

MANSFIELD TODAY 2025



Mansfield
District Council

Mansfield Today

Location

Mansfield district is located in west Nottinghamshire at the heart of the United Kingdom, between Nottingham to the south, and Sheffield to the north. Of the district's 110,482 population (ONS, 2021), approximately three-quarters live within the Mansfield urban area, which includes the market town of Mansfield and the distinct community of Mansfield Woodhouse.

Mansfield is the largest urban area in Nottinghamshire, excluding the Nottingham city. Therefore, it is the main business, shopping and service centre for those living within the district, neighbouring districts and beyond.



The other main urban area is Market Warsop. Smaller in size than the Mansfield urban area, it serves the day-to-day shopping and other service needs of communities in Warsop Parish, to the north. This includes those living in the settlements of Church Warsop, Meden Vale, Warsop Vale and Spion Kop formerly associated with the north Nottinghamshire coalfield.

Mansfield is fortunate to have a wealth of forests, green spaces and corridors, and cultural and leisure centres. It is near to popular destinations including Sherwood Forest, Clumber Park, Hardwick Hall and the Peak District. Access to these provide excellent opportunities for supporting healthy lifestyles and biodiversity.

Infrastructure

The district is easily accessible by road from the M1 in the west, the A1 to the east and by rail via the Robin Hood Line between Nottingham and Worksop. The A617 links the Mansfield urban area with Newark, the A60 to Nottingham and Worksop, and the A38 to Sutton-in-Ashfield and Derby. Whilst the Mansfield urban area itself is well served by a good local road network, and has a range of bus and rail services, accessibility is an issue for those living in the villages to the north of the district.

Throughout the district, there are well established walking and cycling routes, mostly running east to west alongside the river corridors of the rivers Maun and Meden, and along green corridors following former mineral railway lines. These provide great opportunities for recreation and for more sustainable (non-car) travel, linking where people live and work. There is also scope to further improve this network by adding new routes and joining existing ones together, to encourage more use of the district's green infrastructure network.



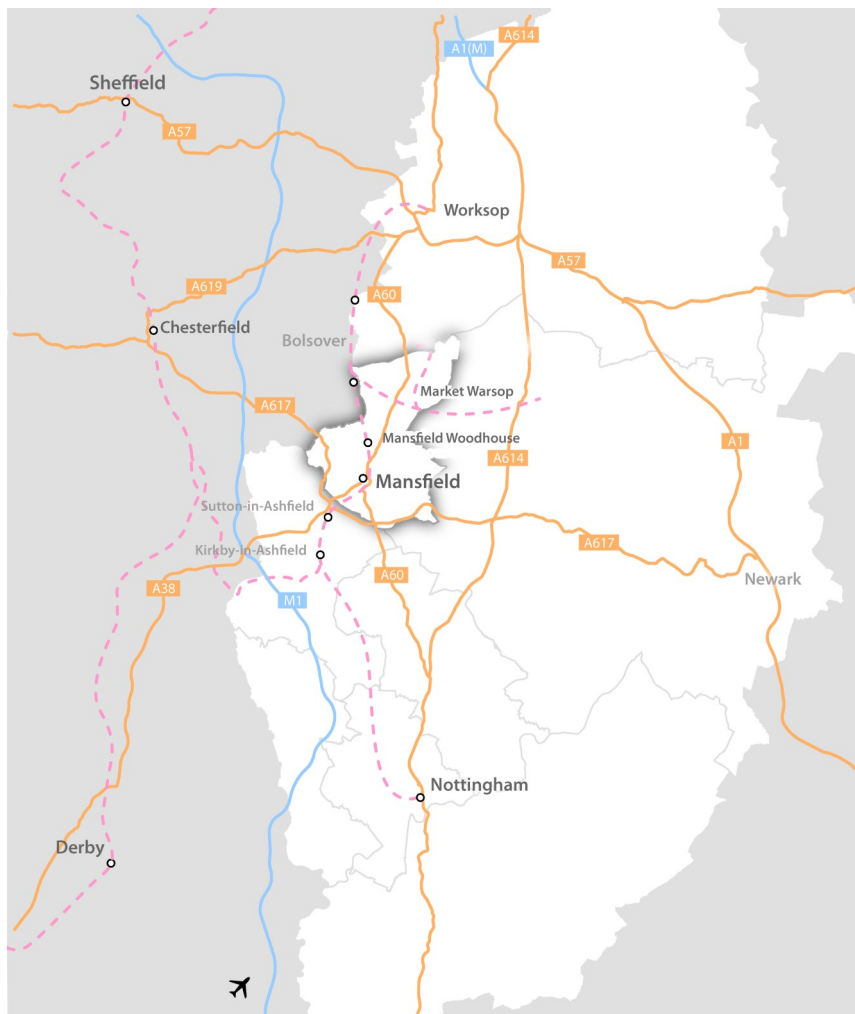
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The Mansfield Ashfield Regeneration Route (MARR) around the west and south of Mansfield was opened at the end of 2004. Not only has it improved the district's overall connectivity to the M1 and A1 east to west, the road has enhanced the long term opportunities for growth and development of the Mansfield urban area.

