Mansfield Infrastructure Delivery Plan Update

Mansfield District Council

Final report
Prepared by LUC
October 2026

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Chapter 1
Introduction

1.1 Mansfield District Council (MDC) commissioned LUC to prepare a review of the Mansfield Infrastructure Delivery Plan (referred to as 'the IDP' for ease) to support the Mansfield Local Plan Review (Regulation 19 version). This document sets out an assessment for each infrastructure topic, specifically including the current position, the infrastructure needs arising from growth, the cost of that provision, how those costs will be funded and any relevant issues relating to its delivery.

1.2 This work will therefore inform the subsequent assessment of infrastructure required to support the emerging spatial strategy.

1.3 The report is structured as follows:

- **Chapter 1** (this chapter) provides a brief overview of this report and its purpose, and includes an overview of the Mansfield district and the types of infrastructure being assessed.
- **Chapter 2** Policy Context: sets out the scope of the IDP, how it relates to national planning policy and guidance and the way in which it supports the Local Plan Review process;
- **Chapters 3-8** set out the relevant assessment for each infrastructure topic, specifically including the current position, the infrastructure needs arising from growth, the cost of that provision, how those costs will be funded and any relevant issues relating to its delivery.

1.4 This report is accompanied by appendices, as follows:

- **Appendix A** shows the sites making up the MDC LP Review which were tested.
- **Appendix B** green infrastructure opportunities and supporting information
- **Appendix C** sets out a detailed schedule of infrastructure requirements in MDC.

- **Appendix D** sets out the infrastructure stakeholders who were consulted in order to inform this report.

Types of infrastructure being assessed

1.5 The assessment covers the following categories of infrastructure:

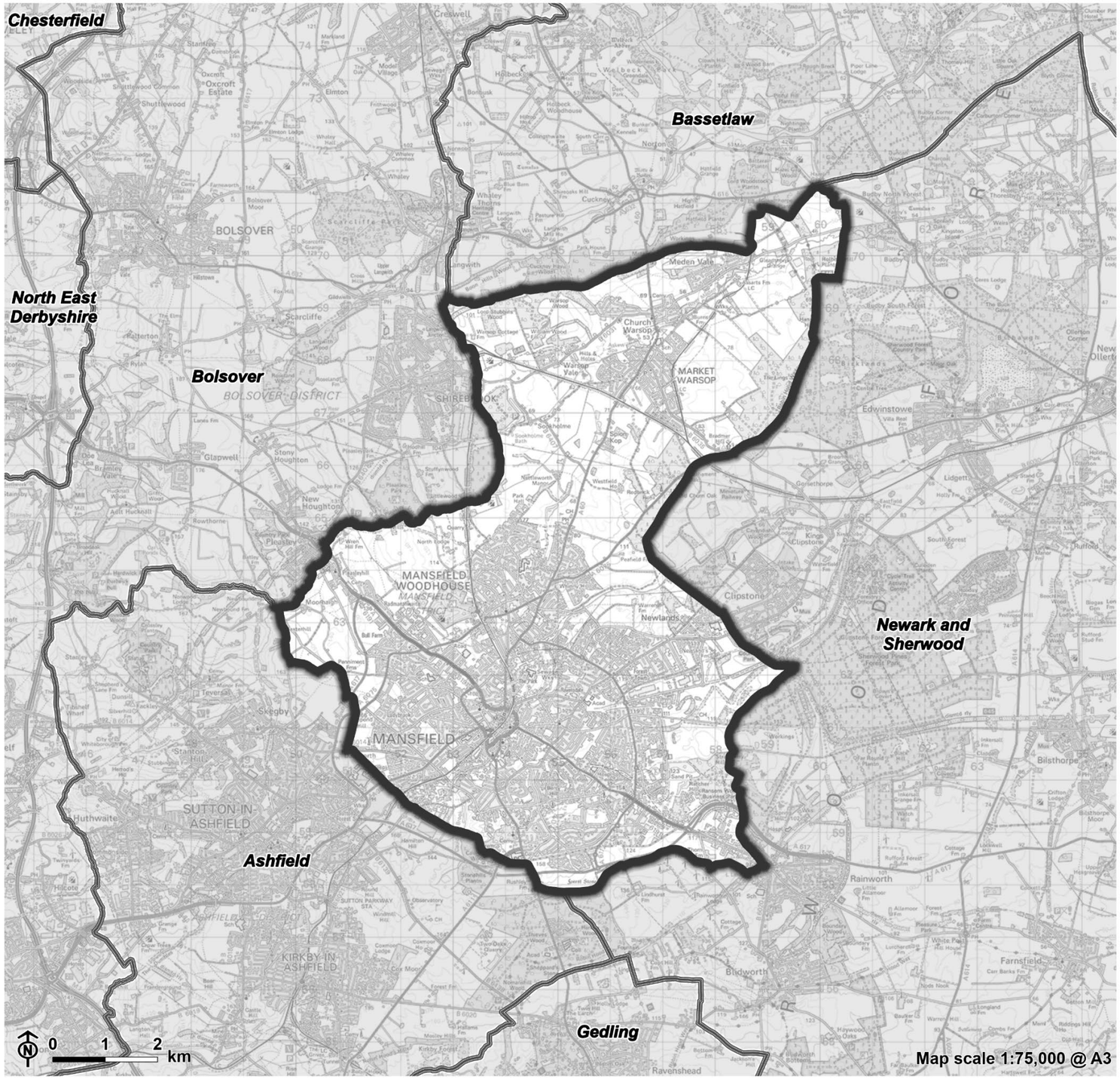
- Social infrastructure
  - Health
    - Primary healthcare
    - Secondary healthcare
    - Adult social care
  - Education
    - Early Years and Childcare (e.g. pre-school)
    - Primary education
    - Secondary education
    - Special Educational Needs and Disabilities (SEND)
  - Family hubs
  - Libraries
  - Community facilities
  - Sports and leisure facilities (indoor)
  - Post offices
- Waste management
  - Waste collection
  - Waste processing
  - Disposal/recycling

- Utilities
  - Electricity
  - Gas
  - Water
  - Wastewater
  - Digital infrastructure
- Flood defence and alleviation
  - Flood risk
  - Flood protection
- Transport
  - Public transport
  - Walking
  - Cycling
  - Highways
- Green infrastructure
  - Natural and semi natural green space
  - Amenity green space
  - Parks and recreation grounds
  - Strategic green infrastructure
  - Outdoor sports facilities
  - Play areas
  - Allotments

Study area and characteristics

1.6 The Mansfield District is in the north-west of Nottinghamshire. As shown on **Figure 1.1**, it is bounded by three Districts within Nottinghamshire (Bassetlaw, Newark & Sherwood and Ashfield) and one in Derbyshire (Bolsover). Infrastructure provision across the border could fulfil needs within the Mansfield District and vice versa, where sites are located close to a border. This has been considered with infrastructure providers where possible.

Figure 1.1: IDP study area in context



Mansfield Infrastructure Delivery Plan Update
Mansfield District Council

Figure 1.1: IDP Study Area in Context

Mansfield District
Neighbouring Authority

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13448_001_Mansfield_IDP_Baseline/13448_001_r1_Baseline_A3L 12/08/2026

1.7 Mansfield is a relatively small district with a population in 2021 of approximately 110,500. The district is predominantly urban in character comprising the urban areas of Mansfield (and Mansfield Woodhouse immediately to the north) as well as part of Rainworth and Clipstone to the east. Mansfield is a market town and is the district's main business, shopping and service centre. It is home to approximately three-quarters of the district's population. The secondary centre of Market Warsop is located in the north of the district and acts as a service centre for the smaller settlements in the north of the Mansfield District, including Church Warsop, Warsop Vales, and Meden Vale.

1.8 The settlements of Rainworth and Clipstone extend beyond the district boundary into the Newark & Sherwood district. Similarly, the settlement of Pleasley straddles the boundary with Bolsover district (Derbyshire), with the settlement of Shirebrook being located in Bolsover adjacent to the Mansfield district boundary. As a result, some infrastructure provision outside Mansfield district serves the needs of its residents and vice versa.

1.9 The Mansfield urban area is connected to Nottingham to the south and Worksop to the north by the A60 Mansfield Road which passes through the district on an approximate north-south alignment. The A38 connects Mansfield to Derby to the south-west and terminates at the Ring Road around the town centre. The A6191 passes diagonally through the district on an approximate north-west to south-east alignment and forms the northern part of the ring road around the town centre. The A617 links Mansfield to Newark and the A1.

1.10 There are no trunk roads or motorways within the district (although the M1 can be accessed at junctions 27, 28 and 29), and all roads are the responsibility of the local highway authority, Nottinghamshire County Council (NCC).

1.11 Mansfield town has a railway station on the Robin Hood Line, a rail link that connects Nottingham and Worksop providing approximately hourly connections between Mansfield and Nottingham (Monday to Friday). Mansfield Woodhouse, located immediately north of Mansfield, also benefits from a

station on the same line, with Saturday services operating every half hour to and from Nottingham, including an hourly service continuing north to Worksop. The line also provides a limited Sunday service between Nottingham and Mansfield Woodhouse. Mansfield has a bus station which is located close to the rail station and within walking distance of the main retail areas of the town centre. The urban area is well served by bus services that are primarily operated by Stagecoach, Trent Barton and National Express.

1.12 King's Mill Hospital (part of the Sherwood Forest Hospitals NHS Foundation Trust) serves Mansfield and Ashfield Districts and surrounding areas and is located off the A38 to the west of Mansfield town on the border between Mansfield and Ashfield Districts. Mansfield Community Hospital is located on Stockwell Gate, close to the centre of Mansfield, serving the town of Mansfield and its surrounding urban areas. A new Community Diagnostic Centre is currently being constructed on the site, which will provide enhanced services for patients.

1.13 The River Maun passes through the district on an approximate south-west to north-east alignment and through the centre of the Mansfield urban area. The River Meden passes through the north of the district to the north of Market Warsop.

1.14 The district is well served by established walking and cycling routes, mostly running east to west alongside the river corridors of the Rivers Maun and Meden, and on former mineral railway lines. These routes provide opportunities for recreation and sustainable travel.

1.15 The district and surrounding areas support a rich diversity of flora and fauna, including several sites of special scientific interest (SSSIs), local nature reserves (LNRs) and local wildlife sites (LWSs). The Sherwood Forest area covers the eastern side of the district, and this supports important bird and other species. There is a network of multi-functional green infrastructure (green corridors) that the adopted Local Plan has sought to further strengthen through improved access and habitat enhancement and creation.

Methodology

1.16 The preparation of the IDP has involved the collation of latest available information from infrastructure providers, infrastructure business plans and the latest evidence base available for Mansfield. As part of this, there has been engagement with the infrastructure providers to best understand the latest position.

1.17 Any specific assumptions used to inform the IDP will be outlined in the relevant chapter.

Chapter 2

Policy context

2.1 The following section details the relevant policy documents and related evidence base documents that provide the framework for infrastructure planning and delivery within the Mansfield area.

National policy

National Planning Policy Framework (December 2024)

2.2 The National Planning Policy Framework (NPPF) **[See reference 1]** sets out the Government's planning policies and how these are expected to be applied. Whilst the Town and Country Planning (Local Planning) (England) Regulations 2012 **[See reference 2]**, which established the local plan making system in England were revoked in March 2026 and replaced by the 2026 Regulations **[See reference 3]**, introducing a new 30-month Local Plan system, plans that are submitted for Examination by the 31st December 2026 can continue to be prepared under the legacy plan-making system. The transitional arrangements as set out in the December 2024 NPPF remain applicable to those plans. The Mansfield Local Plan is therefore being submitted for Examination against the 2024 NPPF and as such this is the version that is of relevance to the IDP.

2.3 Section 2 of the 2024 NPPF sets out that the purpose of the planning system is to contribute to the achievement of sustainable development which has three overarching objectives, economic, social and environmental.

2.4 It goes on to describe (paragraph 11) what this means in terms of plan making, setting out that all plans should "promote a sustainable pattern of development that seeks to: meet the development needs of their area; **align**

growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects” (our emphasis in bold text).

2.5 At paragraph 20 the 2024 NPPF makes it clear that local planning authorities should include strategic policies which make sufficient provision for:

> "b) infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat).
>
> c) community facilities (such as health, education and cultural infrastructure).
>
> d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation”.

2.6 Paragraphs 16 and 25 of the 2024 NPPF clearly highlight the importance of early and appropriate engagement with infrastructure providers in the development of a local plan. Paragraph 26 recognises the importance of joint working in relation to determining “where additional infrastructure is necessary”.

2.7 Paragraph 35 refers to development contributions and that, “plans should set out the contributions expected from development” which includes setting out the levels and type of affordable housing and the required infrastructure. This infrastructure is likely to include education, transport, health, flood and water management, green and digital infrastructure.

2.8 Paragraph 56 refers to planning conditions and planning obligations. Planning obligations are requirements that councils can place on developers to ensure the developers deliver the required infrastructure and that they seek to mitigate the impact of their development. This is normally undertaken through

the use of legal agreements, known as Section 106 and Section 278 Agreements, and through the use of planning conditions which are attached to the planning permission in the planning decision notice.

2.9 Paragraph 58 of the 2024 NPPF states that councils can only request and apply these planning obligations where they meet the three legislative tests which are set out in Regulation 122(2) of the Community Infrastructure Levy Regulations 2010. This states that a planning obligation must be:

a) Necessary to make a development acceptable in planning terms;

b) Directly related to the development: and

c) Fairly and reasonably related in scale and kind to the development.

2.10 Paragraph 77 of the 2024 NPPF further states the potential for large scale development to be related to ‘existing or planned investment in infrastructure.’

2.11 Section 8 of the 2024 NPPF relates to ‘promoting healthy and safe communities’ including the provision of health facilities and section 9 on ‘promoting sustainable transport’ further emphasises the importance of providing for infrastructure needed to support sustainable development including walking, cycling and public transport provision.

2.12 Paragraph 98 seeks for provision to be made to provide social, recreational and cultural facilities for the communities. Community facilities include local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship and other local services that enhance the sustainability and cohesion of communities and residential environments.

2.13 The 2024 NPPF requires Councils to prevent the unnecessary loss of facilities and services and to develop, enhance and modernise facilities whilst ensuring an integrated cohesive approach.

2.14 Paragraph 100 of the 2024 NPPF states that there is a need to ensure that there is a sufficient choice of early years, school and post-16 places available to meet the needs of the pupils generated from the existing and new communities. Applicants for development proposals are encouraged to undertake pre-application engagement with the Local Education Authority in order to obtain the current educational position in terms of existing and required education capacity within the catchment area. NCC is the Local Education Authority for the area.

2.15 Paragraphs 103-105 of the current 2024 NPPF relate to open space and recreation. They set out the need to ensure that developments have access to a network of high-quality open spaces and opportunities for sport, recreation and physical activity and this includes indoor leisure facilities.

2.16 Section 9 of the 2024 NPPF relates to the promotion of sustainable transport which includes walking, cycling, bus and rail. Paragraph 109 states that transport matters should be considered at the earliest stages of development proposals, using a vision-led approach to identify transport solutions that deliver well-designed, sustainable and popular places. Paragraphs 109 to 114 set out the main considerations for transport when assessing development proposals. The local highways authority is NCC

2.17 Paragraph 115 of the 2024 NPPF details the considerations for development proposals which include the following:

a) Sustainable transport modes are prioritised taking account of the vision for the site, the type of development and its location;

b) Safe and suitable access to the site can be achieved for all users;

c) The design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code; and

d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree through a vision-led approach.

2.18 Any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree through a vision led approach.

2.19 Paragraph 117, in relation to transport and sustainable transport, goes onto state that applications for development should:

a) Give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;

b) Address the needs of people with disabilities and reduced mobility in relation to all modes of transport;

c) Create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;

d) Allow for the efficient delivery of goods, and access by service and emergency vehicles; and

e) Be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

2.20 Paragraph 118 states that all developments that will generate significant amounts of movement will be required to provide a travel plan and a planning

application will be required to be supported by a transport statement or transport assessment so that the impacts of the proposal can be assessed and monitored.

2.21 Section 10 of the 2024 NPPF is entitled 'Supporting high quality communications'. Paragraph 119 states "Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections. Policies should set out how high-quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time; and should prioritise full fibre connections to existing and new developments."

2.22 Section 14 of the 2024 NPPF is entitled 'Meeting the challenge of climate change, flooding and coastal change'. Paragraph 161 states that the planning system should support the transition to net zero by 2050. It should help to contribute to radical reductions in greenhouse gas emissions, and it should support renewable and low carbon energy and associated infrastructure.

2.23 Paragraph 164 of the 2024 NPPF encourages measures to minimise climate change including the provision of green infrastructure and consideration of location, orientation and design. Sustainability of buildings should reflect the Government's policy for national technical standards.

2.24 Paragraph 165 of the 2024 NPPF recognises the need to increase the use and supply of renewable and low carbon energy and heat including the provision of suitable areas for renewable and low carbon energy sources including supporting infrastructure.

NPPF (August 2026)

2.25 In August 2026 the Government published a new NPPF **[See reference 4]**. While the Local Plan is being submitted for Examination under the 2024 NPPF, the new NPPF provides further context for the new Local Plan.

2.26 The wholly restructured 2026 NPPF incorporates new national policies for the making of both plans and decisions. The initial chapters of the 2026 NPPF introduce general procedural policies for plan-making and decision-making. The subsequent chapters contain policies on thematic issues, separated in each case into policies for plan-making and those for decision-making.

2.27 The purpose of the plan-making policies is set out in the 2026 NPPF as creating a system which is genuinely plan-led, through plan-making authorities. Policy PM2: Local plans carries forward this approach, requiring that “Local Plans should set out a positive vision and spatial strategy which supports the delivery of the spatial development strategy for their area, and should set out specific proposals for accommodating development needs and improving the environment at a local level.”

2.28 The overarching approach to plan making is set out through Policy PM6: General principles for plan-making which states that plans should “only address matters, and include policies, that are necessary and relevant to the plan being prepared, and which avoid unnecessary duplication of other parts of the development plan”. Furthermore, this policy states that policies should not duplicate national decision-making policies and should be informed by environmental assessment.

2.29 The requirement for plans to be appropriately evidenced is set out through Policy PM8: Evidence for plan-making. This policy requires that plans should be supported by the preparation of a baseline understanding of the needs, opportunities, constraints and wider context of the area to which the plan relates. Furthermore, evidence should be proportionate and not unnecessarily exhaustive.

2.30 The approach to how sustainable development should be met through the plan making system is set out through Policy S1: Positive plan-making. This policy requires that plans should seek to meet the development needs of their area as a minimum. New development should be provided in such a way as to promote a sustainable pattern of growth and mitigate climate change and adapt to its effects.

2.31 Policy PM10: Maintaining cooperation between plan-making authorities highlights the importance of proactive and regular engagement with infrastructure providers, neighbouring and other relevant plan-making authorities. This collaboration is essential where strategic interdependencies exist across boundaries in order to identify and address cross-boundary matters that need to be addressed in local plans. This includes where additional infrastructure is needed and where development needs that cannot be met wholly within a particular plan area could be met elsewhere.

2.32 Policy PM12: Developer contributions sets out that development plans should 'at the most appropriate level, set out the contributions expected from development to support the delivery of the plan', which includes setting out the levels and type of affordable housing and other required infrastructure. This infrastructure is likely to include education, transport, health, flood and water management, green and digital infrastructure.

2.33 The 2026 NPPF also includes several theme-specific policies that set out the approach Local Plans should adopt in relation to:

- Housing growth (Policies HO1: Assessing the need for homes, HO2: Setting requirement figures for homes, HO3: Providing land for homes, HO4: Land for strategic site development, HO5: Meeting the needs of different groups and HO6: Planning for a diverse mix of sites).
- Economic growth (Policy E1: Providing the conditions for long term economic growth).
- Town centres (Policy TC1: Planning for town centres).
- Clean water and energy (Policies W1: Planning for energy and water and W2: Securing renewable and low carbon energy and electricity network infrastructure).
- Promoting the effective use of land (Policy L1: Planning for an effective use of land).
- Green Belt (Policies GB1: Establishing new Green Belts, GB2: Assessing existing Green Belt land, GB3: Altering existing Green Belt boundaries,

GB4: Defining Green Belt boundaries and GB5: Beneficial uses of Green Belt Land).

- Well-designed places (Policies DP1: A strategy for design and DP2: Local design guides, local design codes and masterplans).
- Sustainable transport (Policies TR1: Vision-led approach to planning for transport and TR2: Local parking standards).
- Healthy communities (Policies HC1: Planning for healthy communities, HC2: Local Green Space, and HC3: Community facilities and public service infrastructure serving new development).
- Pollution, public protection and security (Policy P1: Planning for clean and safe places).
- Flood risk and coastal change (Policies F1: Assessing flood risk for plan-making, F2: Planning for effective flood risk management and F3: Managing coastal change).
- The natural environment (Policy N1: Identifying environmental opportunities and safeguards)
- The historic environment HE1: Planning for the historic environment HE2: Conservation Areas and World Heritage Sites and HE3: Historic Environment Records).

National guidance

2.34 The Government has published a range of National Planning Practice Guidance (NPPG) documents **[See reference 5]** which relate to specific subject areas. This documentation sits alongside the National Planning Policy Framework and sets out how the government envisages the day to day working of the planning system. This documentation is subject to frequent updates and revision.

2.35 Current NPPG documentation places further emphasis on the importance of engaging with key infrastructure providers during the production and

consultation stages of the local plan, including statutory providers such as the highways authority, the local education authority and the infrastructure providers.

Relevant current National Planning Policy Practice Guidance

2.36 The current NPPG provides guidance on how strategic policy-making authorities can demonstrate that a plan is capable of delivering strategic matters, including the provision of infrastructure. Within the current NPPG on plan making it requires:

> At an early stage in the plan-making process strategic policy-making authorities will need to work alongside infrastructure providers, service delivery organisations, other strategic bodies such as Local Enterprise Partnerships, developers, landowners and site promoters. A collaborative approach is expected to be taken to identifying infrastructure deficits and requirements, and opportunities for addressing them. In doing so they will need to:
>
> - Assess the quality and capacity of infrastructure, and its ability to meet forecast demands. Where deficiencies are identified, policies should set out how those deficiencies will be addressed; and
> - Take account of the need for strategic infrastructure, including nationally significant infrastructure, within their areas" **[See reference 6]**.

10-Year National Infrastructure Strategy

2.37 In June 2025, the Treasury published a 10-year National Infrastructure Strategy **[See reference 7]** which identified a long-term plan for transport, energy and social infrastructure. This is supported by at least £725 billion of Government funding over the 10-year period.

2.38 The 10-Year Strategy will be accompanied by the following:

- an ‘online infrastructure pipeline’ of projects which will inform spatial planning amongst other things;
- a ‘national infrastructure spatial tool’ which will be a single digital platform bringing together strategies, data and tools, including AI, to identify local infrastructure needs and constraints (e.g. energy, water and wastewater, transport, flood risk, digital telecoms) for housing, industrial growth and land use scenarios. It will provide local projections of infrastructure capacity and need for a range of systems and metrics up to 2035 and/or 2050.

2.39 Alongside the Strategy there will be a new delivery body which will combine the National Infrastructure Commission and the Infrastructure and Projects Authority, which will be called the National Infrastructure and Service Transformation Authority (NISTA). This will bring infrastructure strategy and infrastructure delivery together.

2.40 The Strategy will be updated every two years.

Sub-regional context

2.41 Mansfield is within the East Midlands Combined County Authority (EMCCA) area. This covers the region of NCC, Nottingham City Council, Derbyshire County Council and Derby City Council. In May 2024 a first mayoral election was held to elect a mayor for the East Midlands. The mayor is responsible for transport, skills, adult education, housing and land, net zero and economic development (although these responsibilities seek to address these matters at the sub-regional scale rather than supersede the responsibilities of relevant lower tier authorities).

2.42 The Mansfield district sits within the county of Nottinghamshire. In this regard there are a number of infrastructure functions that are relevant to this

IDP Update for which responsibility is held at the county level by NCC. These are:

- Education – Early Years and Childcare, primary, secondary and Special Educational Needs and Disabilities (SEND)
- Social care
- Libraries
- Family centres
- Waste management
- Flooding (as lead local flood authority)

2.43 The East Midlands Combined County Authority now has responsibility for public transport (highways, buses, walking and cycling) as a single Local Transport Authority for the whole region.

2.44 The various strategies prepared by NCC have been used to inform the IDP Update and are cited were appropriate in the report.

2.45 Within the sub-region, Broxtowe Borough Council, Rushcliffe Borough Council and Nottingham City Council have formed the Greater Nottingham Planning Partnership (Gedling Borough Council was also a partner but withdrew in March 2025). The Partnership is in the process of preparing the Greater Nottingham Strategic Plan which is at Examination. Part of its evidence base is the Greater Nottingham Planning Partnership Infrastructure Delivery Plan, prepared in 2024 **[See reference 8]**.

Relevant local planning policy context

2.46 The extant Mansfield District Local Plan was adopted in September 2020 **[See reference 9]**. It covers the period 2013 to 2033. The overall vision seeks to continue the transformation of the Mansfield district to a healthier, greener and more vibrant place to live, work and enjoy.

2.47 The main focus of growth in the adopted Local Plan is the Mansfield urban area (including Rainworth, Pleasley and Clipstone), with the town centre building on its role as a cultural and leisure destination. Most strategic housing and employment growth has been located in locations which have good access to the Mansfield Ashfield Regeneration Route to improve connections with Greater Nottingham and the M1 and on locations which are well served by public transport. The Local Plan also seeks to strengthen the role of Market Warsop and to retain the distinctive character of the rural villages.

2.48 The adopted Local Plan proposed at least 6,500 new homes, 41 hectares of employment land and at least 17,240 sqm of retail and leisure floorspace.

2.49 The current infrastructure evidence covers the administrative area of the Mansfield District. It is considered to be historical, having been provided by the Mansfield IDP (2018) **[See reference** 10**]**, prepared to support the adopted Local Plan alongside supporting studies including the Open Space, Sport and Recreation Study (2017) **[See reference** 11**]** and the Mansfield Transport Study (2018) **[See reference** 12**]**.

2.50 A review of the Mansfield Local Plan has commenced. The new Local Plan Review will cover the period 2023-2043. An initial Regulation 18 (Issues and Options) Consultation was undertaken in October 2023. Following national planning policy changes, a further Regulation 18 consultation was undertaken in June and July 2025. Regulation 19 consultation will be undertaken in Autumn 2026 with a view to submitting before the end of 2026. The final Local Plan Review is expected to be adopted in 2027.

2.51 Appendix A shows the sites making up the MDC LP which were tested in this IDP. A summary of the sites and number of proposed dwellings is included in **Table 2.1**.

Table 2.1: Tested sites and number of dwellings

Site name and reference number	Number of dwellings
H1Ma Land off Skegby Lane	215
H1Mb Abbott Road	102
H1Mc Bellamy Road	40
H1Md Ladybrook Lane / Tuckers Lane	33
H1Me High Oakham Farm (east)	40
H1Mf Land off Holly Road	16
H1Mg Former Abbey Primary School	62
H1Mh Former Victoria Court Flats	62
H1Mi Land north of Skegby Lane	350
H1Mj Land north of Peafield Lane	330
H1Mk Land south of Peafield Lane	254
H1Ml Gregory Quarry	64
H1Mm Grove Street Car Park	10
H1Mn Former Kirkland Avenue Allotments	42
H1Mo Land off Forest Road	42
H1Mp Shirland Drive Boiler House	7
H1Mq Land off Hemsley Road, Rainworth	170
H1Mr Land South of Clipstone Road East / East of Crown Farm Way	315
H1Ms Land North of Jenford Street	120
H1Mt Land between Old Mill Lane and New Mill Lane	370
H1Mu Bridleways Guest House and Holiday Homes	5
H1Mv Toothill Lane Car Park (south)	11

Site name and reference number	Number of dwellings
H1Mw Land at Lindley Street	6
H1Mx Former Sherwood Hall School	52
H1My Clipstone Miners Welfare (Lido Ground)	130
H1Mz Former Rosebrook Primary School	134
H1WPa Land west of Mansfield Road	300
H1WPb Land off Netherfield Lane	107
H1WPc Melville Court	13
H1WPd Land South East of Mansfield Road, Market Warsop	295
SUE1 Pleasley Hill Farm	850
SUE2 Land off Jubilee Way	800
SUE3 Land at Berry Hill	1,204

2.52 The Regulation 19 Plan does not establish a level of employment growth that is to be planned for. However, it does propose safeguarding of important existing employment areas and specifically seeks to *"safeguard important existing employment areas, identify sites to meet future economic development needs for employment land for at least 41.06 ha of employment land between 2023 to 2043"*.

2.53 The Local Plan Review is underpinned by a wider evidence base. This includes a number of documents that have informed the IDP Review, including:

- Transport Study (including transport modelling)
- Public Transport/Sustainable Modes Study
- Playing Pitch Strategy
- Built Facilities Strategy
- Open Space Study

- Strategic Flood Risk Assessment.

2.54 The extant Development Plan for Mansfield is supported by a series of Supplementary Planning Documents (SPDs). Of relevance to infrastructure matters are:

- Planning obligations (adopted September 2022) - Sets out the council's approach to securing financial and/or physical obligations towards local infrastructure that is required to mitigate the impact of development.
- Green infrastructure (adopted March 2024) - Sets out guidance for developers to encourage high quality green infrastructure (GI) as part of new developments and maximise improvements and links to existing GI.
- Mansfield Town Centre Master Plan (adopted August 2023) - Provides a vision and delivery plan to guide the regeneration of the Mansfield town centre over the next 15 years.
- Sustainable Drainage Systems SPD (adopted March 2023) – Sets out guidance to prospective developers and applicants on how proposals can demonstrate they have met the requirements of planning policy in relation to SuDS.

2.55 There are various policies and strategies relating to infrastructure delivery in Mansfield district. These are covered in the relevant sections of this report.

Chapter 3

Social Infrastructure

Social infrastructure covers the following infrastructure matters:

- Health
- Education
- Libraries
- Community facilities
- Sports and leisure (indoor)
- Post offices

Health

3.1 For the purposes of this assessment, health infrastructure matters relate to the following:

- Primary healthcare – general practice (GP) provision, pharmacies, dentists and opticians.
- Secondary healthcare – hospitals (inpatient, outpatient, emergency and diagnostic services) and specialist clinics.
- Tertiary healthcare – specialist care for those with complex, severe or rare health conditions (for infrastructure planning purposes, this is aggregated with secondary healthcare).
- Adult social care – residential care facilities, extra care housing and supported living accommodation.

Responsible bodies

- Nottingham and Nottinghamshire Integrated Care Board (ICB)
- Mansfield North Primary Care Network
- Rosewood Primary Care Network
- Sherwood Hospitals NHS Foundation Trust
- Doncaster and Bassetlaw Hospitals NHS Foundation Trust
- Nottinghamshire County Council (adult social care)

Primary Healthcare

3.2 Primary care focuses on the treatment of minor injuries and illnesses and deals with minor surgery and the on-going management of chronic conditions. It is generally the first point of contact most people have with the NHS, and is delivered by a wide range of professionals, including General Practitioners (GPs), nurses, dentists, pharmacists and opticians.

GP provision

Current provision

3.3 A GP is the main point of contact for general healthcare for NHS patients, they are trained in all aspects of general medicine, where they cannot provide a service themselves, they act as the patient's advocate to provide the link to further health services.

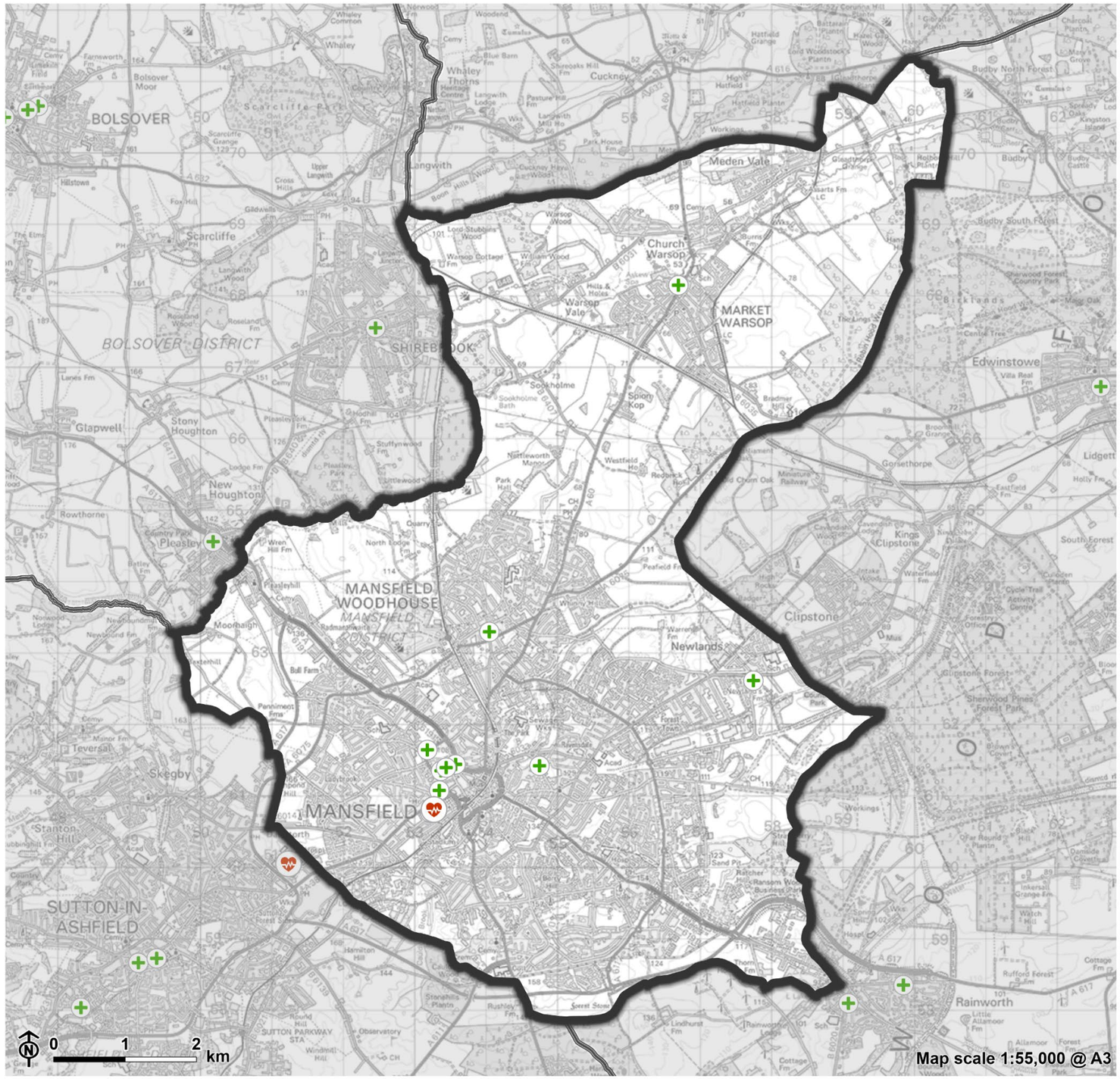
3.4 The Nottingham and Nottinghamshire Integrated Care Board is the partnership of organisations that provide healthcare across the Mansfield district. These replaced Clinical Commissioning Groups in July 2022. Two of the

ICB's partner organisations are the Mansfield North and Rosewood Primary Care Networks (PCNs). PCNs are groups of GP surgeries that work together, with other health and care providers to deliver a wider range of services to the local population than might otherwise be possible within an individual practice.

3.5 There are ten GP practices within the district at eleven different locations. There are further practices, based at Rainworth, Clipstone and Shirebrook which are outside the district. However, they also serve patients within Mansfield and are therefore included. **Figure 3.1** illustrates the spatial distribution of GP practices in and serving the Mansfield district.

3.6 Certain areas of the district (for example Forest Town) do not have any GP practices within their area; however, these areas are served by practices in adjacent areas (for example Clipstone or Mansfield Town centre).

Figure 3.1: Location of GP practices and hospitals



Mansfield Infrastructure Delivery Plan Update
Mansfield District Council

Figure 3.1: Location of GP Practices

- Mansfield District
- Neighbouring Authority
- Hospital
- GP

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3.7 As of March 2025, there was a total of 52,435 patients across the Rosewood PCN and 59,605 in the Mansfield PCN **[See reference 13]**. **Table 3.1** summarises the patient capacity at existing GP practices within and serving Mansfield. This shows that there is a split of surgeries which have either a deficit or a surplus when assessed against the British Medical Association standard of 1,800 patients per GP. Only the Meden Medical Service has a deficit equivalent nearly to a whole Full Time Equivalent (FTE) GP. No GP surgeries have a surplus equivalent to a whole FTE GP. It should be noted that the GP FTE figures do not include any vacancies.

Table 3.1: Capacity of GP practices in Mansfield, May 2025

Primary Care Network (PCN)	GP Practices	Location	Patient list size	GP full time equivalents (FTEs)	No. of patients per GP (FTE)	Surplus/ deficit (See note 1)
Mansfield North	Oakwood Surgery (including Bull Farm branch)	Mansfield Woodhouse	16,041	12.5	1,283	+517
Mansfield North	Sandy Lane Surgery (includes former St Peters Medical Practice with which it has merged)	Mansfield Urban Area	9,670	2.2 (This data has not been updated by the practice so should be treated with caution.)	4,395	-2,595
Mansfield North	Orchard Medical Practice (Mansfield Community Hospital)	Mansfield Urban Area	19,167	11.6	1,652	+148

Primary Care Network (PCN)	GP Practices	Location	Patient list size	GP full time equivalents (FTEs)	No. of patients per GP (FTE)	Surplus/ deficit (See note 1)
Mansfield North	Pleasley Surgery	Pleasley	4,311	1.7	2,536	-736
Mansfield North	Meden Medical Services	Meden Vale	10,361	2.9	3,573	-1,773
Rosewood	Churchside Medical Practice	Mansfield Urban Area	7,174	4.6	1,560	+240
Rosewood	Forest Medical Group (incorporating Rosemary Street Health Centre and Oak Tree Lane Surgery)	Mansfield Urban Area	18,748	16.5	1,136	+664
Rosewood	Roundwood Surgery	Mansfield Urban Area	13,492	14.0	964	+836
Rosewood	Mill View Surgery	Mansfield Urban Area	8,548	7.5	1,140	+660
Rosewood	The Acorn Medical Practice	Mansfield Urban Area	4,486	6.4	701	+1,099
Sherwood	Rainworth Health Centre	Rainworth	5,753	2.7	2,131	-331
Sherwood	Sherwood Medical Partnership	Clipstone	12,738	13.0	980	+820
North Hardwick & Bolsover	Shires Healthcare	Shirebrook	16,149	8.0	2,019	-219

Note 1: This is based on the British Medical Association model of 1 full time equivalent GP for every 1,800 patients on a GP surgery's list

Source: NHS General Practice Workforce Interactive Dashboard (https://app.powerbi.com/view?r=eyJrIjoiZTEwODNkOTItZjVmYS00OTNjLWJhNDktNjdkYTRlOGY3Njg4IiwidCI6IjM3YzM1NGIyLTg1YjAtNDdmNS1iMjIyLTA3YjQ4ZDc3NGVlMyJ9)

3.8 A deficit in GP provision at any given surgery does not automatically mean there is a shortage in infrastructure capacity. Some practices may have difficulty in recruiting GPs despite having sufficient surgery space to accommodate them. Conversely, a theoretical surplus of provision does not mean that a GP surgery has available space to expand in the future, should there be a need to grow the practice.

Needs arising from growth

3.9 NHS Nottingham and Nottinghamshire ICB calculates that each new dwelling generates a need to support 2.5 new patients. No contributions are requested for developments under 25 dwellings (unless they are added on to another development which raises the number of new dwellings over 25). The section below on 'Costs, funding and delivery' outlines the levels of contributions that are expected to be sought to address these needs.

3.10 Some sites, by virtue of their size, are likely to require a new surgery to be included as part of the development. Not all existing facilities have the capacity on their existing sites to expand. Each will need to be reviewed individually for the suitable way to increase capacity.

3.11 Sites which are close to a local authority boundary need to be considered in terms of impacts on need and capacity where they might be close to allocated sites in a neighbouring authority. MDC sites H1Mb, H1Mi and SUE3 are located close to allocated housing sites within Ashfield District Council; and MDC site H1Mr and H1Mu are close to a mixed-use site in Newark and

Sherwood District Council. A collaborative approach might need to be taken between MDC and neighbouring districts to determine the most suitable location for new infrastructure to ensure the needs of residents in both authorities are met.

Costs, funding and delivery

3.12 In accordance with the Mansfield District Council Planning Obligations SPD **[See reference** 14**]**, the NHS Nottingham and Nottinghamshire ICB should be consulted on planning applications for input on current and future strategies to refurbish, expand, reduce or build new facilities to meet the health needs of the existing population as well as those arising because of new and future developments. MDC will seek developer financial contributions towards

- Construction costs for additional facilities / extensions, adaptations or alterations;
- New health facilities (these may be co-located with other health or social care providers)

3.13 This will apply to schemes of 25 dwellings or more and / or development which places extra demand on the local health care provision through its operation and where there is insufficient available capacity.

3.14 The formula for calculating a financial contribution towards primary healthcare infrastructure is set out in **Table 3.2**.

Table 3.2: Financial contribution for GP services

(B) Additional patients to be accommodated (number of dwellings	X	(D) Standard area m2 /person Based on total list size of approx.[Note 1]	X	(E) Cost of extension including fees £/m2 **£5,000**	X	Total cost (B) x (D) x (E)

proposed (A) multiplied by 2.5 (average household size in the Mansfield District)		**0.085m2**				

[Note 1]: The indicative size of the premises requirements has been calculated based on current typical sizes of new surgery projects factoring in a range of list sizes recognising economies of scale in larger practices. The cost per sq. m has been identified by a quantity surveyor experienced in health care projects.

3.15 Table 3.3 NHS Nottingham and Nottinghamshire ICB calculates the following contributions will be required:

Table 3.3: Developer contributions required to support GP surgery provision

Site Name	Contributions
Mansfield East	-
H1Mg Former Abbey Primary School	£65,875
H1Mo Land off Forest Road	£44,625
H1Ml Gregory Quarry	£68,000
SUE2 Land off Jubilee Way	£743,750
SUE3 - Land at Berry Hill	£1,279,250
Mansfield West	-
M1Mh Former Victoria Court Flats	£65,875
H1Mn Former Kirkland Avenue Allotments	£44,625
H1Ms Land North of Jenford Street	£127,500

Site Name	Contributions
H1Mi Land north of Skegby Lane	£371,875
H1Ma Land off Skegby Lane	£228,438
H1Mz Former Rosebrook Primary School	£142,375
H1Mb Abbott Road	£108,375
H1Md Ladybrook Lane / Tuckers Lane	£35,063
Forest Town	**-**
H1Mx - Former Sherwood Hall School	£55,250
H1Mt Land between Old Mill Lane and New Mill Lane	£393,125
H1My - Clipstone Miners Welfare (Lido Ground)	£138,125
H1Mr - Land South of Clipstone Road East / Crown Farm Way	£334,688
Mansfield South	**-**
H1Mc Bellamy Road	£42,000
H1Me High Oakham Farm (east)	£42,500
H2Md - Hermitage Mill	£32,938
Mansfield Woodhouse	**-**
H1p South of Debdale Lane	£34,000
H1Mj Land north of Peafield Lane	£350,625
H1Mk Land south of Peafield Lane	£269,875
Rainworth	**-**
H1Mq Land off Helmsley Road	£180,625
Pleasley	**-**

Site Name	Contributions
SUE1 Pleasley Hill Farm, Pleasley	£903,125
Market Warsop	**-**
H1WPa Land west of Mansfield Road, Market Warsop	£318,750
H1WPd Land South East of Mansfield Road, Market Warsop	£313,438
Meden Vale	**-**
H1WPb Land off Netherfield Lane, Meden Vale	£113,688

3.16 In terms of funding, the main sources apart from developer contributions are NHS capital grants **[See reference** 15**]** and the Primary Care Utilisation and Modernisation Fund **[See reference** 16**]**.

3.17 Any site requiring delivery of a new surgery should ensure the surgery comes forward at the earliest stages of development. For expansion of existing facilities, this should come forward as and when it is necessary or possible to deliver.

Pharmacies, dentists and opticians

Current provision

3.18 Pharmacists and chemists play a key role in providing quality healthcare to patients. Under government arrangements the aim is to place greater emphasis on the provision of a wider range of pharmacy by making better use of pharmacists' expertise and clinical skills. As well as dispensing prescribed medications, many pharmacists can now give confidential advice on a range of minor ailments and suggest non-prescribed medications or a GP visit if necessary.

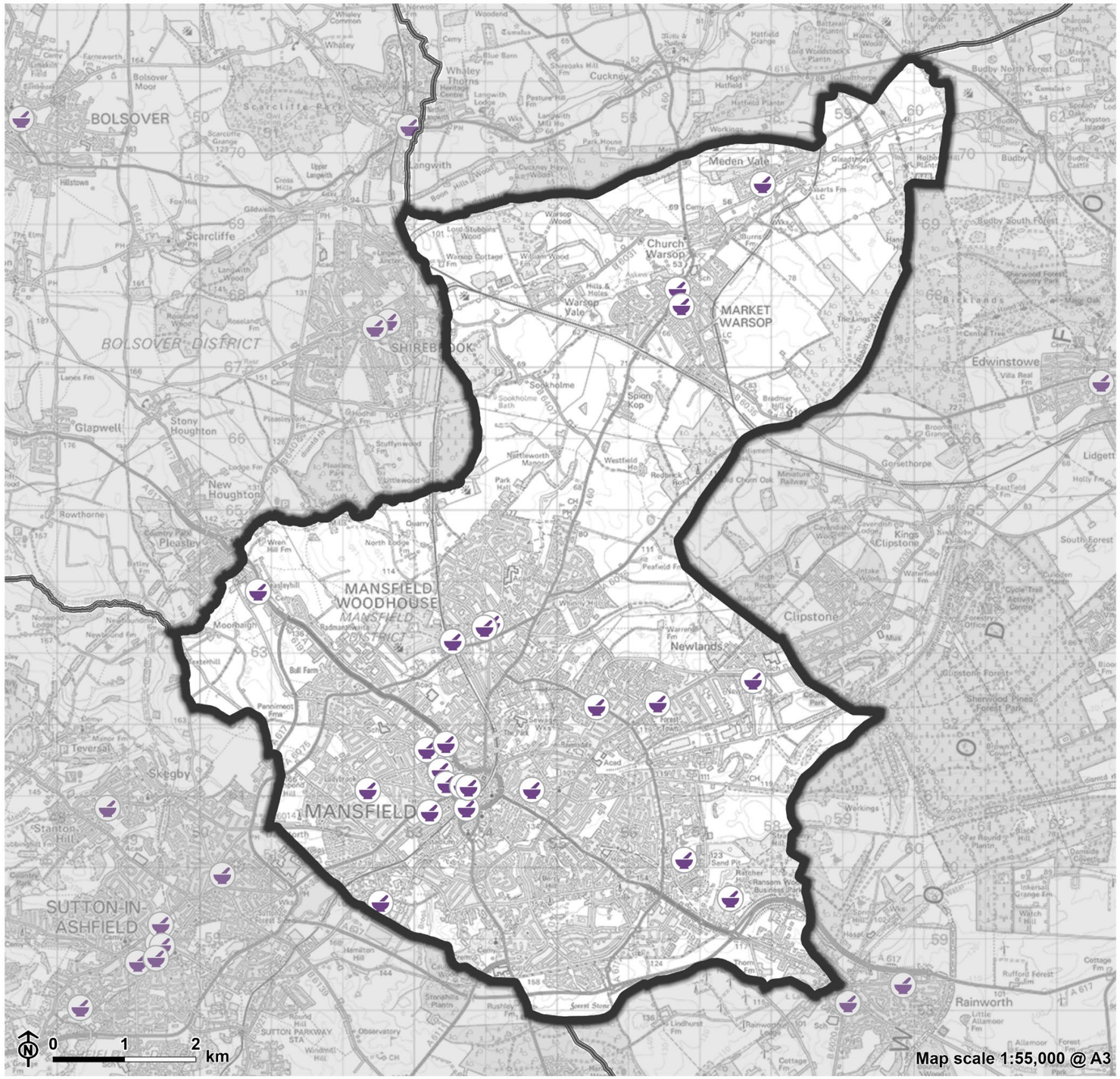
3.19 There are 23 pharmacies located across the district. One pharmacy operates until 8pm, and four until 9pm **[See reference** 17**]**.

3.20 The provision of dental services in the community plays an important role in the overall health and wellbeing of residents. Everyone should therefore expect to be able to access good quality NHS dental services at reasonable cost.

3.21 Dental care is available from 14 individual practices across the district. Of this total, 12 practices offer NHS treatment, three of these practices are currently accepting new NHS patients (adult and child) and one practice is accepting new NHS patients for specialist care by clinical referral from another dentist. One NHS practice provides no data on admissions. Dental provision is focussed in Mansfield town centre and Mansfield Woodhouse **[See reference** 18**]**.

3.22 Access to eye care services through opticians is more readily available across the area. NHS sight tests are available for eligible people, with some able to get NHS help with the cost of glasses. Sherwood Forest Hospitals NHS Foundation Trust, operating from King's Mill Hospital, provides specialist eye health services that an optometrist or GP may refer a patient to.

