like this.

9.3 Accessibility

220. No accessibility standard is set for this typology, and there is no realistic requirement to set such standards. Provisions should be based on burial demand.

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Figure 9.1: Cemetery sites mapped

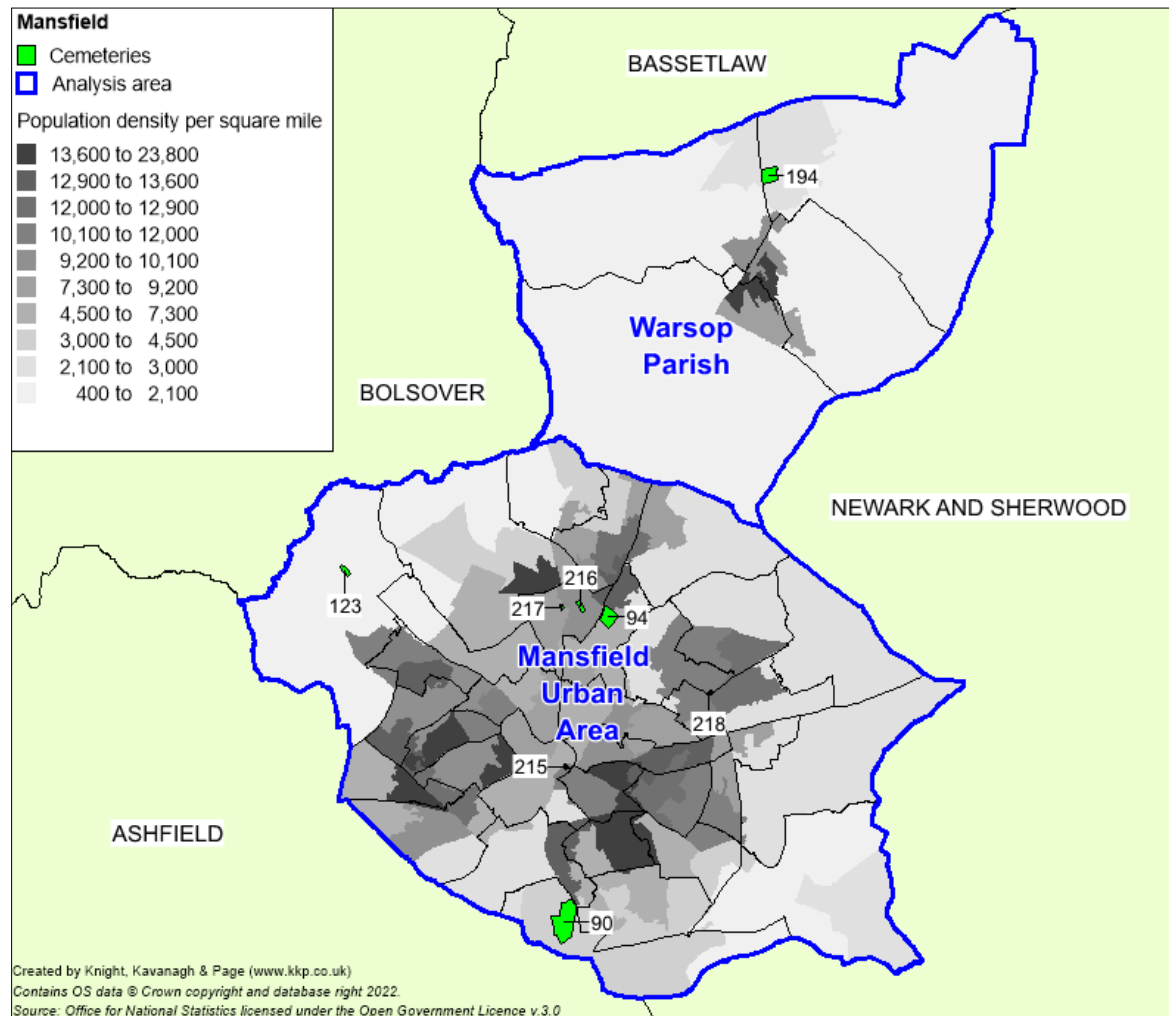


Table 9.2: Key to sites mapped

Site ID	Site name	Analysis area	Size (ha)
90	Mansfield Cemetery	Mansfield Urban Area	12.85
94	Mansfield Woodhouse Cemetery	Mansfield Urban Area	4.42
123	Pleasley Hill Cemetery	Mansfield Urban Area	0.87
194	Warsop Cemetery	Warsop Parish	4.10
215	St Peter's and St Paul's Church	Mansfield Urban Area	0.28
216	Welbeck Road Churchyard	Mansfield Urban Area	0.76
217	St Edmund King and Martyr Church	Mansfield Urban Area	0.27
218	St Albans Church	Mansfield Urban Area	0.19

221. Mapping shows a fairly even distribution across the area. As noted earlier, the need for additional cemetery provision should be driven by burial demand and capacity.

PART 10: SHORTFALLS

222. The provision levels are used to determine deficiencies and surpluses for open space, these are presented in terms of quality, accessibility, and quantity.

10.1 Quality and value

223. Each type of open space receives a separate quality and value score. This also allows for the application of a high and low quality/value matrix to further help determine prioritisation of investment and to identify sites that may be surplus as a particular open space type.

Quality and value matrix

224. Assessing the quality and value of open spaces is used to identify those sites which should be given the highest level of protection, those which require enhancement and those which may no longer be needed for their present purpose. When analysing the quality/value of a site, it should be done in conjunction with regard to the quantity and/or accessibility of provision in the area (i.e., whether there is a deficiency).
225. The high/low classification gives the following possible combinations of quality and value:

	High Quality	Low Quality
High Value	All sites should have an aspiration to come into this category. Many sites of this category are likely to be viewed as key forms of open space provision.	The approach to these sites should be to enhance their quality to the applied standard. The priority will be those sites providing a key role in terms of access to provision.
Low Value	The preferred approach to a site in this category should be to enhance its value in terms of its present primary function. If this is not possible, consideration to a change of primary function should be given (i.e., a change to another open space typology).	The approach to these sites in areas of identified shortfall should be to enhance their quality provided it is possible also to enhance their value. In areas of sufficiency a change of primary typology should be considered first. If no shortfall of other open space typologies is noted than the site may be redundant/ 'surplus to requirements'.

226. There is a need for flexibility to the enhancement of low-quality sites. In some instances, a better use of resources and investment may be to focus on more suitable sites for enhancement as opposed to trying to enhance sites where it is not appropriate or cost effective to do so. Please refer to the individual typology sections as well as the supporting excel database for a breakdown of the matrix.

10.2 Accessibility

227. Accessibility catchments are a tool to identify communities currently not served by existing facilities. It is recognised that factors underpinning catchment areas vary from person to person, day to day and hour to hour. For the purposes of this process the concept of 'effective catchments' are used, defined as the distance that most users would travel. The accessibility catchments do not consider if a distance is on an incline or decline. They are therefore intended to act as an initial form of analysis to help identify potential gaps.