While the road has brought about some traffic relief to parts of the town, at the time of writing the 2020 Local Plan there were 5 junctions that become congested at peak times, with consequential effects on local air quality, namely:

- Chesterfield Road / Debdale Lane
- A60 Leeming Lane / A6075 Warsop Road
- Kings Mill Road / Becks Lane / B6014 Skegby Lane / Mansfield Road
- A6117 Old Mill Lane / B6030 Clipstone Road West and
- A38 Sutton Road / B6014 Skegby Lane / Sheepbridge Lane.

However, there are currently no Air Quality Management Areas declared.



Key

County Boundary

Train station

A Roads

Local Plan Boundary

Railway line

East Midlands Airport

Motorway

Figure 1 Regional accessibility

Access to fast and reliable broadband is a vital part of our social and economic infrastructure. After lagging behind some parts of the country in terms of download speeds, many residents and companies have benefited from improvements resulting from the “Better Broadband for Nottinghamshire” initiative. This was a multi-million pound partnership between Nottinghamshire County Council (NCC) and a range of funding partners including BT, the Government and the European Regional Development Fund (ERDF), which has ensured that 98.6% of the county's homes and businesses can access superfast broadband.



Housing

In the district, most of the existing housing stock is concentrated within the Mansfield urban area with a lesser amount at Market Warsop and the villages. In terms of new housing, the vast majority has been built within the district's urban boundary. This development has significantly improved the range and choice of new housing and helped to support the local economy. Over the last 5 years, the average net number of dwellings built per year was 381 dwellings, as of 1 April 2025.



Table 1 - Number of properties by council tax band

Council tax banding	Nos. of properties
Band A - up to £40,000	27,810
Band B - over £40,001 and up to £52,000	9,910
Band C - over £52,001 and up to £68,000	6,990
Band D - over £68,001 and up to £88,000	4,200
Band E - over £88,001 and up to £120,000	1,740
Band F - over £120,001 and up to £160,000	470
Band G - over £160,001 and up to £320,000	200
Band H - over £320,001	30
	Total properties: 51,340
Source: Valuation Office Agency, Council Tax statistics - 20 July 2024	

The district's housing market is generally not as strong as other areas in Nottinghamshire and the East Midlands as a whole. This is reflected in lower than average house prices and a relatively low council tax 'value' across the existing housing stock, as shown in Table 1.

Please note: *council tax bands are based upon values as at April 1991, not what properties are worth now.*

Table 2 shows that average house prices within the district are considerably lower than the average for both the East Midlands and England respectively.

Table 2 - Average house prices

	Detached	Semi-detached	Terraced	Flat	Average house price
England	£459,675	£297,738	£256,501	£252,604	£306,494
East Midlands	£355,272	£232,388	£191,608	£141,550	£248,561
Mansfield	£258,490	£176,729	£138,969	£101,312	£186,116
Source: Land Registry - November 2024					