Figure 3.2: Location of pharmacies



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Mansfield District Council

Figure 3.2: Location of Pharmacies

Mansfield District
Neighbouring Authority
Pharmacy

Map scale 1:55,000 @ A3

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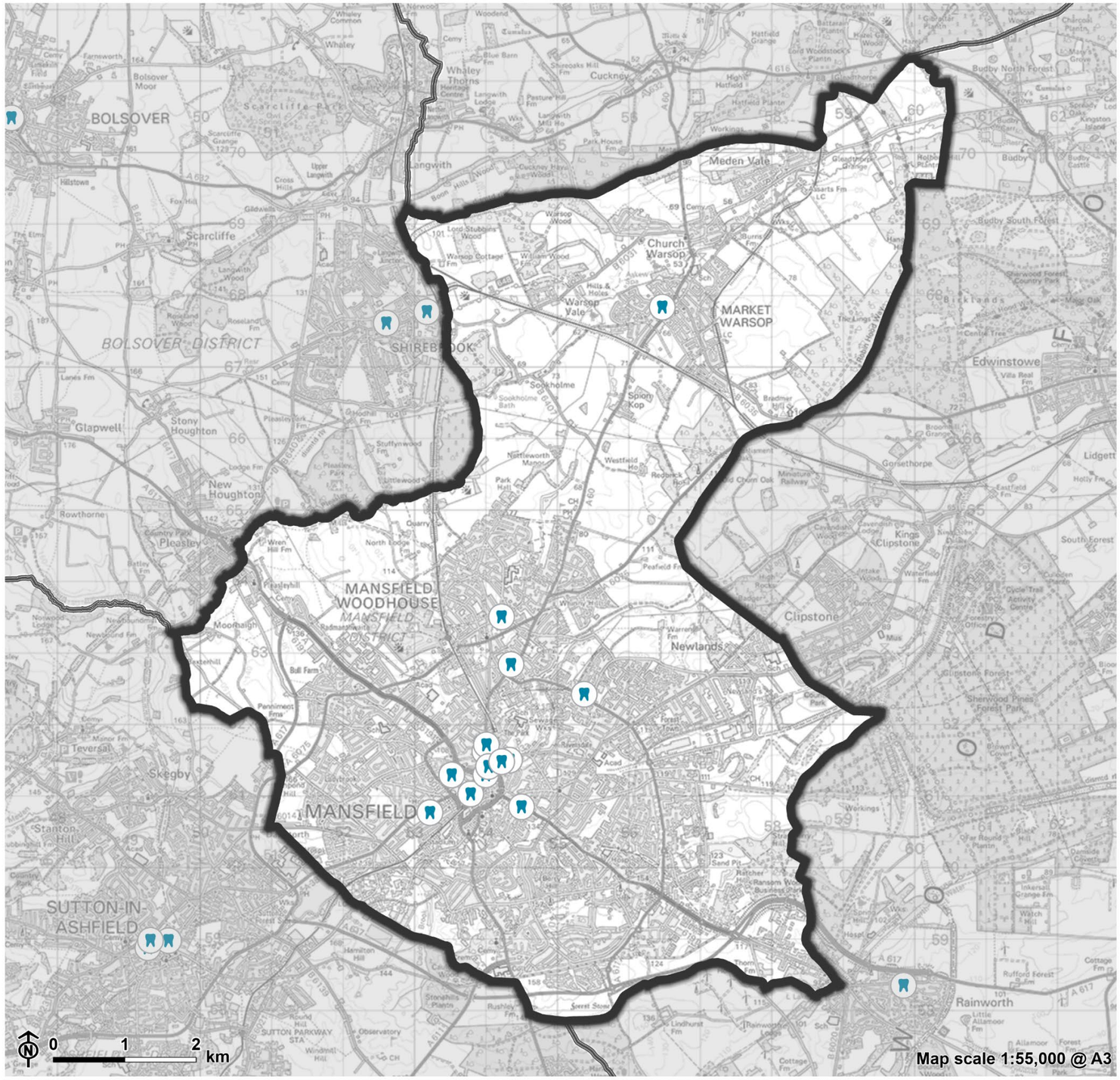
13448_001_Mansfield_IDP_Baseline/13448_001_r1_Baseline_A3L 12/08/2026

Figure 3.3: Location of dentists



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Mansfield District Council

Figure 3.3: Location of Dentists

Mansfield District
Neighbouring Authority
Dentist

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N.B. At two locations in Mansfield town (as distinct from the wider district), two dental practices operate from the same address. Therefore the 14 dental practices operate from 12 locations.

Needs arising from growth

3.23 No response has been received from the NHS primary care network nor any comment on dentists from Notts ICB.

Costs, funding and delivery

3.24 Developer contributions towards dental and pharmacy infrastructure may be sought where there is clear evidence of need.

3.25 Funding for dentists is generally private, with support from the NHS where services are offered. Pharmacies often operate out of GP surgeries which presents the option to share costs. Other pharmacies are privately funded.

Secondary Healthcare

Hospitals

Current provision

3.26 Secondary care covers medical and surgical services, and specialist hospitals are for conditions that cannot be dealt with by secondary care. Secondary care services include a wide range of services that are generally

provided via GP referral in the first instance, or as a response to an incident (such as an emergency requiring an ambulance).

3.27 Hospital facilities are provided by Sherwood Hospitals NHS Foundation Trust. The only hospital within the district is Mansfield Community Hospital, close to the centre of Mansfield. It provides a range of specialist hospital services including diagnostics (the construction of Nottinghamshire's first purpose-built Community Diagnostic Centre commenced in December 2024), endocrinology and neurology. It also provides rehabilitation from the Sherwood Rehabilitation Unit which has a specialist multidisciplinary rehabilitation team.

3.28 The Foundation Trust also operates King's Mill Hospital in Sutton-in-Ashfield and Newark Hospital in Newark-on-Trent town centre. The three hospitals provide complementary services with most of these being located at the largest and newest facility, King's Mill. It caters for the health needs of the local population in Mansfield including Accident and Emergency.

3.29 Other services provided at King's Mill Hospital include (but are not limited to) surgical care and maternity care. Community hospitals typically provide in-patient rehabilitation, out-patient care, palliative care and the specialist services of a dietitian, podiatrist, and speech and language therapy.

3.30 Recently approved by Ashfield District Council, a new Magnetic Resonance Imaging (MRI) building at King's Mill Hospital is under construction and is expected to be operational in 2026. The building will house three scanners on the ground floor, with plant and service rooms on the second, enhancing accessibility for patients and staff. This was funded by NHS England.

3.31 Figure 3.1 illustrates the spatial distribution of hospitals in and serving Mansfield district.

3.32 Those who need more specialist services are referred to other hospitals including the City Hospital and Queens Medical Centre in Nottingham. In addition, for residents in the northern part of the district, there is the opportunity

to travel to Bassetlaw Hospital in Worksop which is a smaller general hospital operated by Doncaster and Bassetlaw Hospitals NHS Foundation Trust.

Needs arising from growth

3.33 No specific needs in relation to hospitals were identified by the ICB in their response to the IDP.

Costs, funding and delivery

3.34 N/A

Adult social care

Current provision

3.35 Nottinghamshire County Council (NCC) is responsible for adult social care across the county, including the Mansfield local authority area. The Care Act 2014 sets out and governs the way in which NCC must meet its adult care and support obligations.

3.36 Under the Care Act NCC is responsible for assessing an adult's needs for care and support and deciding whether a person is eligible for public care and support. The underpinning principle of the Care Act is to promote people's wellbeing. Wellbeing is a broad concept, described as relating to a number of areas, one of which includes suitability of living accommodation. Accommodation in relation to this IDP relates to residential care, extra care housing and supported living accommodation.

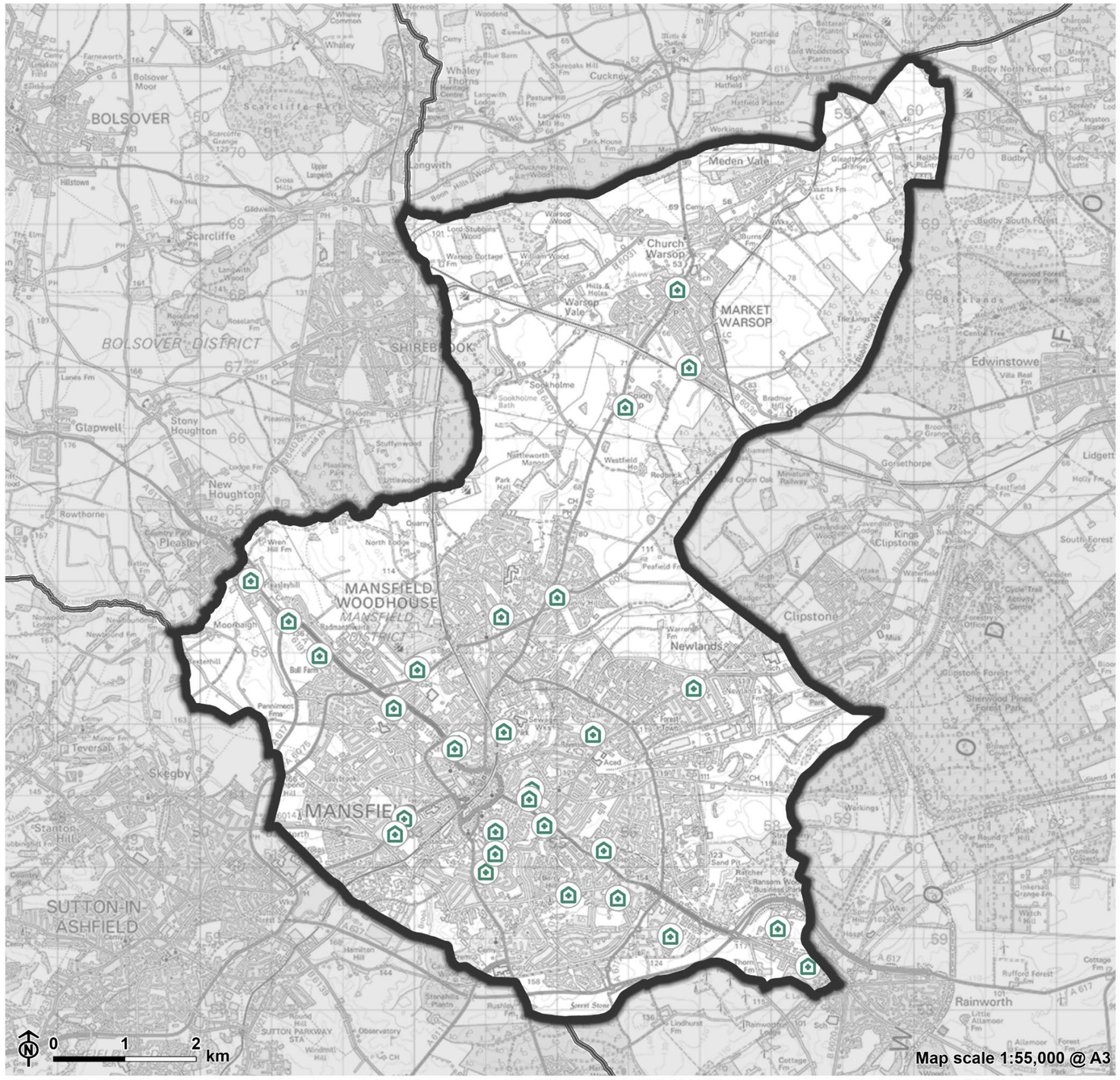
3.37 NCC operates its own in-house adult social care services, including some residential care homes, although these services are limited compared with the full-scale of care needed across the county. The majority of adult social care services in Nottinghamshire are commissioned from external providers **[See reference** 19**] [See reference** 20**]**. These include:

- Residential and nursery care homes;
- Supported living arrangements;
- Day opportunities; and
- Specialist services for people with mental health needs.

3.38 There are 32 care homes in Mansfield, comprising of five nursing homes, and 27 residential care homes **[See reference** 21**]**. This is shown in Figure 3.4. Several care homes in Mansfield, including Woodleigh, Maun View, and Berry Hill Park Care Homes, offer respite care. This service offers short-term accommodation and support for individuals who normally receive care at home, providing temporary support for a person acting as a regular carer, allowing them a break from their caregiving duties while the person they look after is cared for by someone else.

3.39 NCC's Housing Strategy **[See reference** 22**]** outlines the inter departmental approach to housing alongside district and borough councils. The strategic goals outlined in the plan are interdependent, however there remains a focus on enabling people to live more independently, including designing new homes to meet accessible requirements and ensuring there is access to specialist and supported accommodation for those who need it.

Figure 3.4: Location of care homes



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Mansfield District Council

Figure 3.4: Location of Care Homes

Mansfield District
Neighbouring Authority
Care facility

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Needs arising from growth

3.40 Population projections indicate that demand for supported living and supported accommodation in Nottinghamshire will rise significantly by 2030 among adults needing social care, including adults with learning disabilities, physical disabilities, mental health needs, and autistic adults. Local forecasts show overall increases of 5-10% compared to current provision of supported living, with larger rises concentrated in areas of higher social deprivation such as Mansfield and Ashfield, and ageing-related growth particularly evident in Rushcliffe and Newark & Sherwood. Compared with national Projecting Adult Needs and Service System (PANSI) **[See reference** 23**]** and Project Older People Population Information (POPPI) projections **[See reference** 24**]**, Nottinghamshire's overall changes are broadly similar to England's averages, but the distribution of need is more uneven with higher prevalence of learning disability and mental health needs in deprived areas. These patterns suggest Nottinghamshire aligns with national trends but faces distinct geographic and demographic pressures that require tailored commissioning responses.

3.41 No specific needs have been identified, either for supported living /supported accommodation or specialist care facilities. However, this does not mean that there aren't current needs or that needs could not come forward in future.

3.42 Currently NCC is working with housing developers through a 'Letter of Support' route to develop supported living accommodation required across the County. NCC also has the ability through its Care, Support and Enablement (CSE) Framework for CSE providers to partner with housing providers and respond to call offs for specific accommodation requirements, through a specific Lot. Preference is for accommodation to be well connected to local amenities and public transport, in neighbourhoods which people can feel safe, settled and thrive in.

Costs, funding and delivery

3.43 Developer contributions can be used to deliver specialist and supported housing, and grants may also be available through Homes England to support the delivery of specialist and supported housing where these are provided as affordable housing units. The same applies to affordable extra care housing, although a developer may offer discounted land in lieu of payment.

Education

For the purposes of this assessment, education infrastructure matters relate to the following:

- Early Years and Childcare (EY&C)
- Primary education
- Secondary education (ages 11-16)
- Post-16 education and training (including sixth form, college and apprenticeships)
- Special Educational Needs and Disabilities (SEND).

Responsible bodies

- NCC
- Private education and training providers
- Private childcare providers

3.44 NCC has a duty to provide places for children in full-time education up until the age of 16. In addition, the county council has a duty to ensure a sufficiency of pre-school places (through Play Group and/or Nursery provision) for children

aged three and four years under the Childcare Act 2006. Local authorities also have a duty to provide free early education to disadvantaged two-year olds which is an extension to the entitlement for three and four-year olds.

3.45 The Mansfield district is served by a mix of types of school, including Local Authority maintained and Academy schools. Academies (both primary and secondary schools) are centrally funded but provide capacity for local pupils. Parents have a duty to ensure that their children attend school and NCC has a statutory duty to make arrangements to facilitate attendance at school for eligible pupils. The provision is compliant with the duties and powers of local authorities as set out in the Education Act 1996 and the Education and Inspections Act 2006. Eligibility is assessed on a case-by-case basis.

3.46 Sites which are close to a local authority boundary need to be considered in terms of impacts on need and capacity where they might be close to allocated sites in a neighbouring authority. MDC sites H1Mi, H1Mb and SUE3 are located close to allocated housing sites within Ashfield District Council; and MDC sites H1Mr and H1Mu are close to a mixed-use site in Newark and Sherwood District Council. A collaborative approach might need to be taken between MDC and neighbouring districts to determine the most suitable location for new infrastructure to ensure the needs of residents in both authorities are met. Ashfield, Bolsover, and Newark and Sherwood's IDPs do not identify a significant need for new school places in the school planning areas closest to MDC.

Early years and childcare

Current provision

3.47 NCC has a statutory duty to secure sufficient Early Years and Childcare (EY&C) places. The existing entitlement for parents and carers includes 15 hours of free early education for eligible two-year-olds and all three- and four-

year-olds, and 30 hours for three- and four-year-olds from working families **[See reference** 25**]**.

3.48 Early Years and Childcare (EY&C) provision within Mansfield includes two nursery classes within schools, 14-day nurseries, four daycare centres, and limited pre-school options. Additional pre-school facilities are available outside of the district, in Sutton-in-Ashfield and Rainworth. The district also benefits from several childminders.

Needs arising from growth

3.49 No detailed response was provided by NCC Education on EY&C needs as additional demand is expected to be accommodated through private providers. However, the Primary Education section identifies an existing commitment for Mansfield South, requiring developers to deliver a new one-form-entry primary school, including nursery provision, to support long-term growth in the area.

Costs, funding and delivery

3.50 Contributions towards expansion of provision would be sought as necessary. The delivery of a new one-form-entry primary school, including nursery provision, is to be funded by the developer through a Section 106 agreement, with an estimated cost of £7.25 million plus the provision of a minimum 1.4-hectare site.

Primary schools

Current provision

3.51 There are 35 primary and/or nursery schools within the district. **Table 3.4** outlines existing primary schools and their capacities within the district (as at July 2026), whilst **Figure 3.5** shows their distribution across the district.

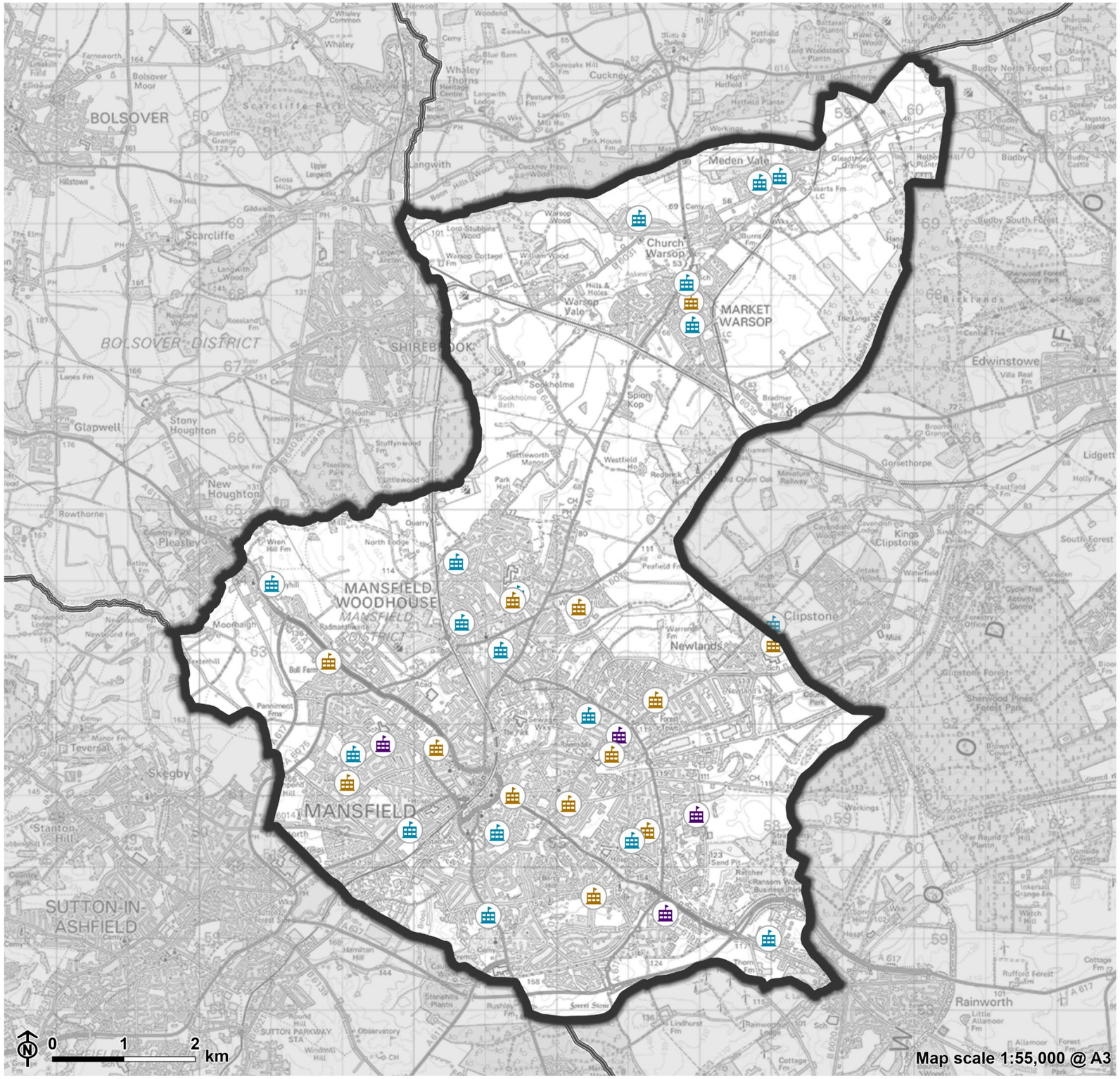
Table 3.4: Existing primary schools and capacity within the district [See reference **26**]

School name	School capacity	Spare capacity (pupil places)
Abbey Primary School	420	-39
Asquith Primary School	315	17
Berry Hill Primary School	420	-39
Birklands Primary School	315	-16
Church Vale Primary School and Foundation Unit	236	17
Crescent Primary School	420	-12
Eastlands Junior School	160	60
Farmilo Primary School and Nursery	352	32
Forest Town Primary School	420	157
Heatherley Primary School	315	-11

School name	School capacity	Spare capacity (pupil places)
Heathlands Primary School	189	6
Hetts Lane Infant and Nursery School	180	45
High Oakham Primary School	428	-49
Holly Primary School	280	-18
Intake Farm Primary School	210	1
John T Rice Infant and Nursery School	150	-38
King Edward Primary School & Nursery	450	27
Leas Park Junior School	280	11
Mansfield Primary Academy	223	8
Netherfield Infant School	120	32
Nettleworth Infant and Nursery School	210	-14
Newlands Junior School	240	10
Northfield Primary and Nursery School	450	83
Oak Tree Primary School	320	115
Peafield Lane Academy	315	16
Sherwood Junior School	240	41
St Edmund's (C) CofE Primary School	218	-20

School name	School capacity	Spare capacity (pupil places)
St Patrick's Catholic Primary School, A Voluntary Academy	210	-37
St Peter's CofE Primary Academy	296	116
St Philip Neri With St Bede Catholic Voluntary Academy	420	-51
Sutton Road Primary School	620	83
The Bramble Academy	210	59
The Flying High Academy	480	62
Wainwright Primary Academy	459	52
Wynndale Primary School	210	-21

Figure 3.5: Location of primary schools



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Mansfield District Council

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Figure 3.5: Location of Primary Schools

Mansfield District
Neighbouring Authority

Primary school capacity

<0
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>50

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3.52 There is a broad range of primary school capacities throughout the district. Around one-third of the schools are significantly over capacity, while the others generally have capacity to accommodate more pupils. The most serious shortfalls in primary school education are in and around the Mansfield urban area. Areas to the north of the district generally have additional capacity.

3.53 Over-subscribed schools are likely to relate to the popularity of the school with parents able to choose their preferred school even if it is not their closest school. New growth in the area will mean that new residents have priority over places, therefore those from further away will have to take places at their more local schools where there is capacity.

3.54 Berry Hill Primary School, which is currently over capacity, is set to undergo a refurbishment involving a new sound studio learning lounge and wellbeing hub. This is as part of a scheme funded by section 106 developer contributions provided by NCC and school resources. The section 106 funding for the project, totalling around £97,000, is being provided via two separate housing developments in the Lindhurst area of Mansfield.

3.55 There is an existing commitment for the developer of SUE3 Land at Berry Hill to deliver a new one-form-entry primary school (including nursery provision) to serve long-term growth in Mansfield South. This requirement includes provision of a minimum 1.4ha site and is expected to be delivered through a Section 106 agreement, with an associated cost of approximately £7.25 million.

3.56 NCC also state that for SUE2 Land off Jubilee Way, there is forecast sufficient capacity in Mansfield East. However given the scale and phasing of this site, a contribution of £2,773,008 has been requested towards primary school expansion. For SUE1 Pleasley Hill Farm, there is an existing commitment of a contribution of £1,831,750 towards expansion of existing schools.

Needs arising from growth

3.57 There is sufficient capacity in existing schools to accommodate planned growth in the following areas:

- Mansfield East;
- Mansfield West;
- Mansfield South;
- Forest Town;
- Mansfield Woodhouse; and
- Rainworth;
- Warsop
- Existing education commitments have been identified in Pleasley and Warsop, with some contributions already secured towards expansion of existing schools.

3.58 This means that there is no requirement for a contribution to be made towards infrastructure from the following sites:

- H1Ma Land off Skegby Lane
- H1Mb Abbott Road
- H1Mc Bellamy Road
- H1Md Ladybrook Lane / Tuckers Lane
- H1Me High Oakham Farm (east)
- H1Mf Land off Holly Road
- H1Mg Former Abbey Primary School
- H1Mh Former Victoria Court Flats
- H1Mi Land north of Skegby Lane

- H1Mj Land north of Peafield Lane
- H1Mk Land south of Peafield Lane
- H1Ml Gregory Quarry
- H1Mm Grove Street Car Park
- H1Mn Former Kirkland Avenue Allotments
- H1Mo Land off Forest Road
- H1Mp Shirland Drive Boiler House
- H1Mq Land off Hemsley Road, Rainworth
- H1Mr Land South of Clipstone Road East / East of Crown Farm Way
- H1Ms Land North of Jenford Street
- H1Mt Land between Old Mill Lane and New Mill Lane
- H1Mu Bridleways Guest House and Holiday Homes
- H1Mv Toothill Lane Car Park (south)
- H1Mw Land at Lindley Street
- H1Mx Former Sherwood Hall School
- H1My Clipstone Miners Welfare (Lido Ground)
- H1Mz Former Rosebrook Primary School
- H1WPa Land west of Mansfield Road
- H1WPb Land off Netherfield Lane
- H1WPc Melville Court
- H1WPd Land South East of Mansfield Road, Market Warsop

Costs, funding and delivery

3.59 There is no additional need for primary school places, and the SUE sites are providing adequate commitments to cover future development in Mansfield.

3.60 If future need does arise, the expectation is that the cost of providing those additional places will be sought via developer contributions which are index-linked from the date that the contribution is calculated to the date that the contribution is paid using the BCIS All-In Tender Price Index. This will ensure that the contribution keeps pace with inflation and that any delays during the planning process do not result in the contribution being underestimated **[See reference** 27**]**. There is no automatic alternative funding available from central government. NCC provides standard contribution rates for developers of sites creating 10 or more dwellings with £10,405 required for temporary school expansion; £22,008 for permanent expansion; £31,054 for a new school build.

Secondary schools

Current provision

3.61 There are seven secondary schools within the district. These all provide education through to sixth form level and are identified in **Table 3.5**, along with an analysis of their capacity as at July 2026 **[See reference** 28**]**. Their location is presented in **Figure 3.6**. All secondary education providers are located within the Mansfield urban area, except for the Meden School which is in Warsop.

Table 3.5: Existing secondary schools and capacity within the district

School name	School capacity	Spare capacity (pupil places)
All Saints' Catholic Voluntary Academy	1,107	-23
The Garibaldi School	1,224	207
Meden School	1,356	302
Queen Elizabeth's Academy	1,150	264
Samworth Church Academy	900	-108
The Brunts Academy	1,599	221
The Manor Academy	1,450	246

Figure 3.6: Location of secondary schools

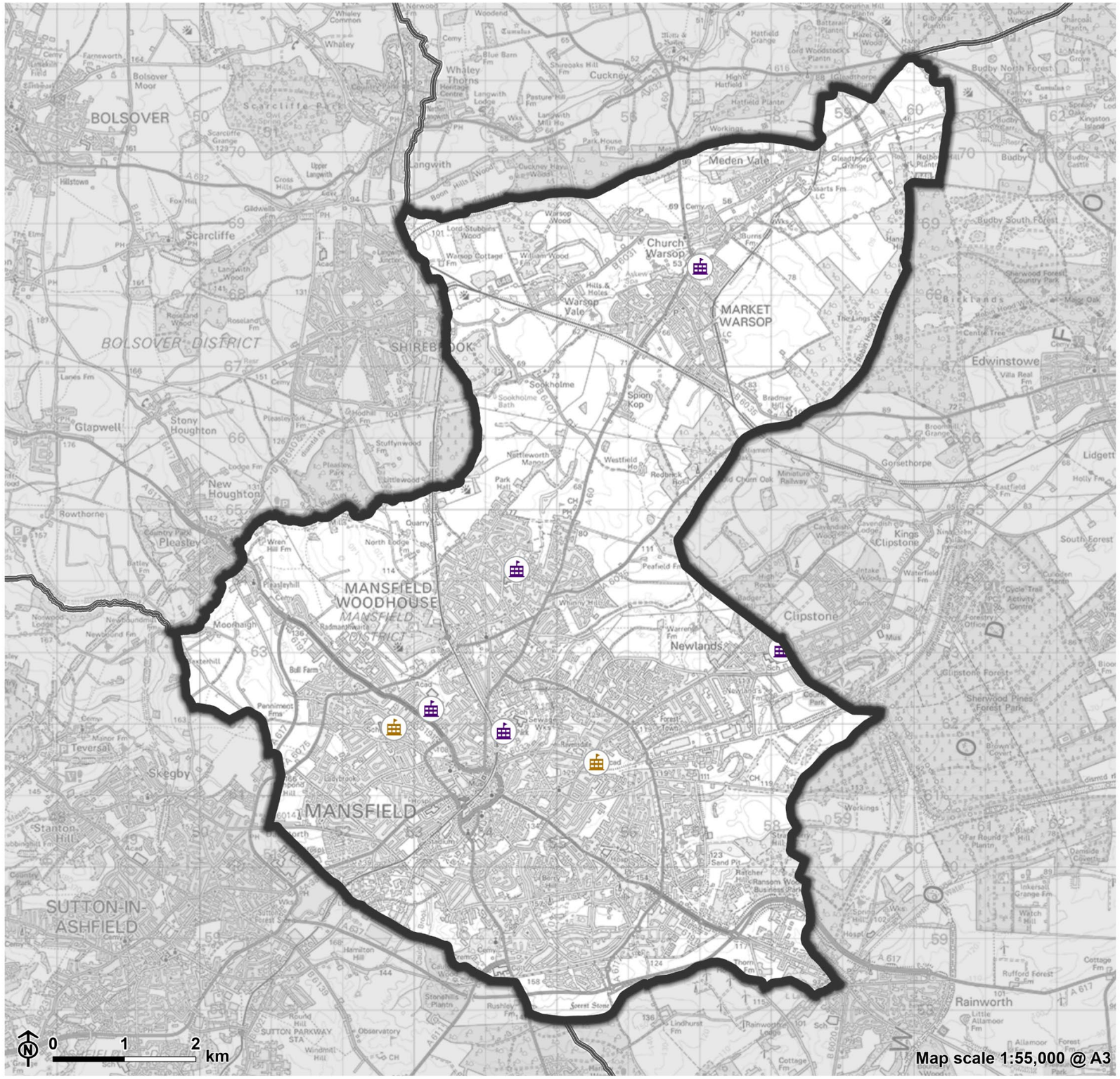

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Figure 3.6: Location of Secondary Schools

Mansfield District
Neighbouring Authority

Secondary school capacity

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3.62 All the secondary schools within the district have a sixth form. Except for the All Saints Catholic Voluntary Academy and Samworth Church Academy, all secondary schools demonstrate spare capacity.

3.63 Additionally, in 2024 there were plans to improve capacity at the Queen Elizabeth's Academy and Manor Academy. The latter, which comprises a new sixth form building, received planning permission in November 2025. Construction commenced in Spring 2026 and is expected to be completed in late-2026.

Needs arising from growth

3.64 Across the district, there is insufficient secondary school capacity to accommodate planned growth, with a requirement for Section 106 contributions towards the expansion of existing secondary schools. For the growth in Mansfield, these costs are as follows:

Table 3.6: Developer contributions required to support secondary school growth

Site Name	Contributions
Mansfield East	-
H1Mg Former Abbey Primary School	£316,120
H1Mm Grove Street Car Park	£50,987
H1Mo Land off Forest Road	£178,455
H1Ml Gregory Quarry	£326,318
SUE2 Land off Jubilee Way	£3,874.560
Mansfield West	-
H1Mh Former Victoria Court Flats	£316,120

Site Name	Contributions
H1Mn Former Kirkland Avenue Allotments	£214,146
H1Ms Land North of Jenford Street	£611,846
H1Mi Land north of Skegby Lane	£1,784,552
H1Mv Toothill Lane Car Park	£56,085
H1Ma Land off Skegby Lane	£1,096,224
H1Mz Former Rosebrook Primary School	£683,228
H1Mb Abbott Road	£520,069
H1Md Ladybrook Lane / Tuckers Lane	£168,257
Forest Town	**-**
H1Mx - Former Sherwood Hall School	£265,133
H1Mt Land between Old Mill Lane and New Mill Lane	£1,886,526
H1My - Clipstone Miners Welfare (Lido Ground)	£662,833
H1Mr - Land South of Clipstone Road East / Crown Farm Way	£1,606,096
H1Mf - Land off Holly Road	£95,601
Mansfield South	**-**
H1Mc Bellamy Road	£203,948
H1Me High Oakham Farm (east)	£203,948
Mansfield Woodhouse	**-**
H1Mj Land north of Peafield Lane	£1,682,577
H1Mk Land south of Peafield Lane	£1,295,074
Rainworth	**-**

Site Name	Contributions
H1Mq Land off Helmsley Road	£866,782

3.65 Market Warsop and Meden Vale are the only areas which forecast sufficient capacity to accommodate planned growth. At Pleasley, secondary school provision is supported through an existing commitment to expand provision. Specifically, a contribution of £157,524 has been secured from site H2Mc Land off Balmoral Drive towards the expansion of secondary school capacity.

Costs, funding and delivery

3.66 Where NCC identifies a need for additional school places as a direct result of housing development, the expectation is that the cost of providing those additional places will be sought via developer contributions. Note that contributions will be index-linked from the date that the contribution is calculated to the date that the contribution is paid using the BCIS All-In Tender Price Index. This will ensure that the contribution keeps pace with inflation and that any delays during the planning process do not result in the contribution being underestimated **[See reference** 29**]**. There is no automatic alternative funding available from central government. NCC provides standard contribution rates for developers of sites creating 10 or more dwellings (see **Table 3.7**).

Table 3.7: Level of contributions required 2023/24 (secondary schools)

Education phase	Places generated per 100 dwellings	Cost per place		
-	-	Temporary expansion	Permanent expansion	New school build
Secondary	16	£11,681	£30,270	£37,621

3.67 Where a new school is required and that project is to be delivered by NCC rather than directly by the developer, an agreement will be undertaken to ensure that sufficient and appropriate land is made available in a timely manner to facilitate the delivery of the school. The S106 agreement will include for the land to be transferred free of charge and for the legal costs associated with the transfer to be covered by the developer.

3.68 NCC also has responsibility for managing the growth of any new school delivered. This involves a financial liability for the authority, as revenue funding is required to be provided to the academy in the early years of operation (as with primary schools, it is assumed that any new secondary school will be delivered as an academy). NCC may request a proportionate financial contribution from the developer where appropriate and on a case-by-case basis.

Sixth Form Colleges/Tertiary Education

Current provision

3.69 Vision West Nottinghamshire College is the tertiary provider in the district. It offers further education from 16 years and upwards and includes A-levels, apprenticeships, further education and business school. The college has two

main campuses at Derby Road on the southern edge of Mansfield, and Chesterfield Road South on the edge of Mansfield town centre.

3.70 Nottingham Trent University operates the Mansfield Hub on Nottingham Road, located within the campus shared with Vision West Nottinghamshire College. The Mansfield Hub forms an important element of the higher education provision in the district, providing various applied and undergraduate courses, particularly in health, education and technology-related fields.

Needs arising from growth

3.71 No specific needs have been identified. However, where secondary schools require expansion - the section covering Secondary Education identified insufficient capacity to accommodate planned growth across Mansfield – it is assumed that the expansion and provision of secondary education will incorporate sixth form provision as well.

Costs, funding and delivery

3.72 NCC provides standard contribution rates for developers of sites creating 10 or more dwellings (see **Table 3.8**). Note that contributions will be index-linked from the date that the contribution is calculated to the date that the contribution is paid using the BCIS All-In Tender Price Index. This will ensure that the contribution keeps pace with inflation and that any delays during the planning process do not result in the contribution being underestimated **[See reference** 30**]**.

Table 3.8: Level of contributions 2023/24 (secondary and post-16 education)

Education phase	Places generated per 100 dwellings	Cost per place		
-	-	Temporary expansion	Permanent expansion	New school build
Post-16 education	3	£11,681	£30,270	£37,621

3.73 Due to the fact that sixth form provision would most likely be delivered as part of a new secondary school, the delivery would be as per secondary schools (see the earlier section on delivery of secondary schools).

Special Educational Needs and Disabilities (SEND)

Current provision

3.74 Where a child has an identified SEND, all settings should use their best endeavours to remove barriers to learning and put in place reasonable adjustments that support access to education. However, for a minority of children and young people, mainstream education may not be suitable, and more specialist provision may be required.

3.75 There are five special schools that cater for both primary and secondary phase children. These schools are located throughout the district and are shown on **Figure 3.7**:

- The Beech Academy;

- Redgate Primary Academy;
- R.E.A.L. Education Ltd;
- Yeoman Park Academy; and
- Dawn House School.

3.76 There is additional provision available in neighbouring areas, particularly Ashfield district, which extend the range of specialist support for primary and secondary phase children. There are three special schools in the Ashfield district:

- Fountaindale School;
- Portland College; and
- Bracken Hill Special School.

Figure 3.7: Location of SEND schools

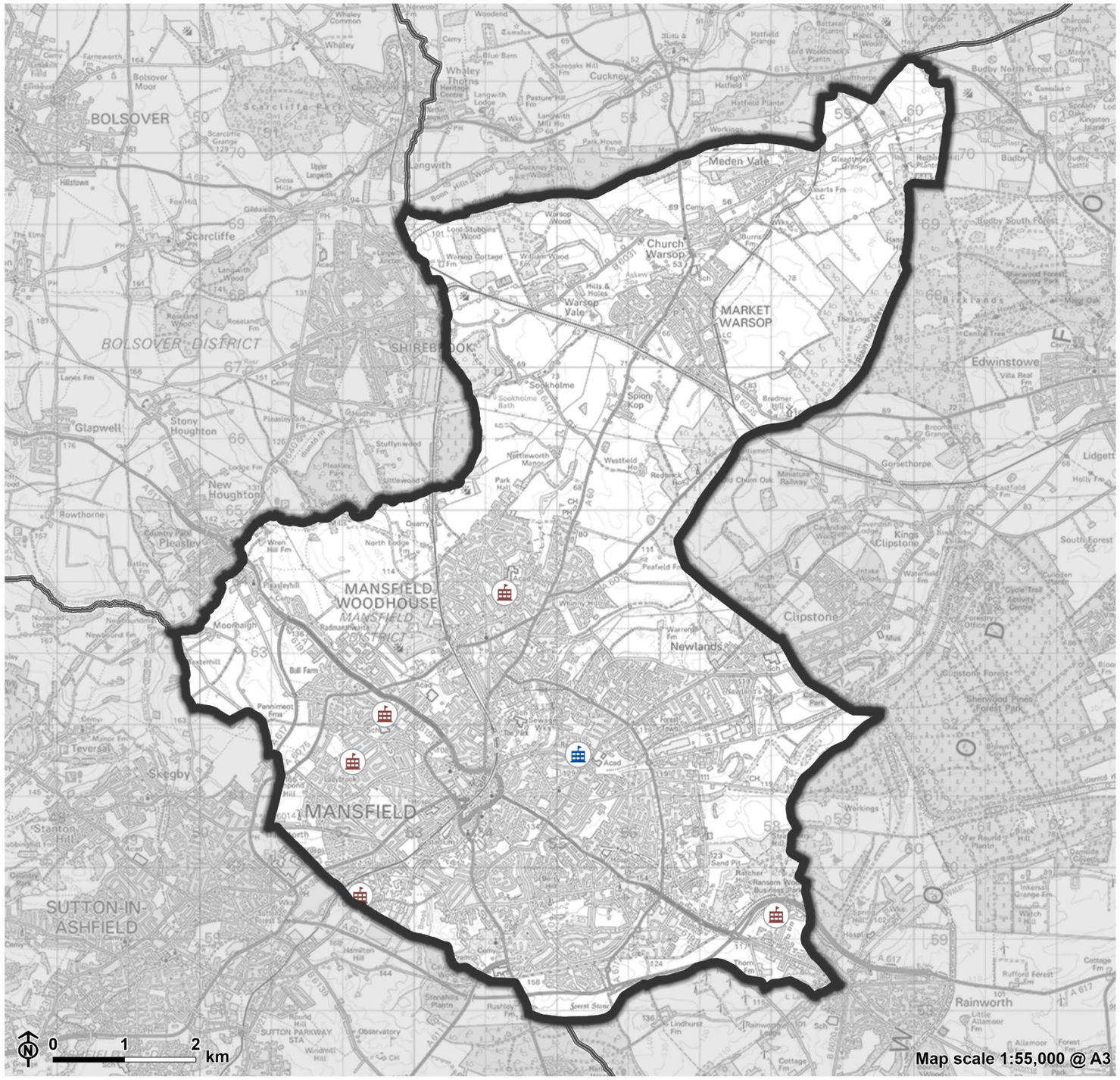

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Figure 3.7: Location of SEND Schools

- Mansfield District
- Neighbouring Authority
- SEND school
- SEND school - opening 2026

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13448_001_Mansfield_IDP_Baseline/13448_001_r1_Baseline_A3L 12/08/2026

3.77 Yeoman Park Academy, a specialist academy catering to pupils with severe, profound and complex learning difficulties, opened a new purpose-built facility in mid-April 2025, accommodating up to 138 pupils aged 3 to 19.

3.78 Additionally, NCC has built a £30 million specialist school, Horizon Academy, on the site of the former Ravensdale School in Mansfield. The school opened in early in 2026 with a capacity for 160 pupils aged 7 to 19. The £30 million project is part of a wider programme being delivered by the county council to create up to 490 additional special educational needs and disabilities (SEND) school places by 2026. This will help address the growing demand for more specialist school places across the county **[See reference** 31**]**.

Needs arising from growth

3.79 There is insufficient SEND capacity across the district and therefore NCC seeks developer contributions from qualifying sites towards the provision of new and expanded SEND facilities. For the growth in Mansfield, these costs are as follows:

Table 3.9: Levels of contribution required to support SEND provision

Site Name	Contributions
Mansfield East	**-**
SUE2 Land of Jubilee Way	£418,224 towards new/expanded capacity
Mansfield West	**-**
H1Ms Land North of Jenford Street	£110,072 towards new/expanded capacity

Site Name	Contributions
H1Mi Land north of Skegby Lane	£220,144 towards new/expanded capacity
H1Ma Land off Skegby Lane	£110,072 towards new/expanded capacity
H1Mz Former Rosebrook Primary School	£110,072 towards new/expanded capacity.
H1Mb Abbott Road	£110,072 towards new/expanded capacity.
Forest Town	**-**
H1Mt Land between Old Mill Lane and New Mill Lane	£220,144 towards new/expanded capacity.
H1My Clipstone Miners Welfare (Lido Ground)	£110,072 towards new/expanded capacity.
H1Mr - Land South of Clipstone Road East / Crown Farm Way	£220,144 towards new/expanded capacity.
Mansfield Woodhouse	**-**
H1Mj Land north of Peafield Lane	£220,144 towards new/expanded capacity.
H1Mk Land south of Peafield Lane	£110,072 towards new/expanded capacity
Rainworth	**-**
H1Mq Land off Helmsley Road	£110,072 towards new/expanded capacity
Market Warsop	**-**
H1WPa Land west of Mansfield Road, Market Warsop	£220,144 towards new/expanded capacity.
H1WPd Land South East of Mansfield Road	£220,144 towards new/expanded capacity.
Meden Vale	**-**
H1WPb Land off Netherfield Lane	£110,072 towards new/expanded capacity.

Costs, funding and delivery

3.80 NCC seeks developer contributions towards SEND provision in line with Department for Education guidance **[See reference** 32**]**. At January 2024, the proportion of the Nottinghamshire pupil population that required a specialist placement was 1.3%, which equates to a yield of 0.52 SEND pupils per 100 dwellings. Therefore, the minimum development size necessary to trigger a contribution towards a SEND place is 100 dwellings. Contributions are assessed separately from mainstream education requirements and are based on county-wide demand for specialist places rather than local school capacity. The cost of a SEND place is set at four times that of a mainstream school place (£104,556 per place) due to the additional space associated with provision of specialist facilities and equipment.

3.81 Contributions may be used to expand existing special schools, provide new special schools, or create/expand SEND units within mainstream schools. Where both mainstream and SEND contributions are required, calculations are adjusted to avoid double counting pupil places

Libraries

Responsible bodies

- Nottinghamshire County Council (NCC)

Current provision

3.82 There are five libraries in Mansfield, the distribution of which is displayed in **Figure 3.8**. These are:

- Mansfield Central Library – the largest library in Nottinghamshire, situated in the Mansfield Urban Area;

- Mansfield Woodhouse Library;
- Ladybrook Library;
- Forest Town Library; and
- Warsop Library – located in Market Warsop.

3.83 Clipstone Library as well as Rainworth Library are located just outside the district but serve the needs of some Mansfield residents.

Figure 3.8: Location of libraries

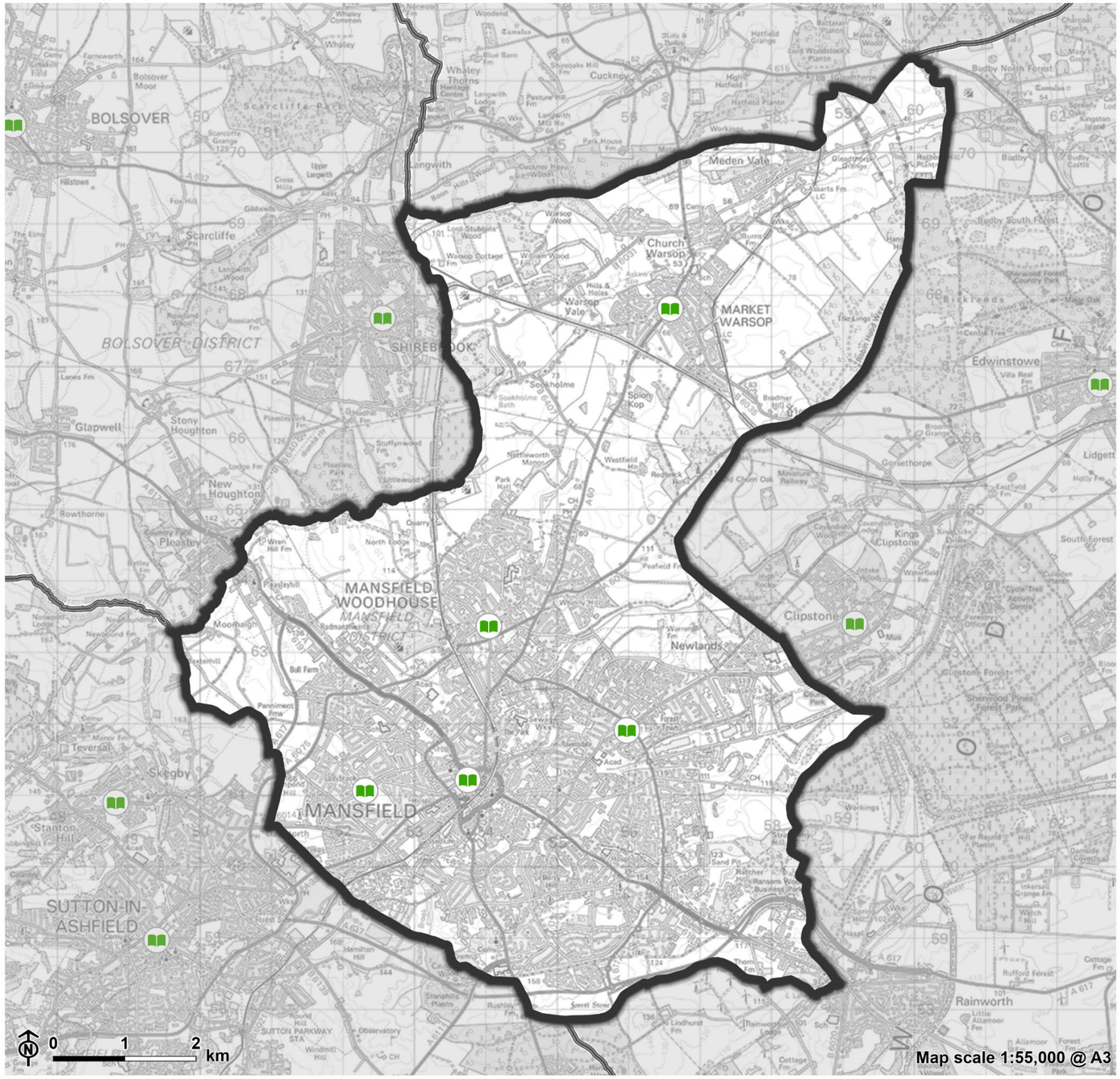

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Figure 3.8: Location of Libraries

Mansfield District
Neighbouring Authority
Library

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3.84 Table 3.10 shows the comparison of total versus actual stock at each library in 2023.