Table 10.1: Accessibility catchments

Open space type	Catchment
Parks & Gardens	District: 15-minute walk time (1,200m) Local: 5-minute walk time (400m)
Natural & Semi-natural Greenspace	10-minute walk time (800m)
Amenity Greenspace	5-minute walk time (400m)
Provision for children	5-minute walk time (400m)
Provision for teenagers/young people (e.g., MUGA, Skate Park)	15-minute walk time (1,200m)
Allotments	No standard set
Cemeteries	No standard set

228. No catchments are suggested for allotments or cemeteries. For cemeteries, it is better to determine need for provision based on locally known demand.
229. If an area does not have access to provision (consistent with the catchments) it is deemed deficient. KKP has identified instances where new sites may be needed, or potential opportunities could be explored in order to provide comprehensive access (i.e., a gap in one form of provision may exist but the area in question may be served by another form of open space). Please refer to the associated mapping to view site catchments.
230. The following tables summarise the deficiencies identified from the application of the accessibility standards. In determining any subsequent actions for identified gaps, the following are key principles for consideration:
- ◀ Increase capacity/usage in order to meet increases in demand, or
 - ◀ Enhance quality in order to meet increases in demand, or
 - ◀ Commuted sum for ongoing maintenance/repairs to mitigate impact of new demand
231. These principles are intended to mitigate for the impact of increases in demand on existing provision. An increase in population will reduce the lifespan of certain sites and/or features (e.g., play equipment, maintenance regimes etc). This will lead to the increased requirement to refurbish and/or replace such forms of provision.

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Table 10.2: Sites helping to serve gaps in park catchments

Analysis area	Other open spaces in gap	Typology
Mansfield Urban Area	Ladybrook Place (ID 74) Land off Wainwright Avenue (ID 79) Millennium Green (ID 102) Ravensdale Nature Reserve (ID 143) Rushpool Open Space (ID 149) Urban Woodland and Landscaped Grass Area (ID 189)	Amenity Amenity Natural Natural Natural Natural
Warsop Parish	No significant gap	-

Table 10.3: Sites helping to serve gaps in natural and semi natural greenspace catchments

Analysis area	Other open spaces in gap	Typology
Mansfield Urban Area	Bosworth Street Amenity Space (ID 15) Chesterfield Road Recreation Ground (ID 29) Hornby Plantation / Marples Park (ID 57) Ladybrook Park (ID 72) Manor Park Sports Complex (ID 89) Millennium Green (ID 100)	Amenity Parks Parks Parks Parks Amenity
Warsop Parish	Appleton Street (ID 4)	Parks

Table 10.4: Sites helping to serve gaps in amenity greenspace catchments

Analysis area	Other open spaces in gap	Typology
Mansfield Urban Area	Berry Hill Sports Stadium and surroundings (ID 13) Chesterfield Road Recreation Ground (ID 29) Ladybrook Park (ID 72) Land off Johnson Drive & Berry Hill Lane (Johnson Drive Open Space) (ID 77) Litchfield Lane / Chatsworth Drive, Mansfield (ID 83) Manor Park Sports Complex (ID 89) Mansfield Way green corridor south of Samworth Academy (ID 95) Pathways / trails off King George V Avenue (ID 121) Quarry Lane, Mansfield (ID 129) Queensway Park (ID 130) Racecourse Recreation Ground (ID 135) Trail adjacent to Quarry Lane LNR (ID 186)	Parks Parks Parks Natural Natural Parks Natural Natural Natural Parks Parks Natural
Warsop Parish	Appleton Street (ID 4) The Carrs Recreation Ground (ID 170) Warsop Skate Park Playground (ID 200)	Parks Parks Parks

232. For play provision, an option could be to explore and encourage opportunities to expand provision at existing play sites or introduce equipment at open spaces nearest to where the gap in play provision is highlighted.

Table 10.5: Sites helping to serve gaps in play provision catchments

Analysis area	Existing site with potential to help
Mansfield Urban Area	Chesterfield Road Recreation Ground play area (ID 29.1) Ladybrook Park play area (ID 72.1) Ladybrook Place (ID 74) Manor Park Sports Complex (ID 89) Moor Lane Park play area (ID 103.1) Warsop Road Amenity Space (ID 197)
Warsop Parish	Cottage Lane Open Space (Swallows Green) (ID 36)

10.3 Quantity

233. Quantity figures can be used to identify areas of shortfalls and help with determining requirements for future developments.
234. Reviewing quantity is necessary to determine shortfalls in provision as well as the setting and application of quantity standards to help inform what new developments should contribute to the provision of open spaces. It is therefore useful to compare any existing quantity standards against current levels of provision and national benchmarks.
235. Guidance on quantity levels is published by FIT in its document “Creating great spaces for all” (2024). The guidance provides standards for three types of open space provision: parks and gardens, amenity greenspace and natural and semi-natural greenspace. FIT also suggests a guideline quantity standard for equipped/designated playing space.
236. For allotments, the National Allotment Society (NAS) suggests a national standard of 20 allotments per 1,000 households, an equivalent of 0.25 hectares per 1,000 population.
237. Table 10.6 sets out the figures for identified current provision levels and national benchmarks.

Table 10.6: Comparison of quantity (hectares per 1,000 population)

Typology	Current provision	National benchmarks
Parks & gardens	1.27	0.80
Natural & semi-natural greenspace	7.85	1.80
Amenity greenspace	0.32	0.60
Provision for children & young people	0.04	0.55
Allotments	0.57	0.25

238. Current provision levels are generally greater than the national benchmarks. The exception is for amenity greenspace and provision for children and young people. However, the FIT figure recognises that children and young people can and do use the spaces surrounding the defined designated areas for play. it is therefore not a direct comparison.
239. Existing provision levels can also be used to highlight potential shortfalls across different areas. Table 10.7a shows the position for each sub-area as to whether it is sufficient or identified as having a shortfall for each type of open space. Table 10.7b shows provision levels at a ward level.

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Table 10.7a: Current provision levels and shortfalls by analysis area (hectares per 1,000 population)

Analysis area	Parks and gardens		Natural & Semi-Natural		Amenity greenspace		Allotments		Play provision	
	1.27		7.85		0.32		0.57		0.04	
	Current provision	+ / -	Current provision	+ / -	Current provision	+ / -	Current provision	+ / -	Current provision	+ / -
Mansfield Urban Area	1.33	+0.06	2.75	-5.10	0.30	-0.02	0.50	-0.07	0.03	-0.01
Warsop Parish	0.74	-0.53	47.64	+39.79	0.52	+0.20	1.13	+0.56	0.09	+0.05

Table 10.7b: Current provision levels and shortfalls by Ward area (hectares per 1,000 population)

Ward area	Parks and gardens		Natural & Semi-Natural		Amenity greenspace		Allotments		Play provision	
	1.27		7.85		0.32		0.57		0.04	
	Current provision	+ / -	Current provision	+ / -	Current provision	+ / -	Current provision	+ / -	Current provision	+ / -
Bancroft	0.00	-1.27	0.00	-7.85	1.08	0.76	0.90	0.33	0.00	-0.04
Berry Hill	15.11	13.84	0.73	-7.12	0.00	-0.32	0.00	-0.57	0.11	0.07
Brick Kiln	0.00	-1.27	0.00	-7.85	0.72	0.40	0.00	-0.57	0.01	-0.04
Carr Bank	1.62	0.35	0.00	-7.85	0.36	0.04	0.00	-0.57	0.06	0.02
Central	0.78	-0.49	0.00	-7.85	0.05	-0.27	0.56	-0.01	0.05	0.00
Eakring	0.00	-1.27	0.74	-7.11	0.90	0.58	0.24	-0.34	0.00	-0.04
Grange Farm	1.60	0.33	0.72	-7.13	0.09	-0.23	0.00	-0.57	0.07	0.02
Holly Forest Town	0.00	-1.27	0.91	-6.95	0.99	0.67	0.00	-0.57	0.00	-0.04
Hornby	1.46	0.19	0.64	-7.21	0.00	-0.32	2.34	1.77	0.11	0.06