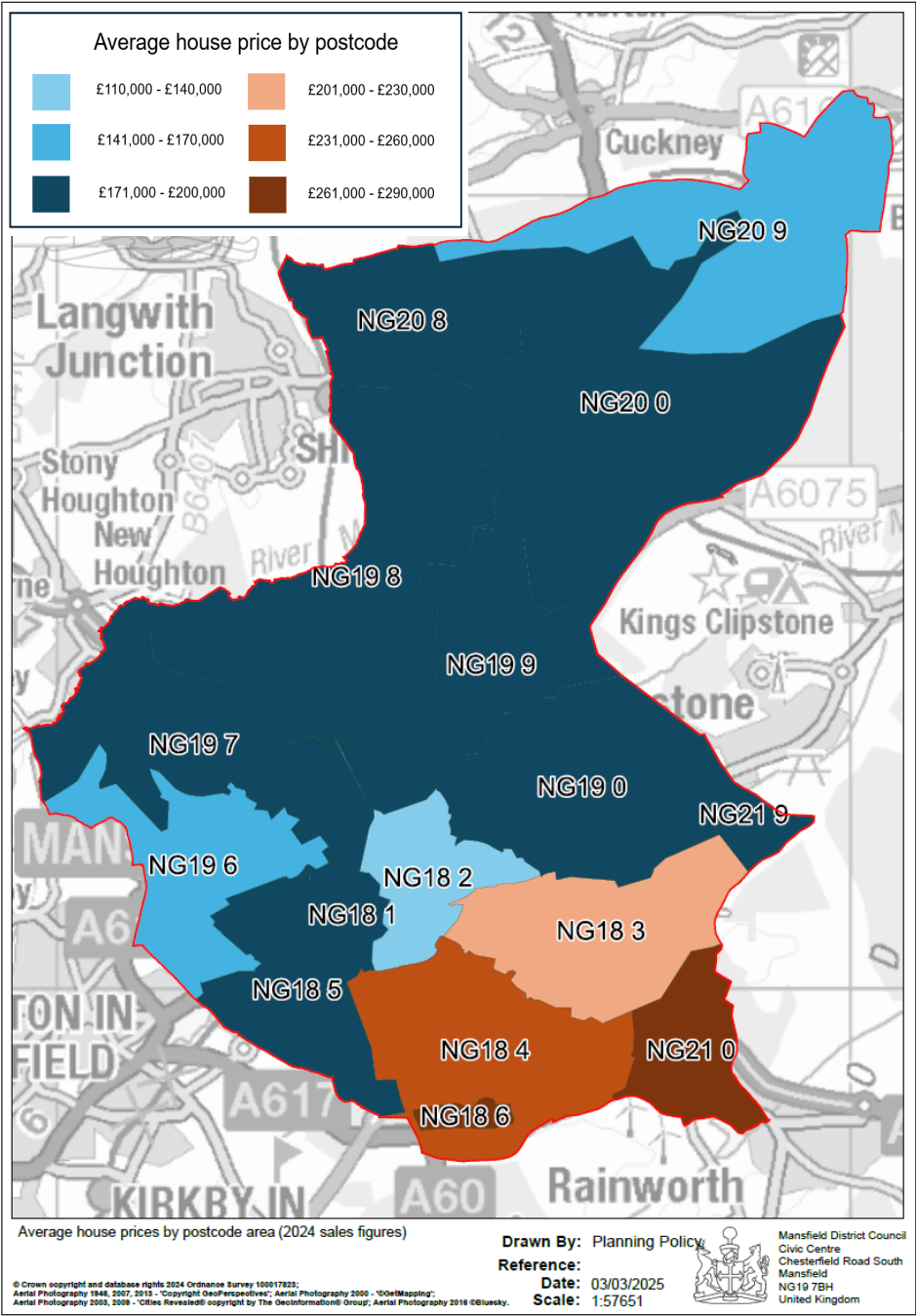


Figure 2 - Average house prices by postcode area (2024 sales figures)

Even though the average house price in the district is low, there are some areas of high value within the district. Using sales data from the land registry, figure 2 shows the average sales price in a postcode area from 2024.

Pockets of high value properties in the district (figure 2), are mainly focused in the South and South-East area of the district. These areas have good transport links to Nottingham, and amongst other factors such as larger sized homes, can help to sustain higher average prices.

Overall, the dwelling stock in the district is one of slightly smaller homes. New homes will be needed to meet a mixture of needs, including: for families, first time buyers, elderly, and people with disabilities.



Even with relatively low house prices, the affordability of housing remains a pressing issue for many local residents across the district due to lower than average wages.



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Table 3 shows that the majority of homes within the district are owner occupied. Of the remainder, most are rented from the council followed by private registered providers.