Table 3.10: Library stock and capacity 2023 [See reference 33]

Library	Total stock	Optimum stock figure*	Difference
Forest Town	9,999	21,100	-11,101
Ladybrook	5,491	10,906	-5,415
Mansfield Central	42,448	79,170	-36,722
Mansfield Woodhouse	13,451	28,564	-15,113
Warsop	6,589	20,004	-13,415
Clipstone (Newark & Sherwood)	3,405	6,433	-3,028
Rainworth (Newark & Sherwood)	N/k	N/k	N/k

* Based on the Museums, Libraries and Archives Council (MLA) publication 'Public Libraries, Archives and New Development: a standard approach' which recommends a standard stock figure of 1,532 items per 1,000 population.

3.85 All of the libraries serving Mansfield district are operating below optimum stock levels. Mansfield Library has the largest deficit, estimated at over 36,700 items based on the stock levels in 2023. As such, contributions are sought specifically towards increasing stock rather than expanding facilities or delivering new libraries. Inspire Culture, the organisation responsible for library services, is currently under-resourced and unlikely to be in a position to manage additional facilities.

Needs arising from growth

3.86 NCC's Library Service identified that, to support growth, the following requirements will be sought from all eligible sites:

- Additional physical and digital stock (supported through contributions).
- Building enhancements/additional floorspace (supported through contributions).

Costs, funding and delivery

3.87 The NCC Developer Contributions Strategy **[See reference** 34**]** states that where new development places demand on the library network above its physical capacity, a new library or an extension to an existing facility may be required. The need for a contribution will be established by comparing the current capacity of the nearest, existing library and population it serves with the number of people expected to be generated by the new development. Where the physical capacity of the library would be exceeded, a contribution will be required through developer contributions. For the growth in Mansfield, NCC has identified the following sites as above the threshold for library contributions and the costs are set out in **Table 3.11**:

Table 3.11: Levels of contribution required to support library provision

Site	Amount
Mansfield Library	-
H1Mg Former Abbey Primary School	£2,768 towards stock
H1Mh Former Victoria Court Flats	£2,768 towards stock
H1Ms Land North of Jenford Street	£5,357 towards stock

Site	Amount
H1Mi Land north of Skegby Lane	£15,625 towards stock
H1Ml Gregory Quarry	£5,223 towards stock
H1Ma Land off Skegby Lane	£9,598 towards stock
H1Mb Abbott Road	£4,554 towards stock
SUE3 Land at Berry Hill	£53,751 towards stock
SUE1 Pleasley Hill Farm, Pleasley	£25,457 already secured towards stock
Forest Town Library	**-**
SUE2 - Land off Jubilee Way	£31,251 towards stock
H1Mx Former Sherwood Hall School, Forest Town	£2,321 towards stock and £9,360 towards expansion of facilities to accommodate additional usage.
H1Mt Land between Old Mill Lane and New Mill Lane	£16,518 towards stock and £66,378 towards expansion of facilities to accommodate additional usage.
H1My Clipstone Miners Welfare (Lido Ground), Forest Town	£5,804 towards stock and £23,322 towards expansion of facilities to accommodate additional usage.
H1Mr - Land South of Clipstone Road East / East of Crown Farm Way, Forest Town	£14,063 towards stock and £56,550 towards expansion of facilities to accommodate additional usage.
H1Mq - Land off Helmsley Road, Rainworth	£7,589 towards stock
Mansfield Woodhouse	**-**
H1Mj Land north of Peafield Lane, Mansfield Woodhouse	£14,733 towards stock
H1Mk Land south of Peafield Lane, Mansfield Woodhouse	£11,340 towards stock
Warsop Library	**-**

Site	Amount
H1WPa Land west of Mansfield Road, Market Warsop	£13,393 towards stock and £53,820 towards expansion of facilities to accommodate additional usage.
H1WPd Land South East of Mansfield Road, Market Warsop:	£13,170 towards stock at Warsop Library and £52,962 towards expansion of facilities to accommodate additional usage.
H1WPb Land off Netherfield Lane, Meden Vale	£4,777 towards and £20,491 towards expansion of facilities to accommodate additional usage.

Community centres/village halls

Responsible bodies

- Mansfield District Council

Current provision

3.88 Mansfield district has a wealth of cultural assets; many of which have been established for many years. This includes independent arts, heritage and cultural organisations; venues and community arts spaces; museums and areas of natural heritage; and an array of diverse place-based events across the towns, villages and open spaces of the area.

3.89 Since becoming an Arts Council England National Portfolio Holder in 2022, Mansfield District Council has received significant funding, totalling over £1.7 million, to enhance its cultural offerings at Mansfield Museum and Palace Theatre **[See reference** 35**]**. This funding has enabled the council to expand its creative initiatives, forge new partnerships, and host diverse events and

exhibitions. Since the grant was awarded in 2023, the Council's Cultural Services have:

- Run over 100 events, including shows, workshops, creative learning activities, and educational activities;
- Sold over 3,254 tickets and have achieved a cumulative attendance of over 230,000 people across events in the museum, theatre, and across Mansfield;
- Consistently engaged with audiences who are less likely to access arts and cultural experiences nationally, with 5% of people attending a particular kind of cultural event for the first time.

3.90 Additionally, Mansfield Museum was awarded £65,000 of funding from Art Fund, a national charity, in late 2024, which was used to support early child development and enhance parent-child interactions among priority facilities **[See reference** 36**]**.

3.91 There are numerous town and village halls, or other community hubs including places of worship throughout the district. These offer a variety or multiple uses including town or parish council halls, nursery groups, community groups etc. Most also regularly host a variety of clubs and activities. **Table 3.12** below details of the main community venues or information points throughout Mansfield, Mansfield Woodhouse, Forest Town and Warsop. Many have rooms available to hire.

Table 3.12: Community venues or information points

Name	Location	Managed by
Vibrant Warsop	Church Warsop	Mansfield District Council
Crescent Centre	Mansfield	Mansfield District Council

Name	Location	Managed by
The Health Centre	Mansfield	Framework Housing Association
Kingsway Hall	Forest Town	Kingsway Charitable Fund
Ladybrook Community Centre	Mansfield	Ladybrook Enterprises
Malcolm Sargison Resource Centre	Warsop Vale	Warsop Vale Village Association
Northfield Focus Point Community Centre	Mansfield Woodhouse	Northfield Neighbourhood Management Team
Park Road Resource Centre	Mansfield Woodhouse	Mansfield Woodhouse Community Development Group
Pleasley Landmark Centre	Pleasley	Pleasley Y2k Ltd
South Mansfield Community Centre	Mansfield	South Mansfield Community Association
St Lawrence's Church Hall	Mansfield	St Lawrence's Church
St Peter's Centre	Mansfield	St Peter's and St Paul's Church
Stanhope Centre	Mansfield	Bridge Street Methodist Church
Switch Up Community Hub	Mansfield	Switch Up CIC
Titchfield and Oakham Community Point	Mansfield	Titchfield and Oakham Children's Centre
Turning Point	Mansfield	Ladybrook Community Centre

3.92 In January 2023, Mansfield District Council secured £20 million from the Government’s Levelling Up Fund (Round 2), making it one of only four

successful projects in Nottinghamshire. The funding will see the former Beales building turned into 'Mansfield Connect' – a new multi-agency and community hub. This project aligns with national efforts to improve infrastructure and opportunities in the most disadvantaged areas, with Mansfield identified as a top-priority location **[See reference** 37**]**.

3.93 A review of the neighbourhood plans that have either been prepared and ‘made’ following referendum or are in preparation has identified that local community facilities are vital to the wellbeing of these communities. Facilities such as village halls play multiple roles as meeting places, sports halls, locations for classes.

Needs arising from growth

3.94 It is difficult to draw conclusions due to a lack of information on the total available space and the level of demand for this space. No dependencies have been identified, in relation to community centres.

Costs, funding and delivery

3.95 Support will be given to a range of facilities and amenities as the plan period progresses to support the delivery of arts and culture, and other recreational activity.

Family Hubs

Responsible bodies

- UK Government; Department of Health and Social Care and Department for Education

- NCC

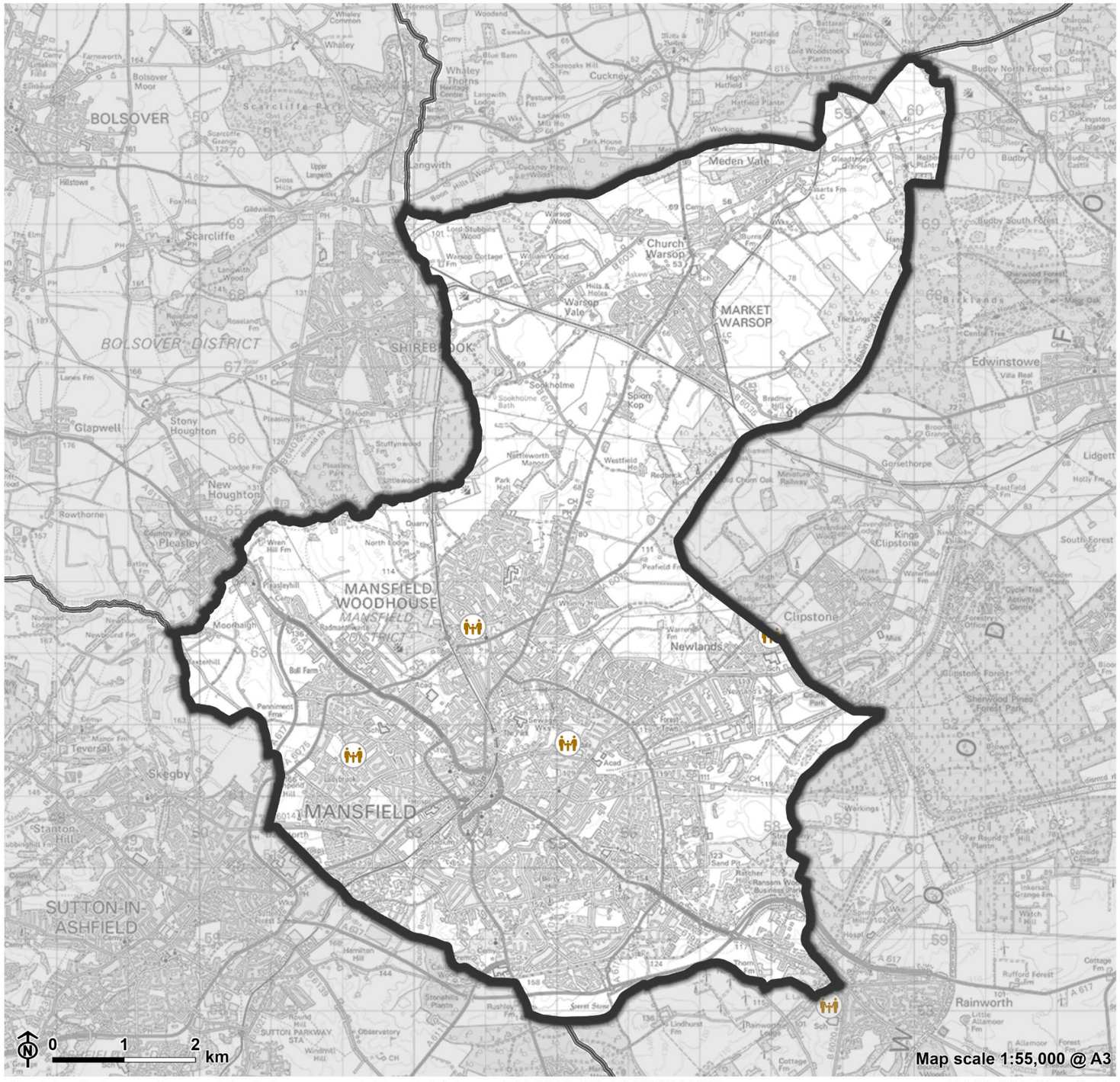
Current provision

3.96 Sure Start Children's Centres are a national initiative aimed at improving outcomes for young children and their families and reducing inequalities, particularly those families in need of greatest support. As of April 2025, these children's centres in Nottinghamshire were replaced by family hubs. The family hubs and Start for Life programme builds on Sure Start and provides a wider range of services under one roof. The conversion of children's centre services into family hubs have been designed to provide help for social care, education, mental health, and physical health. However, existing services for under-fives will still continue in children's centres **[See reference** 38**]**. A total of seventeen locations were proposed across Nottinghamshire (including locations in Mansfield South-East, West, and North) for conversion of children's centres into 'family hubs'.

3.97 There are three main family hub sites which serve Mansfield, the distribution of which is displayed in **Figure 3.9**. These are:

- Ladybrook Family Hub;
- Mansfield Woodhouse Family Hub; and
- Ravensdale Family Hub.

Figure 3.9: Location of family hubs



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Mansfield District Council

Figure 3.9: Location of Family Hubs

Mansfield District
Neighbouring Authority
Family hub

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3.98 There are also three family hubs in Newark and Sherwood, which although are in the neighbouring district, are in close proximity to Mansfield. These are:

- Newark Family Hub;
- Ollerton and Boughton Family Hub; and
- Sherwood Family Hub.

Needs arising from growth

3.99 No specific needs arising from the site allocations were identified.

Costs, funding and delivery

3.100 Not applicable.

Post Offices

Responsible bodies

- Post Office Ltd
- Private providers

Current provision

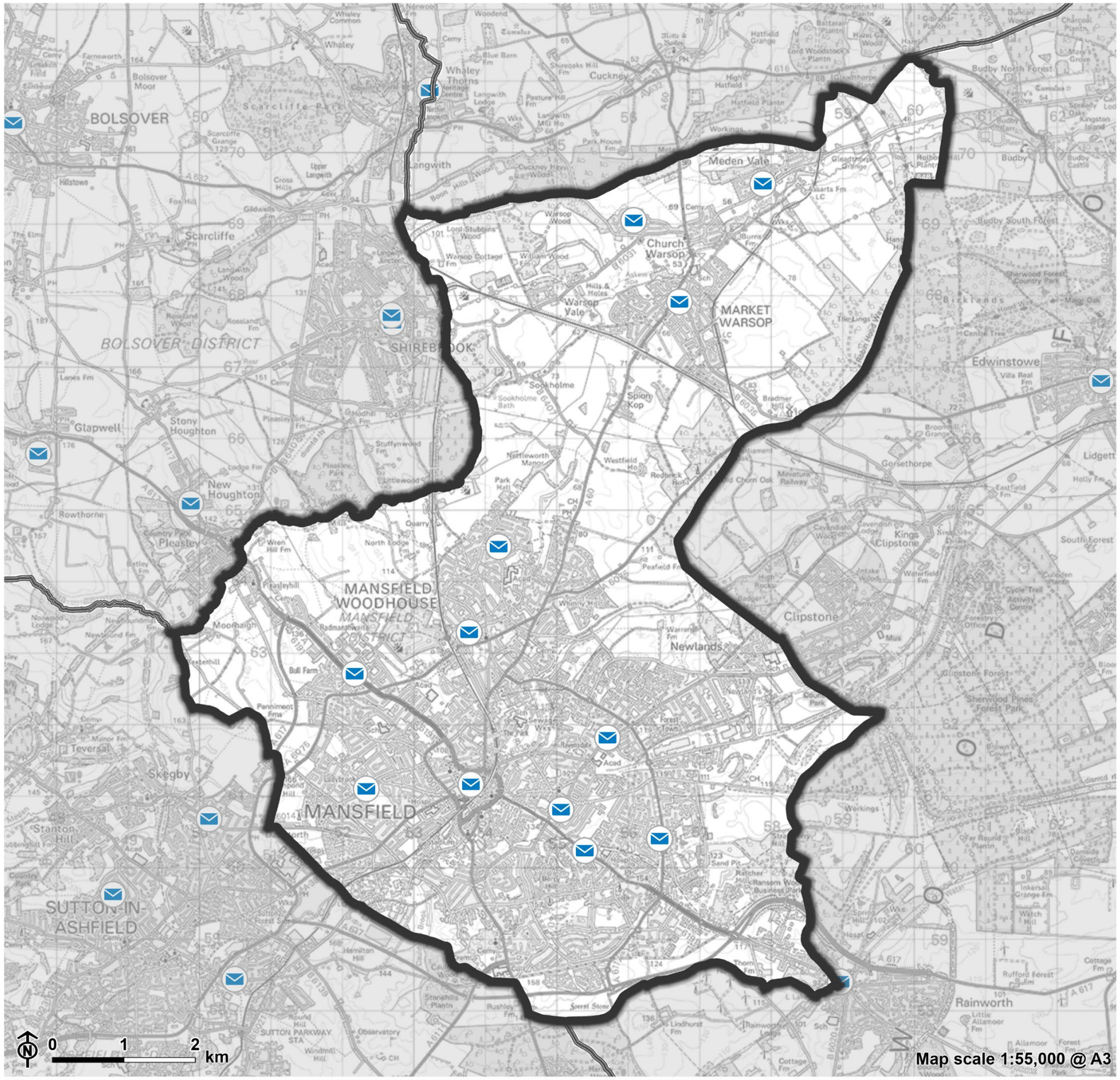
3.101 The main post office is in Mansfield town centre, located within TG Jones on West Gate, and this is supplemented by 13 smaller sub-post offices at various locations spread throughout the Mansfield urban area and in the local

villages, as presented in **Table 3.13** below, and displayed spatially in **Figure 3.10**.

Table 3.13: Existing post offices within the district

Post office	Location
Bull Farm	Mansfield
Carter Lane	Mansfield East
Church Warsop	Warsop
Clipstone Road	Clipstone
Forest Town	Forest Town
Ladybrook	Mansfield West
Mansfield Town Centre	Mansfield
Mansfield Woodhouse	Mansfield Woodhouse
Market Warsop	Warsop
Meden Vale	Meden Vale
Park Hall Road	Mansfield Woodhouse
Oak Tree Lane	Mansfield East
Southwell Road	Mansfield East
Rainworth	Rainworth

Figure 3.10: Location of post offices



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Mansfield District Council

Figure 3.10: Location of Post Offices

Mansfield District
Neighbouring Authority
Post office

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3.102 Over 99% of post offices are operated on a franchise system, therefore it is necessary for there to be a franchise partner (a sub-postmaster) in order for a post office to operate. The Post Office itself makes decisions about the number and location of individual post offices which are operated.

Needs arising from growth

3.103 There is no identified additional need.

Costs, funding and delivery

3.104 Not applicable as there is no identified additional need.

Indoor Leisure Centres

Responsible bodies

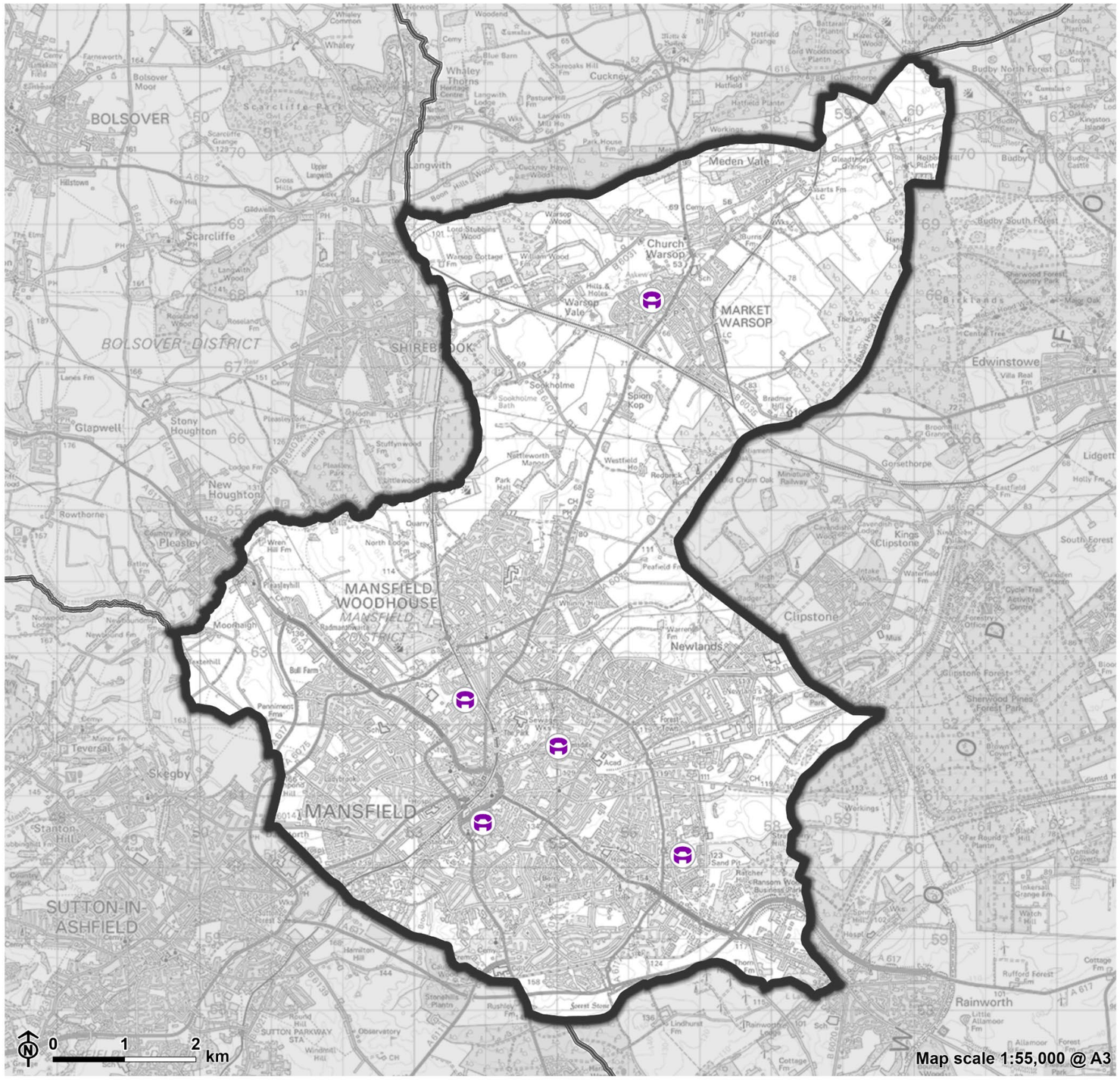
- Mansfield District Council via Leisure Solutions Community Trust
- Private providers
- Mansfield District Council

Current provision

3.105 There are four indoor leisure centres within the district that are operated by the Leisure Solutions Community Trust (operated on behalf of MDC), i.e. are open to the general public to use. These are Oak Tree Leisure Centre, Rebecca Adlington Swimming Centre, Warsop Health Hub and Water Meadows Swimming and Fitness Complex. Their location is shown in **Figure 3.11** below.

3.106 Another facility – the Switch Up Community Hub - is a local authority-owned facility operated as a community hub via a long-term lease agreement by the Nottingham School of Boxing.

Figure 3.11: Location of indoor leisure centres



Mansfield Infrastructure Delivery Plan Update
Mansfield District Council

Figure 3.11: Location of Indoor Leisure Centres

Mansfield District
Neighbouring Authority
Leisure Centre

Map scale 1:55,000 @ A3

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13448_001_Mansfield_IDP_Baseline/13448_001_r1_Baseline_A3L 12/08/2026

3.107 The full range of existing indoor sports facilities available in MDC are shown in **Table 3.14**.

Table 3.14: Existing indoor sports facilities

Available facilities	Number available
Sports halls (3+ courts)	9
Activity Halls	9
Swimming Pools (Main, Learner & Leisure)	10
Health and Fitness Gyms	24
Health and Fitness Studios	19
Padel	1 centre with 4 courts
Athletics Track	1
Cycle Tracks	3
Skate Parks	6
Gymnastics Centres	4
Squash	0
Golf courses	5

Needs arising from growth

3.108 The Built Facilities Strategy (BFS) **[See reference** 39**]** provides an overview of future demand for the different types of facilities which is summarised in **Table 3.15**.

Table 3.15: Future need for specific facility types by 2043

Facility	BFS Recommendations
Sports halls	1 new 6 court sports hall at current Water Meadows site or development of Leisure Local smaller scale 2-3 court facilities within the local community. Additional demand could also be met through increased use of education sites.
Activity Halls	No recommendation however use of community centre informal hall space should continue to be sought for specific communities and those who may choose not to access formal sports facilities.
Swimming Pools (Main, Learner & Leisure)	No recommendation however consider pool replacement to re-think scale and location so opportunities are even better located across the district.
Health and Fitness Gyms	No recommendation.
Health and Fitness Studios	No recommendation however there will be a need for additional provision of this facility type.
Padel	No recommendation however consider development of padel courts as a new offer for local residents.
Athletics Track	No recommendation however it is important to protect and invest in existing facilities.
Wheeled facilities - Cycle Tracks and skate parks	No recommendation however existing facilities are in need of refurbishment to maintain their quality.

Facility	BFS Recommendations
Gymnastics Centres	No recommendation however there is a need for increased access to permanent high quality dedicated facilities.
Squash	Current deficit of 11 squash courts. This increases to a deficit of 13 courts by 2043.
Golf courses	There is no evidence of need from England Golf for additional clubs or provision.

Costs, funding and delivery

3.109 The BFS **[See reference** 40**]** sets out recommendations for the future of built leisure facilities in MDC. It states that where appropriate, MDC and its partners should seek to secure developer contributions from existing and future strategic development sites that could contribute towards the development /refurbishment of facilities strategically supported through the BFS Framework.

3.110 In terms of identified need for a 6-court sports hall, based on Sport England facility costs **[See reference** 41**]**, this is likely to cost around £3.33 million (for a public facility).

3.111 In addition to developer contributions, sports governing bodies or national organisations might offer grants and funding to local clubs, facilities and coaches that can deliver their sports programmes. For example, England Squash provides such opportunities. British Gymnastics provides funding focussed on supporting clubs moving to or safeguarding of dedicated gymnastics space.

3.112 Elsewhere the BFS recommends that MDC seeks to secure community use agreements in negotiation with the governing bodies to protect the current accessible supply of education-based sports halls.

Chapter 4

Waste and recycling

Waste and recycling infrastructure covers the following infrastructure matters:

- Waste collection
- Processing
- Disposal/recycling

Responsible bodies

- Nottinghamshire County Council (NCC)
- Mansfield District Council

Current provision

4.1 Mansfield District Council (MDC), as Waste Collection Authority, is responsible for the collection of household waste, recycling, and garden waste from homes in the district. Waste disposal is the responsibility of the Waste Disposal Authority, NCC.

4.2 MDC collects the following waste from its residents **[See reference** 42**]**:

- Non-recyclable household waste.
- Dry mixed recyclable household waste including mixed paper, cardboard, plastic bottles, plastic tubs and trays and cans.
- Glass bottles.

- Garden waste (on a chargeable basis).

4.3 Residents have the option of taking their glass to one of the bottle banks located in the following locations:

- Asda Forest Town, Forest Town.
- Morrisons, Sutton Road, Mansfield.
- Morrisons, High Street, Mansfield Woodhouse.
- Tesco, Jubilee Way South, Mansfield.

4.4 In addition, there are a number of other local 'bring' sites located across the district for people to recycle a range of glass, textiles, paper, cans and books.

4.5 MDC offers a trade waste service for businesses in the district and collects both recyclable and non-recyclable waste. This is a chargeable service, and the Council operates with a menu of services including a range of bins sizes and frequency of collection.

4.6 MDC also operates a clinical waste collection service for its residents that is free of charge providing a duly completed and authorised Healthcare Waste Referral Form has been submitted by the resident(s) requiring this service. Infectious waste is collected directly but clinical waste classified as non-infectious can be bagged and placed in the green residual wheeled bin for standard kerbside collection.

4.7 MDC provides a bulky waste collection service for its residents for which it makes a small charge, but encourages residents, in the first instance, to consider donation of suitable items to charity for reuse or to take items direct to one of the Household Waste Recycling Centres (HWRCs) operated by NCC.

4.8 In the Mansfield district, about 43,945 tonnes of household waste was recorded in 2024-25 – up slightly from 42,006 tonnes in 2023-24. Of the household waste collected in 2024-25, 12,660 tonnes were sent for reuse, recycling or composting – meaning the area had a recycling rate of 28.8%. This

is a modest decrease of 1.8% from the previous year, although this is lower than the national average of 42% **[See reference 43]**.

4.9 Reported household collection volumes between 2018/19 and 2024/25 for MDC are presented in **Table 4.1** below. These include kerbside collections, recycling collected at bring me sites and recycling/composting through other recycling schemes **[See reference** 44**]**.

Table 4.1: Local authority collected waste in Mansfield 2018/19 - 2024/25 (tonnage)

Waste type	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Dry recycling	6,635	6,856	7,233	8,193	8,390	7,520	7,395
Green recycling	7,461	8,229	6,575	6,394	4,648	5,326	5,266
Total	14,095	15,085	13,808	14,587	13,038	12,846	12,661
% recycled and composted	32.8%	33.6%	30.8%	32.1%	30.3%	30.6%	28.8%

4.10 All kerbside dry mixed recycling collected by the Council is taken to a Materials Recovery Facility in Mansfield where it is sorted and separated into its constituent materials before being sent for recycling by various operators. The green/garden waste collected by the Council is sent for composting at a facility in Oxton.

4.11 Since 2020, residual waste has continued to be delivered to the Veolia Welshcroft Close Waste Transfer Station for treatment and use as Refuse Derived Fuel. This position is scheduled to continue until 2033.

4.12 It is reasonable to assume that the HWRCs most used by Mansfield residents are Mansfield and Warsop (both within the Mansfield district) and

Kirkby and Bilsthorpe (both outside of Mansfield district but within close proximity).

4.13 The existing HWRCs serving the district are generally over capacity, particularly Mansfield and Kirkby. Both are small sites with no potential for expansion due to their location within industrial estates, so it is not feasible to incorporate sufficient extra skips required to accommodate the increased volume of waste that additional users would generate. Mansfield is already unable to accept plasterboard due to site capacity. It is also expected that new legislation will require certain waste streams to be separated further which will require further containers and therefore add to the pressure on these sites.

4.14 As such, it is expected that a new facility will be required in Mansfield to alleviate this pressure. Similarly, additional capacity at the Kirkby HWRC will also likely be required. NCC approved detailed investigation work in late 2024 on two potential sites—land off Jubilee Way in Mansfield and Portland Industrial Park in Kirkby—for a new, modern 'supertip' waste and recycling facility. This follows a strategic review and Cabinet decision aimed at replacing the closely located Kirkby and Mansfield sites with a more efficient alternative in the south or west of the county **[See reference** 45**]**. A decision on this has yet to be made.

4.15 Unlike Local Authority Collected Waste, there is no regular reporting undertaken for the Construction and Industrial (C&I) and Construction and Demolition (C&D) waste arisings and therefore data on these wastes is not readily available. Although local authorities do provide waste collection services to businesses, the majority of the C&I waste is collected by private waste management companies and therefore not reported to local authorities. The arisings in **Table 4.2** have been calculated using the Environment Agency's Waste Data Interrogator (WDI), which is not published for the purposes of calculating arisings, along with the methodology identified in the Nottinghamshire and Nottingham Waste Needs Assessment (which supports the Waste Local Plan). These figures are for the whole county but, when using the WDI, Mansfield accounts for 4% of the total waste arisings in Nottinghamshire and Nottingham. Applying this to the countywide figures

provides an estimate for the Mansfield district. It is important to be clear that this is an estimate and needs to be treated with caution.

Table 4.2: Estimated Construction and Industrial arisings in Mansfield

Year	Estimated arisings in Notts and Nottingham (tonnes)	Estimated arisings in Mansfield (tonnes)
2021	1,246,863	49,875
2022	1,436,081	57,443
2023	1,145,241	45,810

4.16 The recently adopted Nottinghamshire and Nottingham Waste Local Plan (September 2025) **[See reference** 46**]** provides the future planning strategy for waste management in Nottinghamshire and Nottingham until 2038 and provides sufficient capacity to meet future needs. It also provides key policies against which future waste development will be assessed.

Needs arising from growth

4.17 Mansfield HWRC is at capacity, and contributions are required towards a new and improved facility. Warsop HWRC has sufficient capacity to accommodate planned growth. The NCC Developer Contributions Strategy states that residential developments of 50 or more dwellings may need to contribute towards the construction or a new or expanded HWRC where the site is proposed in the catchment area of a recycling centre that is at or close to capacity **[See reference** 47**]**.

Costs, funding and delivery

4.18 The NCC Developer Contributions Strategy, provides a model to be used to calculate a contribution per household. The contribution per household will vary based upon the expected housing in the district / borough as well as land purchase or lease costs associated with delivering the new or expanded recycling centre. NCC state that the contribution per dwelling is approximately £104.72 and that developer contributions will equate to 20% with NCC contributing 80% of costs.

4.19 Table 4.3 shows the financial contribution required from the sites over 50 dwellings, in the catchment of Mansfield HWRC. Other sites over 50 dwellings are located in the catchment area for Warsop HWRC which has sufficient capacity to accommodate planned growth. The final column shows the split of contributions between the developer (20% and NCC 80%).

Table 4.3: Levels of developer contribution required to support waste infrastructure

Site	Number of units in plan period	Total contribution	Developer S106/NCC split (20%/80%)
H1Mg Former Abbey Primary School	62	£6,493	S106 - £1,299 NCC - £5194
H1Mh Former Victoria Court Flats	62	£6,493	S106 - £1,299 NCC - £5194
H1Ms Land North of Jenford Street	120	£12,566	S106 - £2,513 NCC - £10,053
H1Mi Land north of Skegby Lane	350	£36,652	S106 - £7,338 NCC - £29,322

Site	Number of units in plan period	Total contribution	Developer S106/NCC split (20%/80%)
H1Ml Gregory Quarry	117	£12,252	S106 - £2,450 NCC - £9,802
H1Ma Land off Skegby Lane	215	£22,515	S106 - £4,503 NCC - £18,012
H1My Former Rosebrook Primary School	134	£14,033	S106 - £2,807 NCC - £11,226
H1Mb Abbott Road	102	£ 10,681	S106 - £2,136 NCC - £8,545
SUE2 Land off Jubilee Way	700	£73,304	S106 - £14,661 NCC - £58,643
SUE3 Land at Berry Hill	1204	£126,083	S106 - £25,217 NCC - £100,866
H1Mx Former Sherwood Hall School, Forest Town	52	£5,445	S106 - £1,089 NCC - £4,356
H1Mt Land between North of Old Mill Lane and New Mill Lane	370	£38,746	S106 - £7,7495, NCC - £30,997
H1My Clipstone Miners Welfare (Lido Ground), Forest Town	130	£13,614	S106 - £2,723 NCC - £10,891
H1Mr Land South of Clipstone Road East / East of Crown Farm Way, Forest Town	315	£32,986	S106 - £6,597 NCC - £26,389

Site	Number of units in plan period	Total contribution	Developer S106/NCC split (20%/80%)
SUE1 Pleasley Hill Farm, Pleasley	850	£51,926* **amount secured via planning permission*	S106 - £10,385 NCC - £41,541
H1Mq Land off Helmsley Road, Rainworth	170	£17,802	S106 - £3,560 NCC - £14,242

Chapter 5

Utilities

5.1 For the purposes of this assessment, utilities relate to the following:

- Gas
- Electricity
- Digital infrastructure (broadband and mobile networks)
- Water supply
- Wastewater

Responsible bodies

- Gas
  - Cadent Gas
- Electricity
  - Western Power Distribution
  - National Grid
- Digital Infrastructure
  - Nottinghamshire County Council (NCC)
- Water
  - Severn Trent Water
- Wastewater
  - Severn Trent Water

Gas

Current provision

5.2 The Mansfield district falls within the East Midlands Local Distribution Zone. Cadent Gas's Long-Term Development Plan 2024 **[See reference** 48**]** highlights no planned capital investment schemes for the strategic high-pressure gas infrastructure within the East Midlands Local Distribution Zone between 2025/26 and 2027/28. This implies that no strategic capacity issues are expected and therefore local capacity would be the limiting factor, which would be dealt with on a development-by-development basis on application.

Needs arising from growth

5.3 There are no anticipated capacity issues with the national gas distribution networks in the plan area to accommodate the allocations in the emerging Local Plan Review.

Costs, funding and delivery

5.4 Not applicable.

Electricity

Current provision

5.5 National Grid Electricity Distribution (NGED) (formerly known as Western Power Distribution) is the Distribution Network Operator for the East Midlands District. It owns and operates the local electricity distribution network (bulk supply points, primary and distribution substations, and connectivity). The majority of electricity enters the National Grid's national electricity transmission system, then distributes it at lower voltages to domestic, commercial and industrial customers. National Grid Electricity Distribution is a publicly listed company and a subsidiary of National Grid Plc.

5.6 The main Grid Supply Point (GSP) (where the transmission network connects to the distribution network) serving Mansfield is the Chesterfield GSP which is supplied via four 275kV and 400kV Super Grid Transformers. This GSP supplies Mansfield via the following Bulk Supply Points (the substation where the transmission network connects to the distribution network):

- Annesley to the south of the district;
- Clipstone to the east of the district;
- Chesterfield to the north-west of the district; and
- Whitwell to the north of the district.

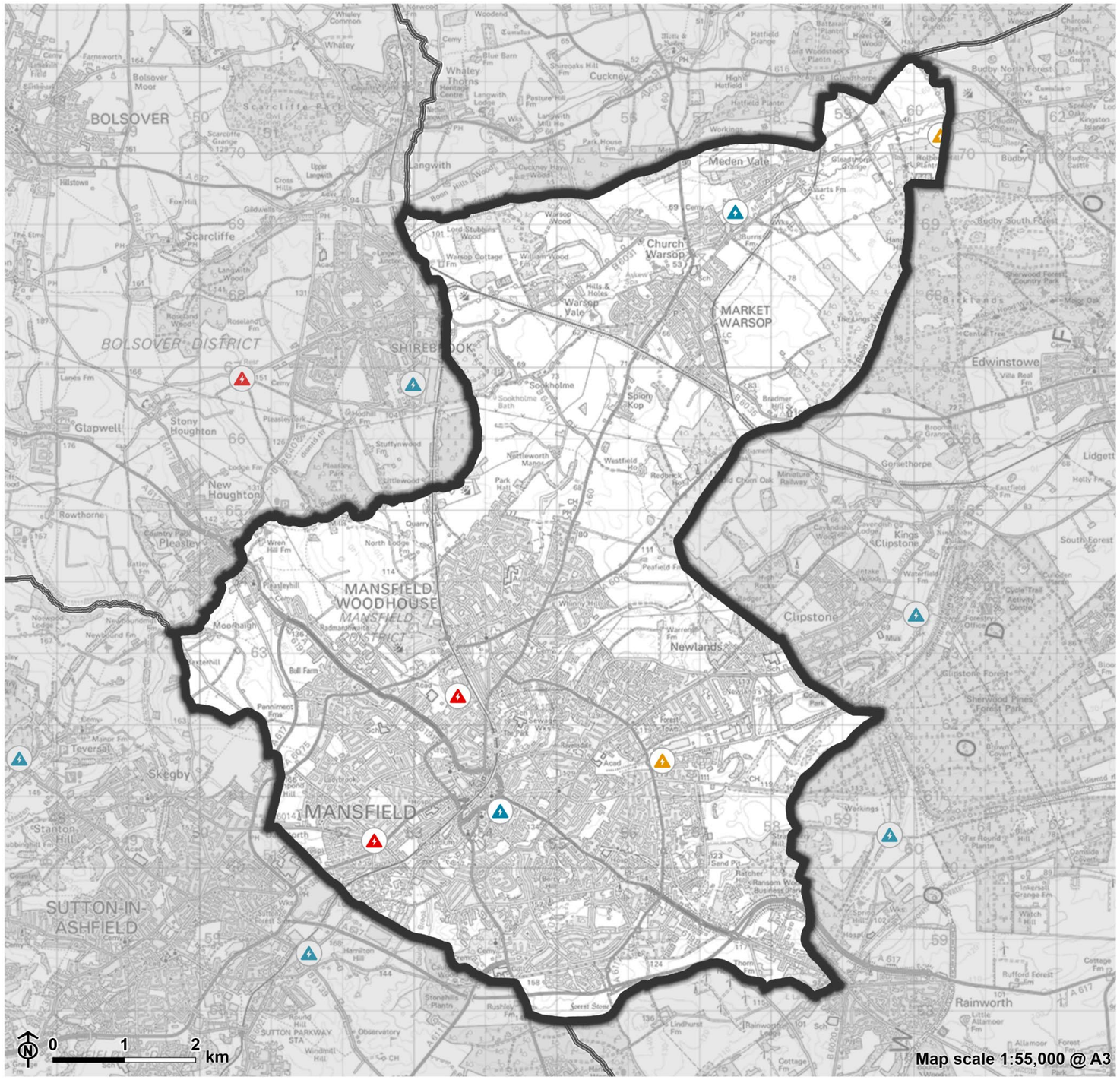
5.7 Primary substations within Mansfield district are located at Crown Farm, Lime Tree Place, Mansfield (off Dunsil Close), Skegby Lane and Warsop. Outside the district but serving parts of it are also Acreage Lane, Clipstone, Rufford, Shirebrook, Sutton Junction (Hamilton Road), Teversal and Thoresby. These are shown in **Figure 5.1.**

5.8 There are existing capacity constraints related to current demands at the following substations serving the Mansfield district (all given an amber rating under National Grid's red/amber/green assessment system):

- Budby
- Crown Farm
- Mansfield
- Shirebrook
- Skegby Lane

5.9 Skegby Lane, Mansfield and Shirebrook in particular will require significant replacement infrastructure based on the addition of contracted future connections (i.e. amber rating raises to red).

Figure 5.1: Location of electricity sub-stations and capacity constraints



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Mansfield District Council

LUC

Figure 5.1: Location of Electricity Sub-Stations and Capacity Constraints

Mansfield District
Neighbouring Authority

Electricity Substation

Requiring **significant** replacement infrastructure
Requiring **some** replacement infrastructure
Requiring **no** replacement infrastructure

Map scale 1:55,000 @ A3

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5.10 National Grid manage connections and the local network to ensure continued supply as primary substations approach capacity. Developments close to these substations would likely trigger upgrades to be made, usually at the developer's expense.

5.11 The National Grid's East Midlands Network Development Report **[See reference** 49**]** dated May 2024 states that due to high levels of growth, new GSP sites are required in the region. These GSPs will be used to shift load away from heavily loaded existing sites, and in some cases can help resolve constraints on the distribution network. Of relevance to Mansfield, a new GSP at Chesterfield is being considered to deload and mitigate constraints in the surrounding network. No further details on timescales have been provided at this time.

5.12 Decarbonisation of the electricity network is likely to have substantial implications for electricity supplies in Mansfield. Moving away from gas boilers and increasing electric charging points is likely to increase the use of electricity supplies by at least two and a half to three times.

Needs arising from growth

5.13 The Government is committed to achieve net zero by 2050. The shift towards the electrification of low carbon technologies in both domestic settings (heat, electric vehicles, retrofit), and industrial processes is critical to achieving this goal, and National Grid Electricity Distribution (NGED) is playing a crucial role in meeting this commitment through reinforcement of the electricity distribution network. This reinforcement will build in the capacity that is required to meet the growing demand for electricity.

5.14 NGED's system planning process is a strategic approach to investing in the electricity network, ensuring that it can meet future demand in the right place, at the right time while ensuring good value for money for customers.

5.15 To ensure NGED can provide the network that Mansfield needs, the Local Planning Authority are actively engaged with this process. MDC provide data and insights of the growth ambitions for the area, and local projects, on an annual basis. This feeds into the Distribution Future Energy Scenarios. NGED use this information to forecast the future requirements on the electricity network and decide when and where to invest. This ensures that they are able to strategically plan to provide sufficient network capacity as the country transitions to net zero.

5.16 According to the Network Development Plans for the East Midlands distribution network, electricity network capacity within Mansfield is subject to a small number of emerging constraints, with initial issues arising by 2028 and becoming more widespread by 2034, particularly in relation to Annesley, Mansfield and Clipstone 33kV and Chesterfield, Goitside and Gresley 33kV, including circuit overloads and primary transformer overloads. While short-term operational measures and flexibility services may help manage demand and generation pressures, significant reinforcement such as new circuits, additional transformers and potential upgrades to GSPs, will be required to support planned growth and the transition to low carbon energy. Development will therefore need to be coordinated with network investment and may be phased where necessary to align with infrastructure delivery. There aren't any needs that are directly attributable to individual sites.

Costs, funding and delivery

5.17 The current NGED Business Plan (RIIO ED2) details the delivery plan for the period 2023–2028 and during this plan, NGED will be investing £7.5 billion in network development **[See reference** 50**]**. This includes expenditure to maintain, extend and reinforce the network, enabling the connections of millions of low carbon technologies and small-scale generation to support local and national decarbonisation.

5.18 NGED are currently developing their RII0-ED3 business plan which will cover 2028–2032 and the data used to inform that plan will include the growth requirements of sites in the Mansfield District Emerging Local Plan Review.

5.19 In Spring 2025, National Grid launched a consultation on proposals to reinforce the electricity transmission network between the north of England and the Midlands by building a new 400 kilovolt (kV) electricity transmission connection between two proposed substations at Birkhill Wood and High Marnham. National Grid is currently reviewing feedback and preparing to submit its Development Consent Order application. The proposed reinforcement is required to increase the capability of the electricity transmission network between the north of England and the Midlands. It is also needed to facilitate the connection of proposed new offshore wind farms that are planned in the area. The proposed electricity transmission upgrade would run broadly north-east and east of Mansfield **[See reference** 51**]**.

5.20 The National Energy System Operator for Great Britain brings together the activities required to deliver the plans, markets and operations of the changing energy system. Preparation of a transitional Regional Energy Strategic Plan (tRESP) forms a key part of this. The first tRESP was published in January 2026 **[See reference** 52**]** and provides a consistent starting point for the Distribution Network Operator, including NGED, to build their network investment plans for the next electricity distribution price control, which runs from 2028 to 2033. There will be a RESP for each region, with the Mansfield district being in the Central region. This is expected by the end of 2028.

Digital infrastructure

Current provision

Broadband

5.21 Openreach is the regulated 'Open Access' telecommunications network provider within the Mansfield district. Other 'open access' and 'closed access' operators are available, but these are not regulated in terms of duty to provide physical connections to meet growth aspirations.

5.22 Virgin Media, Sky, Plusnet, Onestream, and Vodafone offer fibre optic services in the Mansfield district and deliver access to a range of data, voice and internet solutions.

5.23 In Mansfield, superfast and fibre coverage reaches 99.6% of the district. Although 40,000 homes and businesses in Mansfield can upgrade to full fibre, less than one in five have made the switch. This means that many residents are missing out on accessing faster internet connections **[See reference** 53**]**.

5.24 National government set targets for broadband delivery for the UK. The Superfast Broadband programme was announced in 2010 in response to concerns that the commercial deployment of superfast broadband would fail to reach many parts of the UK. Phase 1 was to provide superfast broadband to 90% of UK premises by early 2016 and access to basic broadband (2Mbps) for all from December 2015. Phase 2 was to provide superfast broadband coverage to 95% of UK premises by the end of 2017 and then to explore options to provide superfast coverage to the hardest to reach parts of the UK, the final 5%. Phase 3 of the Superfast Broadband Programme began in 2016 and involved over £1 billion of public funding. It aimed to provide superfast broadband coverage (or faster networks) in areas where availability remained

below the 95% coverage target and extend superfast coverage beyond 95% where possible.

5.25 The Conservative Party's 2019 manifesto commitment was to deliver nationwide gigabit-broadband by 2025. That target was revised in November 2020 to a minimum of 85% of premises by 2025. The Levelling Up White Paper **[See reference** 54**]** published in February 2022 set a new target: for gigabit-broadband to be available nationwide (99% connectivity) by 2030. Whilst the subsequent Levelling-up and Regeneration Act 2023 did not enshrine the target in law, Thinkbroadband's unofficial data indicates that the target was met in November 2024, although Thinkbroadband's coverage figures tend to be a few percentage points higher than Ofcom's **[See reference** 55**]**.

5.26 The last few years has seen continuous and significant multimillion-pound investment in connectivity interventions in Nottinghamshire. Run between 2018 and 2022, the Better Broadband for Nottinghamshire programme was a £31 million partnership between the county council and a range of funding sources including central government, Openreach and districts, boroughs and Nottingham City Council. This programme built upon the commercial rollout of fibre-based broadband which had provided superfast (>=30Mbps) access to 86% of properties in Nottinghamshire. The programme ensured that 98.8% of the county's homes and businesses could access superfast broadband **[See reference** 56**]**.

5.27 The D2N2 Gigahubs project brings gigabit full-fibre connectivity to selected public buildings such as schools, GP surgeries, health centres and public libraries located in rural areas across the East Midlands Combined County Authority region. Funding across Nottinghamshire and West Lincolnshire was worth £58m and aimed to connect 34,250 hard-to-reach premises across the area by 2025.

Mobile telecommunications

5.28 According to NCC's mobile connectivity maps **[See reference** 57**]** mobile phone coverage in Mansfield varies by network and location, with some areas experiencing "not spots" or poor signal. While "not spots" and areas of poor signal are found throughout the district, the majority are concentrated in rural areas in the north and east. The following connection types and speeds are available in Mansfield; 4G average 30Mbps downloads 7Mbps upload, 5G average 124 Mbps download 14 Mbps upload. NCC is seeking to improve mobile coverage across the district by upgrading the existing mobile infrastructure.

5.29 On a smaller scale, small cells rental licenses were signed with providers to make Council-owned assets such as lamp posts available to mobile network operators on which to fit 'small cell' devices to boost network capacity. This enables more people to make calls and browse the internet in busy locations **[See reference** 58**]**.

Needs arising from growth

5.30 Considerable improvements are being made to broadband coverage in Mansfield. In particular this is because BT Openreach provides full-fibre broadband to sites of 20+ dwellings and are encouraged by the NPPF to install full-fibre broadband in all new-build properties.