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Ward area	Parks and gardens		Natural & Semi-Natural		Amenity greenspace		Allotments		Play provision	
	1.27		7.85		0.32		0.57		0.04	
	Current provision	+ / -	Current provision	+ / -	Current provision	+ / -	Current provision	+ / -	Current provision	+ / -
Kings Walk	4.44	3.17	0.74	-7.11	0.00	-0.32	0.00	-0.57	0.03	-0.01
Kingsway Forest Town	0.98	-0.29	0.00	-7.85	0.00	-0.32	0.56	-0.01	0.10	0.05
Lindhurst	0.00	-1.27	4.99	-2.86	0.00	-0.32	0.00	-0.57	0.00	-0.04
Ling Forest	0.16	-1.11	0.24	-7.62	0.00	-0.32	0.00	-0.57	0.01	-0.03
Manor	5.87	4.60	0.00	-7.85	0.42	0.10	0.48	-0.09	0.00	-0.04
Market Warsop	0.00	-1.27	84.17	76.31	0.37	-0.05	3.01	2.43	0.00	-0.04
Maun Valley Forest Town	0.20	-1.07	7.98	0.13	0.38	0.06	0.00	-0.57	0.10	0.06
Meden	0.02	-1.25	0.00	-7.85	0.00	-0.32	0.69	0.12	0.00	-0.04
Mill Lane	0.00	-1.27	0.00	-7.85	0.00	-0.32	0.00	-0.57	0.00	-0.04
Netherfield	0.25	-1.02	89.48	81.63	0.00	-0.32	0.40	-0.18	0.01	-0.03
Newlands Forest Town	0.00	-1.27	14.88	7.03	1.02	0.70	0.00	-0.57	0.02	-0.03
Oak Tree	0.49	-0.78	6.30	-1.56	0.55	0.23	0.00	-0.57	0.03	-0.01
Oakham	0.00	-1.27	4.60	-3.25	0.00	-0.32	0.50	-0.07	0.00	-0.04
Park Hall	0.00	-1.27	0.00	-7.85	0.00	-0.32	0.00	-0.57	0.00	-0.04
Penniment	0.00	-1.27	0.00	-7.85	0.20	-0.12	0.00	-0.57	0.00	-0.04
Pleasley	1.33	0.06	1.85	-6.01	0.48	0.16	1.37	0.80	0.11	0.06
Racecourse	2.89	1.62	0.00	-7.85	0.00	-0.32	1.49	0.92	0.05	0.01

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Ward area	Parks and gardens		Natural & Semi-Natural		Amenity greenspace		Allotments		Play provision	
	1.27		7.85		0.32		0.57		0.04	
	Current provision	+ / -	Current provision	+ / -	Current provision	+ / -	Current provision	+ / -	Current provision	+ / -
Rock Hill	2.25	0.98	0.00	-7.85	0.00	-0.32	0.00	-0.57	0.04	-0.01
Rufford	0.00	-1.27	0.00	-7.85	0.00	-0.32	1.17	0.59	0.00	-0.04
Sherwood	1.90	0.63	1.15	-6.71	0.00	-0.32	0.04	-0.54	0.04	0.00
Southwell	0.02	-1.25	28.69	20.83	0.17	-0.15	0.00	-0.57	0.02	-0.02
Thompsons	0.00	-1.27	0.00	-7.85	0.37	0.05	0.41	-0.16	0.01	-0.04
Vale	0.35	-0.92	17.15	9.30	0.79	0.47	3.43	2.86	0.05	0.00
Wainwright	0.41	-0.86	0.00	-7.85	0.09	-0.23	0.77	0.20	0.01	-0.03
Warsop Carrs	2.43	1.16	29.46	21.60	1.58	1.263. 31	0.58	0.01	0.30	0.26
West Bank	1.35	0.08	0.00	-7.85	0.00	-0.32	0.38	-0.20	0.02	-0.02
Yeoman Hill	1.29	0.02	0.51	-7.34	0.67	0.35	0.73	0.16	0.14	0.10

240. All analysis areas are observed as having shortfalls in some form of open space.

10.4 Future population

241. It is also useful to recognise the impact of population growth and the implications this may have on future needs and provision levels.
242. At the time of writing the Housing Needs of Particular Groups Study Update¹⁸, as part of the Local Plan Review evidence base, identifies a projected population of 126,887 in 2043. This is an increase in population of 14,796 (from a baseline of 112,091 in 2023).
243. On this basis, it is possible to calculate the provision levels in 2043 if current provision levels were to be maintained. This is for the whole of the Mansfield District and utilises the current provision levels in Table 10.6.

Table 10.8: Future need based on population projections across Mansfield District

	Parks	Natural	Amenity	Allotments	Play
Current provision levels	140.64	872.50	35.92	63.74	4.49
2043 provision levels ¹⁹	161.15	996.06	40.60	72.33	5.08
Difference	-20.51	-123.56	-4.68	-8.59	-0.59

244. As to be expected, increases in population will result in the requirement for greater open space provision. Consequently, there is a need to ensure new developments contribute to the provision of open space across the area to prevent future shortfalls because of population increases.
245. This is an initial high-level indication to the impact of future population growth. The actual amounts of open space provision required as part of housing developments can be calculated using the approach set out within Mansfield Green Space Standard (Part 11).

10.5 Identifying priorities and recommendations

246. Several quantity shortfalls in the open space typologies are highlighted. Creating new provisions to address these existing shortfalls (particularly any quantity shortfalls) is often challenging (as significant amounts of new forms of provision would need to be created). Often, a more realistic approach is to ensure sufficient accessibility and quality of existing provision. However, it highlights the need for any new housing developments to provide open space provision to ensure shortfalls are not exacerbated.
247. Exploring opportunities to enhance existing provision and linkages to sites should be endorsed. Further insight into the shortfalls is provided within each provision standard summary (Parts 10.1, 10.2, and 10.3).
248. Quantity levels should be utilised to indicate the potential lack of provision any given area may have. However, this should be done in conjunction with the accessibility and quality of provision in the area.

¹⁸ Justin Gardner Consulting 2026

¹⁹ Current provision level x future population increase / 1000

Recommendations

249. The following provides a summary of the key findings through the analysis of provision. It incorporates and recommends what the Council should be seeking to achieve in order to help address the issues highlighted.

Recommendation 1

- ◀ Sites helping, or with the potential to help, serve areas identified as having gaps in catchment mapping should be prioritised as opportunities for enhancement
250. Part 10.2 identifies sites that help or have the potential to serve existing identified gaps in provision.