Table 3 - Dwelling stock and tenure

	Local authority	Private registered provider	Other public sector	Private sector	Total
Mansfield district					
2019	6,498	2,348	0	40,686	49,532
2020	6,466	2,319	0	41,205	49,990
2021	6,442	2,322	0	41,756	50,520
2022	6,374	2,322	0	42,186	50,882
2023	6,147	2,298	0	42,817	51,262
England					
2019	1,587,164	2,560,993	41,652	20,271,434	24,461,243
2020	1,582,946	2,583,208	33,476	20,510,204	24,709,834
2021	1,581,554	2,598,546	33,332	20,714,156	24,927,588
2022	1,575,709	2,619,054	33,583	20,933,704	25,162,050
2023	1,571,456	2,645,328	31,268	21,148,395	25,396,447
Source: Ministry of Housing, Communities and Local Government 30 January 2025					

Council housing stock has consistently reduced from 2019 to 2023. This follows the trend in the reduction of council stock across England as a whole. The stock of privately registered providers remained fairly constant over the same period. Despite this, there are some local people who find themselves without a home. In 2023/24, Mansfield District Council received 394 homeless applications.

Taking account of household and economic growth, and the need to provide a reasonable buffer. The adopted Local Plan 2013-2033 was committed to deliver 6,500 homes. Monitoring shows that as of 1 April 2024, 3,943 homes have been completed. With further planning permissions in place allowing for future delivery.

The changes to the NPPF in December 2024 means that the number of houses required has increased.



Economy and society

Once heavily reliant on coal mining, textiles and brewing, the district has undergone a gradual transition away from these traditional industries towards a more service based (customer focused) economy. As part of this structural change, there remains a legacy of social, economic and environmental imbalances in the district still to be addressed. However on a positive note, since 2001 the long-term trend of population and economic decline has slowly begun to reverse.

The data presented in Table 4 shows that the district had a population of 110,482, an increase of 6,016 (5.8%) from 2011.

Table 4 - Population

	Census 2021
Population	110,482
Male	54,393 (49.2%)
Female	56,089 (50.8%)
Source: Office for National Statistics - 2021.	

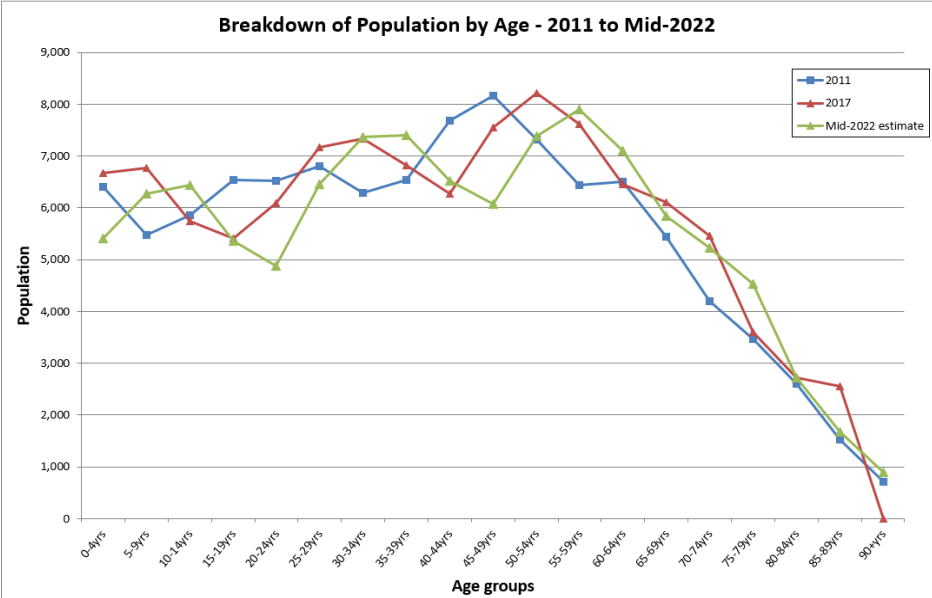


Figure 3

Within the district there has been a varied level of change in the population age density (2011 to 2022).

Overall, the district has seen a shift towards an older population. There is a notable drop in the population within the 20-24yrs category, compared to 2011.

This is shown in figure 3.



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Despite this, the district's future population profiles predict declining numbers of children and middle aged people, which coupled with the trend of people living longer, means that there are likely to be reductions in the future labour force, unless measures are taken. This has important implications for the local economy.