5.31 Technological developments are also likely to have an impact on the future of broadband access in Mansfield – for example, 'low orbit' broadband technologies (which do not rely on cables) are likely to provide advantages for rural areas and may provide a partial solution to the urban-rural digital divide.

5.32 Additionally, developers are required to provide 'fibre to the premises' (FTTP) infrastructure within new build sites. There aren't any needs that are directly attributable to individual sites.

Costs, funding and delivery

5.33 Given the nature of provision, no specific costs have been identified.

5.34 In 2022, Netomnia deployed FTTP broadband to around 74,000 premises in Mansfield and surrounding areas, aiming to improve connectivity and support the local economy. They partnered with Map Group to accelerate rollout using advanced optical technology, while alongside YouFibre it has secured £418 million in funding since 2020 and targeted reaching one million premises by 2023 **[See reference** 59**]**. However, it was noted in 2025 that around 40,000 homes and businesses in Mansfield could upgrade to full-fibre, but so far less than one in five have made the switch **[See reference** 60**]**.

5.35 NCC were awarded funding in 2024 from the Local Government Association (LGA) to survey 4G and 5G mobile network coverage across the county, covering all seven districts: Ashfield, Bassetlaw, Broxtowe, Gedling, Mansfield, Rushcliffe, and Newark and Sherwood. The programme known as Digital Pathfinders helped to identify areas of poor or no coverage, thereby ensuring that potential connectivity gaps particularly in rural areas are addressed **[See reference** 61**]**.

5.36 The national £5 billion Project Gigabit initiative aims to improve connectivity in rural areas across the UK. The programme aims to improve connectivity in rural areas, supporting more flexible living and working patterns, and prioritises communities with slow connections that would otherwise be unlikely to benefit from commercial broadband roll-out. In Nottinghamshire, including Mansfield, the ‘Lot 10’ contract will deliver improved connectivity across the county and parts of West Lincolnshire. The contract is expected to bring around £58 million of investment, enabling full-fibre broadband to approximately 34,300 premises within the area. Eligibility for inclusion is determined through Building Digital UK’s National Rolling Open Market Review process, which assesses existing broadband coverage alongside expected commercial rollout plans from network providers over the next three years **[See reference** 62**]**.

5.37 Project Gigabit also includes the Gigabit Broadband Voucher Scheme, which provides £210 million of financial support to eligible homes and businesses in rural areas to help them access gigabit-capable broadband. The scheme helps make gigabit broadband deployment commercially viable for network providers in remote locations where installation costs are typically higher **[See reference** 63**]**.

Water supply

Current provision

5.38 Severn Trent Water has a statutory obligation to provide water for domestic purposes and to meet growth in the district.

5.39 It has produced a 25-year Water Resource Management Plan (WRMP) **[See reference** 64**]** to maintain a secure balance between water supply and demand. The WRMP finds that there is a likely future supply/demand deficit of 244Ml/d by the end of the plan year 2040-2041, growing to 540Ml/d by 2050-2051 if no action is taken across the supply area. This is the largest proposed deficit that Severn Trent have had to address to date, caused in part by climate change, growing population and leakage.

5.40 A number of schemes will therefore be introduced across the supply area to preserve water resources. Those relevant to Nottinghamshire are listed below **[See reference** 65**]**:

Water Transfer Schemes

- Strategic Grid to Nottinghamshire: Transfer of 30 million litres of water per day from the Strategic Grid to ensure adequate supply to Nottinghamshire (2025-2030).

Expansion of Water Treatment Works

- Shelton Water Treatment Works: Expansion to increase capacity by 18 million litres (2025-2030)
- Little Eaton Water Treatment Works: Increase output by 5 million litres (2025-2030)
- Whitacre Water Treatment Works: Increase output by 4 million litres (2045-2050)
- Dam extension at Whitacre (2045-2050)
- Homesford Water Treatment Works: Increase outputs by 5 million litres (beyond 2050).

Needs arising from growth

5.41 The planned scale of growth across the Mansfield district is expected to generate a significant increase in demand for potable water supply infrastructure. The majority of the sites connect to existing water supply infrastructure via local distribution mains ranging from 150mm to 450mm in diameter. However, at this stage, connection feasibility is generally assumed rather than confirmed.

5.42 Several of the larger sites, including SUE1 (Pleasley Hill Farm), SUE2 (Land off Jubilee Way), SUE3 (Berry Hill / Lindhurst), H1Mt (Land between Old Mill Lane and New Mill Lane), H1Mi (Land north of Skegby Lane) and H1Ma Land off Skegby Lane, are identified as generating substantial water demand due to their scale, ranging from approximately 100 to over 1,200 dwellings. These strategic allocations will therefore make a significant cumulative contribution to overall water demand across the district, particularly where delivery is phased over multiple years.

Costs, funding and delivery

5.43 Apart from any significant non-domestic process usage, all upgrades to the drinking water network are funded and carried out by Severn Trent Water. Where subsequent detailed modelling indicates capacity improvements are required, such work will be phased to align with development occupancy, with capacity improvement works being funded by Severn Trent Water.

5.44 Water use in developments is governed by national Building Regulations.

Wastewater

Current provision

5.45 Mansfield District Council's Water Cycle Study (2026) evaluates wastewater infrastructure capacity for potential growth areas **[See reference** 66**]**.

5.46 Wastewater collection and treatment services are provided by Severn Trent Water over the whole area of the Mansfield district. The Mansfield district is served by 7 Wastewater Treatment Works (WwTW) catchments. 2 sites discharge within the district (Mansfield (Bath Lane) and Church Warsop WwTWs) and also primarily serve populations within the district. One WwTW at Shirebrook primarily serves the population within the neighbouring Bolsover district, however it discharges within the Mansfield district. The other three sites discharge into neighbouring local authority areas and the majority of population they serve lies outside of the Mansfield district.

5.47 Severn Trent's Drainage and Wastewater Management Plan (DWMP) 2023 for the North Notts **[See reference** 67**]** and Lower Trent **[See reference** 68**]** Strategic Planning Areas identifies the priorities as a combination of

reducing demand, optimising supply and increasing capacity where needed. This is summarised in **Table 5.1** below.

Table 5.1: DWMP assessment of risks and needs by WwTW catchment

Catchment	Mansfield (Bath Lane) WwTW	Church Warsop WwTW	Rainworth WwTW	Edwinstowe WwTW
Risk of sewer flooding	Further investigation needed (medium term priority)	Further investigation needed (medium term priority)	Long term priority	Long term priority
Storm overflow risk	Short term priority	Further investigation needed (medium term priority)	Long term priority	Further investigation needed (medium term priority)
Improvement works planned	AMP7 (2020-2025)	AMP8 before 2030	AMP7 (2020-2025)	AMP8 before 2030

5.48 Table 5.1 shows that improvement works were planned at Mansfield Bath Lane and Rainworth WwTWs in the Asset Management Plan (AMP) 7 period (2020-2025). There is a short-term priority that is to be investigated by Severn Trent Water relating to storm overflow risk at Mansfield Bath Lane. Other than that, all other potential issues are either medium- or long-term priorities.

Needs arising from growth

5.49 The majority of developments are assumed to connect into existing combined and foul sewer networks serving the Mansfield (Bath Lane), Church Warsop and Rainworth catchments. Pipe capacities within the receiving

networks vary significantly (typically between 14 l/s and 493 l/s), with a number of smaller upstream sewers already operating close to capacity.

5.50 A number of the sites are identified as requiring pumped connections due to the proposed development being in a low-lying area. These are:

- H1Mg – Former Abbey Primary School
- H1Mx - Former Sherwood Hall School
- H1Mt Land between Old Mill Lane and New Mill Lane
- H1Mn – Former Kirkland Avenue Allotments
- H1Mo - Land off Forest Road
- H1Ml - Gregory Quarry
- H1Mz - Land at Rosebrook Primary School
- H1WPa - Land west of Mansfield Road
- H1Mj - Land north of Peafield Lane
- H1Mq - Land off Helmsley Road, Rainworth
- H1WPd - Land South East of Mansfield Road, Market Warsop
- H1Mi - Land north of Skegby Lane
- SUE1 - Pleasley Hill Farm.

5.51 The remaining sites can be connected by way of a gravity connection.

5.52 Additionally, although individual foul flow contributions are generally low relative to pipe capacity, stormwater generation frequently exceeds existing sewer capacity, particularly where runoff rates (assumed at 5 l/s/ha) are applied.

5.53 The larger allocations, including SUE1, SUE2, SUE3, H1Mt (Land between Old Mill Lane and New Mill Lane), H1Ma (Land off Skegby Lane) and H1Mr (Land South of Clipstone Road East / Crown Farm Way) demonstrate medium

to high wastewater impact risk, due to either exceedance of local pipe capacity under storm conditions or the presence of multiple downstream constraints including Combined Sewer Overflows and recorded flooding locations, and the cumulative impact due to the cluster of developments.

5.54 For most new development, provided the surface water is managed sustainably through use of sustainable drainage systems (SuDS), the additional foul only flows will have a negligible impact on existing sewer performance, but where there are pre-existing capacity constraints additional capacity improvements may be required.

Costs, funding and delivery

5.55 Where new capital provision of wastewater infrastructure has either been identified or may be required, this would be funded and delivered by Severn Trent Water. This funding will come through charges levied on developers to connect to the wastewater system. The cost of potential projects is not known and will depend on the specific requirements of each site. However, Severn Trent Water has a duty to provide a connection if requested.

5.56 In order to reduce the amount of surface water entering into the sewerage system, use of SuDs is recommended. There will be a requirement on developers to demonstrate that, where SuDs are provided, they will be managed and maintained to an appropriate standard in line with the drainage hierarchy. The future management and maintenance of new SuDs may be secured by a variety of means, including a management company with estate management charges, water companies, or charities.

5.57 Existing issues and deficiencies in the system will continue to be addressed by Severn Trent Water through the Asset Management Plan process. This will be based on an ongoing process of prioritisation and funded through customer bills.

Chapter 6

Flood defences and alleviation schemes

Responsible bodies

- NCC (lead local flood authority)
- Mansfield District Council
- Severn Trent Water

Flood Risk

Current provision

6.1 Flood risk arises when development and its supporting infrastructure are in areas where the drainage of the land, permanently or occasionally, results in standing and/or flowing flood water. Flood risk is defined as the combined probability and the potential consequence of flooding from all sources, including from: rivers, sea, groundwater, sewers, reservoirs, surface water, etc. Flood risk can be further increased by climate change, level of soil and geology permeability, land management and urbanisation. 'Residual' flood risks arise when flood risk infrastructure fails due to a variety of mechanisms such as blockage of culverts or overtopping or breaching of raised defences.

6.2 The Mansfield District Council administrative area lies on the headwaters of the River Meden in the north and the River Maun in the south. Both rivers are part of the Sherwood sub-catchment of the River Trent Catchment which drains into the River Humber. The Meden and Maun are the only 'main rivers' in the

district. The Environment Agency (EA) has administrative responsibility for 'main rivers' **[See reference** 69**]** whereas 'ordinary watercourses' **[See reference** 70**]**, which constitute all other watercourses other than 'main rivers' fall within the remit of the Lead Local Flood Authority (LLFA) which is NCC. Other tributaries of the River Maun include: Cauldwell Brook (south-east), Vicar Water (east) and Rainworth Water and Foul Evil Brook (south-east). A tributary of the River Meden, Lees Brook, flows north of Mansfield Woodhouse. A small part of the southern fringe of the administrative area drains into Rainworth Water which is a tributary of the River Maun.

6.3 Flood risk from rivers is generally low with a slightly greater potential for flooding within some existing areas in and around the Mansfield central area and Market Warsop. There are some localised areas where flooding is a concern including where there are clear pressures on urban drainage systems and in areas of low soil permeability.

6.4 The 2026 Strategic Flood Risk Assessment (SFRA) **[See reference** 71**]** identifies that there are areas of fluvial flood risk associated with the River Maun in central and south Mansfield; and the River Meden which flows through Pleasley and Pleasley Vale, north of Market Warsop, Sookholme, Spion Kop, Church Warsop and Meden Vale. There are also some areas of fluvial flood risk associated with Sookholme Bath and Cauldwell Brook (ordinary watercourses).

6.5 Localised surface water flood risk is identified in the following areas:

- Mansfield – along Ladybrook Lane, Stockwell Gate, West Gate, Church Street, Newlands Road, Bridge Street, Debdale Lane, and Sandlands Way.
- Mansfield Woodhouse - to the east of Manor Academy, and along Station Street, High Street and Worcester Avenue.
- Market Warsop - along Sherwood Street and Wood Street.
- Church Warsop - localised areas along Manor Road, Rectory Road, and Eastlands Lane.

6.6 The risk of flooding in Mansfield will increase from the likely impact of climate change. Severn Trent Water identified Mansfield as one of the most at-risk communities in Nottinghamshire once the impact of climate change was considered, with almost 1,000 people living in homes classed as 'high risk' from flooding **[See reference** 72**]**.

6.7 The Nottinghamshire Preliminary Flood Risk Assessment (PFRA) (2023-2029) **[See reference** 73**]** identifies areas where flood risk is significant (known as Flood Risk Areas). According to the PFRA, Mansfield as well as Worksop, Retford and Burton Joyce all have 11 or more years where flooding to either highway or property has been recorded. As such, the PFRA states that people, property (both residential and commercial), critical services and cultural heritage sites continue to be at risk from surface water in Mansfield.

Flood Protection

Current provision

6.8 Flood risk from rivers is generally low with a slightly greater potential for flooding within some existing areas in and around the Mansfield central area and Market Warsop. Overall, development can be feasibly located outside flood zones 2 and 3. Surface water and flooding from sewers is a key issue for the district due to urbanisation, culverted water courses, low permeability of soils, former mining sites and topography.

6.9 The NPPF and NPPG requires that new development is implemented with mitigating measures such that the new development either does not exacerbate existing flood risks or, where possible reduces downstream flood risk. Local sources of flood risk should be controlled by ensuring compliance with the NPPG which includes the need for new development to utilise SuDS where possible and comply with the Defra Non-Statutory Technical Standards for Sustainable Drainage Systems **[See reference** 74**]**.

6.10 The Environment Agency (EA) guidance on climate change allowances (published in 2016 and updated in 2021) **[See reference** 75**]** should also be considered when determining individual planning applications. Correct application of these allowances in individual planning decisions and their supporting conditions should ensure that local sources of flood risk and further downstream exacerbations of fluvial flood risk do not occur.

6.11 The Mansfield Central Area Flood Risk Review (2018) **[See reference** 76**]** recommends several options for reducing flood risk to both brownfield sites, and existing areas, within Mansfield town centre. For example, identifying areas where the removal of existing structures such as culverts would reduce flood risk to existing areas.

6.12 In collaboration with MDC and NCC, Severn Trent Water invested £76 million in nature-based solutions as part of their Sustainable Flood Resilience programme to protect communities from flooding. The project began in 2022 and ended in April 2025, with over 340 SuDS installed across Mansfield which will help to divert water away from sewers. Additionally, 15,000 green interventions including planters, swales, rainwater gardens and permeable paving were installed. The purpose of this network of blue-green infrastructure is to maximise the capture of water during severe storms, thereby reducing the threat to homes and businesses from flooding **[See reference** 77**] [See reference** 78**]**.

Needs arising from growth

6.13 In line with MDC's SuDs SPD **[See reference** 79**]**, SuDs will be an important mechanism for managing flood risk from surface water run-off caused by new development coming forward. Mansfield District Council are committed to achieving SuDs in new developments in order to reduce the potential for flooding, deliver environmental enhancements, making places more resilient and adaptive to climate change and adding value in terms of Green Infrastructure and biodiversity. SuDS should seek to deliver multiple benefits and apply the following principles – they should:

- be considered at the earliest stages of scheme development and not an afterthought;
- seek to mimic natural drainage in the way that surface water infiltrates the ground;
- be encouraged at both a small scale (domestic) and larger scale (systems);
- follow the drainage hierarchy;
- encourage water infiltration where possible;
- use surface water features where infiltration is not possible;
- contribute to place-making and urban design;
- be sympathetic to the landscape, habitats, flora and fauna;
- be sympathetic to the historic environment including impacts on archaeology;
- seek to encourage solutions that embed carbon (avoiding concrete and other aggregates);
- seek to enhance biodiversity;
- deliver solutions that can be easily accessed and maintained;
- be well-designed and do not detract from the open space, play or leisure experience where they are accommodated within open spaces;
- be incorporated within streets where possible; and
- be incorporated in all types of development – not just housing.

6.14 It is also important that opportunities for managing flood risk use, enhance, or create multi-functional Green Infrastructure (GI) assets within the wider GI network. On this point, the SPD recommends that new development proposals which incorporate SuDs *"maximise the biodiversity benefits and should be designed to deliver the dual purposes of drainage management and supporting healthy habitats."* Larger developments which contain strategic green infrastructure or linked networks should seek to create SuDS that allow for

linked areas of biodiversity and the movement of wildlife. SuDS should be strategically placed to support and enhance local nature recovery networks, building ecological resilience into the landscape by connecting attenuation basins, retention / detention ponds and wetlands at key locations that improve buffers between developed areas and existing valuable habitats.

6.15 No standards are identified for flood risk management. However, the SPD requires SuDS to follow the drainage hierarchy, to ensure that surface water run-off is attenuated before entering the main watercourses. The future maintenance of any new SuDs will be the responsibility of the developer.

Costs, funding and delivery

6.16 The cost of SuDS provision will vary based on the size, type, layout and development mix of each scheme. The funding and delivery of each scheme will be expected to be borne by the developer. The council manages SuDS requirements on a site-by-site basis via Section 106 legal agreements and developer conditions.

Chapter 7
Transport

7.1 For the purposes of this assessment, transport relates to the following:

- Highways
- Public transport
- Walking
- Cycling

Responsible bodies

- NCC
- Mansfield District Council
- Network Rail (rail and freight)
- East Midlands Railway (rail)
- Commercial bus and coach operators (multiple)

Highways

Current provision

Highway network

7.2 The highway network within the Mansfield district is formed around four key radial routes leading to / from Mansfield town centre:

- The A60 linking north to Mansfield Woodhouse, Warsop and Worksop. Within the district, the A60 is a single carriageway road with one lane in each direction.
- The A60 linking south to Ravenshead and Nottingham.
- The A38 linking to Sutton-in-Ashfield and the M1 at junction 28. Within the district, the A38 is a predominantly single carriageway road with one lane in each direction.
- The A6191 connecting to the A617 orbital route to the north-west and south-east of Mansfield Town Centre. The A6191 is a single carriageway road.
- The A617 linking Mansfield town centre to Newark and connecting to the A1 to the south-east of the town. It also links to the M1 at Junction 29 in a north-westerly direction. Within the district, the A617 is predominantly a dual carriageway road.

7.3 An ‘inner ring road’ orbits Mansfield town centre comprising the A6009 and A60 and providing direct links to all radial routes noted above. The inner ring road is predominantly dual carriageway, with an approximately 1km section of single carriageway on the A6009 to the west. Access to / from the ring road is controlled by several signalised junctions.

7.4 In addition, there is a partial outer ring road, comprising a section of the A617 to the south-west of the town. This was completed in 2004, delivered as the Mansfield Ashfield Regeneration Route (MARR) project. In a wider context, the A617 forms an east to west route between the M1 junction 29 and Chesterfield in the west and Newark-on-Trent in the east.

7.5 The A617 links to the A6075 and A6117, providing further minor orbital links around the north-east and north-west of the town. However, these routes are disjointed when connecting to the A60 and provide an incomplete ring road.

7.6 There are no Strategic Road Network routes managed by National Highways within the district. All roads are the responsibility of the local highway authority, NCC. **Figure 7.1** shows roads within the district.

Figure 7.1: Road Network

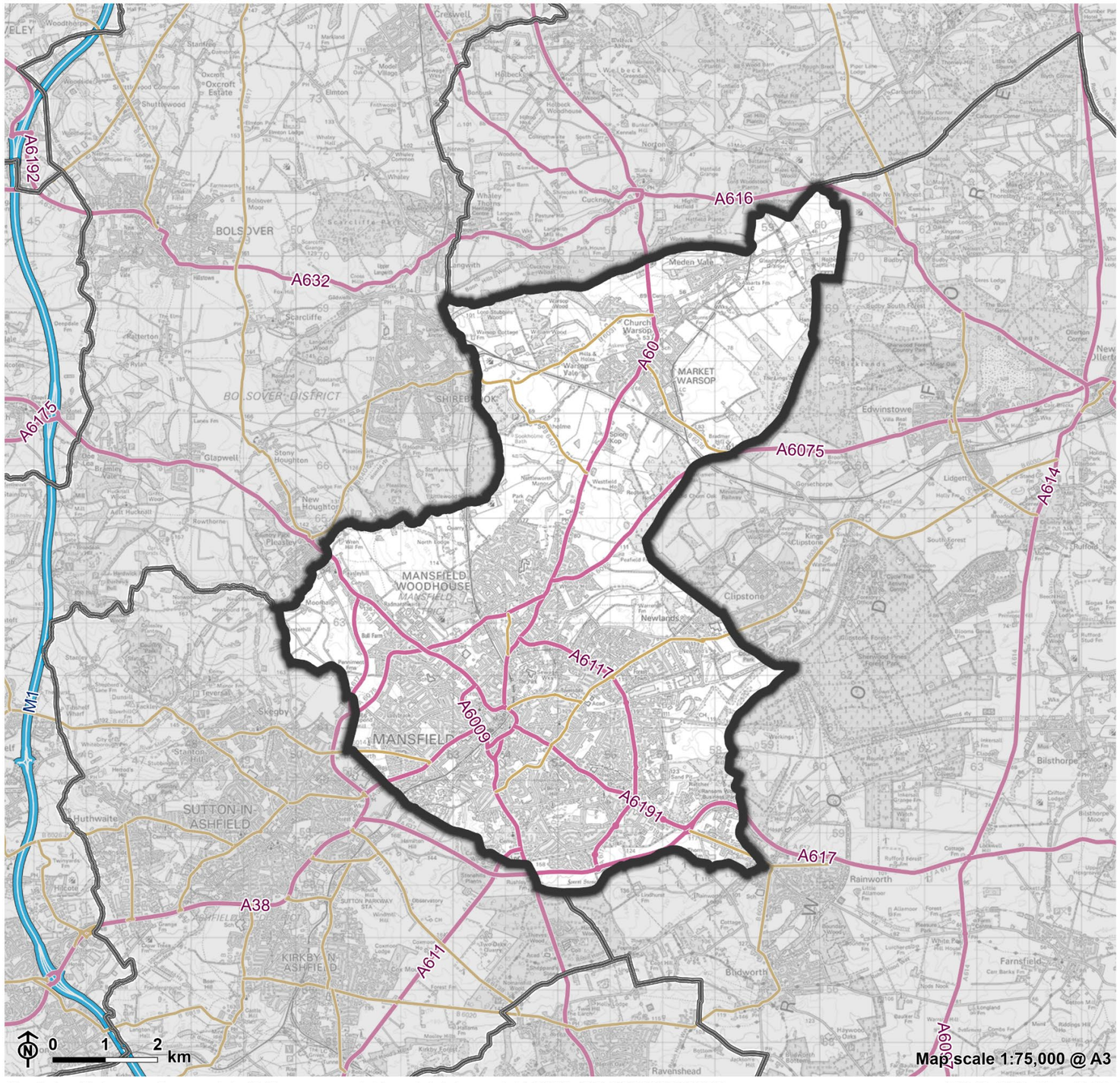

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Figure 7.1: Existing Road Network

- Mansfield District
- Neighbouring Authority
- Motorway
- A Road
- B Road

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Key pinch points

7.7 The incomplete outer ring road is a key capacity constraint in the district. Congestion and safety issues have been raised by elected Members, particularly at the following junctions:

- A617 (Beck Lane/Kings Mill Road East) and B6014 (Skegby Lane/Mansfield Road)
- A6075 (Debdale Lane) and A6191 (Chesterfield Road North/South).

7.8 The A60 radial link from Mansfield to Warsop and the A6075 (Peafield Lane) also frequently experience congestion issues.

7.9 Outside of the district, M1 Junction 28 has known capacity constraints, with local campaigning for improvement works to be included in future Road Investment Strategies (RIS). Whilst being outside the district, this junction is a significant gateway into Mansfield, serving the A38 which is key radial route providing access to the town centre.

Planned upgrades

7.10 NCC have completed detailed designs for junction improvements at the A60/Park Lane/Baums Lane junction. NCC have advised that the total and latest cost estimate to deliver the junction upgrade is expected to be £7.6M to £8.9M. An additional £3.3m has been secured to progress the scheme though NCC BSIP funding, with the remaining scheme funding likely to come from EMCCA contributions.

7.11 Once delivered, the project will provide a major upgrade to the junction as part of the UK Government funded Bus Service Improvement Plan and Levelling Up Partnership Fund. The scheme seeks to reduce delays to bus

services through the junction, in addition to reducing overall congestion and delays for general traffic.

7.12 The scheme includes the following elements:

- 40m of bus lane from Murray Street to Baums Lane
- Extending the length of the left turn on to Park Lane
- Centralised traffic light bus priority.

7.13 NCC are also planning a major improvement scheme for the A614 and A6097 corridor between Ollerton and Lowdham via a series of junction improvements. The scheme received Department for Transport (DfT) funding approval in September 2025 and full approval to proceed in Spring 2026. Work commenced in Summer 2026. The corridor routes approximately 4.5km east of Mansfield district boundary. The corridor serves the radial routes of the A617 and A6075 linking into the district and therefore the scheme will benefit journey times to/from Mansfield via these junctions.

Transport modelling

7.14 Transport modelling has been undertaken to provide an assessment of the strategic transport impacts of the Local Plan Review **[See reference** 80**]**. The modelling used an assessment year of 2043 which allows for the Local Plan's proposed developments to be fully occupied and operational.

7.15 The following modelling scenarios were tested to allow comparisons, understand the impacts of the Local Plan, and develop a suite of mitigation measures:

- 2023 Baseline Scenario
- 2043 No Local Plan Scenario
- 2043 Local Plan Scenario
- 2043 With Mitigation Local Plan Scenario

7.16 The 2043 No Local Plan Scenario modelling demonstrates that by 2043, in the absence of any growth associated with the Local Plan, there will be modest levels of junction congestion across the surrounding local and strategic transport networks. This is driven by background traffic growth between 2023 and 2043 levels, and existing development commitments.

7.17 Several junctions are forecast to be operating close to or above capacity in the 2043 No Local Plan Scenario, for example along the A38, A60 and A6191 corridors.

7.18 With the addition of Local Plan growth (the 2043 Local Plan Scenario), the following junctions experience congestion increases:

- A60 / A6075 Warsop Road
- A60 / A6117 Old Mill Lane / Butt Lane
- A60 / A6191 Chesterfield Road South / Leeming Street
- A60 / Berry Hill Lane / Atkin Lane
- A60 / Bishops Walk
- A60 / Cauldwell Road / Old Newark Road
- A60 / Haddon Road
- A60 / Hetts Lane
- A60 / Robin Down Lane
- A60 / Sookholme Road
- A611 Derby Road / Cauldwell Road
- A617 / A6191 Chesterfield Road North
- A617 / A6191 Southwell Road West / B6020 Southwell Road East
- A617 / Water Lane
- A6075 / Brick Kiln Lane
- A6075 Abbott Road / Water Lane

- A6117 Oak Tree Lane / Jubilee Way South
- A6117 Pump Hollow Road / Coronation Drive
- A6117 Violet Hill / Eakring Road
- A6191 Ratcliffe Gate / Frederick Street
- A6191 Ratcliffe Gate / Newgate Lane
- A6191 Rock Hill / B6030 Windsor Road / Carter Lane

7.19 The A38 west of Mansfield shows an increase in congestion at the following junctions. However, this is partly due to the A38 being already at, or in some locations, over-capacity by 2043 in the No Local Plan Scenario:

- A38 / Station Road
- A38 / Coxmoor Road
- A38 / A617 Sherwood Way South

7.20 Overall, there is an increase in the Volume/Capacity (V/C) ratio of M1 Junction 29 to access the wider SRN, during the AM peak. These adverse impacts are not seen in the PM peak. Flows through M1 Junction 28 remain relatively unchanged.

7.21 The modelling shows that the Local Plan adds to an already constrained baseline position rather than creating transport impacts in isolation.

Needs arising from growth

7.22 To mitigate the impacts of the Local Plan, a suite of measures have been identified in consultation with MDC and stakeholders.

7.23 The mitigation strategy has been informed by the principles of ‘Avoid, Shift, Manage and Mitigate’, with emphasis on reducing the need to travel by private

car, increasing the attractiveness of walking, cycling and public transport, and introducing targeted interventions on the highway network where required.

7.24 Mitigation is split over two phases:

- Phase 1: Demand management, active mode and public transport mitigation.
- Phase 2: Phase 1 plus local and strategic highway enhancements.

7.25 The infrastructure needs relating to Phase 1 are discussed in their subsequent relevant sections; Rail, Bus, and Walking and Cycling. The infrastructure needs relating to Phase 2 are discussed in this section.

7.26 The modelling determines that the Phase 2 mitigation measures (when delivered in conjunction with Phase 1) will mitigate congestion impacts by 88% in the AM peak and by 72% in the PM peak.

7.27 The following highways schemes are proposed as part of the mitigation strategy and included in the modelled With Mitigation Phase 2 scenario:

- Signal Timing Optimisation at the following junctions:
  - A38 / Station Road
  - A38 / A617 Sherwood Way South
  - 191 Chesterfield Road South / Leeming St
  - A60 / Berry Hill Lane / Atkin Lane
  - A611 Derby Road / Cauldwell Road
  - A6191 Rock Hill / B6030 Windsor Rd / Carter Lane
  - A60 / A6117 Old Mill Lane / Butt Lane
  - A6117 Violet Hill / Eakring Road
  - A617 / A6191 Chesterfield Road North
  - A38 / Coxmoor Road

- A new road through Land between Old Mill Lane and New Mill Lane (H1Mt)
- Connectivity enhancements, including a shared roundabout and retention of a second access, between Land off Peafield Lane (H1Mj) and Land at Peafield Lane (H1Mk)
- Schemes associated with Planning Application reference 2017/0816/OUT (Market Warsop):
  - A60 / Warsop Road junction signalisation
  - A60 / Eastlands Lane junction widening
  - A60 / Sookholme Road junction signalisation
  - A60 / Vale Avenue / Askew Lane junction signalisation
- A60 / Baums Lane / Park Lane junction upgrade (including bus priority measures, general traffic capacity improvements, and better highway access to the adjacent retail park)
- In association with Land at Berry Hill (SUE3):
  - Full signalisation of the A617 Rainworth Bypass / A6191 Southwell Road roundabout
  - Full signalisation of the A60 / Derby Road junction
- A60 / Bishop's Walk junction signalisation (noting that there are outstanding feasibility concerns relating to conservation and visibility. In the absence of full details, this junction has been modelled as receiving a signalisation upgrade.)
- Oak Tree Lane / Violet Hill / Eakring Road junction optimisation (predominantly to provide pedestrian crossing improvements through an upgrade to puffin-style facilities. Impact to strategic traffic capacity is expected to be marginal.)

Costs, funding and delivery

7.28 The funding mechanisms for the schemes described above are outlined in Table 7.1.

Table 7.1: Phase 2 Highways Mitigation Estimated Costs and Funding Mechanisms

Scheme	Funding Mechanism	Estimated Cost
Signal Timing Optimisation	All junctions currently operating under MOVA / Scoot, and therefore no costs for this intervention.	n/a
New Road Between Old Mill Lane and New Mill Lane	S278	£4M to £5M
Peafield Lane Connectivity Enhancements	S278	£1M to £1.5M
Schemes Associated with Planning Application Reference 2017/0816/OUT (Market Warsop)	S106	A60 / Eastlands Lane: £50,000 to £100,000 A60 / Vale Avenue / Askew Lane: £350,000 to £550,000 A60 / Warsop Road: £350,000 to £550,000 A60 / Sookholme Road: £750,000 to £1M
A60 / Baums Lane / Park Lane Junction Upgrade	S106 / EMCCA / NCC / MDC	£7.6M to £8.9M (safeguarded scheme)

Scheme	Funding Mechanism	Estimated Cost
A617 Rainworth Bypass / A6191 Southwell Road Roundabout Signalisation	S106	£2M to £2.5M
A60 / Cauldwell Road Junction	S278	£4M to £5M
A60 / Derby Road Junction Signalisation	S106	£750,000 to £1.25M
A60 / Bishop's Walk Junction Signalisation	S106	£500,000 to £750,000
Oak Tree Lane / Violet Hill / Eakring Road Junction Improvements	S106	£250,000 to £500,000

Rail

Current provision

7.29 The district is served by the Robin Hood Line which runs between Nottingham to the south and Worksop to the north. Mansfield district has two stations, one in Mansfield and one in Mansfield Woodhouse as shown in **Figure 7.2**.

Figure 7.2: Existing Rail Network

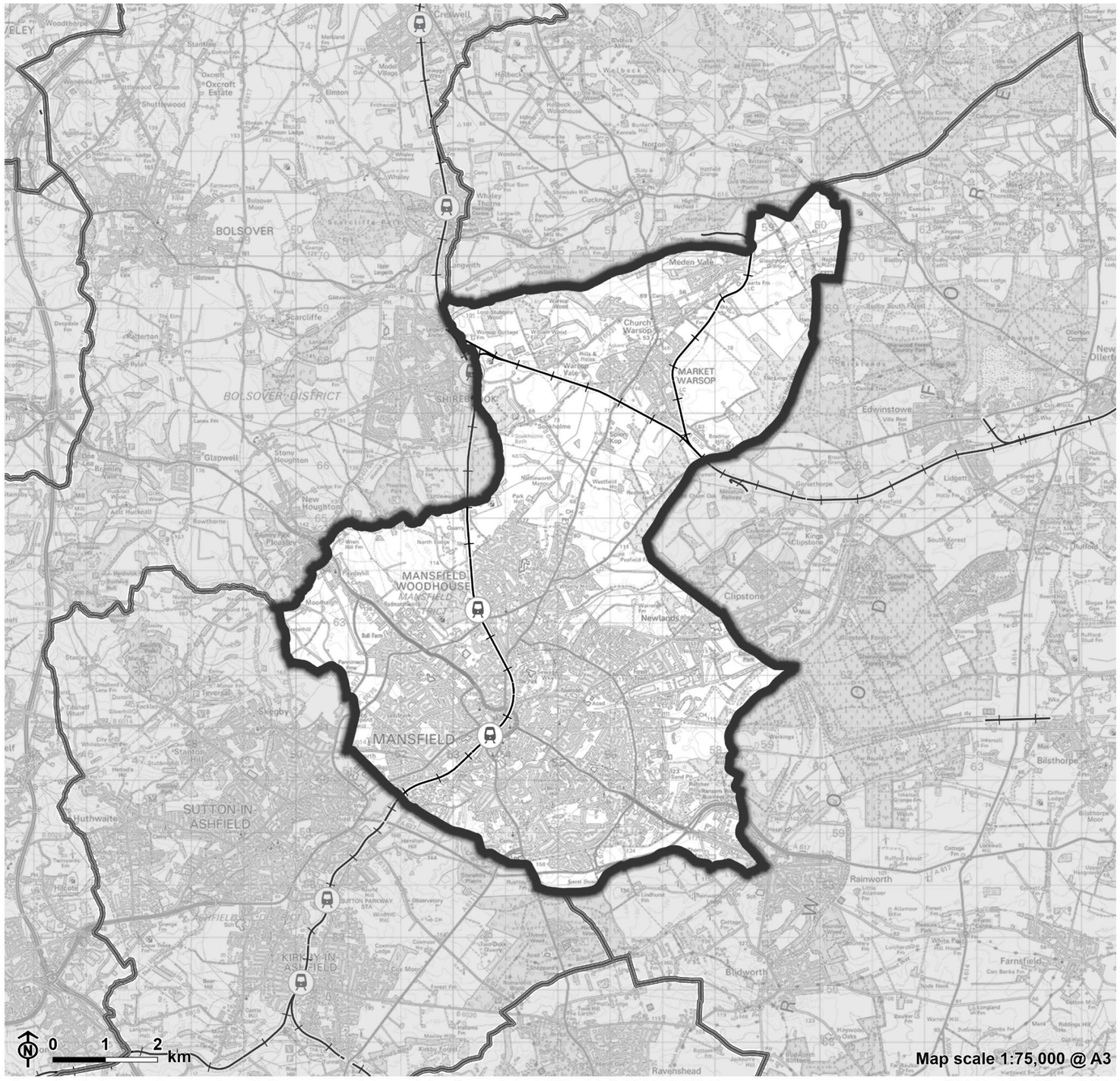

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Figure 7.2: Existing Rail Network

- Mansfield District
- Neighbouring Authority
- Railway
- Railway station

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13448_001_Mansfield_IDP_Baseline/13448_001_r1_Baseline_A3L 12/08/2026

7.30 The Robin Hood Line Community Rail Partnership (CRP) is a community-led organisation which promotes and delivers enhancements to the rail network through Mansfield district and beyond, from Worksop to Nottingham **[See reference** 81**]**. The CRP brings together local communities and groups to deliver a wide range of rail activities such a gardening, art projects, school events, rail safety and promotion of leisure trips by train.

7.31 On weekdays, services to/from Nottingham typically operate every 30 minutes during peak periods (7-9am and 5-7pm), and hourly at other times. On Saturdays, services are approximately every 35 minutes throughout the day. On Sundays, services typically operate hourly.

7.32 During weekdays and Saturdays services to/from Worksop typically operate every hour throughout the day and in the evening. On Sundays, there are no direct services between Mansfield or Mansfield Woodhouse and Worksop.

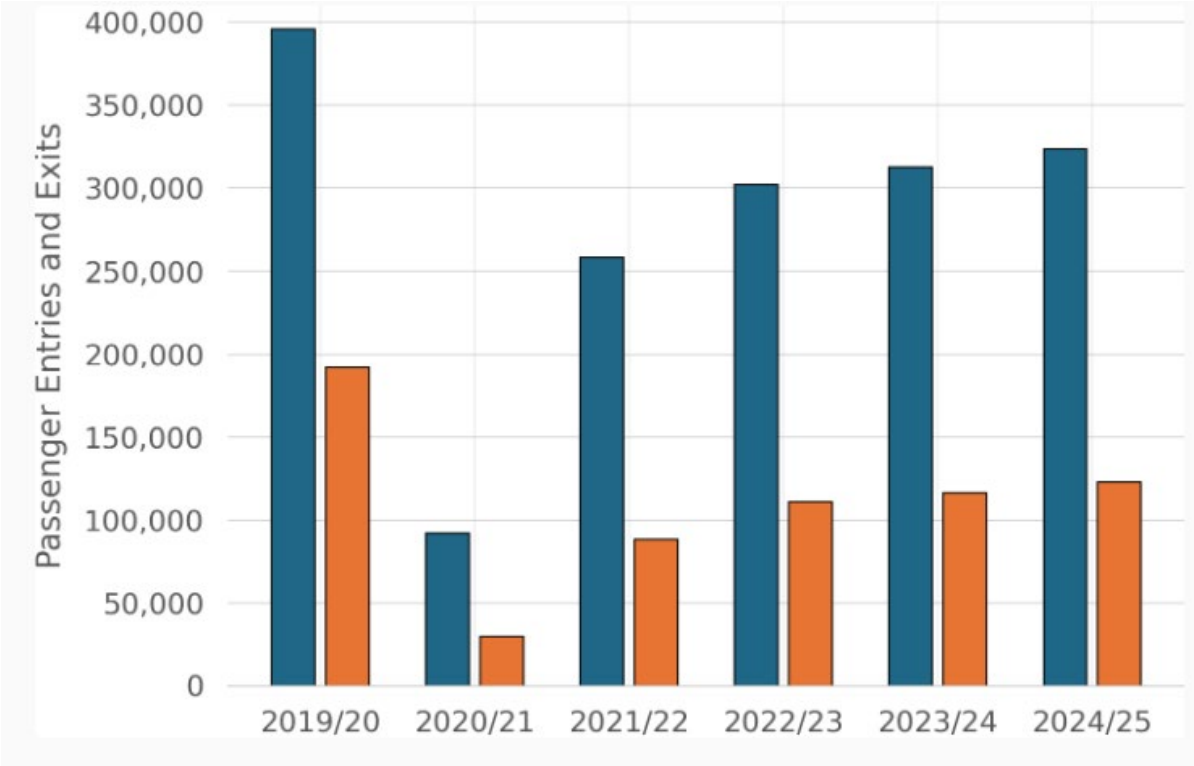
7.33 Services to Mansfield and Mansfield Woodhouse train stations are both operated by East Midlands Railway.

7.34 Mansfield Station has a car park with 103 spaces, with direct step-free access to the southern (Nottingham-bound) platform. However, access from the car park to the station building is poor, with a high level of detour required to cross the tracks. Mansfield station is also equipped with some cycle storage facilities located by the underpass that connects the two platforms.

7.35 Mansfield Woodhouse station has a car park for 110 vehicles with step-free access to both platforms via a ramp. General pedestrian and cycle access is poor, with a lack of clear wayfinding or signage for those arriving by active travel. Network Rail lists the station as having 40 bicycle parking spaces.

7.36 Figure 7.3 shows the number of passenger entries and exits estimated by the Office of Rail and Road (ORR) at each station over the last 5 years **[See reference** 82**]**.

Figure 7.3: Train Station Passenger Entries and Exits



[Note – dark blue columns show data for Mansfield station and the orange columns show data for Mansfield Woodhouse station].

7.37 As shown in Figure 7.3, passenger numbers at Mansfield and Mansfield Woodhouse stations have experienced an overall reduction since 2019/20. Passenger numbers significantly reduced during 2020/21 as a result of COVID lockdowns. Since then, numbers have increased each year but have not yet recovered to pre-COVID levels.

7.38 Network Rail in its role as developer and manager of the national rail infrastructure undertakes a Long-Term Planning Process (LTPP) for the rail network. The LTPP looks at the long-term capability of the network up to 30 years into the future.

7.39 As part of the LTPP, a Nottingham Area Strategic Advice document was published in July 2022 **[See reference** 83**]**. This included a high-level assessment of rail capacity in the area and confirmed that a reduction in headways (the time between trains running at maximum allowable speed, allowing constant green signals with no requirement to brake or reduce speed) could be accommodated through Mansfield under the existing signalling system. This reduction forms part of a suite of medium-term recommendations to meet the medium and long-term rail needs for the Nottingham Area.

7.40 Investment in the improvement of rail infrastructure is a matter for Network Rail and train operators. As a key stakeholder, the Council will seek to continue to engage with the rail industry regarding the Local Plan Review preferred growth scenario so that full opportunity is taken to factor in planned growth into the Network Rail LTPP.

7.41 Plans for the eastern leg of High Speed 2 ('HS 2b'), which was originally planned to extend to Leeds via Nottingham, were scrapped in 2021. Additionally, in July 2025, HS2 Safeguarding Directions were removed between the former Phase 2b route.

7.42 There are long-term aspirations to re-open the Shirebrook to Ollerton freight line to passenger trains (known as the 'Dukeries Line' or 'Robin Hood Line Extension'). This would link to the Robin Hood Line at Shirebrook, with potential for a new station at Warsop. The scheme would involve the re-opening of the former train stations at Warsop, Edwinstowe and Ollerton. NCC undertook a feasibility study of the scheme in 2009 as well as in 2015, and the route has been safeguarded, however funding has not been sourced to progress the scheme. The Shirebrook to Ollerton Line also forms part of the route to Network Rail's Rail Innovation & Development Centre at High Marnham, highlighting its operational and strategic importance.

7.43 Although outside of the district, there are long-term aspirations to re-open the Maid Marian freight line to passenger trains. This would run from Ironville Junction on the Erewash Valley Line to Kirkby Lane End Junction, just south of Kirkby in Ashfield Station. In 2021, proposals led by Ashfield District Council

sought to reopen the line; however, these plans were not supported under a national government scheme. In April 2026 the East Midlands Development Corporation approved £500,000 of funding to develop a business case for this stretch of line to be considered as an option for capital funding in later years of the programme.

Needs arising from growth

7.44 The following improvements to National Rail have been included within the transport modelling undertaken for the Mansfield Local Plan Strategic Transport Impact Assessment.

7.45 These measures were included within the modelled 2043 With Mitigation Local Plan Scenario (Phase 1), alongside other bus and active travel measures:

- Upgrade of the Maid Marian Line to facilitate passenger services between Mansfield, Derby and Leicester, represented with the following assumptions:
  - New rail service between Mansfield and Leicester, at a 60-minute frequency.
  - New rail service between Mansfield and Derby, at a 60-minute frequency.
  - New rail station at Pinxton served by both new services.
- Extension of the Robin Hood Line to Ollerton, , represented with the following assumptions:
  - Extension of the existing rail service between Nottingham and Mansfield
  - Woodhouse to call at Shirebrook, Warsop, Edwinstowe and Ollerton.
  - 60-minute frequency in all three time periods.

7.46 These improvements will support Local Plan growth, alongside supporting wider strategic objectives for sustainable travel within Mansfield.

Costs, funding and delivery

7.47 The estimated costs associated with the rail mitigation measures are:

- £12M to £19M for Maid Marian Line
- £40M to £45M for extension of Robin Hood Line

7.48 Funding and delivery will likely be through EMCCA.

7.49 As noted above, whilst these improvements will support Local Plan growth, they will also significantly contribute towards wider strategic objectives for sustainable travel within Mansfield, and thus cost and delivery cannot solely be assigned to Local Plan growth.

Bus

Current provision

7.50 Mansfield is generally well served by bus routes with a good coverage of local services and frequency levels across the urban area.

7.51 Figure 7.4 illustrates the extent of the area that is within a 400m walking distance of the existing network of bus stops in the district.

Figure 7.4: Accessibility of the existing bus network

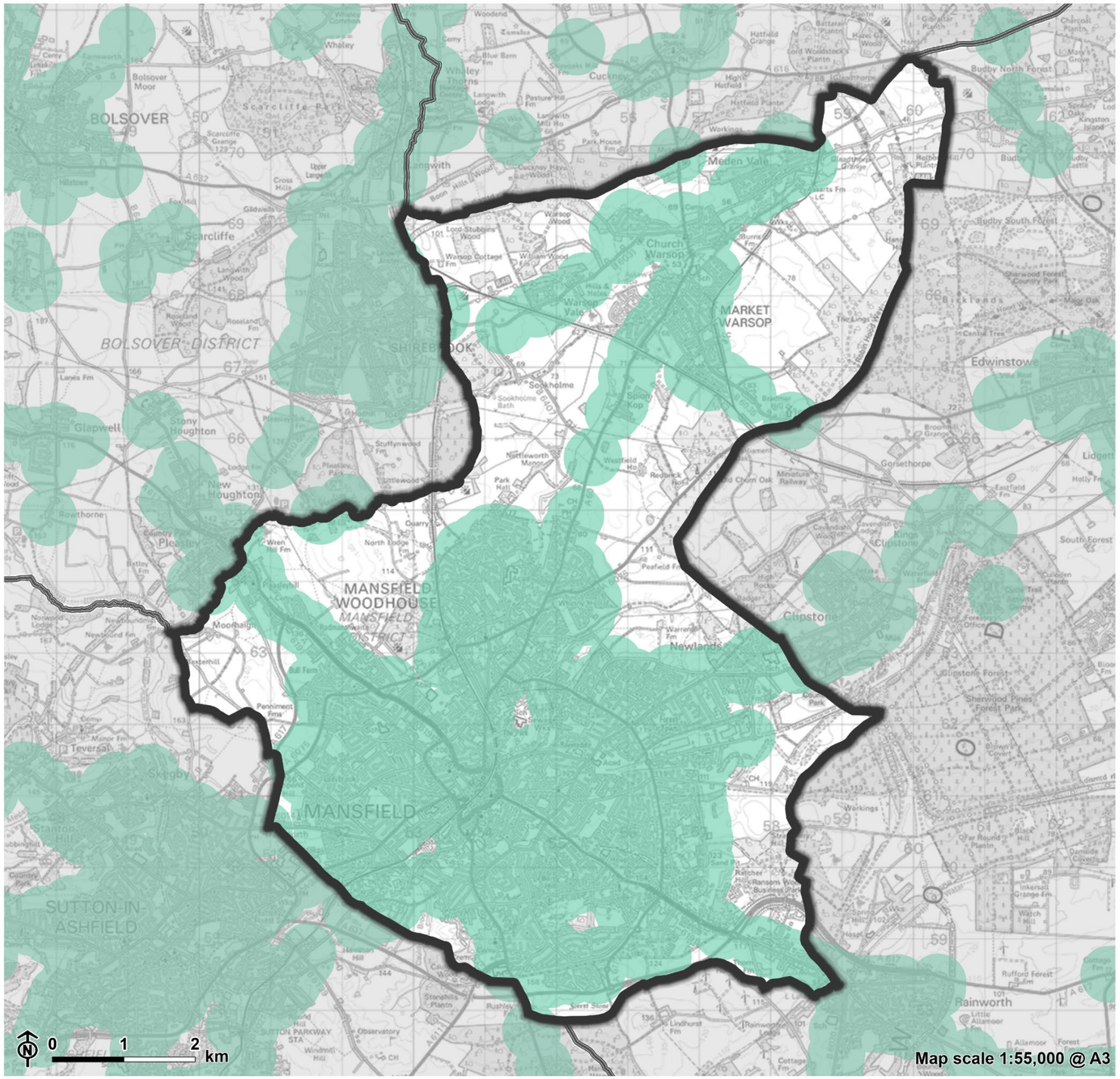


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Figure 7.4: Accessibility of the Existing Bus Network

Mansfield District
Neighbouring Authority
Within 400m of a bus stop

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7.52 There are also regular longer distance service connections from Mansfield to the district's closest towns and cities such as Nottingham, Sutton-in-Ashfield, Chesterfield and Derby.