Table 10.8: Summary of sites helping to serve catchment gaps

Site ID	Site name	Typology	Helps to serve provision gap in:
4	Appleton Street	Parks	Natural, Amenity
13	Berry Hill Sports Stadium and surroundings	Parks	Amenity
15	Bosworth Street Amenity Space	Amenity	Natural
29	Chesterfield Road Recreation Ground	Parks	Natural, Amenity
29.1	Chesterfield Road Recreation Ground play area	Play	Play
36	Cottage Lane Open Space (Swallows Green)	Amenity	Play
57	Hornby Plantation / Marples Park	Parks	Natural
72	Ladybrook Park	Parks	Natural, Amenity
72.1	Ladybrook Park play area	Play	Play
74	Ladybrook Place	Amenity	Play
77	Land off Johnson Drive & Berry Hill Lane (Johnson Drive Open Space)	Natural	Amenity
79	Land off Wainwright Avenue	Amenity	Parks
83	Litchfield Lane / Chatsworth Drive, Mansfield	Natural	Amenity
89	Manor Park Sports Complex	Parks	Amenity, Natural, Play
95	Mansfield Way green corridor south of Samworth Academy	Natural	Amenity
100	Millennium Green	Amenity	Natural
102	Millennium Green Mansfield Woodhouse	Natural	Parks
103.1	Moor Lane Park play area	Play	Play
121	Pathways / trails off King George V Avenue	Natural	Amenity
129	Quarry Lane, Mansfield	Natural	Amenity
130	Queensway Park	Parks	Amenity
135	Racecourse Recreation Ground	Parks	Amenity

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Site ID	Site name	Typology	Helps to serve provision gap in:
143	Ravensdale Nature Reserve	Natural	Parks
149	Rushpool Open Space	Natural	Parks
170	The Carrs Recreation Ground	Parks	Amenity
186	Trail adjacent to Quarry Lane LNR	Natural	Amenity
189	Urban Woodland and Landscaped Grass Area	Natural	Parks
197	Warsop Road Amenity Space	Amenity	Play
200	Warsop Skate Park Playground	Parks	Amenity

251. These sites potentially help to meet the identified catchment gaps for other open space typologies. Where possible, the Council may seek to adapt these sites to provide a stronger secondary role, to help meet the gaps highlighted.
252. Often this is related to parks, amenity greenspace, and natural and semi-natural greenspace. The Council should explore the potential/possibility to adapt these sites through formalisation and/or greater provision of features linked to other types of open space. This is to provide a stronger secondary role as well as opportunities associated with other open space types. This may, in some instances, also help provide options to minimise the need for the creation of new provisions to address any gaps in catchment mapping. For play provision, sites could be explored for opportunities to expand the amount and breadth of equipment at existing play sites.
253. These sites should therefore be viewed as open space provisions that are likely to provide multiple social and value benefits. It is also important that the quality and value of these sites are secured and enhanced (Recommendation 2).

Recommendation 2

- ◀ Ensure low quality/value sites helping to serve potential gaps in accessibility catchments are prioritised for enhancement
254. The approach to these sites should be to enhance their quality/value to the applied standards. A list of low quality and/or value sites currently helping to serve catchment gaps in provision is set out in Table 10.9 below. This also includes sites without a quality/value rating.
255. These sites should first be enhanced in terms of quality. Consideration should be given to changing the primary typology or strengthening the secondary function of these sites, to one that they currently help to serve a gap in provision, even if their quality cannot currently be enhanced. For some sites, such as natural and semi-natural greenspace, the ability to adapt or strengthen secondary roles may be limited due to the features and characteristics of the site.

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Table 10.9: Summary of low quality/value sites helping to serve catchment gaps

Site ID	Site name	Typology	Helps to serve provision gap in:
4	Appleton Street	Parks	Natural, Amenity
15	Bosworth Street Amenity Space	Amenity	Natural
29	Chesterfield Road Recreation Ground	Parks	Natural, Amenity
57	Hornby Plantation / Marples Park	Parks	Natural
72	Ladybrook Park	Parks	Natural, Amenity
74	Ladybrook Place	Amenity	Play
79	Land off Wainwright Avenue	Amenity	Parks
89	Manor Park Sports Complex	Parks	Amenity, Natural, Play
95	Mansfield Way green corridor south of Samworth Academy	Natural	Amenity
100	Millennium Green	Amenity	Natural
103.1	Moor Lane Park play area	Play	Play
130	Queensway Park	Parks	Amenity
135	Racecourse Recreation Ground	Parks	Amenity
170	The Carrs Recreation Ground	Parks	Amenity
189	Urban Woodland and Landscaped Grass Area	Natural	Parks
200	Warsop Skate Park Playground	Parks	Amenity

Recommendation 3

- Review areas with sufficient provision in open space and consider how they may be able to meet other areas of need

256. This study identifies 78 sites currently below their quality and/or value thresholds. For an area with a quantity sufficiency in one type of open space, and where opportunities allow, a change of primary typology could be considered for some sites of that same type.
257. For instance, Warsop Parish has a potential sufficiency in amenity greenspace but a potential shortfall in parks. Consequently, the function of some amenity greenspace could look to be strengthened to act as a parks provision.
258. It is important that other factors, such as the potential typology change of a site creating a different catchment gap and/or the potential to help serve deficiencies in other types of provision should also be considered. The Council may also be aware of other issues, such as the importance of a site for heritage, biodiversity or as a visual amenity that may also indicate that a site should continue to stay the same typology.

Recommendation 4

- ◀ Keep data, reports and supporting evidence base up to date to reflect changes

259. This study provides a snapshot in time. Whilst significant changes are not as common for open space provision, inevitably over time changes in provision occur through creation of new provision, loss of existing provision and/or alterations to site boundaries and management. Population change and housing growth are also another consideration to review when undertaking any form of update as this may impact on quantity provision levels and standards. It is therefore important for the Council to undertake regular reviews of the data and/or actions informed by it.

PART 11: LOCAL PLAN AND MANSFIELD GREEN SPACE STANDARD REVIEW

260. Policies IN3, IN4 and IN5 of the existing Local Plan seek to protect and enhance community open space and outdoor sports provision in order to support healthy communities and enhance place shaping.

11.1 Local Plan Policy Review

261. The intention of the existing policies is still relevant (i.e. protection of provision and creation of new provision). However, some of the wording within Policy IN3 and IN4 could look to be amended to better reflect NPPF wording and changes in guidance from organisations like Sport England.

Policy IN3:

Policy IN3

Protection of community open space and outdoor sports provision

1. All areas of community open space shown on the policies map, outdoor sports provision identified for protection in Appendix 10, and any additional future provision made as part of new development will be safeguarded, unless it is satisfactorily demonstrated that:
 - a. the proposed development is ancillary to the existing recreational use of the site;
 - b. the open space or outdoor sports provision is surplus to requirements, as set out in Part 2 of this policy;
 - c. alternative provision of an equivalent or greater standard will be provided in an accessible location nearby, or accessibility is improved to existing provision, such that the Mansfield Green Space Standard and sports provision needs are met; or
 - d. the development proposals involve the loss of a small area of a protected community open space or outdoor sports provision, and would lead to an improvement to the remaining area whilst maintaining its overall function and contribution to meeting the Mansfield Green Space Standard or appropriate sports provision standards.