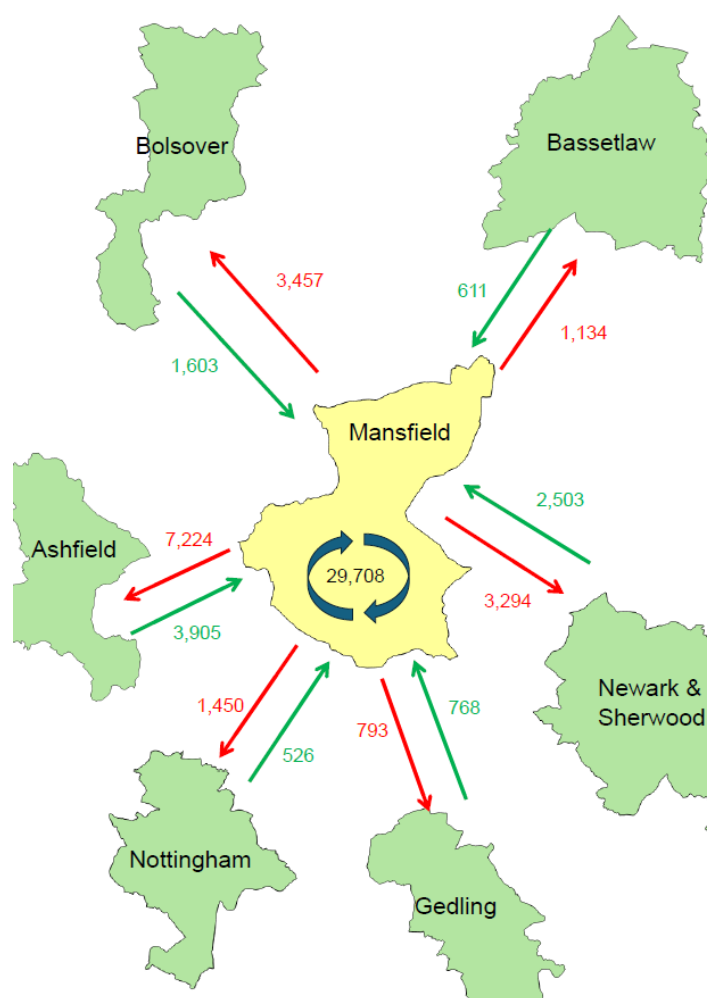
Alongside this, the district's working age population currently displays a relatively high proportion of people with below average qualifications which is fueling the district's low wage economy. This in turn links to other areas of economic under performance including lower levels of productivity and unemployment rates which are generally higher than the national average. Up-skilling the district's workforce through education and training will play an important part in supporting the move to a 'higher value' local economy for the future.

The wholesale and retail trade; repair of motor vehicles and motor cycles has the highest share of employment (20.7%), followed by human health and social work activities (16.4%) and manufacturing (11.2%).

In terms of occupations, the majority of the population work within elementary occupations (16.4%), followed by professional occupations (12.8%) and skilled trade occupations (12.3%).

(NOMIS, 2021).

Figure 4 Commuter flows



The district forms part of a large functional economic market area that stretches across North Nottinghamshire but itself has a relatively high self containment rate. There are strong linkages with Ashfield district to the southwest which is a major destination for workers living in Mansfield along with the Newark and Sherwood district. Figure 3 shows commuting flows across economic market areas.



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The 2021 census revealed that 61.2% of residents drive a car or van to work and 17% work at or from home. Whereas 3.6% get a bus, 1.2% on bicycle and 6.5% by foot. The amount of people that travel to work in a car or van is significantly higher than the regional and national average.

The district has low cultural diversity; the Black and Minority Ethnic (BME) population make up 5.2% of the district's population.



At the 2021 Census, 42.7% of residents reported they had 'very good health', 34.4% 'good health', 15.7% 'fair health', 5.7% 'bad health' and 1.6% 'very bad health'. In comparison, this is similar to the levels reported across the East Midlands.



Child Health

- 28.1% of year 6 children are classified as obese, this is higher than the East Midlands and England value;
- Smoking at time of delivery is 12.1%, above the East Midlands and England average.

Adult Health

- Higher than average prevalence of smoking;
- An average percentage of physically active adults compared with the East Midlands and England;
- An average percentage for overweight prevalence in adults;
- Higher rate of alcohol related hospital stays;

(Source: Public Health England, 2023)

The crime rates in Mansfield have risen from 10,297 in March 2018 to 13,655 in 2023. This related to 135 crimes per 1,000 people (CrimeRate, 2024).



Environment

The rivers Meden and Maun, farmland, Sherwood heathlands and woodlands, forestry plantations, urban green spaces and Magnesian Limestone grasslands and rocky crags help define the district we know today. Many of the mineral sites and railway lines have been restored as open space. Mansfield is an important part of the Sherwood Forest.