7.53 In Mansfield town centre, a new bus station opened in 2013 with direct links via a step-free footbridge to the train station.

7.54 Evening bus services are less frequent than daytime, however a Demand Responsive Transport (DRT) service operates in Mansfield covering a zone to the south-east and north-west of the town. The DRT zone is part of the Nottsbus On Demand service, where users are able to book journeys using the Nottsbus app, operating on a flexible, on-demand basis. The Mansfield DRT operates in the evening only, Monday to Saturday between 7:30pm and midnight. This scheme has resulted in an 11% increase in patronage in the Mansfield DRT zone over a two-year period between 2022 and 2024 **[See reference** 84**]**.

7.55 As part of the Government strategy Bus Back Better, published in March 2020, NCC prepared a Bus Service Improvement plan (BSIP) for Nottinghamshire. This was developed in partnership with local bus operators, and an Enhanced Partnership (EP) was established. An EP is an agreement that enables local authorities and operators to set shared aims and defined actions to improve bus services.

7.56 The BSIP and EP cover Nottinghamshire, excluding the Robin Hood Network area. A separate BSIP and EP has been established for the Robin Hood network. The EP published a refreshed BSIP in 2024 detailing progress since the first publication in 2021 as well as future delivery plans **[See reference** 85**]**. East Midlands Combined County Authority (EMCCA) will work collaboratively with the constituent authorities to develop a joint regional BSIP for future years.

7.57 The BSIP outlines the EP's objectives which are:

- Customer-informed approach to bus service provision to provide a comprehensive, simple network that is easy to understand and use.
- Provide robust measures and infrastructure to support bus efficiency, reliability and improve journey times by bus, making the bus an attractive proposition compared to the car.
- Provide a network which is affordable and offers good value for money.
- Develop a network which is integrated and offers more opportunities to travel for more residents of Nottinghamshire to access work, education, health, and leisure destinations.
- Provide a network and associated infrastructure which is attractive, comfortable, safe, and accessible to all.
- Work with partners to provide a coordinated approach to bus service delivery.
- Contribute to the council and government's ambitions for decarbonisation and improving local air quality.

7.58 As part of the BSIP, bus priority schemes on the A60, A38 and A611 within Mansfield district have been progressed to varying design stages:

- The A60 scheme is at the construction stage. Works were anticipated to be completed by March 2026; however no further update has been provided.
- The A38 was expected to be delivered in Autumn 2025, however no further update has been provided.
- The A611 scheme was expected to be delivered in Autumn 2025, however no further update has been provided.

7.59 A network of Traffic Light Priority (TLP) junctions has also been implemented in Mansfield, with 157 TLP junctions provided across the district.

7.60 A multi-operator ticketing (MOT) system launched in Mansfield which allows passengers to travel with multiple operators within a defined zone under

a single ticket. It provides passengers with single-ticket access to Stagecoach, Trentbarton and Nottsbus services (operated by NCC) within the Mansfield town network.

7.61 Mansfield's bus fleet is also being upgraded. 23 new electric vehicle (EV) buses were launched in March 2026 with a further 40 due by March 2027. A major redevelopment of the existing bus depot on A38 Sutton Road was commenced in Autumn 2025. This includes the erection of a new garage/workshop/office building, triage and washing facilities and EV charging facilities within the site.

7.62 There are no existing park and ride sites within the district, nor are there any active proposals being considered by NCC. In 2023, a scheme for a new park and ride site south of Ravenshead, intended to reduce delays on the A60 between Mansfield and Nottingham, was proposed. However, due to rising construction costs, the scheme could not progress, although NCC plans to safeguard the land for a possible future park and ride facility.

Needs arising from growth

7.63 The following improvements to bus services have been included within the transport modelling undertaken for the Mansfield Local Plan Strategic Transport Impact Assessment **[See reference** 80**]**.

7.64 These measures were included within the modelled 2043 With Mitigation Local Plan Scenario (Phase 1), alongside other rail and active travel measures:

- Increased bus service frequency for bus Service 7 (Mansfield Bus Station to Oak Tree circular) to every 20 minutes in its hours of operation (from a current frequency of every 30 minutes).
- A60 / Baums Lane / Park Lane Junction Upgrade (including bus priority measures, general traffic capacity improvements, and better highway access to the adjacent retail park). Note that detailed design is complete, and additional funding is secured. The transport modelling for the Local

Plan included this scheme within the Highways (Phase 2) package of mitigation measures.

- A6191 Ratcliffe Gate Bus Priority scheme including creation of an inbound bus lane along the A6191 Ratcliffe Gate approach into Mansfield Town Centre.

Costs, funding and delivery

7.65 The funding mechanisms for the schemes described above are outlined in Table 7.2.

Table 7.2: Bus Mitigation Estimated Costs and Funding Mechanisms

Scheme	Funding Mechanism	Estimated Cost
Increased Bus Service Frequencies	S106 / EMCCA	£180,000 to £420,000 per additionally required vehicle + £800,000 to £1.5M in costs per annum
A60 Nottingham Road Bus Priority (Delivered as part of A60 / Baums Lane / Park Lane Junction Upgrade)	S106 / EMCCA / NCC / MDC	£7.6M to £8.9M (safeguarded scheme)
A6191 Ratcliffe Gate Bus Priority	S106 / EMCCA	£800,000

Walking and Cycling

Current provision

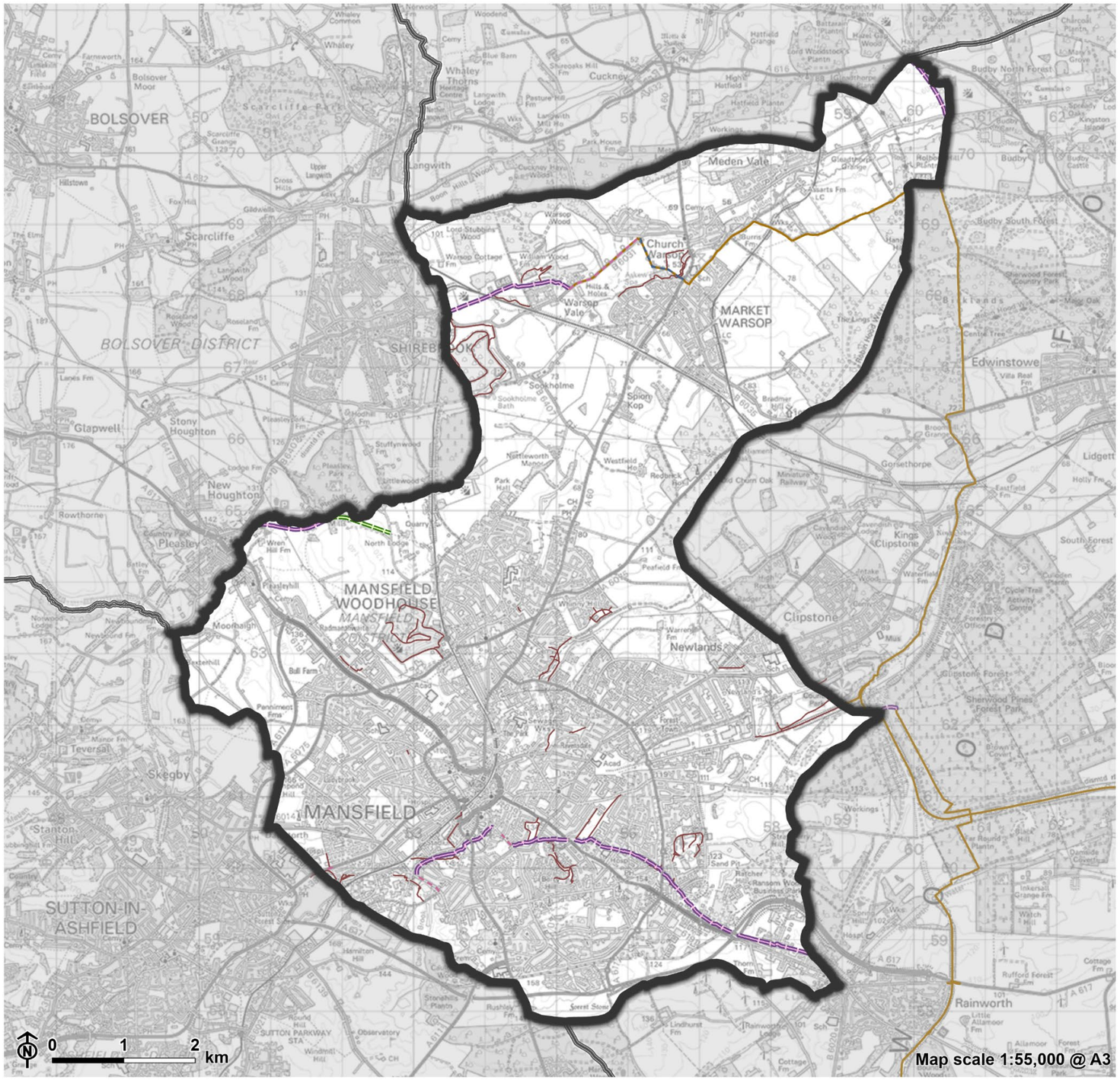
7.66 Providing the opportunity for people to walk or cycle as part of everyday journeys to work, shops or school is an important part of promoting sustainable forms of transport and reducing congestion levels within the district. Walking and cycling has positive benefits in promoting healthy lifestyles and creating opportunities to use the area's green infrastructure which may lead to enhancements to the network.

7.67 The district has a good network of recreational walking and cycling trails, connecting natural and semi-natural greenspaces both within and to neighbouring districts. There are several branded long-distance trails in the area, including:

- The Timberland Trail
- The Mansfield Way
- The Skegby Trail
- The Traversal Trail
- The Meden Trail
- National Cycle Route 6
- National Route 648.

7.68 These waymarked routes also link to a wider network of public rights of way both within and outside the district. The long-distance walking and cycling trails are shown in **Figure 7.5**.

Figure 7.5: Long distance walking and cycling trails



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Mansfield District Council

LUC

Figure 7.5: Long distance walking and cycling trails

Mansfield District
Neighbouring Authority

Walking and cycling route

- Bridleway
- Cycle Track
- Footpath
- Permissive cycling on public footpath
- Shared-use Footway
- Unknown
- National Cycle Network

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7.69 Whilst these trails provide good opportunity for recreational use, they comprise a mix of surfaced and unsurfaced paths, with sections of steep gradients, road and rail crossings. They primarily connect to visitor attractions, green and blue infrastructure, and do not serve commuter and everyday active travel demand.

7.70 Further improvements to provide multi-user surfacing, lighting, new access points and improved accessibility, signage, and grading of the strategic trails would help encourage increased use of these existing resources and improve accessibility for all users including those with mobility impairments.

7.71 Local need for more off-road cycle routes serving 'everyday' uses has been noted, and the Local Cycling and Walking Infrastructure Plan (LCWIP), published in April 2021 **[See reference** 86**]**, identifies several Priority Project Corridors to and within Mansfield:

- Shirebrook to Mansfield Woodhouse
- Mansfield to Mansfield Woodhouse
- Mansfield East (Forest Town)
- Mansfield to Sutton-in-Ashfield.

7.72 When delivered, these will provide a strategic network connecting market towns and key destinations.

7.73 In 2023, a new shared foot and cycleway was provided on the A611 Derby Road which forms part of the Mansfield to Sutton-in-Ashfield Priority Corridor identified in the LCWIP. The cycle route runs adjacent to the Vision West Notts College campus and connects to existing walking and cycling infrastructure in the area.

7.74 In general, the existing walking cycling network is more comprehensive within the central and southern areas of the Mansfield urban area than elsewhere in the district. Gaps in provision exist within Mansfield Woodhouse

(e.g. along the A60), Ravensdale, parts of Forest Town and Oak Tree, and eastern areas (e.g. Ladybrook, Penniment, Bull Farm). In the north of the district, new cycle infrastructure is needed to better link the villages in Warsop Parish and between these areas and the Mansfield urban area, and to destinations outside the district, such as Shirebrook, which provides access to the Robin Hood Line, employment at New Brook Business Park (including Sports Direct), and various leisure opportunities to the east.

7.75 Any future reviews of the LCWIP will be led by East Midlands Combined County Authority (EMCCA) in partnership with the four constituent highway authorities; Derby City Council, Derbyshire County Council, Nottingham City Council and Nottinghamshire County Council.

7.76 In July 2017, NCC in partnership with MDC consulted on plans for five new cycling routes in the district, however they have not been progressed further:

- Leeming Lane North to New Mill Lane
- Woodhouse/ Bull Farm
- Maun Valley Trail
- Oak Tree Lane
- Pump Hollow Road to the town centre

7.77 On a more local basis, the Mansfield Town Centre Masterplan was adopted in June 2023 **[See reference** 87**]** and sets out ambitious plans for the town centre as well as a public realm, transport and movement framework for the town's streets.

7.78 The Masterplan notes that the town centre has a large catchment area and is located within a comfortable walking and cycling distance of the majority of surrounding residential areas. However, the town centre suffers from significant severance caused by the Inner Ring Road, with physical barriers, busy vehicle traffic, and limited crossing and wayfinding severely limiting the accessibility of the town centre by active travel modes. Inside the ring road, Quaker Way and

Clumber Street also create a vehicle-dominated and unwelcoming space for pedestrians and cyclists.

7.79 The existing network of pedestrianised streets in the town centre could be enhanced, through improved, simplified and safer connections to them from the surrounding vehicle-dominated routes. A Public Spaces Restriction Order is currently in place on the pedestrianised streets within Mansfield Town Centre, which prohibits cycling between 10am and 6pm.

7.80 The Masterplan recommends the redistribution of street space to maximise opportunities for pedestrian priority environments and improve active travel connections across the ring road. As part of this, the masterplan recommends that the Public Spaces Restriction Order on cycling is removed from the town centre.

7.81 The Masterplan sets out a movement framework, with key areas of focus being on improving permeability into the town centre, reallocating road space for active travel, public realm and bus infrastructure, and better integrating the train and bus station with the town centre.

Needs arising from growth

7.82 No specific needs arising from the site allocations were identified, however, the Mansfield Local Plan Strategic Transport Impact Assessment includes active travel (walking, wheeling and cycling) improvements within its suite of mitigation measures (the 2043 With Mitigation Local Plan Scenario (Phase 1), alongside other rail and bus measures.

7.83 The mitigation measures for active travel have been guided by the strategic network improvements identified within the D2N2 Local Cycling and Walking Infrastructure Plan (LCWIP) **[See reference** 88**]**.

7.84 In addition, all sites associated with the Local Plan in Mansfield District will be expected to be well-connected to walking and cycling routes, ensuring integration with wider strategic active travel routes.

Costs, funding and delivery

7.85 The estimated costs associated with delivery of walking and cycling connectivity enhancements (excluding unknown maintenance costs) are:

- £1.58M per km for shared use routes
- £2.5M per km for segregated routes

7.86 Scheme proposals have not yet been developed, however based on a high-level approximate estimation to provide active travel connections between key "centres" in Mansfield district (as outlined within Figure 12 of the Mansfield Local Plan Strategic Transport Impact Assessment **[See reference** 80**]**), a total of 20km of connectivity enhancements is estimated to be required.

7.87 This would require a total scheme cost of approximately £30M to £50M depending on level of segregation, with an average cost of approximately £40M assuming a 50/50 split.

7.88 Funding and delivery will likely be through DfT Active Travel Fund, EMCCA and S106.

Chapter 8

Green Infrastructure

8.1 This chapter considers both strategic green infrastructure (GI) and the district's supply of open space, allotments and outdoor sports provision resource.

Specifically, it covers matters relating to the following:

- Strategic green and blue infrastructure
- Natural and semi-natural green spaces
- Cemeteries and crematoria
- Amenity green spaces
- Parks and recreation grounds
- Outdoor sport provision
- Play facilities
- Allotments

Responsible bodies

- Mansfield District Council
- Town and parish councils (and related bodies that are responsible for green infrastructure, e.g. allotments)

Strategic green and blue infrastructure

Current provision

8.2 Green Infrastructure (GI) is defined in the National Planning Policy Guidance as *'a network of multifunctional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities*' **[See reference** 89**]**.

8.3 GI networks can include, but are not limited to:

- Managed and natural greenspaces: public parks and gardens, nature conservation sites, allotments, cerimetries and community gardens.
- Linear linkages and corridors: hedgerows, Public Rights of Way (ProW), walking and cycling routes and canal and river corridors.
- Elements of the built environment: roadside verges, street trees, public realm, private gardens, sustainable urban drainage systems (e.g. rain gardens), and greening features (e.g. green roofs and walls)
- Aspects of the wider landscape and countryside: farmland, wetlands / flood plains and woodlands.
- Blue infrastructure: water elements of green infrastructure including rivers, canals, lakes, ponds and wetlands.

8.4 Thirteen areas of Strategic GI were previously identified by MDC as part of the development of the adopted Local Plan evidence base, as outlined in the Mansfield Green Infrastructure Study (2018) [See reference 90]. These areas are:

- Warsop and Meden Vale;
- Oxclose Woods;
- Woodhouse;

- Meden Valley;
- Timberland trail;
- Sherwood woodland and heathland;
- Cauldwell;
- Mansfield Way;
- Berry Hill;
- Vicar Water;
- Clipstone to Warsop;
- Maun Valley; and
- Warsop Vale.

8.5 Mansfield district is included within the area covered by the Nottinghamshire & Nottingham Local Nature Recovery Strategy (LNRS) **[See reference** 91**]**. MDC contributed to its preparation as a supporting authority. The LNRS identifies priorities for nature recovery across Nottinghamshire and proposes actions in locations identified using local evidence and input from local stakeholders.

8.6 MDC's designated site network is 990 hectares, covering 13% of the district, comprising the sites as set out in Table 8.1 below.

Table 8.1: Designated Site Network

Site Type	Number	Area (Ha)	% of the district
Special Area of Conservation (SAC) / Special Protected Area (SPA)	0	0	0
National Nature Reserve (NNR)	0	0	0

Site Type	Number	Area (Ha)	% of the district
Site of Special Scientific Interest (SSSI)	6	156	2
Local Nature Reserves	10	108	1.4
Local Wildlife Sites	81	737	9.6

8.7 Priority habitat covers 611 hectares, or 8% of the district. 30% of all priority habitat is under a form of designation. See Table 8.2 for full details of priority habitats within the district.

Table 8.2: Priority habitat in Mansfield district

Priority Habitat	Area (ha)	% cover of MDC	% in a designation
Deciduous Woodland	507	7	22
Good-Quality Semi Improved Grassland	15	0.2	2
Lowland Calcareous Grassland	11	0.15	94
Lowland Fen	1	0.01	100
Lowland Heathland	70	0.91	83
Lowland Meadow	6	0.07	99
Traditional Orchard	2	0.02	0
Total	**611**	**7.97**	**30**

8.8 Mansfield district has 28km of rivers with 23%, 30% and 47% of rivers in good, moderate and poor condition respectively.

8.9 Tree canopy cover is estimated to cover 1,391ha, 18% of the district. Average ward canopy cover is 13%. Meden ward has the highest % canopy

cover with 30%. Three wards have <5% canopy cover: Penniment (3.4%), Newgate (4.3%) and Hornby (4.9%). **Table 8.3** shows the latest canopy cover per ward taken in 2022. It should be noted that this is prior to MDC's electoral review and resultant boundaries and ward names changes in 2023.

Table 8.3: Canopy cover per ward

Ward	% canopy cover
Abbot	6.8
Berry Hill	12.57
Brick Kiln	6.67
Broomhill	6.57
Bull Farm and Pleasley Hill	6
Carr Bank	15.73
Eakring	9.7
Grange Farm	7.25
Holly	9.14
Hornby	4.86
Kings Walk	20.44
Kingsway	8
Ladybrook	6.86
Lindhurst	7.33
Ling Forest	14
Manor	8
Market Warsop	19
Maun Valley	16.75
Meden	29.62

Ward	% canopy cover
Netherfield	20.53
Newgate	4.33
Newlands	17.75
Oak Tree	19.95
Oakham	22.53
Park Hall	8
Peafields	9.67
Penniment	3.43
Portland	10.67
Racecourse	12.6
Ransom Wood	26.2
Sandhurst	9.54
Sherwood	25.5
Warsop Carrs	28.38
Woodhouse	11.33
Woodlands	11.65
Yeoman Hill	11.67

Needs arising from growth

8.10 The Mansfield Green Infrastructure Study (2018) **[See reference** 92**]** groups enhancement needs for strategic GI areas across five categories. These are:

- Recreation – ability to support health and well-being through a combined resource of publicly accessible green/open space, green corridors (long

distance and local walking and cycling routes). These can also help provide access to natural green space and the countryside;

- Nature conservation – includes the district's ecological network consisting of nationally and locally designated ecological and geological sites, key habitats and biodiversity opportunity areas (providing habitat linkages to existing habitats, buffering of existing sensitive sites and other enhancements);
- Climate change – ability to support the mitigation and adaptation of climate change and flooding, identifying sustainable transport routes, and areas important for urban cooling and wildlife corridors;
- Historical importance – areas with known archaeological significance, conservation areas, heritage assets, industrial heritage and important landscape features; and
- Visual and landscape character – ability to support open breaks between settlements, important views and vistas and landscape policy zone actions informed by the Landscape Character Assessment.

8.11 In 2024, MDC published a GI Supplementary Planning Document (SPD) **[See reference** 93**]**. It was written to support applicants in meeting the requirements of MDC's planning policy and the Green Infrastructure Study's enhancement needs. The SPD states that high-quality, sustainable and multifunctional GI should be integrated into new development to maximise value. It provides guidance on the multi-benefits that GI should provide and includes policies on the types, functions and assets of GI that could be developed. The SPD also states that "*new development proposals that have a direct or indirect impact on Strategic GI networks should seek to contribute towards the recognised enhancement needs identified in the Mansfield Green Infrastructure Study 2018*".

8.12 MDC published a Sustainable Drainage Systems (SuDS) SPD in March 2023. The SPD provides guidance on how development proposals can demonstrate they have met the requirements of planning policy related to SuDS in Mansfield district **[See reference** 94**]**.

8.13 The Nottinghamshire and Nottingham LNRS can be summarised into seven core aims:

- Increase area of natural habitats in the county
- Improve condition of natural habitats
- Improve connectivity of natural habitats
- Increase species abundance
- Increase greenspace in urban areas
- Improve on farm habitats for biodiversity
- Maximise biodiversity benefits from large scale and strategic developments

8.14 A summary of the priorities and measures related to urban environments and new developments is provided in Appendix B. Any proposed development should also consider any other Council-led plans, once published, intended to deliver the regional LNRS.

8.15 Table B.1 in Appendix B provides a detailed analysis of the actions that need to be taken at each site allocation to deliver strategic GI. These can be summarised as:

- Fulfil any enhancements indicated in the Mansfield Green Infrastructure Study (2018), if developing within a strategic GI area.
- Implement any actions identified within the biodiversity opportunity mapping.
- Implement LNRS general actions 1-6 or any specific species action listed in Appendix B of the LNRS.
- Create naturalised SuDS, following the SuDS guidance to reduce surface water flood risk and reduce run off into nearby rivers.
- If proposed development is adjacent to a river, create a minimum of a 20m buffer (as suggested by the LNRS).

- Manage and restore any existing habitat on site to reach and maintain target condition, in line with BNG (30 years).
- Plant trees and hedgerows on developments and look to connect this to existing woodlands.

8.16 To situate site allocations within their local context, Table B.2 in Appendix B provides an analysis of the location of site allocations relevant to designated wildlife sites and priority habitat, surface water flood risk and the potential to work with natural processes. It also includes where site allocations overlap with the strategic GI network and focal areas of opportunity and specific habitat opportunities identified within the BNG opportunity mapping.

Costs, funding and delivery

8.17 GI is less clearly funded than traditional grey infrastructure and often is delivered through a mixture of projects and programmes across multiple workstreams. The delivery of GI often requires a combination of planning regulation, capital investment, long-term maintenance funding, and partnership working. Funding can be secured through a range of routes including planning mechanisms which can secure GI provision through new development and wider delivery mechanisms which can be accessed through partnership working.

8.18 Other mechanisms for delivering GI across Mansfield include three supplementary planning documents:

- Sustainable Urban Drainage (SuDS) SPD **[See reference** 95**]**,
- Biodiversity Net Gain SPD **[See reference** 96**]**,
- Green Infrastructure SPD **[See reference** 97**]**: and
- Planning Obligations SPD **[See reference** 98**]**.

8.19 Within Mansfield Town Centre, The Mansfield Town Centre Master Plan (June 2023) **[See reference** 99**]** and Mansfield Town Centre Design Code **[See**

reference 100**]** set guidelines for the inclusion of GI in new development. This includes installing SuDS and tree planting in new development.

8.20 Mansfield DC also secures GI via section 106 agreements. In the monitoring period, 2020/25 Mansfield DC received £759,275 for greenspace provision and £9,211 for ecology/BNG specifically **[See reference** 101**]**.

8.21 Statutory Biodiversity Net Gain (BNG) can be used to deliver biodiversity enhancements or GI on applicable sites. In the period Feb 2024 – Jan 2026, 21 planning permissions were granted that require BNG. 544 planning proposals were exempt from BNG **[See reference** 102**]**.

8.22 Additional avenues to fund and deliver GI across Mansfield currently not deployed by the council include the use of Community Infrastructure Levy (CIL) and the integration of Natural England's Green Infrastructure Standards **[See reference** 103**]**.

8.23 Outside of planning mechanisms grant funding, partnership working, green private finance including trading of carbon credits and corporate social responsibility can also be used to deliver GI.

Natural and semi-natural green spaces

Current provision

8.24 The Mansfield Community Open Space Assessment (2018) **[See reference** 104**]** forms part of the evidence base underpinning the adopted Local Plan (2020). The role of the document was to provide a Mansfield District Green Space Standard for informing the creation of new green spaces and the improvement of existing spaces, through development and investment. The document also included an assessment of quantity, accessibility and quality of the open space provision within the district and the degree to which it met the

district's green space standards, including identifying where there were gaps or deficiencies in provision. Where there were recognised gaps in provision, it considered that improvements to open space provision were likely to need to come from a variety of sources, for example where new development could improve an area, through partnership working, or by seeking external funding or sponsorship.

8.25 A new Open Space Study, Playing Pitch Assessment, Built Facilities Strategy, and Landscape Sensitivity Assessment have all been prepared in 2026. These studies provide updated data to inform infrastructure planning and delivery.

8.26 The types of open and green space considered in the 2026 Open Space Study **[See reference** 105**]** are defined as follows:

- 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.

8.27 The audit undertaken for the 2026 Open Space Study has identified a total of 208 sites equating to approximately 1,143 hectares of open space (see **Table 8.4)**. The largest contributor to provision is natural/semi-natural greenspace (873 hectares), accounting for 76%.

Table 8.4: Overview of open space provision

Open space typology	Number of sites	Total amount (hectares)[1]
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**

Note 1 – rounded to the nearest whole number

8.28 Many of the larger natural green spaces within the district—primarily restored colliery sites and publicly accessible woodlands—are located outside but immediately adjacent to the urban areas. Although these are connected to the urban areas by public footpaths and well-used long-distance trails, their urban edge location, does however make these larger natural green spaces somewhat less accessible to the majority of residents in the district.

8.29 The Community Open Space Assessment 2018 found that only seven of the district's 36 wards benefitted from good access to these spaces. These were:

- Meden;
- Warsop Carrs;
- Ransom Wood;
- Oak Tree;

- Sherwood;
- Market Warsop; and
- Newlands

8.30 This hasn't been updated in the 2026 Open Space Study.

Needs arising from growth

8.31 The 2026 Open Space Study compares the current provision of open space typologies against national benchmarks. This identifies that current provision levels for natural and semi-natural greenspace (7.85 hectares per 1,000 population) are greater than the national benchmark (1.80 hectares per 1,000).

8.32 Table 8.5 identifies the existing shortfalls in open space in the ward areas where preferred sites are located.

Table 8.5: Open space minimum requirements and shortfalls

Site Ref. and Name	Minimum Open Space amount (ha)	Existing shortfalls within the Ward
H1Mv Land at Lindley Street	n/a	n/a
5 Abbey Primary School	0.2069	shortfalls in all types except amenity
H1Mw Former Sherwood Hall School	0.3164	shortfalls across all types except play
H1Mh Former Victoria Court Flats	0.207	shortfalls in natural, amenity and allotments
335 Land North of Old Mill Lane	1.358	shortfalls in parks and allotments

Site Ref. and Name	Minimum Open Space amount (ha)	Existing shortfalls within the Ward
31 Land at New Mill Lane	0.5327	shortfalls in parks and allotments
49 Land off Mansfield Road (A60)	1.5681	shortfalls in parks, amenity and play
50 Land off Peafield Lane.	1.3375	shortfalls in natural and amenity
H1WPb Land off Netherfield Lane	0.4952	shortfalls in all types except natural
67 Land at Peafield Lane	1.1155	shortfalls in natural and amenity
H1Mm Grove Street Car Park	0.0293	shortfalls in all types
186 Kirkland Avenue Allotments	0.1386	shortfalls in parks, natural and play
218bLand off Forest Road	0.1177	shortfalls in all types
219 Clipstone Football Ground	0.4846	shortfalls in parks, allotments and play
H1WPc Melville Court	0.0384	shortfalls in all types except natural
H1Mp Shirland Drive Boiler House	n/a	n/a
H1Mq Land off Helmsley Road, Rainworth	0.6357	shortfalls in all types except natural
H1Mr Land South of Clipstone Road East / East of Crown Farm Way	4.5327	shortfalls in parks, allotments and play
H1Ms Land North of Jenford Street	0.6191	shortfalls in parks, natural and play

Site Ref. and Name	Minimum Open Space amount (ha)	Existing shortfalls within the Ward
H1WPd Land South East of Mansfield Road, Market Warsop	1.5666	shortfalls in parks, amenity and play
H1Mu Bridleways Guest House and Holiday Homes	n/a	n/a
H1Mu Toothill Lane Car Park (south)	0.0317	shortfalls in all types
404 Land at Ashland Farm	1.4141	shortfalls in all types except amenity
H1Ml Gregory Quarry	0.38	shortfalls in all types

8.33 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.

8.34 The 2026 Open Space Study sets out recommendations for enhancing existing spaces, as well as options to change the typology of a site in an area of surplus to increase the availability of a different typology.

8.35 The Mansfield Green Space Standard in the extant Local Plan sets out the quantity approach for open space provision within new residential developments. It requires 10% of the developable area to be provided as open space and it is vital to ensure the quality of provision being provided is to an acceptable standard.

Costs, funding and delivery

8.36 If new open space isn't included in a new development, a fee can be charged for offsite contributions. This is currently £1,100 per dwelling, in

addition to a contribution for maintenance of £920 per dwelling. These figures need to be updated and the 2026 Open Space Study sets out two options for doing this by applying Bank of England inflation rates from 2006 and 2022.

8.37 The Mansfield Planning Obligations Supplementary Planning Document (adopted September 2022) **[See reference** 106**]** 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)*".

8.38 Table 8.6 sets out the contributions required per site of 10 or more dwellings using the existing fee per dwelling figure of £1,000 and £920 for maintenance. The Sustainable Urban Extension sites (SUEs) will make their own on-site provision towards open space.

Table 8.6: Offsite contributions towards open space

Site Ref. and Name	Number of dwellings	Offsite contributions required
H1Mx Former Sherwood Hall School	52	£52,000 plus £47,840 maintenance
H1Mt Land between Old Mill Lane and New Mill Lane	370	£370,000 plus £340,400 maintenance
H1My Clipstone Miners Welfare (Lido Ground)	130	£130,000 plus £119,600 maintenance
H1Mr Land South of Clipstone Road East / East of Crown Farm Way	315	£315,000 plus £289,800 maintenance
H1Mu Bridleways Guest House and Holiday Homes	5	N/A

Site Ref. and Name	Number of dwellings	Offsite contributions required
H1Mw Land at Lindley Street	6	N/A
H1Mg Former Abbey Primary School	62	£62,000 plus £57,040 maintenance
H1Mh Former Victoria Court Flats	62	£62,000 plus £57,040 maintenance
H1Mm Grove Street Car Park	10	£10,000 plus £9,200 maintenance
H1Mn Former Kirkland Avenue Allotments	42	£42,000 plus £38,640 maintenance
H1Mo Land off Forest Road	35	£35,000 plus £32,200 maintenance
H1Mp Shirland Drive Boiler House	7	N/A
H1Ms Land North of Jenford Street	120	£120,000 plus £110,400 maintenance
H1Mv Toothill Lane Car Park (south)	11	£11,000 plus £10,120 maintenance
H1Mi Land north of Skegby Lane	350	£350,000 plus £322,000 maintenance
H1Ml Gregory Quarry	64	£64,000 plus £58,800 maintenance
H1Mj Land north of Peafield Lane	330	£330,000 plus £303,600 maintenance
H1Mk Land south of Peafield Lane	254	£254,000 plus £233,680 maintenance
H1WPa Land west of Mansfield Road	300	£300,000 plus £276,800 maintenance
H1WPd Land South East of Mansfield Road, Market Warsop	295	£295,000 plus £271,400 maintenance

Site Ref. and Name	Number of dwellings	Offsite contributions required
H1WPB Land off Netherfield Lane	107	£107,000 plus £98,440 maintenance
H1WPc Melville Court	13	£13,000 plus £11,960 maintenance
H1Mq Land off Helmsley Road, Rainworth	170	£170,000 plus £156,400 maintenance
H1Ma Land off Skegby Lane	215	£215,000 plus £197,800 maintenance
H1Mz Former Rosebrook Primary School	134	£134,000 plus £123,280 maintenance
H1Mb Abbott Road	102	£102,000 plus £93,840 maintenance
H1Mc Bellamy Road	40	£40,000 plus £36,800 maintenance
H1Me High Oakham Farm (east)	40	£40,000 plus £36,800 maintenance
H1Md Ladybrook Lane / Tuckers Lane	33	£33,000 plus £30,360 maintenance
H1Mf Land off Holly Road	16	£16,000 plus £14,720 maintenance
SUE1 Pleasley Hill Farm	850	Will make own provision of open space
SUE2 Land off Jubilee Way	800	Will make own provision of open space
SUE3 Land at Berry Hill	1,204	Will make own provision of open space

8.39 An amount to cover maintenance is currently sought for a 20-year period which provides clarity for developers, supports financial planning for the council, and ensures that open space remains functional and well-maintained.

Cemeteries and crematoria

Current provision

8.40 In total there are eight cemeteries and churchyards in Mansfield. These cemeteries and churchyards provide a total of 23.74 hectares of space. This is broken down as follows:

- Four open cemeteries:
  - Mansfield Cemetery - 12.85 hectares
  - Mansfield Woodhouse Cemetery – 4.42 hectares
  - Warsop Cemetery – 4.10 hectares
  - Pleasley Hill Cemetery – 0.87 hectares
- Four closed churchyards:
  - St Peter's and St Paul's Church Mansfield - 0.28 hectares
  - Welbeck Road Churchyard Woodhouse - 0.76 hectares
  - St Edmund King and Martyr Church Woodhouse - 0.27 hectares
  - St Albans Church Forest Town - 0.19 hectares

8.41 There are 3.16 hectares of usable remaining burial space provided at the following locations:

- Mansfield Cemetery - 0.34 hectares
- Mansfield Woodhouse Cemetery - 1.23 hectares
- Warsop Cemetery - 1.44 hectares
- Pleasley Hill Cemetery - 0.15 hectares

Needs arising from growth

8.42 No specific needs arising from the site allocations were identified.

Costs, funding and delivery

8.43 Not applicable.

Amenity green spaces

Current provision

8.44 Amenity space refers to areas for informal recreational, including sites greater than 0.4ha and smaller areas which are 0.4ha or less. These spaces may include sitting areas or areas of informal play with or without landscaping. Some are open areas of grass.

8.45 The 2026 Open Space Study identified 31 amenity greenspaces in the 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 visual amenity. A number of recreation grounds and playing fields are also classified as amenity greenspace.

8.46 There is 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.

Needs arising from growth

8.47 The 2026 Open Space Study compares the current provision of open space typologies against national benchmarks. This identifies that current provision levels for amenity greenspace (0.32 hectares per 1,000 population) are below the national benchmark (0.60 hectares per 1,000).

8.48 Table 8.2 identifies the existing shortfalls in open space in the ward areas where preferred sites are located.

8.49 Increases in population will result in the requirement for greater amenity greenspace 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.

8.50 The Mansfield Green Space Standard sets out the quantity approach for open space provision within new residential developments. It requires 10% of the developable area to be provided as open space and it is vital to ensure the quality of provision being provided is to an acceptable standard.

Costs, funding and delivery

8.51 Table 8.6 and paragraphs 8.36 to 8.39 address the contributions that are sought to address the need for amenity greenspace. Such provision will be made where opportunities arise, although on-site provision will be sought as appropriate on large site allocations.

Parks and recreation grounds

Current provision

8.52 District parks and recreation grounds include a range of leisure and recreational facilities and a mixture of informal and formal areas. These can act as important community hubs for sporting and social events. The 2026 Open Space Study identifies 31 sites classified as parks and gardens across the Mansfield district, the equivalent of over 140 hectares.

8.53 Of these, 15 are recognised district-level parks, with 13 being located within the Mansfield urban area and two within Market Warsop. Generally the parks are centrally located, with the exception of Bull Farm Park (north west of Mansfield near Pleasley Hill) and Queensway Park.

8.54 The largest site is Berry Hill Park (23.66 ha) in south east Mansfield. The next largest sites are Manor Park Sports Complex (18.48 ha) (Mansfield Woodhouse), King George V Playing Field (12.05 ha) (south east Mansfield), Racecourse Recreation Ground (10.08 ha) (Mansfield East), and Forest Road Recreation Ground (9.15 ha), all of which are located in the Mansfield Urban Area. These are significant in size and act as destinations offering greater recreational facilities and uses, which people will often be willing to travel further in order to access. There are many smaller parks such as Warsop Park and Titchfield Park (Mansfield South).

8.55 In May 2026, Mansfield District Council completed refurbishment works at Berry Hill Park. This included new and improved accessible footpaths, two new play areas, lake improvements, and a new building with a multi-functional space and toilets. The existing café, play areas and toilets near the car park will be removed and replaced with grassland. Additionally, a former football pitch will be reinstated, and Mansfield Harriers Athletics Club would retain their cross-county route across the park. The refurbishment will be paid for from the £12m

grant that the Making Mansfield Place Board was awarded from the central Government Towns Fund in 2021 **[See reference** 107**]**.

Needs arising from growth

8.56 The 2026 Open Space Study compares the current provision of open space typologies against national benchmarks. This identifies that current provision levels for parks and gardens (1.27 hectares per 1,000 population) are above the national benchmark (0.80 hectares per 1,000).

8.57 Increases in population will result in the requirement for greater amenity greenspace 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.

Costs, funding and delivery

8.58 Table 8.6 and paragraphs 8.36 to 8.39 address the contributions that are sought to address the need for amenity greenspace. Such provision will be made where opportunities arise, although on-site provision will be sought as appropriate on large site allocations.

Outdoor sport provision

Current provision

8.59 The Mansfield District Green Space Standard addresses access to play space in relation to formal recreation provision although does not include outdoor sport/playing pitches. The provision for outdoor sport/playing pitches has been assessed separately within the new Playing Pitch Outdoor Sport

Strategy **[See reference** 108**]** which informs the Local Plan. This is an update to the 2016 report **[See reference** 109**]** which set out the strategy for the ten-year period 2015 to 2025 for sports pitches within the district.

8.60 The 2026 strategy covers the sports of football, cricket, rugby (league and union), hockey, tennis and padel, netball, bowls, and pétanque. The provision for each sport was identified within the assessment report and is summarised as follows:

- **Football**: There are 82 individual formal grass football pitches available for community use across 31 sites in the district, with only 59 of these pitches (16 sites) available for community use. There are 3 11v11 sized 3G artificial grass pitches and 7 small-sided 3G pitches.
- **Cricket**: There are 8 maintained grass cricket squares, across 7 sites, providing 45 wickets across Mansfield district, and six sites with non-turf pitches. The only cricket facility owned by Mansfield District Council is at Chesterfield Road Recreation Ground. The three remaining clubs are all owned and managed by sports clubs, with the exception of one which is managed by a trust. There are three other artificial wickets located on education sites, which are not available for community use.
- **Rugby League**: There is one rugby league pitch in the district at Debdale Park Sports and Recreation Club.
- **Rugby Union**: In the 2024/25 season, there were 6 sites providing 6 (2 with sports lighting) senior, 11 junior, 5 mini natural grass rugby pitches across Mansfield.
- **Hockey**: There is one full sized artificial grass hockey pitch in the district located at Manor Sports and Recreation Complex in Mansfield Woodhouse. There are 2 further sand based artificial grass pitches which are not appropriately sized for hockey.
- **Tennis**: there are 9 courts at Mansfield Lawn Tennis Club, 15 located in local parks and 20 in education facilities.
- **Outdoor Bowls**: There are 6 sites across Mansfield with 7 greens.
- **Padel –** there are 4 courts in Mansfield at the World Padel Academy.

- **Netball -** Education owned sites provide all outdoor netball courts in Mansfield, however none are currently available for use by the community. There is a total of 24 courts in the study area, of which 2 are floodlit. Indoor courts that are used by a private league are located at Mansfield RUFC and Vision West Nottinghamshire College.
- **Petanque -** There are currently 2 pétanque sites in Mansfield with a total of 38 pistes; 16 at Carr Bank Park and 22 at Titchfield Park.

Needs arising from growth

8.61 The additional population is expected to increase demand on sports pitches increasing existing shortfalls. This can be summarised as:

- Grass football pitches and 3G artificial grass pitches - No new allocation site will increase demand substantially enough to require pitch development on-site. The priority should therefore be to deliver new grass and 3G pitches (which could be on one or more of the larger site allocations), as well as investment in grass pitch improvement programmes. If new housing allocation sites were to provide additional pitches to cater for the new demand they will generate, there will be a requirement for 2 adult grass pitches, 3 youth grass pitches and 3 mini grass pitches.
- Rugby Union - New pitch provision will be more effective if located at an existing community site, the priority should be to secure off-site contributions to develop new grass and 3G pitch provision, undertake pitch improvement programmes and install additional sports lighting on pitches wherever possible.
- Rugby League - Demand may grow slightly with population increase but this will be absorbed into the current teams, rather than create additional demand for match play or training sessions. However, due to existing shortfalls in pitch provision, developer contributions to grass pitch improvements and new grass/artificial pitch development should be encouraged.

- Cricket - Population growth linked to new housing allocation sites will generate demand for an additional 19 Matches Per Season (MPS) by 2043. If allocated housing sites were to provide additional grass wickets to cater for the 19 MPS of demand they generate, an additional 4 good quality wickets would be required, or 19 grass wickets would need to be improved from standard quality to good quality. Priority should be given to off-site contributions with the aim of increasing capacity at existing community club sites such as Welbeck Cricket Club where there is a significant deficit of provision.
- Hockey – The allocated housing sites will result in a limited increase in demand for hockey, however due to existing capacity issues, this is unable to be met on the existing pitch at Manor Sport and Recreation Centre. Developer contributions from new allocated housing sites could provide off-site investment into resurfacing works and sports lighting improvements, improving the overall playing experience for hockey clubs and ensuring the future sustainability of hockey pitch facilities in Mansfield.
- Tennis - Housing delivery will result in the need for an additional 3 outdoor tennis courts in Mansfield. However, Mansfield Lawn Tennis Club has capacity for new membership, and there is spare capacity on publicly available courts in the study area, suggesting that all future demand can be met through existing provision. Despite this, there is a lack of floodlit courts, limiting access to provision throughout the winter to Mansfield Lawn Tennis Club, and it should be a priority to provide accessible courts with an online booking service. Consideration should also be made of the need to improve court surfaces where possible.
- Netball - There are no appropriate, floodlit outdoor courts currently available to the community in Mansfield. Investment in and the delivery of high quality outdoor netball courts is vital to the sustainability of netball in the study area.
- Bowls and pétanque – Any increase in demand by 2043 is able to be met by the current supply.

Costs, funding and delivery

8.62 The Sport England Facility Cost sheet **[See reference** 110**]** provides guidance on the cost of different types of sports provision. This information is not available for some sports, and costs for these will need to be established at the time of provision. This identifies the following likely costs for Mansfield:

- 2 adult grass football pitches - £115,000 each (£230,000 total)
- 3 youth grass football pitches - £95,000 each (£285,000 total)
- 3 mini grass football pitches - £30,000 each (£90,000 total)
- 3 outdoor macadam tennis courts – would be between £260,000 and £460,000; a 3-court indoor centre - £3,115,000.

Play facilities

Current provision

8.63 Mansfield District Council is responsible for a small amount of play provision across the area. The 2026 Open Space Study identified a total of 63 play locations in the district totalling over 4 hectares. This includes Local Areas for Play (LAP), Locally Equipped Areas for Play (LEAP), Neighbourhood Equipped Areas for Play (NEAP), multi-use game areas (MUGA), skate parks/BMX tracks, and outdoor gyms.

8.64 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.

Needs arising from growth

8.65 The 2026 Open Space Study compares the current provision of open space typologies against national benchmarks. This identifies that current provision levels for provision for children and young people (0.04 hectares per 1,000 population) are well below the national benchmark (0.55 hectares per 1,000).

8.66 Increases in population will result in the requirement for greater amenity greenspace 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.

Costs, funding and delivery

8.67 Table 8.6 and paragraphs 8.36 to 8.39 address the contributions that are sought to address the need for amenity greenspace including play facilities. Such provision will be made where opportunities arise, although on-site provision will be sought as appropriate on large site allocations.

Allotments

Current provision

8.68 Mansfield District Council has 14 allotment sites across the district, providing a total of 1,110 half plots (with a half plot typically ranging from 100m^2 to 160m^2). These are shown on **Figure 8.1**. Of this figure, 1,004 are currently rented out to 671 individual plot holders. The remaining 106 plots are no longer suitable to rent out as they are completely overgrown. These plots would require a significant investment to clear them and bring them back up to an acceptable standard. At the present time, budget constraints mean there are no

plans to do this. The Open Space Study **[See reference** 111**]** refers to 33 sites classified as allotments in the district, providing over 63 hectares. This is likely to include private sites as well as the MDC owned sites.

Figure 8.1: Location of local authority-provided allotments

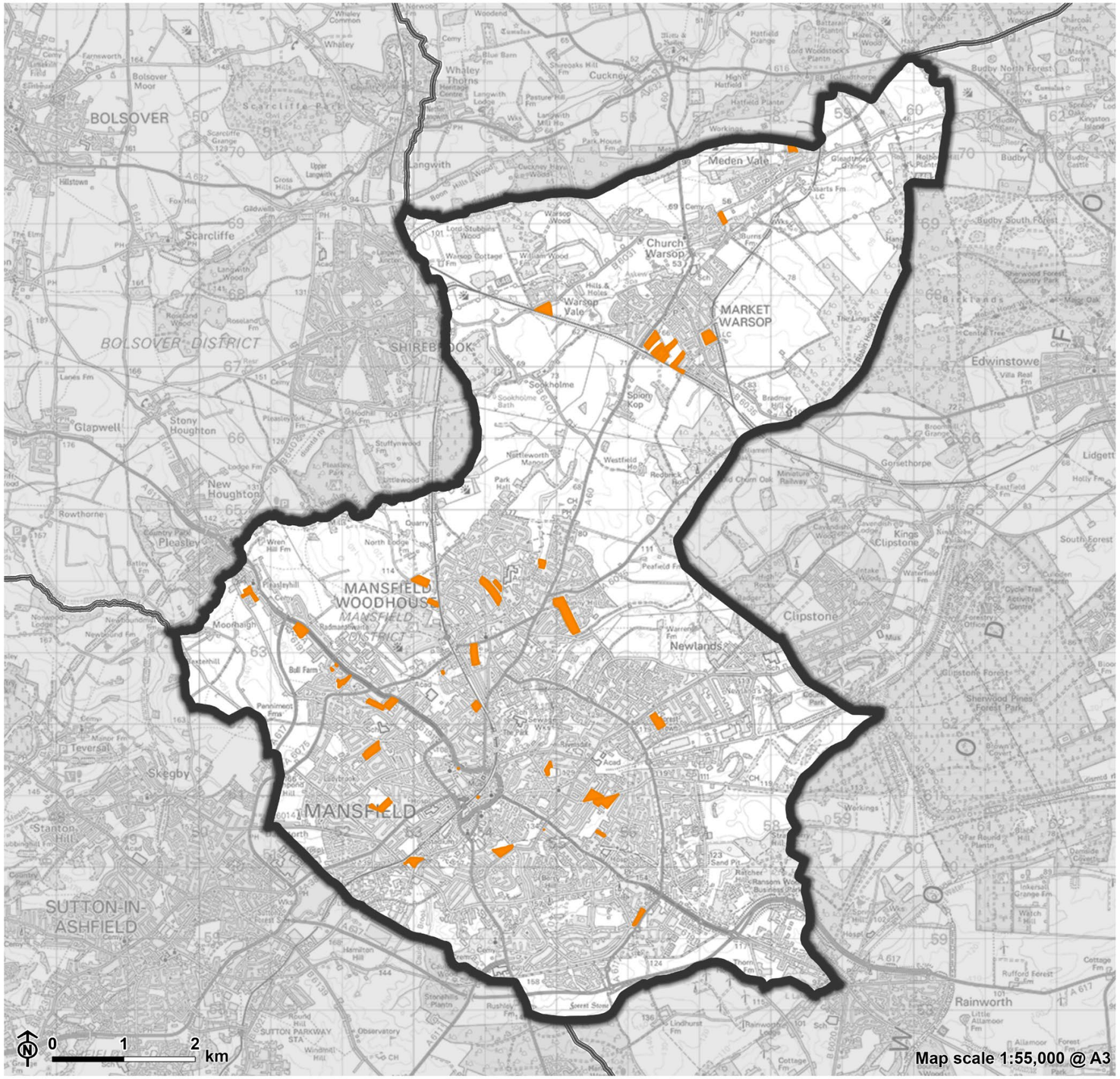

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Figure 8.1: Location of Local Authority-Provided Allotments

Mansfield District
Neighbouring Authority
Allotment

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13448_001_Mansfield_IDP_Baseline/13448_001_r1_Baseline_A3L 12/08/2026

8.69 Demand for plots across all sites remains high and there are currently 256 people on waiting lists across the district. MDC is currently conducting an audit of the lists to ensure that they are up to date, with those that are no longer interested being removed.