In all cases development should avoid the fragmentation of open space into smaller parcels.

2. Development proposals involving the loss of open space are required to provide an assessment of need, identifying proposed enhancements and/or replacement facilities, as relevant. This should:
 - a. incorporate relevant findings from the council's community open space assessment and playing pitch assessment/strategy, including application of the Mansfield Green Space Standard (Appendix 11); and
 - b. satisfactorily demonstrate that the development will not prejudice community use for existing or future outdoor sport, in terms of quality, quantity or access as set out in the council's playing pitch assessments and strategy.

Sites may be subject to review, and regard will be had to any updates in the council's public open space assessment. Any new green spaces developed after the local plan is adopted will be protected under this policy.

262. The policy broadly aligns to NPPF (paragraph 104) although there a couple of instances where IN3 differs from NPPF.

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263. Part 1a and 1d of IN3 are close to reflecting NPPF 104c. However, NPPF 104c cites development being for alternative sport/open space provision whereas IN3 1d does not specify this (with the assumption being it is for any development?). IN3 1a and 1d could be merged and reworded to better reflect the wording in NPPF 104c.
264. IN3 1d should also avoid using the terminology of “sports provision standards”. This is to avoid any confusion with provision standards often associated with open space provision; as the methodology for studies such as playing pitch strategies do not utilise quantity standards. Alternative wording could be to refer to outdoor sport/playing pitch requirements.

104. Existing open space, sports and recreational buildings and land, including playing fields and formal play spaces, should not be built on unless:
- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
 - b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
 - c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

265. NPPF 104 does state need for replacement provision to be to an equivalent or betterment in terms of quantity **and** quality. IN3 1c could be reworded to better reflect NPPF wording. This could be by inserting “quantity and quality” before the first mention of standard (i.e. alternative provision of an equivalent or greater **quantity and quality** standard...)
266. IN3 Part 2 could be simplified and focus on citing the need for developments to demonstrate how sites are surplus (and signpost existing studies that could help i.e. PPS, OS study). This could also ensure it better matches any rewording of Part 1.

Policy IN4:

Policy IN4

New community open space and outdoor sports provision

1. New residential development of 10 or more dwellings (net) will be required to contribute towards:
 - a. the creation of new community open space (including play) and outdoor sports provision; and/or
 - b. improving the quality of and/or accessibility to existing community open space, natural green space, play and outdoor sports provision.
2. New on-site provision and/or contributions towards enhancements to existing provision should:
 - a. be informed by the council's community open space assessment and playing pitch assessment and strategy, including the Mansfield Green Space Standard and Sport England pitch standards;
 - b. be proportionate to the size of the development;
 - c. be multi-functional, accessible, of good quality and fit for purpose; and
 - d. have appropriate mechanisms to ensure their future satisfactory maintenance, management and sustained community use.

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267. IN4 2a should also avoid using the terminology of “pitch standards”. This is to avoid any confusion with provision standards often associated with open space provision; as the methodology for studies such as playing pitch strategies do not utilise quantity standards. Alternative wording could be to refer to outdoor sport/playing pitch requirements and/or the Sport England Playing Pitch Calculator.

Policy IN5:

Policy IN5

Allotments

Protection of existing provision

1. All existing allotments as shown on the Policies Map, and any future provision, will be safeguarded from development unless it can be satisfactorily demonstrated that:
 - a. the whole of the allotment, or the proportion proposed to be developed, is surplus to requirements based on existing and known future demand; or
 - b. alternative equivalent replacement provision is being provided.

Creation of new allotments

2. The creation of new allotments will be supported provided that management and maintenance conditions are secured.

268. Policy IN5, in line with other similar policies, could reference the Open Space Study to help inform requirements.

11.2 Mansfield Green Space Standard Review

269. The policies refer to the Mansfield Green Space Standard (Appendix 11). The includes provision standards for accessibility (Part A and B), quality (Part C) and quantity (Part D).
270. The following is a review of the components of the Mansfield Green Space Standard to check they are still relevant and, if necessary, consider options for providing more up to date approaches and mechanisms.

11.2.1 Accessibility

271. Parts A and B of the Mansfield Green Space Standard set out the accessibility standards:

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A. Core Green space requirements

The council will seek to ensure, where feasible, that the majority^(a) of residents have safe and easy access^(b) to all of the following:

1. open space within a 5-minute (400 metres) pedestrian journey;
2. play space (formal or natural play area)^(c) suitable for a range of ages within a 5-minute (400 metres) pedestrian journey OR other form of formal provision to meet the needs of the new development; and
3. natural green space^(d) within a 10-minute pedestrian journey (800 metres).

Please note: This part of the standard can be met though the creation of either a number of open spaces performing different functions or a single open space which combines: play or other form of formal provision and natural green space.

Where the access requirements are not met, new on-site open space within a development and/or off-site contributions to existing open space will be required. See Part D below.

B. Access requirements to wider facilities

The council will seek, where feasible^(e), to ensure that the majority^(a) of residents have safe and easy access^(b) to:

1. a district level park^(f) within a 15-minute pedestrian journey (1,200 metres); and
2. teenager provision^(g) with a 15-minute pedestrian journey (1,200 metres).

Please note: This part of the standard can be met though the creation of either a number of open spaces performing different functions or a single open space which combines open space typologies.

272. Table 11.1 shows these are broadly in keeping with the latest FIT standards.

Table 11.1: Comparison FIT and Mansfield Green Space Standard

Open space type	FIT catchment	MDC Green Space Standard
Parks & Gardens	9-minute walk time (710m)	District Park = 15-minute walk time (1,200m)
Natural Greenspace	9-minute walk time (720m)	10-minute walk time (800m)
Amenity Greenspace	6-minute walk time (480m)	5-minute walk time (400m)
Play (LAP)	1-minute walk time (100m)	5-minute walk time (400m)
Play (LEAP)	5-minute walk time (400m)	
Play (NEAP)	12.5-minute walk time (1000m)	
Play (Other e.g., MUGA, skate park)	9-minute walk time (700m)	15-minute walk time (1,200m)
Allotments	No standard set	No standard set
Cemeteries	No standard set	No standard set

273. The only noticeable difference is between Parks and Other Play i.e. teenage provision. However, the larger catchments for district parks and teenage provision are sensible and allows flexibility in seeking contributions. On this basis, and given it's an established approach, it is considered that the approach is appropriate and still relevant for using and taking forward as part of the Local Plan Review.

11.2.2 Quality

274. Part C of the Mansfield Green Space Standard sets out the approach to the quality requirements for open space provision within new residential developments.

C. Quality Requirement

The council will seek to ensure that all new and enhanced community open space is designed to meet the quality standard set out below:

1. **Overall quality** - All green spaces will be of overall 'good' quality, with priority given to the following:
 - a. be welcoming and accessible, and be designed to be inclusive and accessible for all, including meeting disability access requirements;
 - b. incorporate safe and secure and active design principles and relevant codes of practice;
 - c. support social interaction through design and available facilities;
 - d. contribute positively to wildlife and access to natural green space, including natural play;
 - e. contribute positively to the surrounding area through place shaping;
 - f. meet the needs of local communities, for which the open space serves;
 - g. incorporate principles and features which enable easy and cost-effective maintenance;
 - h. offer a proportional range of facilities for supporting choice and active and healthy lifestyles; and
 - i. integrate with and enhance nearby strategic and local green infrastructure.
2. **Location** - The location of new community open space should complement the existing land form, local and strategic green infrastructure corridors/routes and other community facilities/civic spaces. Its location and design should enhance and help shape the identity of new estates, and where possible the wider setting. Its location, where all reasonably practicable, should meet the 5-minute accessibility standard.
3. **Facilities and functions**- Minimum facility requirements include: accessible paths, signage, bins, bench(es), landscaping, and appropriate boundary treatment (e.g. knee rail, fencing, hedging, land forming, etc.).