The district supports a rich variety of wildlife and habitats, including internationally rare oak-birch woodland, heathland and wildflower-rich grasslands. Many of these are designated as nationally or locally protected sites. It also supports internationally important bird species, such as woodlark and nightjar.



Networks of green spaces and trails, known collectively as green infrastructure (GI), provide a comprehensive and diverse resource for wildlife, local residents and visitors to the district. It offers a range of benefits such as flood risk management, walking and cycling, important heritage settings, outdoor classrooms, access to nature, community hubs and areas of quiet contemplation.

The GI networks include greenways following the rivers and long-distance trails such as the Timberland Trail and Mansfield Way. These areas connect to trails and natural areas boarding the district such as Kings Mill Reservoir, National Cycle Network and the wider Sherwood Forest.



There are significant opportunities for further habitat creation, making spaces for wildlife, in order to improve declining levels of biodiversity. The district's GI is also important in helping us become more resilient ('action ready') to the impacts from climate change, through design of development and restoring rivers.

There is a relatively good range of green and open spaces throughout the district including: larger Green Flag parks, natural areas, smaller amenity areas, playing pitches and play areas. Along with opportunities to improve our green corridors and walking and cycling linkages, there are also notable gaps in provision of open space where new development has the potential to address this, such as better access to play areas and formal recreational facilities (e.g. trim trails).



Heritage

The district’s historic environment is similarly rich and varied, as evidenced by its many listed buildings and conservation areas, scheduled monuments (including a Roman Villa), Mansfield Cemetery Registered Historic Park and Garden and a number of properties that are locally important for their historic value.

Some of the more notable listed buildings include, Churches of St Peter and St Paul (Mansfield and Warsop), Church of St. Augustine, The Old Town Hall and Church of St Edmund.

Mansfield is a historic Nottinghamshire market town that still operates today. Its industrial heritage of coal mining, limestone quarrying and manufacturing has shaped its buildings, landscape, and people.

Table 5 Heritage Assets (February 2025)

Grade	Number Listed
I	3
II*	10
II	228
Non-Designated Local Heritage Assets	257
Ancient Monuments	4
Conservation Areas	11
Registered Historic Parks and Gardens	1

Mansfield’s place in history is worth celebrating. It was central to the Sherwood Forest and became a medieval lodging place for royalty. Parliament Oak, one of the oldest trees in the Sherwood Forest, is located south of Market Warsop. It marks an important meeting place of King John’s 1st.



A Viking heritage area of Thynghowe is located in the north eastern corner of the district.

Historic mills along the rivers Meden and Maun and mining collieries, restored as green spaces, remind us of Mansfield's prominence as a manufacturing and mining centre.



Whilst the area’s historic assets are widespread throughout the district, there are particular concentrations of listed buildings and conservation areas within the Mansfield urban area and Market Warsop. One of the key challenges is ensuring that heritage assets are protected, enhanced and managed in way that secures their long term future.



Water

Rivers & Water Bodies

The eastern part of the district, such as Rainworth and Vicar Water, suffers from lack of water within the river system. The restoration of flows presents a significant opportunity to enhance water quality and biodiversity within the river environment, such as de-culverting sections and restoring habitats along the rivers.

The River Maun is in need of improvement, especially the river section between Kingsmill Reservoir to Maun Valley Local Nature Reserve, where it is affected by foul sewage, culverting, siltation and poor oxygen levels.

There is a need to put safeguards in place against possible contamination of water sources, especially areas designated as zone one aquifers. These are mainly around Market Warsop, Meden Vale and pockets within the Mansfield urban area. Additional capital investment may be needed in water treatment works if they are to cope with increased volumes of waste water generated through growth and new development.



Flooding

The overall risk of river flooding is relatively low. Nevertheless, there are localised areas of flood risk across the district, especially within the central Mansfield area from Mill Pond to Carr Bank Park. Surface water flooding is the main source of flooding in the district. Future development will need to manage this through good design and sustainable drainage systems. Severn Trent Water's recent Green Recovery Scheme has resulted in £76m being spent around the district on a range of nature-based solutions that can store millions of litres of water and protect communities from flooding.



Settlement Profiles: Mansfield Urban Area



Mansfield is the district's main urban area and is the primary focus for jobs, homes, leisure, shops and other commercial and public services.