8.70 As well as the 14 sites that MDC manage, there are a number of privately run sites across the district, including The Allotments For the Labouring Poor, Fitzherbert Estates and Welbeck Estates. It is estimated by MDC officers that there are 15 such sites in total across the district. Anecdotal evidence suggests that all of these providers also have long waiting lists.

Needs arising from growth

8.71 The 2026 Open Space Study compares the current provision of open space typologies against national benchmarks. This identifies that current provision levels for allotments (0.57 hectares per 1,000 population) are above the national benchmark (0.25 hectares per 1,000).

8.72 Increases in population will result in the requirement for greater amenity greenspace 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.

Costs, funding and delivery

8.73 Table 8.6 and paragraphs 8.36 to 8.39 address the contributions that are sought to address the need for amenity greenspace including allotments. Such provision will be made where opportunities arise, although on-site provision will be sought as appropriate on large site allocations.

Appendix A

Sites tested in IDP

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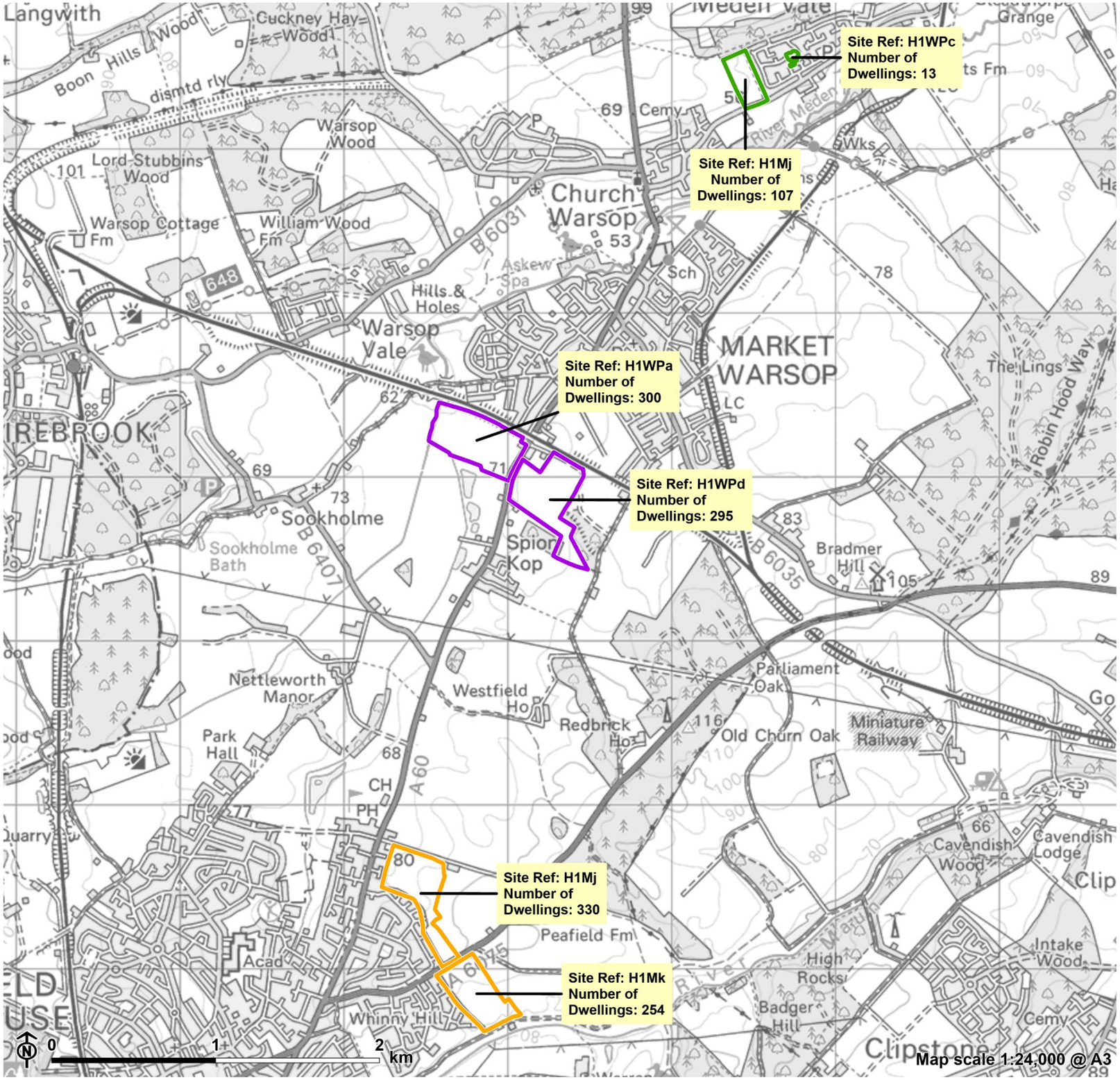
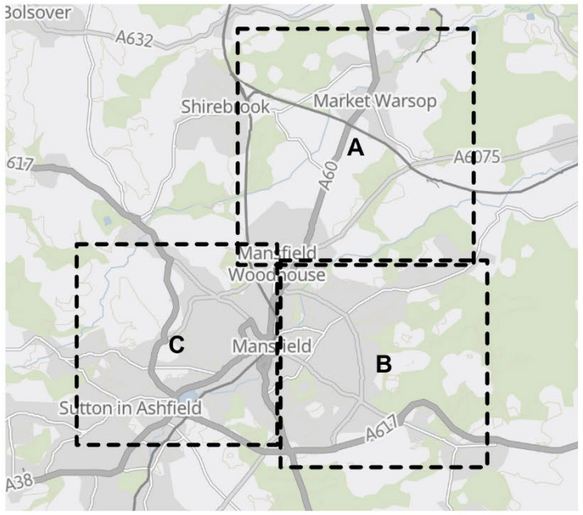
Map of Site Allocations - Section A



New site locality

- Mansfield Woodhouse
- Market Warsop
- Meden Vale



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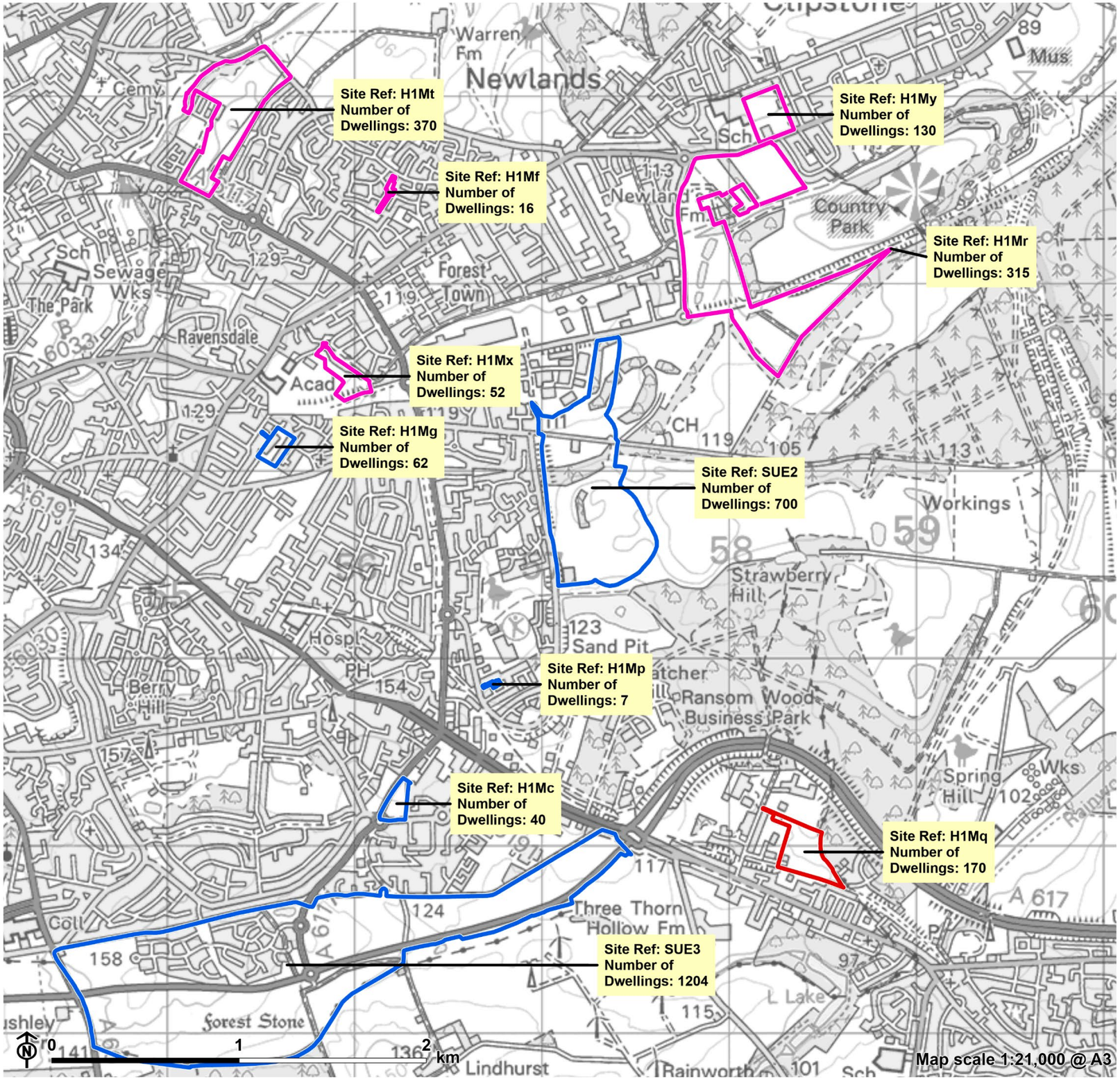
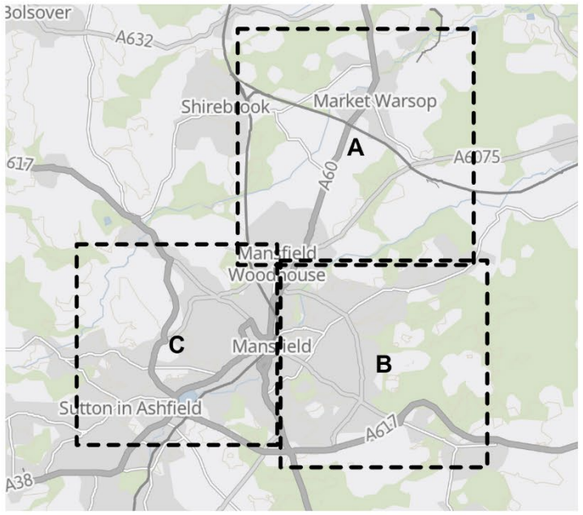
Map of Site Allocations - Section B



New site locality

- Forest Town
- Mansfield
- Rainworth



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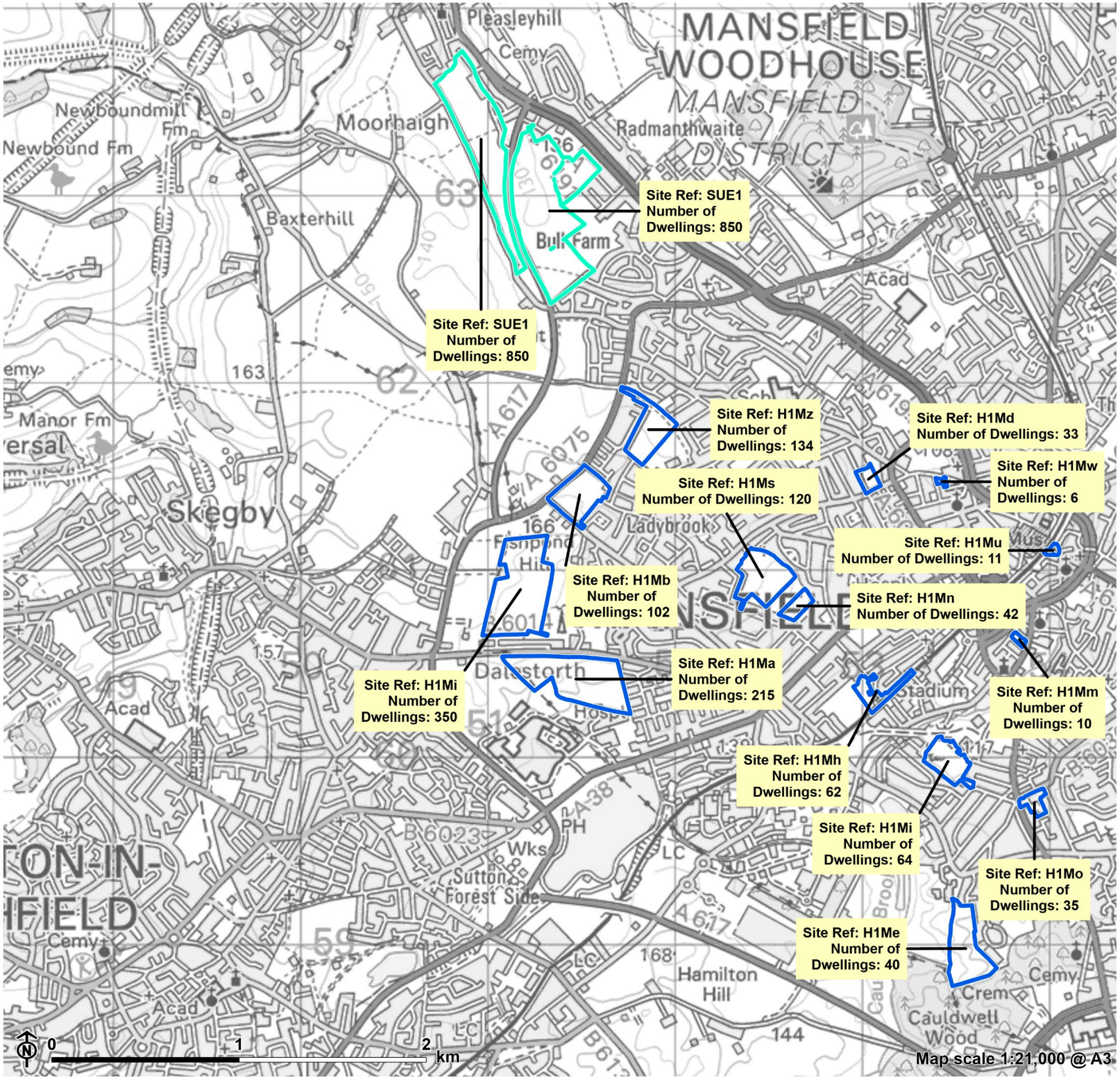
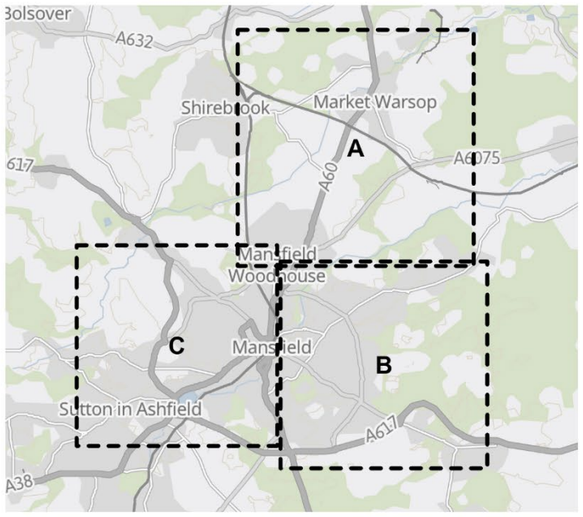
Map of Site Allocations - Section C

New site locality
- Mansfield
- Pleasley





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Appendix B

Green infrastructure opportunities and supporting information

Table B.1: Opportunities for nature recovery by site

Site ref	Location	Suggested actions
H1WPb	Meden Vale	1. **Fulfil** enhancement needs in strategic GI areas 1L, 1F & 1J 2. **Implement** LNRS general actions 1 – 6 and species actions a & b. 3. **Implement** LNRS species actions c – f where soil types and surrounding habitats are conducive 4. **Create** naturalised surface SuDS, following the SuDS SPD guidance, to reduce surface water flood risk and reduce run off into the river Meden. 5. **Connect** woodland to the north and south of the site via planting / managed natural colonisation. 6. **Buffer** northern edge of the development which directly adjoins deciduous woodland. 7. **Manage** habitats to reach and maintain target condition, in line with BNG (30 years).
H1WPc	Meden Vale	1. **Implement** LNRS general actions 1 - 6 and species actions a & b 2. **Implement** LNRS species actions c – f where soil types and surrounding habitats are conducive 3. **Create** naturalised surface SuDS,following the SuDS SPD guidance, to reduce surface water flood risk and reduce run off into the river Meden. 4. **Manage** habitats to reach and maintain target condition, in line with BNG (30 years).
H1WPa	Market Warsop	1. **Fulfil** enhancement needs in strategic GI areas 4L 2. **Implement** opportunities highlighted within the biodiversity opportunity mapping 3. **Implement** LNRS general actions 1 - 6 and species actions a and b 4. **Implement** LNRS species actions c – f where soil types and surrounding habitats are conducive 5. **Buffer** River Meden leaving a minimum of a 20m (as per LNRS) 6. **Create and enhance** riparian habitats along the River Meden to support water vole populations.

Site ref	Location	Suggested actions
		7. **Plant** Black Poplar along river edges / associated suitable habitats. 8. **Manage** habitats to reach and maintain target condition, in line with BNG (30 years).
H1WPd	Market Warsop	1. **Implement** LNRS general actions 1 - 6 and species actions a & b 2. **Implement** LNRS species actions c – f where soil types and surrounding habitats are conducive 3. **Implement** biodiversity opportunities highlighted within the biodiversity opportunity mapping 4. **Enhance** grassland habitat on site. 5. **Buffer and connect** the LWS on site reducing risk of increased recreational pressure and increasing connectivity with local ecological network. 6. **Manage** habitats to reach and maintain target condition, in line with BNG (30 years).
H1Mj	Mansfield Woodhouse	1. **Fulfil** enhancement needs in strategic GI areas 12L 2. **Implement** LNRS general actions 1 - 6 and species actions a & b 3. **Implement** LNRS species actions c – f where soil types and surrounding habitats are conducive 4. **Implement** opportunities highlighted within the biodiversity opportunity mapping 5. **Enhance** - Plant native and wildlife-friendly trees and shrubs to support bird population of the Sherwood Forest IBA. 6. **Manage** habitats to reach and maintain target condition, in line with BNG (30 years).
H1Mk	Mansfield Woodhouse	1. **Fulfil** enhancement needs in strategic GI areas 12L & 12H 2. **Implement** n opportunities highlighted within the biodiversity opportunity mapping 3. **Implement** LNRS general actions 1 - 6 and species actions a and b 4. **Implement** LNRS species actions c – f where soil types and surrounding habitats are conducive 5. **Buffer** River Maun leaving a minimum of a 20m (as per LNRS)

Site ref	Location	Suggested actions
		6. **Create** riparian / wetlands habitats along the River Maun to improve water vole habitat. 7. **Plant** Black Poplar along the River Maun 8. **Manage** habitats to reach and maintain target condition, in line with BNG (30 years).
SUE1	Pleasley	1. **Fulfil** enhancement needs in strategic GI areas 4A 2. **Implement** LNRS general actions 1 - 6 and species actions a and b 3. **Implement** LNRS species actions c – f where soil types and surrounding habitats are conducive 4. **Implement** opportunities highlighted within the biodiversity opportunity mapping 5. **Create** riparian woodland including Black Poplar alongside the boundary of the site 6. **Connect** priority habitats to the north and west of the site. 7. **Create** naturalised surface SuDS, following the SuDS SPD guidance, in areas of high risk of surface water flooding 8. **Manage** habitats to reach and maintain target condition, in line with BNG (30 years).
H1Mz	Mansfield	1. **Implement** LNRS general actions 1 - 6 and species actions a & b 2. **Implement** LNRS species actions c – f where soil types and surrounding habitats are conducive 3. **Implement** opportunities highlighted within the biodiversity opportunity mapping 4. **Manage** habitats to reach and maintain target condition, in line with BNG (30 years).
H1Mb	Mansfield	1. **Implement** LNRS general actions 1 - 6 and species actions a & b 2. **Implement** LNRS species actions c – f where soil types and surrounding habitats are conducive 3. **Implement** opportunities highlighted within the biodiversity opportunity mapping 4. **Plant** trees and micro-woodlands on site which connect to adjacent woodland and in areas indicated as wider woodland catchment potential.

Site ref	Location	Suggested actions
		5. **Manage** habitats to reach and maintain target condition, in line with BNG (30 years).
H1Mi	Mansfield	1. **Implement** LNRS general actions 1 - 6 and species actions a & b 2. **Implement** LNRS species actions c – f where soil types and surrounding habitats are conducive 3. **Implement** opportunities highlighted within the biodiversity opportunity mapping 4. **Plant** trees and micro-woodlands on site to connect to adjacent woodland and in areas indicated as wider woodland catchment potential. 5. **Create** naturalised surface SuDS, following the SUDS SPD guidance, in areas of high risk of surface water flooding 6. **Manage** habitats to reach and maintain target condition, in line with BNG (30 years).
H1Ma	Mansfield	1. **Implement** LNRS general actions 1 - 6 and species actions a & b 2. **Implement** LNRS species actions c – f where soil types and surrounding habitats are conducive 3. **Implement** opportunities highlighted within the biodiversity opportunity mapping 4. **Create** species-rich grassland on existing grassland north of King's Mill Hospital. 5. **Plant** trees and micro-woodlands on site to connect to adjacent woodland and in areas indicated as wider woodland catchment potential 6. **Manage** habitats to reach and maintain target condition, in line with BNG (30 years).
H1Mw	Mansfield	1. **Implement** LNRS general actions 1 - 6 and species actions a & b 2. **Implement** LNRS species actions c – f where soil types and surrounding habitats are conducive 3. **Create** naturalised surface SuDs, following the SuDS SPD guidance, in areas of high surface water flood risk. 4. **Manage** habitats to reach and maintain target condition, in line with BNG (30 years).
H1Ms	Mansfield	1. **Implement** LNRS general actions 1 - 6 and species actions a & b 2. **Implement** LNRS species actions c – f where soil types and surrounding habitats are conducive

Site ref	Location	Suggested actions
		3. **Create** naturalised surface SuDs, following the SuDS SPD guidance, in areas of medium surface water flood risk. 4. **Manage** habitats to reach and maintain target condition, in line with BNG (30 years).
186	Mansfield	1. **Implement** LNRS general actions 1 - 6 and species actions a & b 2. **Implement** LNRS species actions c – f where soil types and surrounding habitats are conducive 3. **Manage** habitats to reach and maintain target condition, in line with BNG (30 years).
H1Mn	Mansfield	1. **Implement** LNRS general actions 1 - 6 and species actions a & b 2. **Implement** LNRS species actions c – f where soil types and surrounding habitats are conducive 3. **Manage** habitats to reach and maintain target condition, in line with BNG (30 years).
H1Mh	Mansfield	1. **Fulfil** enhancement needs in strategic GI areas 4A 2. **Implement** LNRS species actions c – f where soil types and surrounding habitats are conducive 3. **Implement** LNRS general actions 1 - 6 and species actions a & b where possible. 4. **Manage** habitats to reach and maintain target condition, in line with BNG (30 years).
H1Mm	Mansfield	1. **Implement** LNRS general actions 1 - 6 and species actions a & b 2. **Implement** LNRS species actions c – f where soil types and surrounding habitats are conducive 3. **Implement** opportunities highlighted within the biodiversity opportunity mapping 4. **Connect** to and create new habitat at Tichfield Park. 5. **Create** naturalised surface SuDS, following the SuDS SPD guidance, to reduce run off into the River Maun. 6. **Manage** habitats to reach and maintain target condition, in line with BNG (30 years).
H1Mv	Mansfield	1. **Fulfil** enhancement needs in strategic GI areas 5F 2. **Implement** LNRS general actions 1 - 6 and species actions a & b

Site ref	Location	Suggested actions
		3. **Implement** LNRS species actions c – f where soil types and surrounding habitats are conducive 4. **Implement** opportunities highlighted within the biodiversity opportunity mapping 5. **Create** naturalised surface SuDS, following the SuDS SPD guidance, to reduce run off into the river Maun. 6. **Manage** habitats to reach and maintain target condition, in line with BNG (30 years).
H1Ml	Mansfield	1. **Fulfil** enhancement needs in strategic GI areas 5C and 5D 2. **Implement** LNRS general actions 1 - 6 and species actions a & b 3. **Implement** LNRS species actions c – f where soil types and surrounding habitats are conducive 4. **Implement** opportunities highlighted within the biodiversity opportunity mapping 5. **Maintain** current woodland cover – particularly along the northern edge which connects to Quarry Lane LNR. 6. **Expand and connect** woodland cover where possible. 7. **Enhance** the "mini meadow area" on site. 8. **Create** naturalised surface SuDS following the SuDS SPD guidance, or plant trees along southern edge of development to reduce surface water flood risk and to act as a buffer to the River Maun. 9. **Manage** habitats to reach and maintain target condition, in line with BNG (30 years).
H1Mo	Mansfield	1. **Implement** LNRS general actions 1 - 6 and species actions a & b 2. **Implement** LNRS species actions c – f where soil types and surrounding habitats are conducive 3. **Create** naturalised surface SuDs, following the SuDS SPD guidance, in areas of high risk of surface water flooding to r
H1Me	Mansfield	1. **Fulfil** enhancement needs in strategic GI area 7E and 7F 2. **Implement** LNRS general actions 1 - 6 and species actions a & b 3. **Implement** LNRS species actions c – f where soil types and surrounding habitats are conducive

Site ref	Location	Suggested actions
		4. **Implement** opportunities highlighted within the biodiversity opportunity mapping 5. **Plant** trees / hedges along the eastern edge to expand and connect existing woodland and to reduce nitrogen deposition on nearby lowland heath. 6. **Create** naturalised surface SuDS, following the SuDS SPD guidance, in areas of high surface water flood risk and on the western edge of the site to reduce run off into River Maun. 7. **Manage** habitats to reach and maintain target condition, in line with BNG (30 years).
SUE3	Mansfield	1. **Fulfil** enhancement needs in strategic GI area 8A 2. **Implement** LNRS general actions 1 - 6 and species actions a & b 3. **Implement** LNRS species actions c – f where soil types and surrounding habitats are conducive 4. **Implement** opportunities highlighted within the biodiversity opportunity mapping 5. **Plant** trees in areas of floodplain woodland potential alongside the southern boundary of the site and along the northern and eastern boundaries of the site to reduce nitrogen deposition on nearby lowland heath. 6. **Plant** of a variety of vegetation (flowering and fruiting) as a food resource for birds within the adjacent KBA. 7. **Manage** habitats to reach and maintain target condition, in line with BNG (30 years).
H1Mc	Mansfield	1. **Implement** LNRS general actions 1 - 6 and species actions a & b 2. **Implement** LNRS species actions c – f where soil types and surrounding habitats are conducive 3. **Plant** trees and hedges along the northern and western boundaries to buffer nearby sensitive lowland heath habitat.
H1Mp	Mansfield	1. **Implement** LNRS general actions 1 - 6 and species actions a & b 2. **Plant** trees along the northern and eastern boundaries of the site to reduce nitrogen deposition on nearby lowland heath. 3. **Plant** native and wildlife-friendly trees and shrubs on site to support bird populations of the nearby IBA.

Site ref	Location	Suggested actions
		4. **Manage** habitats to reach and maintain target condition, in line with BNG (30 years).
SUE2	Mansfield	1. **Fulfil** enhancement needs in strategic GI area 6D, 6E, 6G, 5H, 10D & 10E 2. **Implement** LNRS general actions 1 - 6 and species actions a & b 3. **Implement** LNRS species actions c – f where soil types and surrounding habitats are conducive 4. **Implement** opportunities highlighted within the biodiversity opportunity mapping 5. **Retain and buffer** woodland on site 6. **Plant** trees in areas of riparian woodland potential (including Black Poplar) 7. **Plant** trees and hedges on the southern border to buffer sensitive lowland heath habitats from pollution. 8. **Manage** habitats to reach and maintain target condition, in line with BNG (30 years).
H1Mg	Mansfield	1. **Implement** LNRS general actions 1 - 6 and species actions 2. **Implement** LNRS species actions c – f where soil types and surrounding habitats are conducive 3. **Plant** a mixture of trees and hedgerows from the north to south of the site to connect the woodland in the north and racecourse allotments in the south. 4. **Create** naturalised surface SuDS, following the SuDS SPD guidance, in areas of medium risk of surface water flooding. 5. **Manage** habitats to reach and maintain target condition, in line with BNG (30 years).
H1Mx	Forest Town	1. **Fulfil** enhancement needs in strategic GI areas 10A and 10B 2. **Implement** opportunities highlighted within the biodiversity opportunity mapping 3. **Implement** LNRS general actions 1 - 6 and species actions a & b 4. **Implement** LNRS species actions c – f where soil types and surrounding habitats are conducive 5. **Buffer** deciduous woodland of the south of the site using small trees, shrubs and patches of open space

Site ref	Location	Suggested actions
		6. **Create** naturalised surface SuDS, following the SuDS SPD guidance, in areas of medium risk of surface water flooding 7. **Manage** habitats to reach and maintain target condition, in line with BNG (30 years).
H1Mf	Forest Town	1. **Implement** LNRS general actions 1 - 6 and species actions a & b 2. **Implement** LNRS species actions c – f where soil types and surrounding habitats are conducive 3. **Manage** habitats to reach and maintain target condition, in line with BNG (30 years).
H1Mt	Forest Town	1. **Fulfil** enhancement needs in strategic GI areas 12F and 12K 2. **Implement** LNRS general actions 1 - 6 and species actions a and b 3. **Implement** LNRS species actions c – f where soil types and surrounding habitats are conducive 4. **Implement** opportunities highlighted within the biodiversity opportunity mapping 5. **Retain** and buffer deciduous woodland on site 6. **Buffer** River Maun leaving a minimum of a 20m (as per LNRS) 7. **Create** and enhance riparian habitats along the River Maun to support water vole populations. 8. **Create** a woodland edge buffer on site to provide a smooth transition between woodland and the development 9. **Plant** Black Poplar in riparian zones. 10. **Buffer and connect** the Maun Scrub and Grassland LWS, reducing risk of increased recreational pressure and increasing connectivity with local ecological network. 11. **Manage** habitats to reach and maintain target condition, in line with BNG (30 years).
H1My	Forest Town	1. **Fulfil** enhancement needs in strategic GI areas 12F 2. **Implement** LNRS general actions 1 - 6 and species actions a and b 3. **Implement** LNRS species actions c – f where soil types and surrounding habitats are conducive

Site ref	Location	Suggested actions
		4. **Plant** trees and hedges on the southern boundary to act as a buffer to nearby sensitive lowland heath 5. **Manage** habitats to reach and maintain target condition, in line with BNG (30 years).
H1Mr	Forest Town	1. **Fulfil** enhancement needs in strategic GI areas 12F and 12K 2. **Implement** LNRS general actions 1 - 6 and species actions a and b 3. **Implement** LNRS species actions c – f where soil types and surrounding habitats are conducive 4. **Implement** opportunities highlighted within the biodiversity opportunity mapping 5. **Create** naturalised surface SuDS following the SuDS SPD guidance, in flood risk zones. 6. **Plant** trees and hedges on the southern boundary to act as a buffer to nearby sensitive lowland heathland 7. **Buffer and connect** the Vicar Water LNR which is adjacent to the eastern boundary 8. **Manage** habitats to reach and maintain target condition, in line with BNG (30 years).
H1Mu	Forest Town	1. **Implement** LNRS general actions 1 - 6 and species actions a and b 2. **Implement** LNRS species actions c – f where soil types and surrounding habitats are conducive 3. **Implement** opportunities highlighted within the biodiversity opportunity mapping 4. **Buffer** sensitive lowland heathland habitat to the south of the site 5. **Manage** habitats to reach and maintain target condition, in line with BNG (30 years)
H1Mq	Rainworth	1. **Fulfil** enhancement needs in strategic GI areas 12F and 12K 2. **Implement** LNRS general actions 1 - 6 and species actions a and b 3. **Implement** LNRS species actions c – f where soil types and surrounding habitats are conducive 4. **Implement** opportunities highlighted within the biodiversity opportunity mapping 5. **Buffer and connect** the deciduous woodland of the east of the site through planting small trees, shrubs and retaining patches of open space.

Site ref	Location	Suggested actions
		6. **Plant** tree and hedges along the northern edge of the site to provide a linear habitat connecting woodland parcels of the north and east. 7. **Create** naturalised surface SuDs, following the SuDS SPD guidance, to reduce surface water flooding risk. 8. **Manage** habitats to reach and maintain target condition, in line with BNG (30 years).

Table B.2: Supporting information per site allocation

Site Ref.	Designated Sites (On site / Adjacent (50m) / Within 250m / Within 500m / Within 1km)	Priority Habitats (On site / Adjacent (50m) / Within 250m / Within 500m / Within 1km)	% surface water flood risk (Low / Medium /High)	% Flood Zone 2 & 3	Working with Natural Processes % Wider catchment woodland potential	Working with Natural Processes % Floodplain reconnection potential	Working with Natural Processes % Riparian Woodland Potential	Working with Natural Processes % Floodplain Woodland Potential	GI Study / SPD GI Strategic Network Within / Adjacent	GI Study / SPD GI Ref. Within / Adjacent	Biodiversity Opportunity Mapping Focal Area Within / Adjacent	Biodiversity Opportunity Mapping Woodland Within / Adjacent	Biodiversity Opportunity Mapping Heathland and Acid Grassland Within / Adjacent	Biodiversity Opportunity Mapping Grassland Within / Adjacent	Biodiversity Opportunity Mapping Wetland Within / Adjacent
H1WPb	The Bottoms LNR (250m, South) The Carrs LNR (1km, Southwest)	Deciduous Woodland (50m, North & 500m, South) River Meden (250m, South) Traditional Orchard (1km, Southwest)	High: 0 Medium: 0 Low: 0.2	FZ 2: 0 FZ 3: 0	0	0	5.2	0	Within: 0 Adjacent Warsop and Meden Valley	Within: 1L Adjacent 1F, 1J	Within: 0 Adjacent Welbeck and Clumber River Maun and Meden	Within: 0 Adjacent: 0	Within: 0 Adjacent: 0	Within: 0 Adjacent: 0	Within: 0 Adjacent 0
H1WPc	The Bottoms LNR (250m, Southeast)	Deciduous Woodland (250m, North and 500m, South) River Maun (500m, South) Leas Brook (1km, North)	High: 0 Medium: 5.9 Low: 9.7	FZ 2: 0 FZ 3: 0	0	0	0	0	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: 0 Adjacent: 0	Within: 0 Adjacent: 0	Within: 0 Adjacent: 0	Within: 0 Adjacent : 0

Site Ref.	Designated Sites (On site / Adjacent (50m) / Within 250m / Within 500m / Within 1km)	Priority Habitats (On site / Adjacent (50m) / Within 250m / Within 500m / Within 1km)	% surface water flood risk (Low / Medium /High)	% Flood Zone 2 & 3	Working with Natural Processes % Wider catchment woodland potential	Working with Natural Processes % Floodplain reconnection potential	Working with Natural Processes % Riparian Woodland Potential	Working with Natural Processes % Floodplain Woodland Potential	GI Study / SPD GI Strategic Network Within / Adjacent	GI Study / SPD GI Ref. Within / Adjacent	Biodiversity Opportunity Mapping Focal Area Within / Adjacent	Biodiversity Opportunity Mapping Woodland Within / Adjacent	Biodiversity Opportunity Mapping Heathland and Acid Grassland Within / Adjacent	Biodiversity Opportunity Mapping Grassland Within / Adjacent	Biodiversity Opportunity Mapping Wetland Within / Adjacent
H1WPa	Warsop Quarry LWS (250m, South) Hills and Holes and Sookholme Brook, Warsop SSSI (250m, North) Sherwood Forest – Key Biodiversity Area (500m, South) The Carrs LNR (1km, Northeast)	River Meden (Onsite) Leasbrook (50m, South) Deciduous Woodland (50m, North) Lowland Calcareous Grassland (250m, North) Lowland Fen (500m, North) Lowland Meadow (500m, North) Traditional Orchard (1km, South)	High: 2.1 Medium: 0.8 Low: 1.3	FZ 2: 8.3 FZ 3: 11.4	0	19.7	12.6	19.3	Within: 0 Adjacent Meden Valley	Within: 0 Adjacent 4I	Within: 0 Adjacent River Maun & Meden	Within: 0 Adjacent 0	Within: 0 Adjacent Map ID: 068	Within: 0 Adjacent 0	Within: 0 Adjacent Map ID: 383, 384

Site Ref.	Designated Sites (On site / Adjacent (50m) / Within 250m / Within 500m / Within 1km)	Priority Habitats (On site / Adjacent (50m) / Within 250m / Within 500m / Within 1km)	% surface water flood risk (Low / Medium /High)	% Flood Zone 2 & 3	Working with Natural Processes % Wider catchment woodland potential	Working with Natural Processes % Floodplain reconnection potential	Working with Natural Processes % Riparian Woodland Potential	Working with Natural Processes % Floodplain Woodland Potential	GI Study / SPD GI Strategic Network Within / Adjacent	GI Study / SPD GI Ref. Within / Adjacent	Biodiversity Opportunity Mapping Focal Area Within / Adjacent	Biodiversity Opportunity Mapping Woodland Within / Adjacent	Biodiversity Opportunity Mapping Heathland and Acid Grassland Within / Adjacent	Biodiversity Opportunity Mapping Grassland Within / Adjacent	Biodiversity Opportunity Mapping Wetland Within / Adjacent
H1WPd	Warsop Quarry LWS (Onsite) Sherwood Forest – Key Biodiversity Area (500m, South) Hills and Holes and Sookholme Brook, Warsop SSSI (1km, Northwest)	Traditional Orchard (250m, South) Leas Brook (500m, West) River Meden (1km, North) Deciduous Woodland (1km, South) Lowland Calcareous grassland (1km, North) Lowland Fen (1km, North) Lowland Meadows (1km, North)	High: 1.2 Medium: 0.6 Low: 1.1	FZ 2: 0 FZ 3: 0	0	0	0	0	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: Map ID 218 & 064 Adjacent: 0	Within: Map ID: 510, 521 Adjacent 0	Within: 0 Adjacent 0
H1Mj	Maun Valley Park LNR (1km, Southwest)	Deciduous Woodland (250m, West)	High: 0.1 Medium: 0.2 Low: 0.3	FZ 2: 0 FZ 3: 0	0	0	0	0	Within: 0 Adjacent	Within: 0 Adjacent	Within: 0 Adjacent	Within: 12L Adjacent	Within: 0 Adjacent	Within: 0 Adjacent	Within: 0 Adjacent

Site Ref.	Designated Sites (On site / Adjacent (50m) / Within 250m / Within 500m / Within 1km)	Priority Habitats (On site / Adjacent (50m) / Within 250m / Within 500m / Within 1km)	% surface water flood risk (Low / Medium /High)	% Flood Zone 2 & 3	Working with Natural Processes % Wider catchment woodland potential	Working with Natural Processes % Floodplain reconnection potential	Working with Natural Processes % Riparian Woodland Potential	Working with Natural Processes % Floodplain Woodland Potential	GI Study / SPD GI Strategic Network Within / Adjacent	GI Study / SPD GI Ref. Within / Adjacent	Biodiversity Opportunity Mapping Focal Area Within / Adjacent	Biodiversity Opportunity Mapping Woodland Within / Adjacent	Biodiversity Opportunity Mapping Heathland and Acid Grassland Within / Adjacent	Biodiversity Opportunity Mapping Grassland Within / Adjacent	Biodiversity Opportunity Mapping Wetland Within / Adjacent
	Sherwood Forest – Key Biodiversity Area (1km, East)	Leasbrook (1km, Northwest)							Maun Valley	12L	0	12H	0	0	0
H1Mk	Maun Scrub and Grassland LWS (250m, South) Sherwood Forest – Key Biodiversity Area (1km, East) Maun Valley Park LNR (1km, Southwest)	River Maun (50m, South) Deciduous Woodland (250m, Southwest)	High: 0 Medium: 0 Low: 0	FZ 2: 0 FZ 3: 0	0	0	0.1	0	Within: 0 Adjacent Maun Valley	Within: 12L Adjacent 12H	Within: 0 Adjacent River Maun & Meden	Within: Map ID: 621 Adjacent Map ID: 617, 455	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: 0 Adjacent Map ID: 182
SUE1	Cotton Plantation LWS (250m, West) Pleasley LNR (1km, Northwest) Pleasley Vale LNR (1km, Northeast)	Deciduous Woodland (250m, West) River Meden (1km, North) Traditional Orchard (500m, Northwest)	High: 2.1 Medium: 1.2 Low: 2.5	FZ 2: 0 FZ 3: 0	0	0	14.4	0	Within: 0 Adjacent Meden Valley	Within: 0 Adjacent 4A	Within: 0 Adjacent 0	Within: Map ID: 614 Adjacent: 0	Within: 0 Adjacent 0	Within: 0 Adjacent Map ID: 496	Within: 0 Adjacent 0

Site Ref.	Designated Sites (On site / Adjacent (50m) / Within 250m / Within 500m / Within 1km)	Priority Habitats (On site / Adjacent (50m) / Within 250m / Within 500m / Within 1km)	% surface water flood risk (Low / Medium /High)	% Flood Zone 2 & 3	Working with Natural Processes % Wider catchment woodland potential	Working with Natural Processes % Floodplain reconnection potential	Working with Natural Processes % Riparian Woodland Potential	Working with Natural Processes % Floodplain Woodland Potential	GI Study / SPD GI Strategic Network Within / Adjacent	GI Study / SPD GI Ref. Within / Adjacent	Biodiversity Opportunity Mapping Focal Area Within / Adjacent	Biodiversity Opportunity Mapping Woodland Within / Adjacent	Biodiversity Opportunity Mapping Heathland and Acid Grassland Within / Adjacent	Biodiversity Opportunity Mapping Grassland Within / Adjacent	Biodiversity Opportunity Mapping Wetland Within / Adjacent
		Lowland Fens (1km, Northwest)													
H1Mz	0	0	High: 0 Medium: 0 Low: 0.2	FZ 2: 0 FZ 3: 0	0	0	0	0	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: 0 Adjacent Map ID: 490	Within: 0 Adjacent 0
H1Mb	0	0	High: 0 Medium: 0.1 Low: 0.3	FZ 2: 0 FZ 3: 0	11.1	0	0	0	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: Map ID: 612 Adjacent: Map ID: 611	Within: 0 Adjacent 0	Within: 0 Adjacent Map ID: 490	Within: 0 Adjacent 0
H1Mi	0	Deciduous Woodland (1km, South)	High: 0.5 Medium: 0 Low: 0.3	FZ 2: 0 FZ 3: 0	77.6	0	2.3	0	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: Map ID: 214, 611 Adjacent: Map ID: 612	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: 0 Adjacent 0

Site Ref.	Designated Sites (On site / Adjacent (50m) / Within 250m / Within 500m / Within 1km)	Priority Habitats (On site / Adjacent (50m) / Within 250m / Within 500m / Within 1km)	% surface water flood risk (Low / Medium /High)	% Flood Zone 2 & 3	Working with Natural Processes % Wider catchment woodland potential	Working with Natural Processes % Floodplain reconnection potential	Working with Natural Processes % Riparian Woodland Potential	Working with Natural Processes % Floodplain Woodland Potential	GI Study / SPD GI Strategic Network Within / Adjacent	GI Study / SPD GI Ref. Within / Adjacent	Biodiversity Opportunity Mapping Focal Area Within / Adjacent	Biodiversity Opportunity Mapping Woodland Within / Adjacent	Biodiversity Opportunity Mapping Heathland and Acid Grassland Within / Adjacent	Biodiversity Opportunity Mapping Grassland Within / Adjacent	Biodiversity Opportunity Mapping Wetland Within / Adjacent
H1Ma	The Hermitage LNR (500m, South) Oakham LNR (1km, Southeast)	Deciduous Woodland (500m, South) River Maun (500m, South)	High: 0 Medium: 0.3 Low: 2.4	FZ 2: 0 FZ 3: 0	68.2	0	0	0	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: Map ID: 613 Adjacent: 0	Within: 0 Adjacent 0	Within: Map ID: 504 Adjacent: 0	Within: 0 Adjacent 0
H1Mw	0	River Maun (1km, East)	High: 71.3 Medium: 0.8 Low: 0.3	FZ 2: 0 FZ 3: 0	0	0	0	0	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: 0 Adjacent 0
H1Ms	Oakham LNR (1km, South) Quarry Lane LNR (1km, Southeast) The Hermitage LNR (1km, South)	Deciduous Woodland (1km, South) River Muan (1km, South)	High: 0 Medium: 0.2 Low: 0.1	FZ 2: 0 FZ 3: 0	0	0	0	0	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: 0 Adjacent 0

Site Ref.	Designated Sites (On site / Adjacent (50m) / Within 250m / Within 500m / Within 1km)	Priority Habitats (On site / Adjacent (50m) / Within 250m / Within 500m / Within 1km)	% surface water flood risk (Low / Medium /High)	% Flood Zone 2 & 3	Working with Natural Processes % Wider catchment woodland potential	Working with Natural Processes % Floodplain reconnection potential	Working with Natural Processes % Riparian Woodland Potential	Working with Natural Processes % Floodplain Woodland Potential	GI Study / SPD GI Strategic Network Within / Adjacent	GI Study / SPD GI Ref. Within / Adjacent	Biodiversity Opportunity Mapping Focal Area Within / Adjacent	Biodiversity Opportunity Mapping Woodland Within / Adjacent	Biodiversity Opportunity Mapping Heathland and Acid Grassland Within / Adjacent	Biodiversity Opportunity Mapping Grassland Within / Adjacent	Biodiversity Opportunity Mapping Wetland Within / Adjacent
H1Mn	Oakham LNR (1km, South) Quarry Lane LNR (1km, Southwest) The Hermitage LNR (1km, Southwest)	Deciduous Woodland (1km, Southeast) River Maun (1km, Southeast)	High: 0 Medium: 0 Low: 0	FZ 2: 0 FZ 3: 0	0	0	0	0	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: 0 Adjacent 0
H1Md	0	Deciduous Woodland (1km, North)	High: 0 Medium: 0.3 Low: 2.3	FZ 2: 0 FZ 3: 0	0	0	0	0	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: 0 Adjacent 0
H1Mh	Quarry Lane LNR (250m, South) Oakham LNR (500m, Southeast) The Hermitage LNR (1km, West)	River Maun (250m, Southeast) Deciduous woodland (250m, Southeast)	High: 2.8 Medium: 1.2 Low: 3.8	FZ 2: 0 FZ 3: 0	0	0	0	0	Within: Timber-land Trail Adjacent 0	Within: 5B Adjacent 0	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: 0 Adjacent 0

Site Ref.	Designated Sites (On site / Adjacent (50m) / Within 250m / Within 500m / Within 1km)	Priority Habitats (On site / Adjacent (50m) / Within 250m / Within 500m / Within 1km)	% surface water flood risk (Low / Medium /High)	% Flood Zone 2 & 3	Working with Natural Processes % Wider catchment woodland potential	Working with Natural Processes % Floodplain reconnection potential	Working with Natural Processes % Riparian Woodland Potential	Working with Natural Processes % Floodplain Woodland Potential	GI Study / SPD GI Strategic Network Within / Adjacent	GI Study / SPD GI Ref. Within / Adjacent	Biodiversity Opportunity Mapping Focal Area Within / Adjacent	Biodiversity Opportunity Mapping Woodland Within / Adjacent	Biodiversity Opportunity Mapping Heathland and Acid Grassland Within / Adjacent	Biodiversity Opportunity Mapping Grassland Within / Adjacent	Biodiversity Opportunity Mapping Wetland Within / Adjacent
H1Mm	Quarry Lane LNR (250m, Southwest)	Deciduous Woodland (500m, Southwest) River Maun (250m, South) Reedbeds (1km, South)	High: 0 Medium: 0 Low: 0	FZ 2: 0 FZ 3: 0	0	0	0	0	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: 0 Adjacent River Maun & Meden	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: 0 Adjacent Map ID: 393
H1Mv	Maun Valley Park LNR (1km, Northeast) Quarry Lane LNR (1km, Northeast)	River Maun (250m, East) Deciduous Woodland (1km, Northeast)	High: 0 Medium: 0 Low: 0.1	FZ 2: 0 FZ 3: 0	0	0	0	0	Within: 0 Adjacent Timber-land Trail	Within: 0 Adjacent 5F	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: 0 Adjacent Map ID: 402
H1Ml	Quarry Lane LNR (250m, North) Oakham LNR (500m, West)	Deciduous Woodland (Onsite) River Muan (North, 50m)	High: 4.5 Medium: 4.5 Low: 12.1	FZ 2: 0 FZ 3: 0	0	0	0	0	Within: Timber-land Trail Adjacent 0	Within: 5C Adjacent 5D	Within: River Maun & Meden Adjacent 5D	Within: Map ID: 574, 541, 623 Adjacent 0	Within: 0 Adjacent 0	Within: Map ID: 540 Adjacent 0	Within: Map ID: 388 Adjacent 0
H1Mo	Quarry Lane LNR	Deciduous Woodland	High: 4.4 Medium: 1.1	FZ 2: 0 FZ 3: 0	0	0	0	0	Within: 0	Within: 0	Within: 0	Within: 0	Within: 0	Within: 0	Within: 0