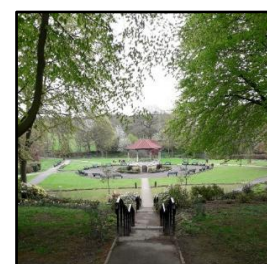
275. The quality of new open space provision being provided as part of new housing developments is identified by MDC as often being a challenge.
276. It is essential that the provision and location of open space is considered as a priority from the outset in the planning of residential developments. Provision should be integrated into the development and designed with the objective of contributing optimally to the quality of life of residents. Developments, in which open space is 'fitted in' around the built elements as a secondary consideration, rarely achieve this objective.
277. In addition to the location and design of the individual facilities, consideration should be given to the connections between them, ensuring that a network of diverse and stimulating accessible open space binds the development together.
278. To expand and provide further clarity on the quality requirements detailed in Part C of the Mansfield Green Space Standard, the following key considerations to the design/quality for different types of open spaces are recommended.

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Parks and gardens - Accessible, high-quality opportunities for informal recreation and community events.

- Appropriate design and layout of interest including suitable planting, seating, bins, etc
- Larger sites may host other provision types (i.e. formal sport pitches, play and youth facilities) and features. Sites large enough to accommodate pitch sports should be, in part, of a level gradient to accommodate such activities
- Larger facilities should offer secure bicycle parking, toilets, café, EV charging etc
- Access for passive recreation encouraged through especially generous provision of seating and hard surfaced paths. Particular attention should also be given to surveillance
- Fencing must integrate aesthetically into the surroundings and be of durable materials.
- Signage to welcome users, contact details, and set out any constraints of use
- These features are indicative of good practice and may inform discussions around contributions where appropriate, but specific requirements should be determined through site context and planning negotiations.



Amenity greenspace - Opportunities for informal activities close to home or work or enhancement of the appearance of residential or other areas.

- Closely integrated with any development to provide a greening effect to the environment
- Open space provision should be meaningful and at the “heart” of new developments. ‘Meaningful’ in this context refers to spaces that are usable, accessible, and contribute positively to the character and function of the development, rather than being residual or leftover land.
- Close positioning of multiple space, can contribute to connectivity and landscape quality
- Focus for such provision is for informal recreational activities such as ‘kickabout’ football, sitting, and dog walking etc. Consider appropriate provision of seating, bins etc
- Ideally incorporate shade from existing mature trees or planting of new trees
- Open views for natural surveillance
- Signage to welcome users, contact details, and set out any constraints of use
- Grass species to be hard wearing but not rich species for biodiversity which can be provided with a 1m biodiversity edge
- To be located adjacent to equipped area of open space
- All required sqm of this typology to be provided in one area (not to be made up of small inadequate parcels of left over areas of land which are undevelopable)



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Natural and Semi-Natural Greenspace - Wildlife conservation, biodiversity and environmental education and awareness.

- Expected to contribute to green infrastructure by reinforcing existing and creation of new corridors to link and close gaps on the existing networks
- Minimise severance impact of road networks on wider green infrastructure
- Existing wildlife value protected & enhanced through restoration and creation of new habitats. This should recognise Biodiversity Net Gain requirements and not look to double count land use
- Variations in vegetation structure and topography to ensure habitat diversity/landscape effect
- SUDS may count towards semi-natural provision only if they are publicly accessible and without restriction
- Appropriate footpaths and materials. Main paths should be hard surfaced with tarmac or gravel loose fill material with pathways within grassed areas simply marked by mowing where natural drainage is adequate. For wet areas, timber boardwalks should be installed as appropriate
- Fencing and gates/stiles installed as appropriate to reduce user pressure on zones of conservation importance
- Appropriate inclusion of ancillary facilities e.g., seating, bins, etc
- Entrance/Interpretation signage installed as appropriate



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Equipped Play Space / Provision for Young People - Areas designed primarily for play and social interaction involving children and young people, such as equipped play areas, MUGAs, skateboard areas and teenage shelters.

- To be located adjacent or within amenity greenspaces or parks and close enough to pedestrian routes or dwellings to enable natural surveillance
- Incorporate necessary buffer zones (20-30m subject to type of play) from dwellings
- Away from exposure to prevailing winds
- Linked to pedestrian and vehicular routes by hard surfaced paths, accessible for all.
- Larger facilities should offer secure bicycle parking
- Attractive and stimulating environment for both active and passive play; designed for aesthetic cohesion to a unified theme. Active play involves physical movement (e.g. climbing, running), while passive play supports quieter or imaginative activities (e.g. sensory panels, role play, seating areas). Developers can demonstrate this through layout plans and equipment specifications.
- Equipment designed and installed in accordance with EN1176 and EN1177 (or subsequent updates). Equipment selected and positioned to avoid the possibility of views into neighbouring properties. All play features must be continuous with a shared common surface (not grass)
- Features to encourage inclusive play, e.g. wide transfer platforms on multi-play units, roundabouts flush with ground level, back supports on equipment, play panels, handrails, sound chimes and textured surfaces
- Separate zones for younger and older children, possibly within the same activity area, or by means of two distinct activity areas in proximity at the same location
- Maximise opportunities for physical/mental wellbeing such as outdoor gym provision
- Equipped areas of open space to be appropriately fenced. Fencing should be durable, safe, and visually appropriate to the setting. It should support safety without creating a hostile or overly enclosed environment.
- Signage to name the site and welcome users, also to indicate constraints on use and provide contact details. It is essential that dogs are discouraged, at least through the signage, but sometimes also through fencing



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Equipped Play Space / Provision for Young People - Areas designed primarily for play and social interaction involving children and young people, such as equipped play areas, MUGAs, skateboard areas and teenage shelters.

- Creatively designed and suitably located seating. This refers to seating that is visually engaging, well-integrated into the play environment, and encourages social interaction or imaginative use.
- Any trees and shrubs should be strategically placed to provide areas of shade and play opportunities without obstructing informal surveillance
- All plants selected are tough and resistant to damage with low maintenance requirements and not poisonous, thorny or otherwise hazardous
- Play features must be sustainable and robust to achieve the longest possible life. Sustainability can be demonstrated through material choice (e.g. recycled or low-maintenance materials), durability, and lifecycle considerations.
- Post installation inspection of the play items must be carried out by an accredited company on completion of the installation



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Allotments - Opportunities for those people who wish to do so to grow their own produce as part of the long-term promotion of sustainability, health and social inclusion.