The Mansfield town centre is the district's principal shopping and service destination which still maintains its tradition as a historic market town. It provides a good range of shops and leisure facilities and has a strong district and sub-regional role.

Key cultural and leisure attractions include the Mansfield Museum, Place Theatre, Water Meadows, civic art installations and a historic trail. The town centre's strong sense of place is also reflected in its high concentration of conservation

areas and listed buildings.

Specific challenges facing the town centre include: lack of a major supermarket for those who live and work there; some vacant shops and derelict sites, including along primary routes; lack of open space; increased flood risk, and limited accessibility to the wider area due to a ring road surrounding the town centre. The town centre's overall retail offer has also declined. Creating a more diverse town centre where people can live, work and spend leisure time may help address some of these challenges. The Mansfield Town Centre Masterplan and Mansfield Town Centre Design Code have both been prepared to help improve the town centre. Key development sites are identified along with rules to ensure good design.

Much work has already been done to enhance the environment of the town centre including: the development a modern bus station linking to the town's railway station, the award winning Queens Place landmark building, public art, and improvements to the historic environment. Developing other vacant and under-used sites within the area, such as the former Beales department store and the White Hart Street area (both current council redevelopment schemes which are included in the masterplan and design code for the town centre) will offer good potential for the town to prosper and to create a more vibrant multi-use centre; thus, renewing the district from its core. This includes opportunities to promote gateway developments that can raise design standards and the profile of the town centre and the district.

The Mansfield urban area includes distinct areas, including for example: Mansfield Woodhouse, Forest Town, Pleasley, and Berry Hill. The Mansfield urban area also includes Rainworth and Clipstone villages which partly fall within Newark and Sherwood district. Most of these areas have their own local centres or neighbourhood parades, which vary in the services they provide.

The Mansfield urban area faces key challenges, but in recent years, there has been significant progress to upskill and enhance educational and employment opportunities, as the district begins to rise above austerity and diversify its economy. For example, significant investment in Nottingham Trent University's Mansfield Campus.



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Mansfield Woodhouse

Located to the north of Mansfield town centre, this is a suburb of the Mansfield urban area. At its heart is the historic Mansfield Woodhouse district centre which stretches along the high street with a good range of shops and facilities valued by local people. It also has its own railway station, with an adjacent employment park. Mansfield Woodhouse stretches across a wide area spreading north along Woodhouse Road and is bound to the east by the River Maun. Its residents have relatively good access to the countryside, open space, and networks of green infrastructure, including Manor Park, Yeoman Hill Park, and the Maun Valley Trail.

Berry Hill

Located to the south of Mansfield Town centre, Berry Hill is one of the more affluent areas of the Mansfield urban area. The area has good links to Nottingham via the A60 and good links to the M1 via the MARR route. The area also has a substantially higher average house price compared to the rest of the Mansfield district. It has a small neighbourhood parade at Madeline Court but lacks access to wider community facilities, although new shopping and community facilities are set to be developed at the Berry Hill strategic urban extension. The area boasts pockets of urban woodland and tree-lined streets. It has networks of open space, including Berry Hill, King George

Forest Town

Forest Town is a suburb to the northeast of Mansfield town centre. It has its own local centres at Fulmar Close and Clipstone Road. The Clipstone Village neighbourhood parade is located in Newark and Sherwood district. The area has good walking and cycling access to the surrounding Sherwood Forest area, the Timberland Trail, Vicar Water Country Park, Spa Ponds, and Sherwood Forest Golf Course. Crown Farm Industrial Estate is a key employment area located here.

Pleasley Hill and Pleasley Vale

Pleasley Hill extends along Chesterfield Road North towards Pleasley Village in the Bolsover district, it includes the Millennium Business Park and the Bull Farm estate. The area has good access to the M1 and the A38 via the MARR. This area suffers from deprivation. There is a local centre at Pleasley Village and the Pleasley Landmark centre provides community facilities. New homes are proposed at the Pleasley Hill Farm strategic urban extension. Air quality issues are being monitored along Chesterfield Road. Pleasley Vale is a rural community with strong historic links to the Pleasley Vale Conservation Area's heritage mills. It has good walking links to the Meden Trail following the Meden River Valley and has high biodiversity value.