Site Ref.	Designated Sites (On site / Adjacent (50m) / Within 250m / Within 500m / Within 1km)	Priority Habitats (On site / Adjacent (50m) / Within 250m / Within 500m / Within 1km)	% surface water flood risk (Low / Medium /High)	% Flood Zone 2 & 3	Working with Natural Processes % Wider catchment woodland potential	Working with Natural Processes % Floodplain reconnection potential	Working with Natural Processes % Riparian Woodland Potential	Working with Natural Processes % Floodplain Woodland Potential	GI Study / SPD GI Strategic Network Within / Adjacent	GI Study / SPD GI Ref. Within / Adjacent	Biodiversity Opportunity Mapping Focal Area Within / Adjacent	Biodiversity Opportunity Mapping Woodland Within / Adjacent	Biodiversity Opportunity Mapping Heathland and Acid Grassland Within / Adjacent	Biodiversity Opportunity Mapping Grassland Within / Adjacent	Biodiversity Opportunity Mapping Wetland Within / Adjacent
	(500m, North) Sandhurst Avenue Quarry LWS (500m, East) Oakham LNR (1km, West)	(500m, Northwest) Lowland Heath (1km, South) River Maun (1km, Northwest)	Low: 2.2						Adjacent 0	Adjacent 0	Adjacent 0	Adjacent 0	Adjacent 0	Adjacent 0	Adjacent 0
H1Me	Nottingham Road Cemetery LWS (250m, East) Oakham LNR (500m, Northwest) Quarry Lane LNR (1km, North)	Deciduous Woodland (East, 250m) River Maun (1km, North) Lowland Heath (250m, East)	High: 0.3 Medium: 0.1 Low: 0.8	FZ 2: 0 FZ 3: 0	0	0	0	0	Within: Caudlwell Adjacent Cauldwell	Within: 7E Adjacent 7F	Within: South Sherwo-od Adjacent 0	Within: Map ID 204 Adjacent Map ID 205	Within: Map ID 130,132 Adjacent Map ID 205	Within: Map ID 530 Adjacent Map ID 205	Within: Map ID 381, 192 Adjacent Map ID 205
SUE3	Rainworth Lakes SSSI (500m, Southeast) Sherwood Forest – KBA Biodiversity	Deciduous Woodland (Onsite) Lowland Heathland (500m, North and Northeast)	High: 1.0 Medium: 1.2 Low: 3.2	FZ 2: 0 FZ 3: 0	0	0	0	0.4	Within: Caudlwell Adjacent Mansfield Way	Within: 0 Adjacent 8A	Within: South Sherwo-od Adjacent 0	Within: Map ID 118, 196, 280, 134 Adjacent Map ID 446	Within: Map ID 029, 135 Adjacent 0	Within: Map ID 029, 135 Adjacent 0	Within: Map ID 191, 380, 386 Adjacent 343

Site Ref.	Designated Sites (On site / Adjacent (50m) / Within 250m / Within 500m / Within 1km)	Priority Habitats (On site / Adjacent (50m) / Within 250m / Within 500m / Within 1km)	% surface water flood risk (Low / Medium /High)	% Flood Zone 2 & 3	Working with Natural Processes % Wider catchment woodland potential	Working with Natural Processes % Floodplain reconnection potential	Working with Natural Processes % Riparian Woodland Potential	Working with Natural Processes % Floodplain Woodland Potential	GI Study / SPD GI Strategic Network Within / Adjacent	GI Study / SPD GI Ref. Within / Adjacent	Biodiversity Opportunity Mapping Focal Area Within / Adjacent	Biodiversity Opportunity Mapping Woodland Within / Adjacent	Biodiversity Opportunity Mapping Heathland and Acid Grassland Within / Adjacent	Biodiversity Opportunity Mapping Grassland Within / Adjacent	Biodiversity Opportunity Mapping Wetland Within / Adjacent
	Area (50m, South)	Lowland Fen (1km, Southeast)													
H1Mc	King George V Playing Fields LWS (250m, West) Oak Tree Heath LNR (1km, Northeast) Strawberry Hill Heaths SSSI (1km, Northeast)	Deciduous Woodland (250m, West) Lowland Heath (500m, Northwest)	High: 0.4 Medium: 0.1 Low: 0.6	FZ 2: 0 FZ 3: 0	0	0	0	0	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: South Sherwo-od Adjacent 0	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: 0 Adjacent 0
H1Mp	Oak Tree Heath LNR (250m, North) Strawberry Hill Heaths SSSI (500m, North) Sherwood Forest – Key Biodiversity Area (500m, North)	Deciduous Woodland (250m, East) Lowland Heathland (250m, North and East)	High: 0 Medium: 0 Low: 0	FZ 2: 0 FZ 3: 0	0	0	0	0	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: 0 Adjacent 0

Site Ref.	Designated Sites (On site / Adjacent (50m) / Within 250m / Within 500m / Within 1km)	Priority Habitats (On site / Adjacent (50m) / Within 250m / Within 500m / Within 1km)	% surface water flood risk (Low / Medium /High)	% Flood Zone 2 & 3	Working with Natural Processes % Wider catchment woodland potential	Working with Natural Processes % Floodplain reconnection potential	Working with Natural Processes % Riparian Woodland Potential	Working with Natural Processes % Floodplain Woodland Potential	GI Study / SPD GI Strategic Network Within / Adjacent	GI Study / SPD GI Ref. Within / Adjacent	Biodiversity Opportunity Mapping Focal Area Within / Adjacent	Biodiversity Opportunity Mapping Woodland Within / Adjacent	Biodiversity Opportunity Mapping Heathland and Acid Grassland Within / Adjacent	Biodiversity Opportunity Mapping Grassland Within / Adjacent	Biodiversity Opportunity Mapping Wetland Within / Adjacent
SUE2	Oak Tree Heath LNR (50m, West) Vicar Water Nature Reserve LNR (1km, Northeast) Strawberry Hills Heath SSSI (50m, West & East) Sherwood Forest Golf Club SSSI (1km, East) Sherwood Forest Golf Club LWS (1km, East)	Deciduous Woodland (Onsite) Lowland Heathland (50m, Southeast & Southwest) Traditional Orchard (1km, North)	High: 0.6 Medium: 0.4 Low: 0.8	FZ 2: 0 FZ 3: 0	0	0	15.7	0	Within: Sherwood & Vicar Water Adjacent Sherwood & Vicar Water	Within: 6G, 10E Adjacent 6E, 6D, 6H, 10D	Within: Clip-stone Adjacent 0	Within: Map ID 640, 357 Adjacent Map ID 606, 607	Within: 0 Adjacent Map ID 221, 223, 235	Within: 0 Adjacent 0	Within: Map ID 398 Adjacent Map ID 349
H1Mg	Racecourse Recreation Ground LWS (250m, South) Ravensdale LNR (500m, North) Maun Valley Park LNR (1km, North)	Deciduous Woodland (250m, North) Lowland Heathland (1km, South) River Maun (1km, Northwest)	High: 0 Medium: 0.4 Low: 0.1	FZ 2: 0 FZ 3: 0	0	0	0	0	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: 0 Adjacent 0

Site Ref.	Designated Sites (On site / Adjacent (50m) / Within 250m / Within 500m / Within 1km)	Priority Habitats (On site / Adjacent (50m) / Within 250m / Within 500m / Within 1km)	% surface water flood risk (Low / Medium /High)	% Flood Zone 2 & 3	Working with Natural Processes % Wider catchment woodland potential	Working with Natural Processes % Floodplain reconnection potential	Working with Natural Processes % Riparian Woodland Potential	Working with Natural Processes % Floodplain Woodland Potential	GI Study / SPD GI Strategic Network Within / Adjacent	GI Study / SPD GI Ref. Within / Adjacent	Biodiversity Opportunity Mapping Focal Area Within / Adjacent	Biodiversity Opportunity Mapping Woodland Within / Adjacent	Biodiversity Opportunity Mapping Heathland and Acid Grassland Within / Adjacent	Biodiversity Opportunity Mapping Grassland Within / Adjacent	Biodiversity Opportunity Mapping Wetland Within / Adjacent
H1Mx	Ravensdale LNR (500m, Northwest) Racecourse Recreation Ground LWS (500m, Southwest) Maun Valley Park LNR (1km, Northwest)	Deciduous Woodland (Onsite) River Muan (West, 1km)	High: 1 Medium: 0.9 Low: 2.6	FZ 2: 0 FZ 3: 0	0	0	0	0	Within: Vicar Water Adjacent Vicar Water	Within: 10A Adjacent 10B	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: 0 Adjacent 0
H1Mf	Ravensdale LNR (1km, Southwest)	Deciduous Woodland (1km, South) Traditional Orchard (1km, Southeast)	High: 0 Medium: 0 Low: 7.4	FZ 2: 0 FZ 3: 0	0	0	0	0	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: 0 Adjacent 0
H1Mt	Maun Valley Park LNR (50m, West) Maun Scrub and Grassland LWS (50m, North) Ravensdale LNR (250m, South)	Deciduous Woodland (Onsite) River Maun (Onsite)	High: 0.6 Medium: 0.3 Low: 1.3	FZ 2: 0.2 FZ 3: 0.7	0	0	0	0	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: 0 Adjacent River Maun & Meden	Within: Map ID 139, 146 Adjacent 0	Within: Map ID 225 Adjacent 0	Within: Map ID 014 Adjacent 0	Within: Map ID 182 Adjacent 0

Site Ref.	Designated Sites (On site / Adjacent (50m) / Within 250m / Within 500m / Within 1km)	Priority Habitats (On site / Adjacent (50m) / Within 250m / Within 500m / Within 1km)	% surface water flood risk (Low / Medium /High)	% Flood Zone 2 & 3	Working with Natural Processes % Wider catchment woodland potential	Working with Natural Processes % Floodplain reconnection potential	Working with Natural Processes % Riparian Woodland Potential	Working with Natural Processes % Floodplain Woodland Potential	GI Study / SPD GI Strategic Network Within / Adjacent	GI Study / SPD GI Ref. Within / Adjacent	Biodiversity Opportunity Mapping Focal Area Within / Adjacent	Biodiversity Opportunity Mapping Woodland Within / Adjacent	Biodiversity Opportunity Mapping Heathland and Acid Grassland Within / Adjacent	Biodiversity Opportunity Mapping Grassland Within / Adjacent	Biodiversity Opportunity Mapping Wetland Within / Adjacent
H1My	Vicar Water Nature Reserve LNR (500m, South) Vicar Water LWS (500m, South) Vicar Water Country Park (500m, South) Clipstone Heath SSSI (1km, Southeast) Sherwood Golf Course SSSI (1km, South)	Deciduous Woodland (500m, South) Lowland dry acid grassland (1km, East) Lowland Heathland, 1km, East & South)	High: 0 Medium: 0 Low: 0.5	FZ 2: 0 FZ 3: 0	0	0	0	0	Within: Maun Valley Adjacent: 0	Within: 12F Adjacent 0	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: 0 Adjacent 0

Site Ref.	Designated Sites (On site / Adjacent (50m) / Within 250m / Within 500m / Within 1km)	Priority Habitats (On site / Adjacent (50m) / Within 250m / Within 500m / Within 1km)	% surface water flood risk (Low / Medium /High)	% Flood Zone 2 & 3	Working with Natural Processes % Wider catchment woodland potential	Working with Natural Processes % Floodplain reconnection potential	Working with Natural Processes % Riparian Woodland Potential	Working with Natural Processes % Floodplain Woodland Potential	GI Study / SPD GI Strategic Network Within / Adjacent	GI Study / SPD GI Ref. Within / Adjacent	Biodiversity Opportunity Mapping Focal Area Within / Adjacent	Biodiversity Opportunity Mapping Woodland Within / Adjacent	Biodiversity Opportunity Mapping Heathland and Acid Grassland Within / Adjacent	Biodiversity Opportunity Mapping Grassland Within / Adjacent	Biodiversity Opportunity Mapping Wetland Within / Adjacent
H1Mr	Vicar Water Nature Reserve LNR (50m, East) Vicar Water LWS (50m, East) Vicar Water Country Park (50m, East) Sherwood Forest Golf Course SSSI (50m, South) Clipstone Heath SSSI (500m, Southeast) Strawberry Hills Heath SSSI (1km, South)	Deciduous Woodland (Onsite) Lowland Heathland (50m, South & East) Lowland Dry Acid Grassland (500m, East) Traditional Orchard (1km, West)	High: 0.4 Medium: 2.0 Low: 3.9	FZ 2: 1.5 FZ 3: 1.6	0	0	4.4	0.9	Within: Vicar Water Adjacent: Sherwood	Within: 10J, 10F Adjacent 6G, 6H	Within: Clip-stone Adjacent 0	Within: Map ID 503, 353, 454, 145, 357 Adjacent Map ID 445	Within: Map ID 219, 085 Adjacent Map ID 195, 220, 221	Within: 0 Adjacent 0	Within: Map ID 338 Adjacent 0

Site Ref.	Designated Sites (On site / Adjacent (50m) / Within 250m / Within 500m / Within 1km)	Priority Habitats (On site / Adjacent (50m) / Within 250m / Within 500m / Within 1km)	% surface water flood risk (Low / Medium /High)	% Flood Zone 2 & 3	Working with Natural Processes % Wider catchment woodland potential	Working with Natural Processes % Floodplain reconnection potential	Working with Natural Processes % Riparian Woodland Potential	Working with Natural Processes % Floodplain Woodland Potential	GI Study / SPD GI Strategic Network Within / Adjacent	GI Study / SPD GI Ref. Within / Adjacent	Biodiversity Opportunity Mapping Focal Area Within / Adjacent	Biodiversity Opportunity Mapping Woodland Within / Adjacent	Biodiversity Opportunity Mapping Heathland and Acid Grassland Within / Adjacent	Biodiversity Opportunity Mapping Grassland Within / Adjacent	Biodiversity Opportunity Mapping Wetland Within / Adjacent
H1Mu	Vicar Water Nature Reserve LNR (250m, South) Sherwood Forest Golf Club SSSI (1km, South)	Deciduous Woodland (250m, South) Lowland Heathland (250m, South)	High: 0 Medium: 0 Low: 0	FZ 2: 0 FZ 3: 0	0	0	0	0	Within: 0 Adjacent 0	Within: 0 Adjacent 0	Within: Clip-stone Adjacent 0	Within: Map ID 503, 353 Adjacent 0	Within: 0 Adjacent Map ID 195	Within: 0 Adjacent 0	Within: 0 Adjacent Map ID 338
H1Mq	Rainworth Dismantled Railway LWS (50m, South) Rainworth Heath SSSI (500m, East) Rainworth Lakes SSSI (500m, South) Sherwood Forest – Key Biodiversity Area (500m, North) Strawberry Hill Heaths SSSI (1km, North)	Deciduous Woodland (Onsite) Lowland Heathland (250m, North and East) Lowland Dray Acid Grassland (500m, East) Lowland Fen (1km, Southwest) River Rainworth Water (1km, South)	High: 0.5 Medium: 0.5 Low: 2.7	FZ 2: 0 FZ 3: 0	0	0	0	0	Within: Mansfield Way Adjacent Mansfield Way	Within: 8A(e) Adjacent 8C	Within: Clip-stone Adjacent 0cent: 0	Within: Map ID 622, 368 Adjacent 0	Within: Map ID 224, 059 Adjacent 0	Within: 0 Adjacent 0	Within: 0 Adjacent 0

Appendix C

Infrastructure schedules

C.1 It should be noted that if an infrastructure type and related infrastructure item are not listed in the tables below, then there is no identified infrastructure need.

Table C.1: H1Ma - Land off Skegby Lane

Site ref	Dwgs in plan period	Site name	Location	Infrastructure type	Infrastructure item	Delivery lead	Cost	S106/S278 cost to be split across multiple developments?	Funding sources	Phasing
H1Ma	215	Land off Skegby Lane	Mansfield	SEND	Contribution required towards new/expanded capacity.	NCC	£110,072		Developer	2033/34-2037/38
H1Ma	215	Land off Skegby Lane	Mansfield	Primary healthcare	Contributions towards enhanced GP capacity	NCC	£228,438		Developer	2033/34-2037/38
H1Ma	215	Land off Skegby Lane	Mansfield	Libraries	Contributions towards library service enhancements - stock	NCC	£9,598		Developer	n/k
H1Ma	215	Land off Skegby Lane	Mansfield	Surface water	Surface water drainage network upgrade/reinforcement required	Severn Trent Water	n/k		Severn Trent Water	2033/34-2037/38
H1Ma	215	Land off Skegby Lane	Mansfield	Waste water	Conveyance to sustainable point of connection	Severn Trent Water.	n/k		Severn Trent Water	2033/34-2037/38
H1Ma	215	Land off Skegby Lane	Mansfield	Indoor leisure centres	Contributions towards new sports hall and activity halls	n/k	n/k		n/k	n/k
H1Ma	215	Land off Skegby Lane	Mansfield	Secondary education	Forecast insufficient capacity to accommodate planned growth. Contribution required towards expansion of existing school/s within area.	NCC	£1,096,224		Developer	2033/34-2037/38
H1Ma	215	Land off Skegby Lane	Mansfield	Waste management	Contribution to delivery of new or expanded recycling centre	NCC	£22,515		Developer	n/k
H1Ma	215	Land off Skegby Lane	Mansfield	Green infrastructure	Contribution to delivery of open space provision and maintenance	Developer	£412,800		Developer	n/k
H1Ma	215	Land off Skegby Lane	Mansfield	Outdoor sport provision	Contribution to delivery of new off-site grass and 3G pitches	Developer	n/k		Developer, grants	n/k
H1Ma	215	Land off Skegby Lane	Mansfield	Bus	Increased Bus Service Frequencies	NCC	£980,000 – £1,920,000	Yes	S106 / EMCCA	n/k

Site ref	Dwgs in plan period	Site name	Location	Infrastructure type	Infrastructure item	Delivery lead	Cost	S106/S278 cost to be split across multiple developments?	Funding sources	Phasing
H1Ma	215	Land off Skegby Lane	Mansfield	Walking and Cycling	Shared use and segregated routes	DfT Active Travel Fund, EMCCA	£1,580,000 per km of shared use routes £2,500,000 per km of segregated routes	Yes	DfT Active Travel Fund, EMCCA and S106	n/k

Table C.2: H1Mb - Abbott Road

Site ref	Dwgs in plan period	Site name	Location	Infrastructure type	Infrastructure item	Delivery lead	Cost	S106/S278 cost to be split across multiple developments?	Funding sources	Phasing
H1Mb	102	Abbott Road	Mansfield	SEND	Contribution required towards new/expanded capacity.	NCC	£110,072		Developer	2040/41-2042/43
H1Mb	102	Abbott Road	Mansfield	Primary healthcare	Contributions towards enhanced GP capacity	NCC	£108,375		Developer	2040/41-2042/43
H1Mb	102	Abbott Road	Mansfield	Libraries	Contributions towards library service enhancements - stock	NCC	£4,554		Developer	n/k
H1Mb	102	Abbott Road	Mansfield	Surface water	Surface water drainage network upgrade/reinforcement required	Severn Trent Water	n/k		Severn Trent Water	2040/41-2042/43
H1Mb	102	Abbott Road	Mansfield	Waste water	Conveyance to sustainable point of connection	Severn Trent Water.	n/k		Severn Trent Water	2040/41-2042/43
H1Mb	102	Abbott Road	Mansfield	Indoor leisure centres	Contributions towards new sports hall and activity halls	n/k	n/k		n/k	n/k
H1Mb	102	Abbott Road	Mansfield	Secondary education	Forecast insufficient capacity to accommodate planned growth. Contribution required towards expansion of existing school/s within area.	NCC	£520,069		Developer	2040/41-2042/43
H1Mb	102	Abbott Road	Mansfield	Waste management	Contribution to delivery of new or expanded recycling centre	NCC	£10,681		Developer	n/k
H1Mb	102	Abbott Road	Mansfield	Green infrastructure	Contribution to delivery of open space provision and maintenance	Developer	£195,840		Developer	n/k
H1Mb	102	Abbott Road	Mansfield	Outdoor sport provision	Contribution to delivery of new off-site grass and 3G pitches	Developer	n/k		Developer, grants	n/k
H1Mb	102	Abbott Road	Mansfield	Bus	Increased Bus Service Frequencies	NCC	£980,000 – £1,920,000	Yes	S106 / EMCCA	n/k

Site ref	Dwgs in plan period	Site name	Location	Infrastructure type	Infrastructure item	Delivery lead	Cost	S106/S278 cost to be split across multiple developments?	Funding sources	Phasing
H1Mb	102	Abbott Road	Mansfield	Walking and Cycling	Shared use and segregated routes	DfT Active Travel Fund, EMCCA	£1,580,000 per km of shared use routes £2,500,000 per km of segregated routes	Yes	DfT Active Travel Fund, EMCCA and S106	n/k

Table C.3: H1Mc - Bellamy Road

Site ref	Dwgs in plan period	Site name	Location	Infrastructure type	Infrastructure item	Delivery lead	Cost	S106/S278 cost to be split across multiple developments?	Funding sources	Phasing
H1Mc	40	Bellamy Road	Mansfield	Primary healthcare	Contributions towards enhanced GP capacity	NCC	£42,500		Developer	2028/29-2030/31
H1Mc	40	Bellamy Road	Mansfield	Waste water	Conveyance to sustainable point of connection	Severn Trent Water.	n/k		Severn Trent Water	2028/29-2030/31
H1Mc	40	Bellamy Road	Mansfield	Indoor leisure centres	Contributions towards new sports hall and activity halls	n/k	n/k		n/k	n/k
H1Mc	40	Bellamy Road	Mansfield	Secondary education	Forecast insufficient capacity to accommodate planned growth. Contribution required towards expansion of existing school/s within area.	NCC	£203,948		Developer	2028/29-2030/31
H1Mc	40	Bellamy Road	Mansfield	Green infrastructure	Contribution to delivery of open space provision and maintenance	Developer	£76,800		Developer	n/k
H1Mc	40	Bellamy Road	Mansfield	Outdoor sport provision	Contribution to delivery of new off-site grass and 3G pitches	Developer	n/k		Developer, grants	n/k
H1Mc	40	Bellamy Road	Mansfield	Bus	Increased Bus Service Frequencies	NCC	£980,000 – £1,920,000	Yes	S106 / EMCCA	n/k
H1Mc	40	Bellamy Road	Mansfield	Walking and Cycling	Shared use and segregated routes	DfT Active Travel Fund, EMCCA	£1,580,000 per km of shared use routes £2,500,000 per km of segregated routes	Yes	DfT Active Travel Fund, EMCCA and S106	n/k

Table C.4: H1Md - Ladybrook Lane / Tuckers Lane

Site ref	Dwgs in plan period	Site name	Location	Infrastructure type	Infrastructure item	Delivery lead	Cost	S106/S278 cost to be split across multiple developments?	Funding sources	Phasing
H1Md	33	Ladybrook Lane / Tuckers Lane	Mansfield	Primary healthcare	Contributions towards enhanced GP capacity	NCC	£35,063		Developer	2028/29-2030/31
H1Md	33	Ladybrook Lane / Tuckers Lane	Mansfield	Surface water	Surface water network capacity assessment/monitoring required	Severn Trent Water	n/k		Severn Trent Water	2028/29-2030/31
H1Md	33	Ladybrook Lane / Tuckers Lane	Mansfield	Waste water	Conveyance to sustainable point of connection	Severn Trent Water.	n/k		Severn Trent Water	2028/29-2030/31
H1Md	33	Ladybrook Lane / Tuckers Lane	Mansfield	Indoor leisure centres	Contributions towards new sports hall and activity halls	n/k	n/k		n/k	n/k
H1Md	33	Ladybrook Lane / Tuckers Lane	Mansfield	Secondary education	Forecast insufficient capacity to accommodate planned growth. Contribution required towards expansion of existing school/s within area.	NCC	£168,257		Developer	2028/29-2030/31
H1Md	33	Ladybrook Lane / Tuckers Lane	Mansfield	Green infrastructure	Contribution to delivery of open space provision and maintenance	Developer	£63,360		Developer	n/k
H1Md	33	Ladybrook Lane / Tuckers Lane	Mansfield	Outdoor sport provision	Contribution to delivery of new off-site grass and 3G pitches	Developer	n/k		Developer, grants	n/k

Site ref	Dwgs in plan period	Site name	Location	Infrastructure type	Infrastructure item	Delivery lead	Cost	S106/S278 cost to be split across multiple developments?	Funding sources	Phasing
H1Md	33	Ladybrook Lane / Tuckers Lane	Mansfield	Road	A60 / Baums Lane / Park Lane Junction Upgrade	NCC	£7,600,000 - £8,900,000	Yes	S106 / EMCCA / NCC / MDC	Required either to enable development to come forward or in early stages of development.
H1Md	33	Ladybrook Lane / Tuckers Lane	Mansfield	Bus	Increased Bus Service Frequencies and A60 Nottingham Road Bus Priority	NCC	£8,580,000 – £10,820,000		BSIP / EMCCA	n/k
H1Md	33	Ladybrook Lane / Tuckers Lane	Mansfield	Walking and Cycling	Shared use and segregated routes	DfT Active Travel Fund, EMCCA	£1,580,000 per km of shared use routes £2,500,000 per km of segregated routes	Yes	DfT Active Travel Fund, EMCCA and S106	n/k

Table C.5: H1Me - High Oakham Farm (east)

Site ref	Dwgs in plan period	Site name	Location	Infrastructure type	Infrastructure item	Delivery lead	Cost	S106/S278 cost to be split across multiple developments?	Funding sources	Phasing
H1Me	40	High Oakham Farm (east)	Mansfield	Primary healthcare	Contributions towards enhanced GP capacity	NCC	£42,500		Developer	2028/29-2030/31
H1Me	40	High Oakham Farm (east)	Mansfield	Waste water	Conveyance to sustainable point of connection	Severn Trent Water.	n/k		Severn Trent Water	2028/29-2030/31
H1Me	40	High Oakham Farm (east)	Mansfield	Indoor leisure centres	Contributions towards new sports hall and activity halls	n/k	n/k		n/k	n/k
H1Me	40	High Oakham Farm (east)	Mansfield	Secondary education	Forecast insufficient capacity to accommodate planned growth. Contribution required towards expansion of existing school/s within area.	NCC	£203,948		Developer	2028/29-2030/31
H1Me	40	High Oakham Farm (east)	Mansfield	Green infrastructure	Contribution to delivery of open space provision and maintenance	Developer	£76,800		Developer	n/k
H1Me	40	High Oakham Farm (east)	Mansfield	Outdoor sport provision	Contribution to delivery of new off-site grass and 3G pitches	Developer	n/k		Developer, grants	n/k
H1Me	40	High Oakham Farm (east)	Mansfield	Road	A60 / Baums Lane / Park Lane Junction Upgrade	NCC	£7,600,000 - £8,900,000	Yes	S106 / EMCCA / NCC / MDC	Required either to enable development to come forward or in early stages of development.
H1Me	40	High Oakham Farm (east)	Mansfield	Bus	Increased Bus Service Frequencies and A60 Nottingham Road Bus Priority	NCC	£8,580,000 – £10,820,000	Yes	S106 / EMCCA	n/k

Site ref	Dwgs in plan period	Site name	Location	Infrastructure type	Infrastructure item	Delivery lead	Cost	S106/S278 cost to be split across multiple developments?	Funding sources	Phasing
H1Me	40	High Oakham Farm (east)	Mansfield	Walking and Cycling	Shared use and segregated routes	DfT Active Travel Fund, EMCCA	£1,580,000 per km of shared use routes £2,500,000 per km of segregated routes	Yes	DfT Active Travel Fund, EMCCA and S106	n/k

Table C.6: H1Mf - Land off Holly Road

Site ref	Dwgs in plan period	Site name	Location	Infrastructure type	Infrastructure item	Delivery lead	Cost	S106/S278 cost to be split across multiple developments?	Funding sources	Phasing
H1Mf	16	Land off Holly Road, Forest Town	Forest Town	Waste water	Conveyance to sustainable point of connection	Severn Trent Water.	n/k		Severn Trent Water	2033/34-2034/35
H1Mf	16	Land off Holly Road, Forest Town	Forest Town	Indoor leisure centres	Contributions towards new sports hall and activity halls	n/k	n/k		n/k	n/k
H1Mf	16	Land off Holly Road, Forest Town	Forest Town	Secondary education	Forecast insufficient capacity to accommodate planned growth. Contribution required towards expansion of existing school/s within area.	NCC	£95,601		Developer	2033/34-2034/35
H1Mf	16	Land off Holly Road, Forest Town	Forest Town	Green infrastructure	Contribution to delivery of open space provision and maintenance	Developer	£30,720		Developer	n/k
H1Mf	16	Land off Holly Road, Forest Town	Forest Town	Outdoor sport provision	Contribution to delivery of new off-site grass and 3G pitches	Developer	n/k		Developer, grants	n/k
H1Mf	16	Land off Holly Road, Forest Town	Forest Town	Road	Signal Timing Optimisation	NCC	n/k		n/k	Required either to enable development to come forward or in early stages of development.
H1Mf	16	Land off Holly Road, Forest Town	Forest Town	Bus	Increased Bus Service Frequencies	NCC	£980,000 – £1,920,000	Yes	S106 / EMCCA	n/k
H1Mf	16	Land off Holly Road, Forest Town	Forest Town	Walking and Cycling	Shared use and segregated routes	DfT Active Travel Fund, EMCCA	£1,580,000 per km of shared use routes £2,500,000 per km of segregated routes	Yes	DfT Active Travel Fund, EMCCA and S106	n/k

Table C.7: H1Mg - Former Abbey Primary School

Site ref	Dwgs in plan period	Site name	Location	Infrastructure type	Infrastructure item	Delivery lead	Cost	S106/S278 cost to be split across multiple developments?	Funding sources	Phasing
H1Mg	62	Former Abbey Primary School	Mansfield	Primary healthcare	Contributions towards enhanced GP capacity	NCC	£65,875		Developer	2029/30-2033/34
H1Mg	62	Former Abbey Primary School	Mansfield	Libraries	Contributions towards library service enhancements - stock	NCC	£2,768		Developer	n/k
H1Mg	62	Former Abbey Primary School	Mansfield	Waste water	Conveyance to sustainable point of connection	Severn Trent Water.	n/k		Severn Trent Water	2029/30-2033/34
H1Mg	62	Former Abbey Primary School	Mansfield	Indoor leisure centres	Contributions towards new sports hall and activity halls	n/k	n/k		n/k	n/k
H1Mg	62	Former Abbey Primary School	Mansfield	Secondary education	Forecast insufficient capacity to accommodate planned growth. Contribution required towards expansion of existing school/s within area.	NCC	£316,120		Developer	2029/30-2033/34
H1Mg	62	Former Abbey Primary School	Mansfield	Waste management	Contribution to delivery of new or expanded household waste recycling centre	NCC	£6,493		Developer	n/k
H1Mg	62	Former Abbey Primary School	Mansfield	Green infrastructure	Contribution to delivery of open space provision and maintenance	Developer	£119,040		Developer	n/k
H1Mg	62	Former Abbey Primary School	Mansfield	Outdoor sport provision	Contribution to delivery of new off-site grass and 3G pitches	Developer	n/k		Developer, grants	n/k
H1Mg	62	Former Abbey Primary School	Mansfield	Bus	Increased Bus Service Frequencies	NCC	£980,000 – £1,920,000	Yes	S106 / EMCCA	n/k
H1Mg	62	Former Abbey Primary School	Mansfield	Walking and Cycling	Shared use and segregated routes	DfT Active Travel Fund, EMCCA	£1,580,000 per km of shared use routes £2,500,000 per km of segregated routes	Yes	DfT Active Travel Fund, EMCCA and S106	n/k

Table C.8: H1Mh - Former Victoria Court Flats

Site ref	Dwgs in plan period	Site name	Location	Infrastructure type	Infrastructure item	Delivery lead	Cost	S106/S278 cost to be split across multiple developments?	Funding sources	Phasing
H1Mh	62	Former Victoria Court Flats	Mansfield	Primary healthcare	Contributions towards enhanced GP capacity	NCC	£65,875		Developer	2038/39-2042/43
H1Mh	62	Former Victoria Court Flats	Mansfield	Libraries	Contributions towards library service enhancements - stock	NCC	£2,768		Developer	n/k
H1Mh	62	Former Victoria Court Flats	Mansfield	Waste water	Conveyance to sustainable point of connection	Severn Trent Water.	n/k		Severn Trent Water	2038/39-2042/43
H1Mh	62	Former Victoria Court Flats	Mansfield	Indoor leisure centres	Contributions towards new sports hall and activity halls	n/k	n/k		n/k	n/k
H1Mh	62	Former Victoria Court Flats	Mansfield	Secondary education	Forecast insufficient capacity to accommodate planned growth. Contribution required towards expansion of existing school/s within area.	NCC	£316,120		Developer	2038/39-2042/43
H1Mh	62	Former Victoria Court Flats	Mansfield	Waste management	Contribution to delivery of new or expanded recycling centre	NCC	£6,493		Developer	n/k
H1Mh	62	Former Victoria Court Flats	Mansfield	Green infrastructure	Contribution to delivery of open space provision and maintenance	Developer	£119,040		Developer	n/k
H1Mh	62	Former Victoria Court Flats	Mansfield	Outdoor sport provision	Contribution to delivery of new off-site grass and 3G pitches	Developer	n/k		Developer, grants	n/k
H1Mh	62	Former Victoria Court Flats	Mansfield	Bus	Increased Bus Service Frequencies	NCC	£980,000 – £1,920,000	Yes	S106 / EMCCA	n/k
H1Mh	62	Former Victoria Court Flats	Mansfield	Walking and Cycling	Shared use and segregated routes	DfT Active Travel Fund, EMCCA	£1,580,000 per km of shared use routes £2,500,000 per km of segregated routes	Yes	DfT Active Travel Fund, EMCCA and S106	n/k

Table C.9: H1Mi - Land north of Skegby Lane

Site ref	Dwgs in plan period	Site name	Location	Infrastructure type	Infrastructure item	Delivery lead	Cost	S106/S278 cost to be split across multiple developments?	Funding sources	Phasing
H1Mi	350	Land north of Skegby Lane	Mansfield	SEND	Contribution required towards new/expanded capacity.	NCC	£220,144		Developer	2027/28-2031/32
H1Mi	350	Land north of Skegby Lane	Mansfield	Primary healthcare	Contributions towards enhanced GP capacity	NCC	£371,875		Developer	2030/31-2035/36
H1Mi	350	Land north of Skegby Lane	Mansfield	Secondary education	Forecast insufficient capacity to accommodate planned growth. Contribution required towards expansion of existing school/s within area.	NCC	£1,784,552		Developer	2030/31-2035/36
H1Mi	350	Land north of Skegby Lane	Mansfield	Libraries	Contributions towards library service enhancements - stock	NCC	£15,625		Developer	n/k
H1Mi	350	Land north of Skegby Lane	Mansfield	Waste management	Contribution to delivery of new or expanded recycling centre	NCC	£36,652		Developer	n/k
H1Mi	350	Land north of Skegby Lane	Mansfield	Surface water	Surface water network capacity assessment/monitoring required	Severn Trent Water	n/k		Severn Trent Water	
H1Mi	350	Land north of Skegby Lane	Mansfield	Waste water	Conveyance to sustainable point of connection	Severn Trent Water.	n/k		Severn Trent Water	
H1Mi	350	Land north of Skegby Lane	Mansfield	Green infrastructure	Contribution to delivery of open space provision and maintenance	Developer	£350,000		Developer	n/k
H1Mi	350	Land north of Skegby Lane	Mansfield	Indoor leisure centres	Contributions towards new sports hall and activity halls	n/k	n/k		n/k	n/k
H1Mi	350	Land north of Skegby Lane	Mansfield	Indoor leisure centres	Contributions towards new sports hall and activity halls	n/k	n/k		n/k	n/k
H1Mi	350	Land north of Skegby Lane	Mansfield	Walking and Cycling	Shared use and segregated routes	DfT Active Travel Fund, EMCCA	£1,580,000 per km of shared use routes £2,500,000 per km of segregated routes	Yes	DfT Active Travel Fund, EMCCA and S106	n/k

Table C.10: H1Mj - Land north of Peafield Lane

Site ref	Dwgs in plan period	Site name	Location	Infrastructure type	Infrastructure item	Delivery lead	Cost	S106/S278 cost to be split across multiple developments?	Funding sources	Phasing
H1Mj	330	Land north of Peafield Lane, Mansfield Woodhouse	Mansfield Woodhouse	SEND	Contribution required towards new/expanded capacity.	NCC	£220,144		Developer	2030/31-2038/39
H1Mj	330	Land north of Peafield Lane, Mansfield Woodhouse	Mansfield Woodhouse	Primary healthcare	Contributions towards enhanced GP capacity	NCC	£350,625		Developer	2030/31-2038/39
H1Mj	330	Land north of Peafield Lane, Mansfield Woodhouse	Mansfield Woodhouse	Libraries	Contributions towards library service enhancements - stock	NCC	£14,733		Developer	n/k
H1Mj	330	Land north of Peafield Lane, Mansfield Woodhouse	Mansfield Woodhouse	Surface water	Surface water network capacity assessment/monitoring required	Severn Trent Water	n/k		Severn Trent Water	2030/31-2038/39
H1Mj	330	Land north of Peafield Lane, Mansfield Woodhouse	Mansfield Woodhouse	Waste water	Conveyance to sustainable point of connection	Severn Trent Water.	n/k		Severn Trent Water	2030/31-2038/39
H1Mj	330	Land north of Peafield Lane, Mansfield Woodhouse	Mansfield Woodhouse	Indoor leisure centres	Contributions towards new sports hall and activity halls	n/k	n/k		n/k	n/k
H1Mj	330	Land north of Peafield Lane, Mansfield Woodhouse	Mansfield Woodhouse	Secondary education	Forecast insufficient capacity to accommodate planned growth. Contribution required towards expansion of existing school/s within area.	NCC	£1,682,577		Developer	2030/31-2038/39
H1Mj	330	Land north of Peafield Lane, Mansfield Woodhouse	Mansfield Woodhouse	Green infrastructure	Contribution to delivery of open space provision and maintenance	Developer	£633,600		Developer	n/k
H1Mj	330	Land north of Peafield Lane, Mansfield Woodhouse	Mansfield Woodhouse	Outdoor sport provision	Contribution to delivery of new off-site grass and 3G pitches	Developer	n/k		Developer, grants	n/k
H1Mj	330	Land north of Peafield Lane, Mansfield Woodhouse	Mansfield Woodhouse	Road	Signal Timing Optimisation and Peafield Lane Connectivity Enhancements	NCC	£1,000,000 - £1,500,000	Yes	S278	Required either to enable development to come forward or in early stages of development.

Site ref	Dwgs in plan period	Site name	Location	Infrastructure type	Infrastructure item	Delivery lead	Cost	S106/S278 cost to be split across multiple developments?	Funding sources	Phasing
H1Mj	330	Land north of Peafield Lane, Mansfield Woodhouse	Mansfield Woodhouse	Rail	Extension of the Robin Hood Line	EMCCA	£40,000,000 - £45,000,000		EMCCA	n/k
H1Mj	330	Land north of Peafield Lane, Mansfield Woodhouse	Mansfield Woodhouse	Bus	Increased Bus Service Frequencies	NCC	£980,000 – £1,920,000	Yes	S106 / EMCCA	n/k
H1Mj	330	Land north of Peafield Lane, Mansfield Woodhouse	Mansfield Woodhouse	Walking and Cycling	Shared use and segregated routes	DfT Active Travel Fund, EMCCA	£1,580,000 per km of shared use routes £2,500,000 per km of segregated routes	Yes	DfT Active Travel Fund, EMCCA and S106	n/k

Table C.11: H1Mk - Land south of Peafield Lane

Site ref	Dwgs in plan period	Site name	Location	Infrastructure type	Infrastructure item	Delivery lead	Cost	S106/S278 cost to be split across multiple developments?	Funding sources	Phasing
H1Mk	254	Land south of Peafield Lane, Mansfield Woodhouse	Mansfield Woodhouse	SEND	Contribution required towards new/expanded capacity.	NCC	£110,072		Developer	2028/29-2034/35
H1Mk	254	Land south of Peafield Lane, Mansfield Woodhouse	Mansfield Woodhouse	Primary healthcare	Contributions towards enhanced GP capacity	NCC	£269,875		Developer	2028/29-2034/35
H1Mk	254	Land south of Peafield Lane, Mansfield Woodhouse	Mansfield Woodhouse	Libraries	Contributions towards library service enhancements - stock	NCC	£11,340		Developer	n/k
H1Mk	254	Land south of Peafield Lane, Mansfield Woodhouse	Mansfield Woodhouse	Waste water	Conveyance to sustainable point of connection	Severn Trent Water.	n/k		Severn Trent Water	2028/29-2034/35
H1Mk	254	Land south of Peafield Lane, Mansfield Woodhouse	Mansfield Woodhouse	Indoor leisure centres	Contributions towards new sports hall and activity halls	n/k	n/k		n/k	n/k
H1Mk	254	Land south at Peafield Lane, Mansfield Woodhouse	Mansfield Woodhouse	Secondary education	Forecast insufficient capacity to accommodate planned growth. Contribution required towards expansion of existing school/s within area.	NCC	£1,295,074		Developer	2028/29-2034/35
H1Mk	254	Land south at Peafield Lane, Mansfield Woodhouse	Mansfield Woodhouse	Green infrastructure	Contribution to delivery of open space provision and maintenance	Developer	£487,680		Developer	n/k
H1Mk	254	Land south at Peafield Lane, Mansfield Woodhouse	Mansfield Woodhouse	Outdoor sport provision	Contribution to delivery of new off-site grass and 3G pitches	Developer	n/k		Developer, grants	n/k
H1Mk	254	Land south of Peafield Lane, Mansfield Woodhouse	Mansfield Woodhouse	Road	Signal Timing Optimisation and Peafield Lane Connectivity Enhancements	NCC	£1,000,000 - £1,500,000	Yes	S278	Required either to enable development to come forward or in early stages of development.