- Linked to pedestrian and cycle paths
- Plots should ideally be situated away from the shade of trees
- Adhere to the National Allotment Society Guidance – 21st Century Allotments in New Developments²⁰
- Minimum of one water point
- Secure perimeter fencing with rabbit netting and a lockable gate (including vehicular access for larger sites)
- Sign/noticeboard detailing any applicable ownership, rules, emergency contact etc
- Parking on site. On-site parking is considered an ancillary feature that supports the accessibility and functionality of allotment sites, particularly for users transporting tools or produce. However, it does not contribute to the quantitative provision area required for allotments. The provision area should be calculated based on usable plot space and associated communal areas, excluding infrastructure such as parking.



²⁰ [The National Allotment Society: 21st century allotments in new developments](#)

11.2.3 Quantity

279. Part D of the Mansfield Green Space Standard sets out the quantity approach for open space provision within new residential developments.

D. Amount of open space within new residential development

1. Where new open space provision is required to meet Part A and/or B above, or the size of nearby open space isn't best suited to meet the needs of new development, a minimum amount of community open space to be provided on-site should be 10% of the developable area of the proposed residential development.
2. The following green space/ landscaped amenity areas are excluded from the definition of open space, but should, where possible, appropriate and safe to do so, be publicly accessible. These should be provided in addition to the minimum 10% open space requirement above:
 - a. green space or landscaping (i.e. habitat buffer) required to mitigate impacts on protected species, priority habitats or designated sites;
 - b. the physical area that a sustainable drainage systems (SuDS) takes up as required to mitigate impacts from flooding and meet drainage needs (e.g. infiltration basin or swale);
 - c. landscaping required to buffer industrial or other areas to mitigate impacts from statutory nuisances; and
 - d. landscaped or open grass verges along roads or cycle routes or other amenity areas required to meet road safety requirements, unless integrated as part of a wider multi-functional green corridor.

280. The approach requires 10% of the developable area to be provided as open space (if the accessibility standards in Part A and B are not met). This approach is generally considered to result in a sufficient amount of open space being provided as part of developments.
281. In the two example applications below, both developments actually provided a greater amount than the 10% requirement. The first application provided 21% of developable land as open space. The second provided 16%.

Table 11.2: Agreed open space on two example applications

	Application	Dwellings	Developable area (ha)	Agreed OS (ha)
1	Stonebridge Lane, Market Warsop	400	16.34	3.39 (21%)
2	Penniment Farm, Abbot Road, Mansfield	372	16.05	2.53 (16%)

282. Furthermore, the consensus from MDC officer engagement generally agrees that the amount of provision being provided is often sufficient but that the quality of provision is much more of a challenge. The key is therefore ensuring the quality of provision being provided is to an acceptable standard. This links to the approach for offsite contributions and the review of quality (Part C of the Green Space Standard).

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Offsite contributions

283. Currently for offsite contributions a fee of £1,100 per dwelling is charged. In addition, a contribution for maintenance is also sought at £920 per dwelling. Both fees are cited in a 2022 MDC Review but originate from an MDC Interim Planning Guidance document titled “Recreation Provision on New Residential Developments”²¹ (published November 2006).
284. Given the 20 years that have passed since the date of the original cost figures and to better reflect more up to date material and labour costs, it is necessary for the cost/maintenance figures to be updated. The best method for doing this is considered to be using a Bank of England Inflation calculator to help update the figures.
285. The table below presents two scenarios for updating costs²². One applies the Bank of England Inflation calculator from 2022 (when the figures were cited in the MDC Review) and the other applies it from 2006 (when costs were first established).

Table 11.3: Updated offsite and maintenance costs

Type of cost	Current (per dwelling)	Applying BoE inflation from 2022	Applying BoE inflation from 2006
Offsite	£1,100	£1,259.63	£1,917.87
Maintenance	£920	£1,053.51	£1,604.04

286. Applying from 2006 sees the offsite cost per dwelling increase to £1,917.87 and maintenance cost increase to £1,604.04.
287. Updating the current costs using the Bank of England Inflation calculator from 2022 sees offsite cost increase to £1,259.63 per dwelling. Maintenance cost per dwelling increases to £1,053.51.
288. Both scenarios provide an increase in the contributions being sought. However, the final approach is subject to the findings of the Whole Plan Viability Assessment currently taking place.
289. Moving forwards, it is important that any future costs being sought are updated on a regular basis to ensure contributions are still relevant and meaningful. An option could be for charges to be Index linked to either the Retail Price Index (RPI) or Consumer Price Index (CPI). For example, this could be in the form of an annual review.

Triggers for provision

290. The current approach is for new onsite provision and/or offsite contribution to be sought for any development that does not meet the accessibility standards of the Mansfield Green Space Standard (Part A and B).

²¹ [Internal planning guidance document](#)

²² Both scenarios update to November 2025

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291. The Mansfield Planning Obligations Supplementary Planning Document²³ (adopted September 2022) sets out the most up to date triggers for new developments as:

new residential development of 10 or more dwellings (community open space), 100 dwellings or more (playing pitches), 30 dwellings or more (allotments);

292. This is in line with the general approach of contributions for most local authorities. For many local authorities, the trigger for contributions (typically as offsite contributions), is 10 or more dwellings. Many local authorities then cite a greater number of dwellings are needed for onsite contribution of open space. Table 11.4 provides a comparison of triggers for the neighbouring local authorities to Mansfield.

Table 11.4: Neighbouring local authority off/onsite triggers for contributions

Local authority	Trigger for offsite contribution	Trigger for onsite contribution
Ashfield	Not specified	Not specified
Bassetlaw	10+ dwellings	100+ dwellings
Gedling	Less than 15 dwellings	15+ dwellings
Newark	10+ dwellings	30+ dwellings

293. The approach stated in the Mansfield Green Space Standard is still appropriate and should continue to be used.

Maintenance period to cover

294. The approach in the Mansfield Green Space Standard currently seeks maintenance monies for a 20-year period for on/offsite provision.
295. This is a common and widely used time frame for maintenance to be sought by local authorities. It has consistently been used by MDC and remains relevant in the current planning context. Table 11.5 provides a comparison of maintenance periods for open space provision sought by the neighbouring local authorities to Mansfield.

Table 11.5: Neighbouring local authority maintenance period

Local authority	Period of maintenance
Ashfield	Not specified
Bassetlaw	30 years
Gedling	Required but no length of time set
Newark	20 years

296. The continued use of the 20-year maintenance period provides clarity for developers, supports financial planning for the council, and ensures that open space remains functional and well-maintained. The approach stated in the Mansfield Green Space Standard is still appropriate and should therefore continue to be used.

²³ [Mansfield Planning Obligations Supplementary Planning Document](#)

PART 12: CONCLUSION / RECOMMENDATIONS SUMMARY

297. A number of key findings and recommendations are highlighted throughout the study. Below is a summary to the key findings in line with the requirements of the brief.

a) Any revisions that may be required to existing Local Plan policies.