Rainworth

Rainworth is a village to the southeast of Mansfield, the village falls within two district council boundaries, with a large part falling within Newark and Sherwood district. The village is a former mining village and has its own local centre with a good range of facilities. The village also has good road links to Nottingham and Newark. Like many former mining villages, it has suffered with issues surrounding health and jobs. The area has access to the Sherwood Forest area and has good walking and cycling access along the Mansfield Way. Nearby Rainworth Lakes and Rainworth Heath are designated as nationally important special sites of scientific interest.



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Key issues and opportunities affecting the Mansfield urban area

- Despite areas of affluence, there are pockets of high deprivation where communities suffer from poor access to jobs, poor health, poor quality housing, and limited access to facilities. Addressing this through, for example, improved access to education, jobs, health facilities, green space, and improvements through urban design.
- A vulnerable town centre that needs to build upon its strengths but adapt in order to maintain and enhance its retail position in comparison with other nearby centres, strengthening its sub-regional significance for business, commerce, living and retailing. This also includes the need to reduce the barrier effect of the town centre's road layout to improve its connectivity with the wider Mansfield urban area.
- Localised flooding problems caused by river flooding and, mainly, surface water run-off.
- A number of derelict (former industrial) sites with a high proportion within the town centre which are in urgent need of regeneration.
- Addressing the need to maximise sustainable development opportunities from improvements made to the area's infrastructure, including the Mansfield-Ashfield Regeneration Route.
- Protecting and enhancing networks of green infrastructure for people and wildlife. This is of strategic significance in guiding the pattern, form, and design of development and for improving the overall quality of life of the town's residents.
- There are also specific traffic related issues along main routes across the wider Mansfield urban area.

Settlement profiles: Warsop Parish

The parish of Warsop includes the small rural town of Market Warsop and nearby villages of Church Warsop, Meden Vale, Warsop Vale and Spion Kop.



Market Warsop is a small rural town on the River Meden with a traditional historic centre that serves the daily needs of the town and the neighbouring villages. It also has a local weekly market. Whilst there is a good range of services and reasonable environmental quality, the centre's location, close to surrounding residential areas, provides little room for expansion, and the crossroads with the busy A60 results in relatively high levels of traffic flowing through it. The new Warsop Health Hub facility which includes swimming pools, gym and sports hall which was developed on land West of the district centre at Carr Lane.

Although the town itself has limited job opportunities, it is reasonably well-served by public transport with frequent bus services to and from the Mansfield urban area (to the south) and Worksop (to the north) offering access to a wider range of job opportunities, some of which also extend westwards to Shirebrook, in Bolsover.



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In general there is lack of market demand for investment in employment development and commercial activity tends to be mostly related to its district centre shopping function.

Market Warsop's setting is picturesque. Surrounded by countryside, residents have access to many public footpaths, including the Meden and Dukeries trails.



One of the most significant attributes of the town is the green corridor running along the River Meden, including Carr Lane Park and The Carrs Local Nature Reserve and Recreation Ground. This area connects to Pleasley Vale and the National cycle network, providing an important resource on people's doorstep. The Carrs acts as a community hub supporting the annual Warsop carnival and a community orchard. The countryside between Market and Church Warsop and Meden Vale also provides a strong degree of separation between the town and the neighbouring villages, thereby maintaining their distinct rural identities. To the east is the Viking heritage site of Thynghowe and the Sherwood Forest.

Market Warsop's neighbouring villages of Church Warsop, Meden Vale, Warsop Vale and Spion Kop are former mining villages. All of the collieries have been long restored to green space which provide people access to nature via public footpaths. The former Welbeck colliery in Meden Vale also supports a solar farm. Ancient woodland and plantations are also nearby.

These communities experience particular issues related to access to public transport and job opportunities, the retention of local services and facilities. The villages lack local centres and employment areas, tending to rely on Market Warsop and Mansfield for services. Spion Kop is the most isolated of the villages and also lacks access to formal open space.

Residents of Warsop Vale have access to Shirebrook train station via cycle and walking trails and Meden Vale is located near to the National cycle network.

Key issues affecting Warsop Parish

- Limited job opportunities.
- Lack of market demand for business investment in the town in the face of strong competition from well established industrial estates and business parks at nearby larger centres such as at Mansfield and Worksop, and other major development sites such as at Shirebrook.
- Lack of affordable housing to meet local needs.
- The need to sustain and enhance the Market Warsop district centre which performs well as a local shopping and service destination.
- The need to protect and enhance important green infrastructure which provides an important recreational resource, and also serves to maintain the separate identity of the town and the surrounding villages, serving to support the parish's unique character.





Planning Policy
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