Site ref	Dwgs in plan period	Site name	Location	Infrastructure type	Infrastructure item	Delivery lead	Cost	S106/S278 cost to be split across multiple developments?	Funding sources	Phasing
H1Mk	254	Land south of Peafield Lane, Mansfield Woodhouse	Mansfield Woodhouse	Rail	Extension of the Robin Hood Line	EMCCA	£40,000,000 - £45,000,000		EMCCA	n/k
H1Mk	254	Land south of Peafield Lane, Mansfield Woodhouse	Mansfield Woodhouse	Bus	Increased Bus Service Frequencies	NCC	£980,000 – £1,920,000	Yes	S106 / EMCCA	n/k
H1Mk	254	Land south at Peafield Lane, Mansfield Woodhouse	Mansfield Woodhouse	Walking and Cycling	Shared use and segregated routes	DfT Active Travel Fund, EMCCA	£1,580,000 per km of shared use routes £2,500,000 per km of segregated routes	Yes	DfT Active Travel Fund, EMCCA and S106	n/k

Table C.12: H1MI - Gregory Quarry

Site ref	Dwgs in plan period	Site name	Location	Infrastructure type	Infrastructure item	Delivery lead	Cost	S106/S278 cost to be split across multiple developments?	Funding sources	Phasing
H1MI	64	Gregory Quarry	Mansfield	Primary healthcare	Contributions towards enhanced GP capacity	NCC	£68,000		Developer	2030/31-2033/34
H1MI	64	Gregory Quarry	Mansfield	Libraries	Contributions towards library service enhancements - stock	NCC	£5,223		Developer	n/k
H1MI	64	Gregory Quarry	Mansfield	Surface water	Surface water network capacity assessment/monitoring required	Severn Trent Water	n/k		Severn Trent Water	2030/31-2033/34
H1MI	64	Gregory Quarry	Mansfield	Waste water	Conveyance to sustainable point of connection	Severn Trent Water.	n/k		Severn Trent Water	2030/31-2033/34
H1MI	64	Gregory Quarry	Mansfield	Indoor leisure centres	Contributions towards new sports hall and activity halls	n/k	n/k		n/k	n/k
H1MI	64	Gregory Quarry	Mansfield	Secondary education	Forecast insufficient capacity to accommodate planned growth. Contribution required towards expansion of existing school/s within area.	NCC	£326,318		Developer	2030/31-2033/34
H1MI	64	Gregory Quarry	Mansfield	Waste management	Contribution to delivery of new or expanded recycling centre	NCC	£12,252		Developer	n/k
H1MI	64	Gregory Quarry	Mansfield	Green infrastructure	Contribution to delivery of open space provision and maintenance	Developer	£122,800		Developer	n/k
H1MI	64	Gregory Quarry	Mansfield	Outdoor sport provision	Contribution to delivery of new off-site grass and 3G pitches	Developer	n/k		Developer, grants	n/k
H1MI	64	Gregory Quarry	Mansfield	Bus	Increased Bus Service Frequencies	NCC	£980,000 – £1,920,000	Yes	S106 / EMCCA	n/k
H1MI	64	Gregory Quarry	Mansfield	Walking and Cycling	Shared use and segregated routes	DfT Active Travel Fund, EMCCA	£1,580,000 per km of shared use routes £2,500,000 per km	Yes	DfT Active Travel Fund, EMCCA and S106	n/k

Site ref	Dwgs in plan period	Site name	Location	Infrastructure type	Infrastructure item	Delivery lead	Cost	S106/S278 cost to be split across multiple developments?	Funding sources	Phasing
							of segregated routes			

Table C.13: H1Mm - Grove Street Car Park

Site ref	Dwgs in plan period	Site name	Location	Infrastructure type	Infrastructure item	Delivery lead	Cost	S106/S278 cost to be split across multiple developments?	Funding sources	Phasing
H1Mm	10	Grove Street Car Park	Mansfield	Primary healthcare	Contributions towards enhanced GP capacity	NCC	£44,625		Developer	2031/32-2032/33
H1Mm	10	Grove Street Car Park	Mansfield	Waste water	Conveyance to sustainable point of connection	Severn Trent Water.	n/k		Severn Trent Water	2041/42-2042/43
H1Mm	10	Grove Street Car Park	Mansfield	Indoor leisure centres	Contributions towards new sports hall and activity halls	n/k	n/k		n/k	n/k
H1Mm	10	Grove Street Car Park	Mansfield	Secondary education	Forecast insufficient capacity to accommodate planned growth. Contribution required towards expansion of existing school/s within area.	NCC	£50,987		Developer	2041/42-2042/43
H1Mm	10	Grove Street Car Park	Mansfield	Green infrastructure	Contribution to delivery of open space provision and maintenance	Developer	£19,200		Developer	n/k
H1Mm	10	Grove Street Car Park	Mansfield	Outdoor sport provision	Contribution to delivery of new off-site grass and 3G pitches	Developer	n/k		Developer, grants	n/k
H1Mm	10	Grove Street Car Park	Mansfield	Bus	Increased Bus Service Frequencies	NCC	£980,000 – £1,920,000	Yes	S106 / EMCCA	n/k
H1Mm	10	Grove Street Car Park	Mansfield	Walking and Cycling	Shared use and segregated routes	DfT Active Travel Fund, EMCCA	£1,580,000 per km of shared use routes £2,500,000 per km of segregated routes	Yes	DfT Active Travel Fund, EMCCA and S106	n/k

Table C.14: H1Mn - Former Kirkland Avenue Allotments

Site ref	Dwgs in plan period	Site name	Location	Infrastructure type	Infrastructure item	Delivery lead	Cost	S106/S278 cost to be split across multiple developments?	Funding sources	Phasing
H1Mn	42	Former Kirkland Avenue Allotments	Mansfield	Primary healthcare	Contributions towards enhanced GP capacity	NCC	£37,188		Developer	2040/41-2041/42
H1Mn	42	Former Kirkland Avenue Allotments	Mansfield	Waste water	Conveyance to sustainable point of connection	Severn Trent Water.	n/k		Severn Trent Water	2031/32-2032/33
H1Mn	42	Former Kirkland Avenue Allotments	Mansfield	Indoor leisure centres	Contributions towards new sports hall and activity halls	n/k	n/k		n/k	n/k
H1Mn	42	Former Kirkland Avenue Allotments	Mansfield	Secondary education	Forecast insufficient capacity to accommodate planned growth. Contribution required towards expansion of existing school/s within area.	NCC	£214,146		Developer	2031/32-2032/33
H1Mn	42	Former Kirkland Avenue Allotments	Mansfield	Green infrastructure	Contribution to delivery of open space provision and maintenance	Developer	£80,640		Developer	n/k
H1Mn	42	Former Kirkland Avenue Allotments	Mansfield	Outdoor sport provision	Contribution to delivery of new off-site grass and 3G pitches	Developer	n/k		Developer, grants	n/k
H1Mn	42	Former Kirkland Avenue Allotments	Mansfield	Bus	Increased Bus Service Frequencies	NCC	£980,000 – £1,920,000	Yes	S106 / EMCCA	n/k
H1Mn	42	Former Kirkland Avenue Allotments	Mansfield	Walking and Cycling	Shared use and segregated routes	DfT Active Travel Fund, EMCCA	£1,580,000 per km of shared use routes £2,500,000 per km of segregated routes	Yes	DfT Active Travel Fund, EMCCA and S106	n/k

Table C.15: H1Mo - Land off Forest Road

Site ref	Dwgs in plan period	Site name	Location	Infrastructure type	Infrastructure item	Delivery lead	Cost	S106/S278 cost to be split across multiple developments?	Funding sources	Phasing
H1Mo	35	Land off Forest Road	Mansfield	Surface water	Surface water network capacity assessment/monitoring required	Severn Trent Water	n/k		Severn Trent Water	2040/41-2041/42
H1Mo	35	Land off Forest Road	Mansfield	Waste water	Conveyance to sustainable point of connection	Severn Trent Water.	n/k		Severn Trent Water	2040/41-2041/42
H1Mo	35	Land off Forest Road	Mansfield	Indoor leisure centres	Contributions towards new sports hall and activity halls	n/k	n/k		n/k	n/k
H1Mo	35	Land off Forest Road	Mansfield	Secondary education	Forecast insufficient capacity to accommodate planned growth. Contribution required towards expansion of existing school/s within area.	NCC	£178,455		Developer	2040/41-2041/42
H1Mo	35	Land off Forest Road	Mansfield	Green infrastructure	Contribution to delivery of open space provision and maintenance	Developer	£67,200		Developer	n/k
H1Mo	35	Land off Forest Road	Mansfield	Outdoor sport provision	Contribution to delivery of new off-site grass and 3G pitches	Developer	n/k		Developer, grants	n/k
H1Mo	35	Land off Forest Road	Mansfield	Bus	Increased Bus Service Frequencies and A6191 Ratcliffe Gate Bus Priority	NCC	£1,780,000 – £1,920,000	Yes	S106 / BSIP / EMCCA	n/k
H1Mo	35	Land off Forest Road	Mansfield	Walking and Cycling	Shared use and segregated routes	DfT Active Travel Fund, EMCCA	£1,580,000 per km of shared use routes £2,500,000 per km of segregated routes	Yes	DfT Active Travel Fund, EMCCA and S106	n/k

Table C.16: H1Mp - Shirland Drive Boiler House

Site ref	Dwgs in plan period	Site name	Location	Infrastructure type	Infrastructure item	Delivery lead	Cost	S106/S278 cost to be split across multiple developments?	Funding sources	Phasing

H1Mp	7	Shirland Drive Boiler House	Mansfield	Waste water	Conveyance to sustainable point of connection	Severn Trent Water.	n/k		Severn Trent Water	2042/43
H1Mp	7	Shirland Drive Boiler House	Mansfield	Indoor leisure centres	Contributions towards new sports hall and activity halls	n/k	n/k		n/k	n/k
H1Mp	7	Shirland Drive Boiler House	Mansfield	Outdoor sport provision	Contribution to delivery of new off-site grass and 3G pitches	Developer	n/k		Developer, grants	n/k

Table C.17: H1Mq - Land off Hemsley Road, Rainworth

Site ref	Dwgs in plan period	Site name	Location	Infrastructure type	Infrastructure item	Delivery lead	Cost	S106/S278 cost to be split across multiple developments?	Funding sources	Phasing
H1Mq	170	Land off Helmsley Road, Rainworth	Rainworth	SEND	Contribution required towards new/expanded capacity.	NCC	£110,072		Developer	2028/29-2032/33
H1Mq	170	Land off Helmsley Road, Rainworth	Rainworth	Primary healthcare	Contributions towards enhanced GP capacity	NCC	£180,625		Developer	2028/29-2032/33
H1Mq	170	Land off Helmsley Road, Rainworth	Rainworth	Libraries	Contributions towards library service enhancements - stock	NCC	£7,589		Developer	n/k
H1Mq	170	Land off Helmsley Road, Rainworth	Rainworth	Surface water	Surface water network capacity assessment/monitoring required	Severn Trent Water	n/k		Severn Trent Water	2028/29-2032/33
H1Mq	170	Land off Helmsley Road, Rainworth	Rainworth	Waste water	Conveyance to sustainable point of connection	Severn Trent Water.	n/k		Severn Trent Water	2028/29-2032/33
H1Mq	170	Land off Helmsley Road, Rainworth	Rainworth	Indoor leisure centres	Contributions towards new sports hall and activity halls	n/k	n/k		n/k	n/k
H1Mq	170	Land off Helmsley Road, Rainworth	Rainworth	Secondary education	Forecast insufficient capacity to accommodate planned growth. Contribution required towards expansion of existing school/s within area.	NCC	£866,782		Developer	2028/29-2032/33
H1Mq	170	Land off Helmsley Road, Rainworth	Rainworth	Waste management	Contribution to delivery of new or expanded recycling centre	NCC	£17,802		Developer	n/k
H1Mq	170	Land off Helmsley Road, Rainworth	Rainworth	Green infrastructure	Contribution to delivery of open space provision and maintenance	Developer	£326,400		Developer	n/k
H1Mq	170	Land off Helmsley Road, Rainworth	Rainworth	Outdoor sport provision	Contribution to delivery of new off-site grass and 3G pitches	Developer	n/k		Developer, grants	n/k
H1Mq	170	Land off Helmsley Road, Rainworth	Rainworth	Bus	Increased Bus Service Frequencies	NCC	£980,000 – £1,920,000	Yes	S106 / EMCCA	n/k

Site ref	Dwgs in plan period	Site name	Location	Infrastructure type	Infrastructure item	Delivery lead	Cost	S106/S278 cost to be split across multiple developments?	Funding sources	Phasing
H1Mq	170	Land off Helmsley Road, Rainworth	Rainworth	Walking and Cycling	Shared use and segregated routes	DfT Active Travel Fund, EMCCA	£1,580,000 per km of shared use routes £2,500,000 per km of segregated routes	Yes	DfT Active Travel Fund, EMCCA and S106	n/k

Table C.18: H1Mr - Land South of Clipstone Road East / East of Crown Farm Way

Site ref	Dwgs in plan period	Site name	Location	Infrastructure type	Infrastructure item	Delivery lead	Cost	S106/S278 cost to be split across multiple developments?	Funding sources	Phasing
H1Mr	315	Land South of Clipstone Road East / East of Crown Farm Way, Forest Town	Forest Town	SEND	Contribution required towards new/expanded capacity.	NCC	£110,072		Developer	2028/29-2036/37
H1Mr	315	Land South of Clipstone Road East / East of Crown Farm Way, Forest Town	Forest Town	Primary healthcare	Contributions towards enhanced GP capacity	NCC	£334,688		Developer	2028/29-2036/37
H1Mr	315	Land South of Clipstone Road East / East of Crown Farm Way, Forest Town	Forest Town	Libraries	Contributions towards library service enhancements - stock and the expansion of facilities to accommodate additional usage	NCC	£70,613		Developer	n/k
H1Mr	315	Land South of Clipstone Road East / East of Crown Farm Way, Forest Town	Forest Town	Surface water	Surface water drainage network upgrade/reinforcement required	Severn Trent Water	n/k		Severn Trent Water	2028/29-2036/37
H1Mr	315	Land South of Clipstone Road East / East of Crown Farm Way, Forest Town	Forest Town	Waste water	Conveyance to sustainable point of connection	Severn Trent Water.	n/k		Severn Trent Water	2028/29-2036/37
H1Mr	315	Land South of Clipstone Road East / East of Crown Farm Way, Forest Town	Forest Town	Indoor leisure centres	Contributions towards new sports hall and activity halls	n/k	n/k		n/k	n/k
H1Mr	315	Land South of Clipstone Road East / East of Crown Farm Way, Forest Town	Forest Town	Secondary education	Forecast insufficient capacity to accommodate planned growth. Contribution required towards expansion of existing school/s within area.	NCC	£1,606,096		Developer	2028/29-2036/37
H1Mr	315	Land South of Clipstone Road East / East of Crown Farm Way, Forest Town	Forest Town	Waste management	Contribution to delivery of new or expanded recycling centre	NCC	£32,986		Developer	n/k
H1Mr	315	Land South of Clipstone Road East / East of Crown Farm Way, Forest Town	Forest Town	Green infrastructure	Contribution to delivery of open space provision and maintenance	Developer	£604,800		Developer	n/k

Site ref	Dwgs in plan period	Site name	Location	Infrastructure type	Infrastructure item	Delivery lead	Cost	S106/S278 cost to be split across multiple developments?	Funding sources	Phasing
H1Mr	315	Land South of Clipstone Road East / East of Crown Farm Way, Forest Town	Forest Town	Outdoor sport provision	Contribution to delivery of new off-site grass and 3G pitches	Developer	n/k		Developer, grants	n/k
H1Mr	315	Land South of Clipstone Road East / East of Crown Farm Way, Forest Town	Forest Town	Road	Signal Timing Optimisation	NCC	n/k		n/k	Required either to enable development to come forward or in early stages of development.
H1Mr	315	Land South of Clipstone Road East / East of Crown Farm Way, Forest Town	Forest Town	Bus	Increased Bus Service Frequencies	NCC	£980,000 – £1,920,000	Yes	S106 / EMCCA	n/k
H1Mr	315	Land South of Clipstone Road East / East of Crown Farm Way, Forest Town	Forest Town	Walking and Cycling	Shared use and segregated routes	DfT Active Travel Fund, EMCCA	£1,580,000 per km of shared use routes £2,500,000 per km of segregated routes	Yes	DfT Active Travel Fund, EMCCA and S106	n/k

Table C.19: H1Ms - Land North of Jenford Street

Site ref	Dwgs in plan period	Site name	Location	Infrastructure type	Infrastructure item	Delivery lead	Cost	S106/S278 cost to be split across multiple developments?	Funding sources	Phasing
H1Ms	120	Land North of Jenford Street	Mansfield	SEND	Contribution required towards new/expanded capacity.	NCC	£110,072		Developer	2028/29-2030/31
H1Ms	120	Land North of Jenford Street	Mansfield	Primary healthcare	Contributions towards enhanced GP capacity	NCC	£127,500		Developer	2028/29-2030/31
H1Ms	120	Land North of Jenford Street	Mansfield	Libraries	Contributions towards library service enhancements - stock	NCC	£5,357		Developer	n/k
H1Ms	120	Land North of Jenford Street	Mansfield	Surface water	Surface water network capacity assessment/monitoring required	Severn Trent Water	n/k		Severn Trent Water	2028/29-2030/31
H1Ms	120	Land North of Jenford Street	Mansfield	Waste water	Conveyance to sustainable point of connection	Severn Trent Water.	n/k		Severn Trent Water	2028/29-2030/31
H1Ms	120	Land North of Jenford Street	Mansfield	Indoor leisure centres	Contributions towards new sports hall and activity halls	n/k	n/k		n/k	n/k
H1Ms	120	Land North of Jenford Street	Mansfield	Secondary education	Forecast insufficient capacity to accommodate planned growth. Contribution required towards expansion of existing school/s within area.	NCC	£611,846		Developer	2028/29-2030/31
H1Ms	120	Land North of Jenford Street	Mansfield	Waste management	Contribution to delivery of new or expanded recycling centre	NCC	£12,566		Developer	n/k
H1Ms	120	Land North of Jenford Street	Mansfield	Green infrastructure	Contribution to delivery of open space provision and maintenance	Developer	£230,400		Developer	n/k
H1Ms	120	Land North of Jenford Street	Mansfield	Outdoor sport provision	Contribution to delivery of new off-site grass and 3G pitches	Developer	n/k		Developer, grants	n/k
H1Ms	120	Land North of Jenford Street	Mansfield	Bus	Increased Bus Service Frequencies and A6191 Ratcliffe Gate Bus Priority	NCC	£1,780,000 – £1,920,000	Yes	S106 / EMCCA	n/k

Site ref	Dwgs in plan period	Site name	Location	Infrastructure type	Infrastructure item	Delivery lead	Cost	S106/S278 cost to be split across multiple developments?	Funding sources	Phasing
H1Ms	120	Land North of Jenford Street	Mansfield	Walking and Cycling	Shared use and segregated routes	DfT Active Travel Fund, EMCCA	£1,580,000 per km of shared use routes £2,500,000 per km of segregated routes	Yes	DfT Active Travel Fund, EMCCA and S106	n/k

Table C.20: H1Mt - Land between Old Mill Lane and New Mill Lane

Site ref	Dwgs in plan period	Site name	Location	Infrastructure type	Infrastructure item	Delivery lead	Cost	S106/S278 cost to be split across multiple developments?	Funding sources	Phasing
H1Mt	370	Land between Old Mill Lane and New Mill Lane	Forest Town	SEND	Contribution required towards new/expanded capacity.	NCC	£110,072		Developer	2029/30-2035/36
H1Mt	370	Land between Old Mill Lane and New Mill Lane	Forest Town	Primary healthcare	Contributions towards enhanced GP capacity	NCC	£393,125		Developer	2029/30-2035/36
H1Mt	370	Land between Old Mill Lane and New Mill Lane	Forest Town	Libraries	Contributions towards library service enhancements - stock and the expansion of facilities to accommodate additional usage	NCC	£82,896		Developer	n/k
H1Mt	370	Land between Old Mill Lane and New Mill Lane	Forest Town	Surface water	Surface water network capacity assessment/monitoring required	Severn Trent Water	n/k		Severn Trent Water	2029/30-2035/36
H1Mt	370	Land between Old Mill Lane and New Mill Lane	Forest Town	Waste water	Conveyance to sustainable point of connection	Severn Trent Water.	n/k		Severn Trent Water	2029/30-2035/36
H1Mt	370	Land between Old Mill Lane and New Mill Lane	Forest Town	Indoor leisure centres	Contributions towards new sports hall and activity halls	n/k	n/k		n/k	n/k
H1Mt	370	Land between Old Mill Lane and New Mill Lane	Forest Town	Secondary education	Forecast insufficient capacity to accommodate planned growth. Contribution required towards expansion of existing school/s within area.	NCC	£1,886,526		Developer	2029/30-2035/36
H1Mt	370	Land between Old Mill Lane and New Mill Lane	Forest Town	Waste management	Contribution to delivery of new or expanded recycling centre	NCC	£38,746		Developer	n/k
H1Mt	370	Land between Old Mill Lane and New Mill Lane	Forest Town	Green infrastructure	Contribution to delivery of open space provision and maintenance	Developer	£710,400		Developer	n/k
H1Mt	370	Land between Old Mill Lane and New Mill Lane	Forest Town	Outdoor sport provision	Contribution to delivery of new off-site grass and 3G pitches	Developer	n/k		Developer, grants	n/k

Site ref	Dwgs in plan period	Site name	Location	Infrastructure type	Infrastructure item	Delivery lead	Cost	S106/S278 cost to be split across multiple developments?	Funding sources	Phasing
H1Mt	370	Land between Old Mill Lane and New Mill Lane	Forest Town	Road	Signal Timing Optimisation New Road Between Old Mill Lane and New Mill Lane	NCC	£4,000,000 - £5,000,000	Yes	S278	Required either to enable development to come forward or in early stages of development.
H1Mt	370	Land between Old Mill Lane and New Mill Lane	Forest Town	Bus	Increased Bus Service Frequencies	NCC	£980,000 – £1,920,000	Yes	S106 / EMCCA	n/k
H1Mt	370	Land between Old Mill Lane and New Mill Lane	Forest Town	Walking and Cycling	Shared use and segregated routes	DfT Active Travel Fund, EMCCA	£1,580,000 per km of shared use routes £2,500,000 per km of segregated routes	Yes	DfT Active Travel Fund, EMCCA and S106	n/k

Table C.21: H1Mu - Bridleways Guest House and Holiday Homes

Site ref	Dwgs in plan period	Site name	Location	Infrastructure type	Infrastructure item	Delivery lead	Cost	S106/S278 cost to be split across multiple developments?	Funding sources	Phasing
H1Mu	5	Bridleways Guest House and Holiday Homes	Forest Town	Waste water	Conveyance to sustainable point of connection	Severn Trent Water.	n/k		Severn Trent Water	2033/34
H1Mu	5	Bridleways Guest House and Holiday Homes	Forest Town	Indoor leisure centres	Contributions towards new sports hall and activity halls	n/k	n/k		n/k	n/k
H1Mu	5	Bridleways Guest House and Holiday Homes	Forest Town	Outdoor sport provision	Contribution to delivery of new off-site grass and 3G pitches	Developer	n/k		Developer, grants	n/k

Table C.22: H1Mv - Toothill Lane Car Park (south)

Site ref	Dwgs in plan period	Site name	Location	Infrastructure type	Infrastructure item	Delivery lead	Cost	S106/S278 cost to be split across multiple developments?	Funding sources	Phasing
H1Mv	11	Toothill Lane Car Park (south)	Mansfield	Waste water	Conveyance to sustainable point of connection	Severn Trent Water.	n/k		Severn Trent Water	2041/42-2042/43
H1Mv	11	Toothill Lane Car Park (south)	Mansfield	Indoor leisure centres	Contributions towards new sports hall and activity halls	n/k	n/k		n/k	n/k
H1Mv	11	Toothill Lane Car Park (south)	Mansfield	Secondary education	Forecast insufficient capacity to accommodate planned growth. Contribution required towards expansion of existing school/s within area.	NCC	£56,085		Developer	2041/42-2042/43
H1Mv	11	Toothill Lane Car Park (south)	Mansfield	Green infrastructure	Contribution to delivery of open space provision and maintenance	Developer	£21,120		Developer	n/k
H1Mv	11	Toothill Lane Car Park (south)	Mansfield	Outdoor sport provision	Contribution to delivery of new off-site grass and 3G pitches	Developer	n/k		Developer, grants	n/k
H1Mv	11	Toothill Lane Car Park (south)	Mansfield	Bus	Increased Bus Service Frequencies	NCC	£980,000 – £1,920,000	Yes	S106 / EMCCA	n/k
H1Mv	11	Toothill Lane Car Park (south)	Mansfield	Walking and Cycling	Shared use and segregated routes	DfT Active Travel Fund, EMCCA	£1,580,000 per km of shared use routes £2,500,000 per km of segregated routes	Yes	DfT Active Travel Fund, EMCCA and S106	n/k

Table C.23: H1Mw - Land at Lindley Street

Site ref	Dwgs in plan period	Site name	Location	Infrastructure type	Infrastructure item	Delivery lead	Cost	S106/S278 cost to be split across multiple developments?	Funding sources	Phasing
H1Mw	8	Land at Lindley Street	Mansfield	Indoor leisure centres	Contributions towards new sports hall and activity halls	n/k	n/k		n/k	n/k
H1Mw	8	Land at Lindley Street	Mansfield	Outdoor sport provision	Contribution to delivery of new off-site grass and 3G pitches	Developer	n/k		Developer, grants	n/k
H1Mw	8	Land at Lindley Street	Mansfield	Bus	Increased Bus Service Frequencies	NCC	£980,000 – £1,920,000	Yes	S106 / EMCCA	n/k
H1Mw	8	Land at Lindley Street	Mansfield	Walking and Cycling	Shared use and segregated routes	DfT Active Travel Fund, EMCCA	£1,580,000 per km of shared use routes £2,500,000 per km of segregated routes	Yes	DfT Active Travel Fund, EMCCA and S106	n/k

Table C.24: H1Mx - Former Sherwood Hall School

Site ref	Dwgs in plan period	Site name	Location	Infrastructure type	Infrastructure item	Delivery lead	Cost	S106/S278 cost to be split across multiple developments?	Funding sources	Phasing
H1Mx	52	Former Sherwood Hall School	Forest Town	Primary healthcare	Contributions towards enhanced GP capacity	NCC	£55,250		Developer	2027/28-2032/33
H1Mx	52	Former Sherwood Hall School	Forest Town	Libraries	Contributions towards library service enhancements - stock and the expansion of facilities to accommodate additional usage	NCC	£11,681		Developer	n/k
H1Mx	52	Former Sherwood Hall School	Forest Town	Surface water	Surface water network capacity assessment/monitoring required	Severn Trent Water	n/k		Severn Trent Water	2027/28-2032/33
H1Mx	52	Former Sherwood Hall School	Forest Town	Waste water	Conveyance to sustainable point of connection	Severn Trent Water.	n/k		Severn Trent Water	2027/28-2032/33
H1Mx	52	Former Sherwood Hall School	Forest Town	Indoor leisure centres	Contributions towards new sports hall and activity halls	n/k	n/k		n/k	n/k
H1Mx	52	Former Sherwood Hall School	Forest Town	Secondary education	Forecast insufficient capacity to accommodate planned growth. Contribution required towards expansion of existing school/s within area.	NCC	£265,133		Developer	2027/28-2032/33
H1Mx	52	Former Sherwood Hall School	Forest Town	Waste management	Contribution to delivery of new or expanded recycling centre	NCC	£5,445		Developer	n/k
H1Mx	52	Former Sherwood Hall School	Forest Town	Green infrastructure	Contribution to delivery of open space provision and maintenance	Developer	£99,840		Developer	n/k
H1Mx	52	Former Sherwood Hall School	Forest Town	Outdoor sport provision	Contribution to delivery of new off-site grass and 3G pitches	Developer	n/k		Developer, grants	n/k

Site ref	Dwgs in plan period	Site name	Location	Infrastructure type	Infrastructure item	Delivery lead	Cost	S106/S278 cost to be split across multiple developments?	Funding sources	Phasing
H1Mx	52	Former Sherwood Hall School	Forest Town	Road	Signal Timing Optimisation	NCC	n/k		n/k	Required either to enable development to come forward or in early stages of development.
H1Mx	52	Former Sherwood Hall School	Forest Town	Bus	Increased Bus Service Frequencies	NCC	£980,000 – £1,920,000	Yes	S106 / EMCCA	n/k
H1Mx	52	Former Sherwood Hall School	Forest Town	Walking and Cycling	Shared use and segregated routes	DfT Active Travel Fund, EMCCA	£1,580,000 per km of shared use routes £2,500,000 per km of segregated routes	Yes	DfT Active Travel Fund, EMCCA and S106	n/k

Table C.25: H1My - Clipstone Miners Welfare (Lido Ground)

Site ref	Dwgs in plan period	Site name	Location	Infrastructure type	Infrastructure item	Delivery lead	Cost	S106/S278 cost to be split across multiple developments?	Funding sources	Phasing
H1My	130	Clipstone Miners Welfare (Lido Ground)	Forest Town	SEND	Contribution required towards new/expanded capacity.	NCC	£110,072		Developer	2029/30-2032/33
H1My	130	Clipstone Miners Welfare (Lido Ground)	Forest Town	Primary healthcare	Contributions towards enhanced GP capacity	NCC	£138,125		Developer	2029/30-2032/33
H1My	130	Clipstone Miners Welfare (Lido Ground)	Forest Town	Libraries	Contributions towards library service enhancements - stock and the expansion of facilities to accommodate additional usage	NCC	£29,126		Developer	n/k
H1My	130	Clipstone Miners Welfare (Lido Ground)	Forest Town	Waste water	Conveyance to sustainable point of connection	Severn Trent Water.	n/k		Severn Trent Water	2029/30-2032/33
H1My	130	Clipstone Miners Welfare (Lido Ground)	Forest Town	Indoor leisure centres	Contributions towards new sports hall and activity halls	n/k	n/k		n/k	n/k
H1My	130	Clipstone Miners Welfare (Lido Ground)	Forest Town	Secondary education	Forecast insufficient capacity to accommodate planned growth. Contribution required towards expansion of existing school/s within area.	NCC	£662,833		Developer	2029/30-2032/33
H1My	130	Clipstone Miners Welfare (Lido Ground)	Forest Town	Waste management	Contribution to delivery of new or expanded recycling centre	NCC	£13,614		Developer	n/k
H1My	130	Clipstone Miners Welfare (Lido Ground)	Forest Town	Green infrastructure	Contribution to delivery of open space provision and maintenance	Developer	£249,600		Developer	n/k
H1My	130	Clipstone Miners Welfare (Lido Ground)	Forest Town	Outdoor sport provision	Contribution to delivery of new off-site grass and 3G pitches	Developer	n/k		Developer, grants	n/k
H1My	130	Clipstone Miners Welfare (Lido Ground)	Forest Town	Road	Signal Timing Optimisation	NCC	n/k		n/k	Required either to enable development to come forward or in early stages of development.

Site ref	Dwgs in plan period	Site name	Location	Infrastructure type	Infrastructure item	Delivery lead	Cost	S106/S278 cost to be split across multiple developments?	Funding sources	Phasing
H1My	130	Clipstone Miners Welfare (Lido Ground)	Forest Town	Bus	Increased Bus Service Frequencies	NCC	£980,000 – £1,920,000	Yes	S106 / EMCCA	n/k
H1My	130	Clipstone Miners Welfare (Lido Ground)	Forest Town	Walking and Cycling	Shared use and segregated routes	DfT Active Travel Fund, EMCCA	£1,580,000 per km of shared use routes £2,500,000 per km of segregated routes	Yes	DfT Active Travel Fund, EMCCA and S106	n/k

Table C.26: H1Mz - Former Rosebrook Primary School

Site ref	Dwgs in plan period	Site name	Location	Infrastructure type	Infrastructure item	Delivery lead	Cost	S106/S278 cost to be split across multiple developments?	Funding sources	Phasing
H1Mz	134	Former Rosebrook Primary School	Mansfield	SEND	Contribution required towards new/expanded capacity.	NCC	£110,072		Developer	2027/28-2029/30
H1Mz	134	Former Rosebrook Primary School	Mansfield	Primary healthcare	Contributions towards enhanced GP capacity	NCC	£142,375		Developer	2027/28-2029/30
H1Mz	134	Land at Rosebrook Primary School	Mansfield	Surface water	Surface water network capacity assessment/monitoring required	Severn Trent Water	n/k		Severn Trent Water	2027/28-2029/30
H1Mz	134	Land at Rosebrook Primary School	Mansfield	Waste water	Conveyance to sustainable point of connection	Severn Trent Water.	n/k		Severn Trent Water	2027/28-2029/30
H1Mz	134	Former Rosebrook Primary School	Mansfield	Indoor leisure centres	Contributions towards new sports hall and activity halls	n/k	n/k		n/k	n/k
H1Mz	134	Former Rosebrook Primary School	Mansfield	Secondary education	Forecast insufficient capacity to accommodate planned growth. Contribution required towards expansion of existing school/s within area.	NCC	£683,228		Developer	2027/28-2029/30
H1Mz	134	Former Rosebrook Primary School	Mansfield	Waste management	Contribution to delivery of new or expanded recycling centre	NCC	£14,033		Developer	n/k
H1Mz	134	Former Rosebrook Primary School	Mansfield	Green infrastructure	Contribution to delivery of open space provision and maintenance	Developer	£257,280		Developer	n/k
H1Mz	134	Former Rosebrook Primary School	Mansfield	Outdoor sport provision	Contribution to delivery of new off-site grass and 3G pitches	Developer	n/k		Developer, grants	n/k
H1Mz	134	Former Rosebrook Primary School	Mansfield	Bus	Increased Bus Service Frequencies and A6191 Ratcliffe Gate Bus Priority	NCC	£980,000 – £1,920,000	Yes	S106 / EMCCA	n/k
H1Mz	134	Former Rosebrook Primary School	Mansfield	Walking and Cycling	Shared use and segregated routes	DfT Active Travel Fund, EMCCA	£1,580,000 per km of shared use routes £2,500,000 per km of segregated routes	Yes	DfT Active Travel Fund, EMCCA and S106	n/k

Table C.27: H1WPa - Land west of Mansfield Road

Site ref	Dwgs in plan period	Site name	Location	Infrastructure type	Infrastructure item	Delivery lead	Cost	S106/S278 cost to be split across multiple developments?	Funding sources	Phasing
H1WPa	300	Land west of Mansfield Road, Market Warsop	Market Warsop	Primary healthcare	Contributions towards enhanced GP capacity	NCC	£318,750		Developer	2029/30-2035-36
H1WPa	300	Land west of Mansfield Road, Market Warsop	Market Warsop	Libraries	Contributions towards library service enhancements - stock and the expansion of facilities to accommodate additional usage	NCC	£67,213		Developer	n/k
H1WPa	300	Land west of Mansfield Road, Market Warsop	Market Warsop	Surface water	Surface water drainage network upgrade/reinforcement required	Severn Trent Water	n/k		Severn Trent Water	2029/30-2035-36
H1WPa	300	Land west of Mansfield Road, Market Warsop	Market Warsop	Waste water	Conveyance to sustainable point of connection	Severn Trent Water.	n/k		Severn Trent Water	2029/30-2035-36
H1WPa	300	Land west of Mansfield Road, Market Warsop	Market Warsop	Indoor leisure centres	Contributions towards new sports hall and activity halls	n/k	n/k		n/k	n/k
H1WPa	300	Land west of Mansfield Road, Market Warsop	Market Warsop	SEND	Contribution required towards new/expanded capacity.	NCC	£220,144		Developer	2029/30-2035/36
H1WPa	300	Land west of Mansfield Road, Market Warsop	Market Warsop	Outdoor sport provision	Contribution to delivery of new off-site grass and 3G pitches	Developer	n/k		Developer, grants	n/k

Site ref	Dwgs in plan period	Site name	Location	Infrastructure type	Infrastructure item	Delivery lead	Cost	S106/S278 cost to be split across multiple developments?	Funding sources	Phasing
H1WPa	300	Land west of Mansfield Road, Market Warsop	Market Warsop	Road	Schemes Associated with Planning Application Reference 2017/0816/OUT (Market Warsop): A60 / Eastlands Lane A60 / Vale Avenue / Askew Lane A60 / Warsop Road A60 / Sookholme Road Plus the A60 / Bishop's Walk Junction Signalisation	NCC	£2,000,000 - £2,950,000	Yes	S106	Required either to enable development to come forward or in early stages of development.
H1WPa	300	Land west of Mansfield Road, Market Warsop	Market Warsop	Rail	Extension of Robin Hood Line	EMCCA	£40,000,000 - £45,000,000		EMCCA	n/k
H1WPa	300	Land west of Mansfield Road, Market Warsop	Market Warsop	Bus	Increased Bus Service Frequencies	NCC	£980,000 – £1,920,000	Yes	S106 / EMCCA	n/k

Table C.28: H1WPb - Land off Netherfield Lane

Site ref	Dwgs in plan period	Site name	Location	Infrastructure type	Infrastructure item	Delivery lead	Cost	S106/S278 cost to be split across multiple developments?	Funding sources	Phasing
H1WPb	107	Land off Netherfield Lane, Meden Vale	Meden Vale	SEND	Contribution required towards new/expanded capacity.	NCC	£110,072		Developer	2028/29-2033/34
H1WPb	107	Land off Netherfield Lane, Meden Vale	Meden Vale	Primary healthcare	Contributions towards enhanced GP capacity	NCC	£113,688		Developer	2028/29-2033/34
H1WPb	107	Land off Netherfield Lane, Meden Vale	Meden Vale	Libraries	Contributions towards library service enhancements - stock and the expansion of facilities to accommodate additional usage	NCC	£25,268		Developer	n/k
H1WPb	107	Land off Netherfield Lane, Meden Vale	Meden Vale	Surface water	Surface water network capacity assessment/monitoring required	Severn Trent Water	n/k		Severn Trent Water	2028/29-2033/34
H1WPb	107	Land off Netherfield Lane, Meden Vale	Meden Vale	Waste water	Conveyance to sustainable point of connection	Severn Trent Water.	n/k		Severn Trent Water	2028/29-2033/34
H1WPb	107	Land off Netherfield Lane, Meden Vale	Meden Vale	Indoor leisure centres	Contributions towards new sports hall and activity halls	n/k	n/k		n/k	n/k
H1WPb	107	Land off Netherfield Lane, Meden Vale	Meden Vale	Green infrastructure	Contribution to delivery of open space provision and maintenance	Developer	£205,440		Developer	n/k
H1WPb	107	Land off Netherfield Lane, Meden Vale	Meden Vale	Outdoor sport provision	Contribution to delivery of new off-site grass and 3G pitches	Developer	n/k		Developer, grants	n/k
H1WPb	107	Land off Netherfield Lane, Meden Vale	Meden Vale	Road	Signal Timing Optimisation	NCC	n/k		EMCCA	n/k
H1WPb	107	Land off Netherfield Lane, Meden Vale	Meden Vale	Rail	Extension of the Robin Hood Line	EMCCA	£40,000,000 - £45,000,000		EMCCA	n/k
H1WPb	107	Land off Netherfield Lane, Meden Vale	Meden Vale	Bus	Increased Bus Service Frequencies	NCC	£980,000 – £1,920,000	Yes	S106 / EMCCA	n/k

Site ref	Dwgs in plan period	Site name	Location	Infrastructure type	Infrastructure item	Delivery lead	Cost	S106/S278 cost to be split across multiple developments?	Funding sources	Phasing
H1WPb	107	Land off Netherfield Lane, Meden Vale	Meden Vale	Walking and Cycling	Shared use and segregated routes	DfT Active Travel Fund, EMCCA	£1,580,000 per km of shared use routes £2,500,000 per km of segregated routes	Yes	DfT Active Travel Fund, EMCCA and S106	n/k

Table C.29: H1WPc - Melville Court

Site ref	Dwgs in plan period	Site name	Location	Infrastructure type	Infrastructure item	Delivery lead	Cost	S106/S278 cost to be split across multiple developments?	Funding sources	Phasing
H1WPc	13	Melville Court, Meden Vale	Meden Vale	Indoor leisure centres	Contributions towards new sports hall and activity halls	n/k	n/k		n/k	n/k
H1WPc	13	Melville Court, Meden Vale	Meden Vale	Green infrastructure	Contribution to delivery of open space provision and maintenance	Developer	£24,960		Developer	n/k
H1WPc	13	Melville Court, Meden Vale	Meden Vale	Outdoor sport provision	Contribution to delivery of new off-site grass and 3G pitches	Developer	n/k		Developer, grants	n/k
H1WPc	13	Melville Court, Meden Vale	Meden Vale	Road	Signal Timing Optimisation	NCC	n/k		EMCCA	n/k
H1WPc	13	Melville Court, Meden Vale	Meden Vale	Rail	Extension of the Robin Hood Line	EMCCA	£40,000,000 - £45,000,000		EMCCA	n/k
H1WPc	13	Melville Court, Meden Vale	Meden Vale	Bus	Increased Bus Service Frequencies	NCC	£980,000 – £1,920,000	Yes	S106 / EMCCA	n/k
H1WPc	13	Melville Court, Meden Vale	Meden Vale	Walking and Cycling	Shared use and segregated routes	DfT Active Travel Fund, EMCCA	£1,580,000 per km of shared use routes £2,500,000 per km of segregated routes	Yes	DfT Active Travel Fund, EMCCA and S106	n/k

Table C.30: H1WPd - Land South East of Mansfield Road, Market Warsop

Site ref	Dwgs in plan period	Site name	Location	Infrastructure type	Infrastructure item	Delivery lead	Cost	S106/S278 cost to be split across multiple developments?	Funding sources	Phasing
H1WPd	295	Land South East of Mansfield Road, Market Warsop	Market Warsop	SEND	Contribution required towards new/expanded capacity.	NCC	£220,144		Developer	2027/28-2031/32
H1WPd	295	Land South East of Mansfield Road, Market Warsop	Market Warsop	Primary healthcare	Contributions towards enhanced GP capacity	NCC	£313,438		Developer	2027/28-2031/32
H1WPd	295	Land South East of Mansfield Road, Market Warsop	Market Warsop	Libraries	Contributions towards library service enhancements - stock and the expansion of facilities to accommodate additional usage	NCC	£52,962		Developer	n/k
H1WPd	295	Land South East of Mansfield Road, Market Warsop	Market Warsop	Surface water	Surface water drainage network upgrade/reinforcement required	Severn Trent Water	n/k		Severn Trent Water	2027/28-2031/32
H1WPd	295	Land South East of Mansfield Road, Market Warsop	Market Warsop	Waste water	Conveyance to sustainable point of connection	Severn Trent Water.	n/k		Severn Trent Water	2027/28-2031/32
H1WPd	295	Land South East of Mansfield Road, Market Warsop	Market Warsop	Indoor leisure centres	Contributions towards new sports hall and activity halls	n/k	n/k		n/k	n/k
H1WPd	295	Land South East of Mansfield Road, Market Warsop	Market Warsop	Green infrastructure	Contribution to delivery of open space provision and maintenance	Developer	£566,400		Developer	n/k
H1WPd	295	Land South East of Mansfield Road, Market Warsop	Market Warsop	Outdoor sport provision	Contribution to delivery of new off-site grass and 3G pitches	Developer	n/k		Developer, grants	n/k

Site ref	Dwgs in plan period	Site name	Location	Infrastructure type	Infrastructure item	Delivery lead	Cost	S106/S278 cost to be split across multiple developments?	Funding sources	Phasing
H1WPd	295	Land South East of Mansfield Road, Market Warsop	Market Warsop	Road	Schemes Associated with Planning Application Reference 2017/0816/OUT (Market Warsop): A60 / Eastlands Lane A60 / Vale Avenue / Askew Lane A60 / Warsop Road A60 / Sookholme Road Plus the A60 / Bishop's Walk Junction Signalisation	NCC	£2,000,000 - £2,950,000	Yes	S106	Required either to enable development to come forward or in early stages of development.
H1WPd	295	Land South East of Mansfield Road, Market Warsop	Market Warsop	Rail	Extension of Robin Hood Line	EMCCA	£40,000,000 - £45,000,000		EMCCA	n/k
H1WPd	295	Land South East of Mansfield Road, Market Warsop	Market Warsop	Bus	Increased Bus Service Frequencies	NCC	£980,000 – £1,920,000	Yes	S106 / EMCCA	n/k
H1WPd	295	Land South East of Mansfield Road, Market Warsop	Market Warsop	Walking and Cycling	Shared use and segregated routes	DfT Active Travel Fund, EMCCA	£1,580,000 per km of shared use routes £2,500,000 per km of segregated routes	Yes	DfT Active Travel Fund, EMCCA and S106	n/k

Table C.31: SUE1 - Pleasley Hill Farm

Site ref	Dwgs in plan period	Site name	Location	Infrastructure type	Infrastructure item	Delivery lead	Cost	S106/S278 cost to be split across multiple developments?	Funding sources	Phasing
SUE1	850	Pleasley Hill Farm, Pleasley	Pleasley	Primary education	Existing commitment. Contribution secured towards expansion of existing schools.	NCC	£1,831,750		Developer	2029/30-2038/39
SUE1	850	Pleasley Hill Farm, Pleasley	Pleasley	Primary healthcare	Contributions towards enhanced GP capacity	NCC	£903,125		Developer	2029/30-2038/39
SUE1	850	Pleasley Hill Farm, Pleasley	Pleasley	Libraries	Contributions towards library service enhancements - stock (secured already)	NCC	£25,457		Developer	n/k
SUE1	850	Pleasley Hill Farm, Pleasley	Pleasley	Surface water	Surface water drainage network upgrade/reinforcement required	Severn Trent Water	n/k		Severn Trent Water	2029/30-2038/39
SUE1	850	Pleasley Hill Farm, Pleasley	Pleasley	Waste water	Conveyance to sustainable point of connection	Severn Trent Water.	n/k		Severn Trent Water	2029/30-2038/39
SUE1	850	Pleasley Hill Farm, Pleasley	Pleasley	Indoor leisure centres	Contributions towards new sports hall and activity halls	n/k	n/k		n/k	n/k
SUE1	850	Pleasley Hill Farm, Pleasley	Pleasley	Waste management	Contribution to delivery of new or expanded recycling centre	NCC	£51,926		Developer	n/k
SUE1	850	Pleasley Hill Farm, Pleasley	Pleasley	Green infrastructure	Contribution to delivery of open space provision and maintenance	Developer	On-site provision of open space		Developer	n/k
SUE1	850	Pleasley Hill Farm, Pleasley	Pleasley	Outdoor sport provision	Contribution to delivery of new off-site grass and 3G pitches	Developer	n/k		Developer, grants	n/k

Site ref	Dwgs in plan period	Site name	Location	Infrastructure type	Infrastructure item	Delivery lead	Cost	S106/S278 cost to be split across multiple developments?	Funding sources	Phasing
SUE1	850	Pleasley Hill Farm, Pleasley	Pleasley	Road	Signal Timing Optimisation	NCC	n/k		n/k	Required either to enable development to come forward or in early stages of development.
SUE1	850	Pleasley Hill Farm, Pleasley	Pleasley	Bus	Increased Bus Service Frequencies	NCC	£980,000 – £1,920,000	Yes	S106 / EMCCA	n/k
SUE1	850	Pleasley Hill Farm, Pleasley	Pleasley	Walking and Cycling	Shared use and segregated routes	DfT Active Travel Fund, EMCCA	£1,580,000 per km of shared use routes £2,500,000 per km of segregated routes	Yes	DfT Active Travel Fund, EMCCA and S106	n/k

Table C.32: SUE2 - Land off Jubilee Way

Site ref	Dwgs in plan period	Site name	Location	Infrastructure type	Infrastructure item	Delivery lead	Cost	S106/S278 cost to be split across multiple developments?	Funding sources	Phasing
SUE2	800	Land off Jubilee Way	Mansfield	Primary education	Forecast sufficient capacity. However, given the scale and phasing of this site a contribution has been requested towards expansion	NCC	£2,773, 008		Developer	2029/30-2042/43
SUE2	800	Land off Jubilee Way	Mansfield	Secondary education	Forecast insufficient capacity to accommodate planned growth. Contribution required towards expansion of existing school/s within area.	NCC	£3,874,560		Developer	2029/30-2042/43
SUE2	800	Land off Jubilee Way	Mansfield	SEND	Contribution required towards new/expanded capacity.	NCC	£418,224		Developer	2029/30-2042/43
SUE2	800	Land off Jubilee Way	Mansfield	Primary healthcare	Contributions towards enhanced GP capacity	NCC	£743,750		Developer	2029/30-2042/43
SUE2	800	Land off Jubilee Way	Mansfield	Libraries	Contributions towards library service enhancements - stock	NCC	£31,251		Developer	n/k
SUE2	800	Land off Jubilee Way	Mansfield	Surface water	Surface water drainage network upgrade/reinforcement required	Severn Trent Water	n/k		Severn Trent Water	2029/30-2042/43
SUE2	800	Land off Jubilee Way	Mansfield	Waste water	Conveyance to sustainable point of connection	Severn Trent Water.	n/k		Severn Trent Water	2029/30-2042/43
SUE2	800	Land off Jubilee Way	Mansfield	Indoor leisure centres	Contributions towards new sports hall and activity halls	n/k	n/k		n/k	n/k
SUE2	800	Land off Jubilee Way	Mansfield	Waste management	Contribution to delivery of new or expanded recycling centre	NCC	£73,304		Developer	n/k
SUE2	800	Land off Jubilee Way	Mansfield	Green infrastructure	Contribution to delivery of open space provision and maintenance	Developer	On-site provision of open space		Developer	n/k
SUE2	800	Land off Jubilee Way	Mansfield	Outdoor sport provision	Contribution to delivery of new off-site grass and 3G pitches	Developer	n/k		Developer, grants	n/k

Site ref	Dwgs in plan period	Site name	Location	Infrastructure type	Infrastructure item	Delivery lead	Cost	S106/S278 cost to be split across multiple developments?	Funding sources	Phasing
SUE2	800	Land off Jubilee Way	Mansfield	Road	Signal Timing Optimisation and Oak Tree Lane / Violet Hill / Eakring Road Junction Improvements	NCC	£250,000 to £500,000	Yes	S106	Required either to enable development to come forward or in early stages of development.
SUE2	800	Land off Jubilee Way	Mansfield	Bus	Increased Bus Service Frequencies	NCC	£980,000 – £1,920,000		BSIP / EMCCA	n/k
SUE2	800	Land off Jubilee Way	Mansfield	Walking and Cycling	Shared use and segregated routes	DfT Active Travel Fund, EMCCA	£1,580,000 per km of shared use routes £2,500,000 per km of segregated routes	Yes	DfT Active Travel Fund, EMCCA and S106	n/k

Table C.33: SUE3 - Land at Berry Hill

Site ref	Dwgs in plan period	Site name	Location	Infrastructure type	Infrastructure item	Delivery lead	Cost	S106/S278 cost to be split across multiple developments?	Funding sources	Phasing
SUE3	1,204	Land at Berry Hill	Mansfield	Primary education	Existing commitment. Developer required to deliver new one form entry primary school (with nursery) to meet long term growth. A minimum site area of 1.4ha is required.	NCC	£7,250,000		Developer	2027/28-2031/32
SUE3	1,204	Land at Berry Hill	Mansfield	Primary healthcare	Contributions towards enhanced GP capacity	NCC	£1,279,250		Developer	2027/28-2031/32
SUE3	1,204	Land at Berry Hill	Mansfield	Libraries	Contributions towards library service enhancements - stock	NCC	£53,751		Developer	n/k
SUE3	1204	Land at Berry Hill	Mansfield	Waste water	Conveyance to sustainable point of connection	Severn Trent Water.	n/k		Severn Trent Water	2027/28-2031/32
SUE3	1,204	Land at Berry Hill	Mansfield	Indoor leisure centres	Contributions towards new sports hall and activity halls	n/k	n/k		n/k	n/k
SUE3	1,204	Land at Berry Hill	Mansfield	Waste management	Contribution to delivery of new or expanded recycling centre	NCC	£126,083		Developer	n/k
SUE3	1,204	Land at Berry Hill	Mansfield	Green infrastructure	Contribution to delivery of open space provision and maintenance	Developer	On-site provision of open space		Developer	n/k
SUE3	1,204	Land at Berry Hill	Mansfield	Outdoor sport provision	Contribution to delivery of new off-site grass and 3G pitches	Developer	n/k		Developer, grants	n/k

Site ref	Dwgs in plan period	Site name	Location	Infrastructure type	Infrastructure item	Delivery lead	Cost	S106/S278 cost to be split across multiple developments?	Funding sources	Phasing
SUE3	1,204	Land at Berry Hill	Mansfield	Road	A60 / Baums Lane / Park Lane Junction Upgrade A617 Rainworth Bypass / A6191 Southwell Road Roundabout Signalisation A60 / Derby Road Junction Signalisation	NCC	£10,350,000 - £12,650,000		S106 / EMCCA / NCC / MDC	Required either to enable development to come forward or in early stages of development.
SUE3	1,204	Land at Berry Hill	Mansfield	Bus	Increased Bus Service Frequencies and A60 Nottingham Road Bus Priority (Delivered as part of A60 / Baums Lane / Park Lane Junction Upgrade)	NCC	£8,580,000 – £10,820,000	Yes	S106 / EMCCA	n/k
SUE3	1,204	Land at Berry Hill	Mansfield	Walking and Cycling	Shared use and segregated routes	DfT Active Travel Fund, EMCCA	£1,580,000 per km of shared use routes £2,500,000 per km of segregated routes	Yes	DfT Active Travel Fund, EMCCA and S106	n/k

Appendix D

Infrastructure stakeholders

Table D.1: Infrastructure stakeholders

Infrastructure type	Infrastructure item	Organisation
Social infrastructure	Health - Primary healthcare	NHS Property
Social infrastructure	Health - Secondary/tertiary healthcare	Nottingham & Nottinghamshire Integrated Care Board
Social infrastructure	Health - Social care	Nottinghamshire County Council
Social infrastructure	Education - Early years	Nottinghamshire County Council
Social infrastructure	Education - Primary, secondary, 6th form/tertiary	Nottinghamshire County Council
Social infrastructure	Education - SEND	Nottinghamshire County Council
Social infrastructure	Libraries	Inspire Culture
Social infrastructure	Community facilities	Mansfield District Council
Social infrastructure	Family Centres	Nottinghamshire County Council
Social infrastructure	Post offices	Post Office
Social infrastructure	Sports/leisure - indoor sports/leisure facilities	Mansfield District Council
Waste Management	Waste collection	Mansfield District Council
Waste Management	Processing	Nottinghamshire County Council

Infrastructure type	Infrastructure item	Organisation
Waste Management	Disposal / recycling	Nottinghamshire County Council
Utilities	Gas	Cadent
Utilities	Electricity	National Grid
Utilities	Renewables	Mansfield District Council
Utilities	Water supply	Severn Trent Water
Utilities	Wastewater	Severn Trent Water
Flood Risk	Flood prevention	Environment Agency, Nottinghamshire County Council
Flood Risk	Flood protection	Environment Agency, Nottinghamshire County Council
Flood Risk	Flood alleviation	Environment Agency, Nottinghamshire County Council
Transport	Public transport - buses	Nottinghamshire County Council
Transport	Public transport - trains	Network Rail, East Midlands Railway
Transport	Walking	Mansfield District Council, Nottinghamshire County Council, East Midlands Combined Couty Authority
Transport	Cycling	Mansfield District Council, Nottinghamshire County Council, East Midlands Combined Couty Authority
Transport	Highways	Mansfield District Council,

Infrastructure type	Infrastructure item	Organisation
		Nottinghamshire County Council, East Midlands Combined Couty Authority
Green Infrastructure	Natural and semi-natural green space	Mansfield District Council
Green Infrastructure	Cemeteries and crematoria	Mansfield District Council
Green Infrastructure	Amenity green space	Mansfield District Council
Green Infrastructure	Parks and recreation grounds	Mansfield District Council
Green Infrastructure	Strategic green infrastructure	Mansfield District Council
Green Infrastructure	Outdoor sports facilities	Mansfield District Council
Green Infrastructure	Play areas	Mansfield District Council
Green Infrastructure	Allotments	Mansfield District Council

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