298. The Local Plan policies relevant to open spaces are broadly appropriate for use. However, there are some instances of wording change recommended. These are in relation to the wording within Policy IN3 and IN4 which could look to be amended to better reflect NPPF (paragraph 104) wording and changes in guidance from organisations like Sport England.
299. NPPF 104c cites development being for alternative sport/open space provision whereas IN3 1d does not specify this (with the assumption being it is for any development?). Consequently, IN3 1a and 1d could be merged and reworded to better reflect the wording in NPPF 104c.
300. Policy IN3 1d and IN4 2a should also avoid using the terminology of “pitch standards” or “sports standards”. This is to avoid any confusion with provision standards often associated with open space provision; as the methodology for studies such as playing pitch strategies do not utilise quantity standards. Alternative wording could be to refer to outdoor sport/playing pitch requirements and/or the Sport England Playing Pitch Calculator.
301. NPPF 104 states the need for replacement provision to be to an equivalent or betterment in terms of quantity **and** quality. IN3 1c could be reworded to better reflect NPPF wording. This could be by inserting “quantity and quality” before the first mention of standard (i.e. alternative provision of an equivalent or greater **quantity and quality** standard...)
302. IN3 Part 2 could be simplified and focus on citing the need for developments to demonstrate how sites are surplus (and signpost existing studies that could help i.e. PPS, OS study). This could also ensure it better matches any rewording of Part 1.
303. Policy IN5, in line with other similar policies, could reference the Open Space Study to help inform requirements.

b) Any revisions that may be required to the existing Mansfield Green Space Standard.

304. The Mansfield Green Space Standard includes provision standards for accessibility (Part A and B), quality (Part C) and quantity (Part D).
305. For Parts A and B, it is considered that the approach is appropriate and still relevant for using and taking forward as part of the Local Plan Review.
306. To expand and provide further clarity on the quality requirements detailed in Part C of the Mansfield Green Space Standard, a series of key considerations to the design/quality for different types of open spaces are recommended (Part 11.2).
307. The Part D approach requires 10% of the developable area to be provided as open space (if the accessibility standards in Part A and B are not met). This approach is generally considered to result in a sufficient amount of open space being provided. However, the quality of provision is generally viewed as more of a challenge. The key is therefore ensuring the quality of provision being provided is to an acceptable standard (Part C).

c) Set out suggested key priorities and actions for future investment based on identified need.

308. Shortfalls are highlighted in terms of quantity, quality and accessibility of existing provision (Parts 10.1, 10.2 and 10.3). In addition, future population growth will also result in the requirement for greater open space provision (Part 10.4). Consequently, there is a need to ensure developments contribute to the provision of open space across the area to prevent future shortfalls because of population increases and existing shortfalls being exacerbated.
309. Part 10.5 identifies priorities and recommendations to help address some of the highlighted issues. The four recommendations are cited below.

Recommendation 1	Sites helping, or with the potential to help, serve areas identified as having gaps in catchment mapping should be prioritised as opportunities for enhancement
Recommendation 2	Ensure low quality/value sites helping to serve potential gaps in accessibility catchments are prioritised for enhancement
Recommendation 3	Review areas with sufficient provision in open space and consider how they may be able to meet other areas of need
Recommendation 4	Keep data, reports and supporting evidence base up to date to reflect changes

d) The approach for calculating planning obligations for the provision and maintenance of new / improved play and open space infrastructure.

310. The approach requires 10% of the developable area to be provided as open space (if the accessibility standards in Part A and B are not met). This approach is generally considered to result in a sufficient amount of open space being provided as part of developments. The quality of provision is much more of a challenge. The key is therefore ensuring the quality of provision being provided is to an acceptable standard. This links to the approach for offsite contributions and the review of quality (Part C of the Green Space Standard).
311. Given the 20 years that have passed since the date of the original cost figures and to better reflect more up to date material and labour costs, it is necessary for the cost/maintenance figures to be updated. The best method for doing this is considered to be using a Bank of England Inflation calculator to help update the figures.

e) The time periods for which maintenance agreements should run.

312. The approach in the Mansfield Green Space Standard currently seeks maintenance monies for a 20-year period for on/offsite provision.
313. This is a common and widely used time frame for maintenance to be sought by local authorities. It has consistently been used by MDC and remains relevant in the current planning context.
314. The continued use of the 20-year maintenance period provides clarity for developers, supports financial planning for the council, and ensures that open space remains functional and well-maintained. The approach stated in the Mansfield Green Space Standard is still appropriate and should therefore continue to be used.

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APPENDIX ONE: SITE ALLOCATION REQUIREMENTS

315. The MDC Local Plan Review currently has several 'working' preferred site allocations. To assist MDC, the table below identifies any existing shortfalls in the Ward areas where the preferred site allocations are identified. These could help to highlight the priorities for provision in that area.

Table A1: New preferred sites requirements

Ref	Site name	Ward	Dwellings	Area (ha)	Minimum OS amount (ha)	Existing shortfalls
401	Land at Lindley Street	Central	6	0.178	n/a	n/a
5	Abbey Primary School	Eakring	62	2.069	0.2069	shortfalls in all types except amenity
8	Former Sherwood Hall School	Kingsway Forest Town	52	3.164	0.3164	shortfalls across all types except play
10	Former Victoria Court Flats	Grange Farm (mostly)	62	2.07	0.207	shortfalls in natural, amenity and allotments
335	Land North of Old Mill Lane	Maun Valley Forest Town	250	13.58	1.358	shortfalls in parks and allotments
31	Land at New Mill Lane	Maun Valley Forest Town	120	5.327	0.5327	shortfalls in parks and allotments
49	Land off Mansfield Road (A60)	Market Warsop	300	15.681	1.5681	shortfalls in parks, amenity and play
50	Land off Peafield Lane.	Hornby	330	13.375	1.3375	shortfalls in natural and amenity
51	Land off Netherfield Lane	Netherfield	107	4.952	0.4952	shortfalls in all types except natural
67	Land at Peafield Lane	Hornby	254	11.155	1.1155	shortfalls in natural and amenity
83	Grove Street Car Park	Central	10	0.293	0.0293	shortfalls in all types; play is level
186	Kirkland Avenue Allotments	Bancroft	42	1.386	0.1386	shortfalls in parks, natural and play
218	Land off Forest Road	Oakham	35	1.177	0.1177	shortfalls in all types
219	Clipstone Football Ground	Newlands	130	4.846	0.4846	shortfalls in parks, allotments and play
287	Melville Court	Netherfield	13	0.384	0.0384	shortfalls in all types except natural

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Ref	Site name	Ward	Dwellings	Area (ha)	Minimum OS amount (ha)	Existing shortfalls
291	Shirland Drive Boiler House	Oak Tree	7	0.196	n/a	n/a
323	Land off Helmsley Road, Rainworth	Southwell	170	6.357	0.6357	shortfalls in all types except natural
331	Land South of Clipstone Road East / East of Crown Farm Way	Newlands	315	45.327	4.5327	shortfalls in parks, allotments and play
334	Land North of Jenford Street	Bancroft	120	6.191	0.6191	shortfalls in parks, natural and play
338	Land South East of Mansfield Road, Market Warsop	Market Warsop	295	15.666	1.5666	shortfalls in parks, amenity and play
341	Bridleways Guest House and Holiday Homes	Newlands	5	1.163	n/a	n/a
395	Toothill Lane Car Park (south)	Central	11	0.317	0.0317	shortfalls in all types; play is level
404	Land at Ashland Farm	Brick Kiln	350	14.141	1.4141	shortfalls in all types except amenity
69	Gregory Quarry	Oakham	64	3.8	0.38	shortfalls in all types