

Mansfield District Council

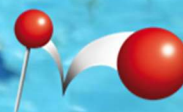
Built Facility Assessment and Strategy
2023-2043

Stages C and D

Assessment Report Analysis,
Recommendations and Action Plan



Mansfield
District Council



*A report by
Strategic Leisure Limited
August 2026*

Table of Contents

Glossary of Terms	1
1. Executive Summary	2
Recommendations	5
Overall Recommendations	5
Recommendations for specific facility types by 2043	7
2. Stages C Supply and Demand Analysis	12
Introduction	12
Vision of the Built Facilities Strategy	14
Aims of the Built Facilities Strategy	15
Principles for Future Provision	16
Facility Specific Analysis	17
Sports Halls and Activity Halls	22
Stage C – Supply and Demand Analysis	22
Swimming Pools	25
Stage C – Supply and Demand Analysis	25
Health and Fitness and Studios	27
Stage C - Supply and Demand Analysis	27
Athletics	28
Stage C - Supply and Demand Analysis	28
Bowls – Indoor	29
Stage C – Supply and Demand Analysis	29
Golf	29
Stage C – Supply and Demand Analysis	29
Gymnastics	30
Stage C – Supply and Demand Analysis	30

Tennis – Indoor and Padel	30
Stage C – Supply and Demand Analysis	30
Squash	31
Stage C – Supply and Demand Analysis	31
Wheeling	31
Stage C – Supply and Demand Analysis	31
Priorities across the District	32
Summary of Investment Considerations	33
Capital Investment	33
Partnership Working with Education Sites	33
Housing Growth in Mansfield	34
Demand Based on Housing Developments	35
Summary of Facility Investment Priorities	36
3. Stage D – Recommendations and Action Plan	38
Overall Recommendations	38
Recommendation 1 (R1)	38
Recommendation 2 (R2)	38
Recommendation 3 (R3)	39
Recommendation 4 (R4)	39
Recommendation 5 (R5)	39
Recommendation 6 (R6)	40
Recommendations for specific facility types by 2043	40
Recommendation 7a - 7e Sports Halls and Activity Halls	40
Recommendation 8a - 8c Swimming Pools	41
Recommendation 9 - Fitness Suites and Studios	42
Recommendation 10 - Athletics	42
Recommendation 11 - Golf	43
Recommendation 12 - Gymnastics	43
Recommendation 13 - Indoor Tennis & Padel	43
Recommendation 14 - Wheeling	44
Disclaimer	45

Tables

Table 1: Key Issues, Impacts and Implications by Facility Type	19
Table 2: Identified need for sports hall provision	22
Table 3: Key Issues, Impacts, and Implications by Facility Type – Sports Halls	22
Table 4: Summary of Facility Investment Priorities	24
Table 5: Identified need for Swimming Pool provision	25
Table 6: Key Issues, Impacts, and Implications by Facility Type	25
Table 7: Summary of Facility Investment Priorities	26
Table 8: Identified need for health and fitness provision	27
Table 9: Key Issues, Impacts, and Implications by Facility Type	27
Table 10: Summary of Facility Investment Priorities	28
Table 11: Identified need for athletics provision	28
Table 12: Identified need for athletics provision	30
Table 13: Strategic Housing Sites – New Proposed Locations	34
Table 14: Strategic Housing Sites – Existing Allocations carried forward from the previous Local Plan that do not have planning permission	35
Table 15: Swimming pool and Sports hall visits per week in the peak period prediction for 2043	36
Table 16: Summary of Facility Investment Priorities	36

Appendices

Appendix A – Stage A and Stage B Report (provide the strategic and demographic context and evidence base, which the recommendations have been developed from)

Appendix B – Sport England Moving Communities Maps and Commentary

Glossary of Terms

Terms	Explanation
Assessing Needs and Opportunities Guidance (ANOG)	The Sport England guidance on preparing and developing needs assessments for built sports facilities, which provides the evidence to support a Local Plan.
Community Use	A facility has community use if it is open for use by sports clubs/community groups and pay and play use (use by individuals in the community).
Community Use Agreement (CUA)	A CUA is a formal agreement between an education facility and a Local Authority (and sometimes also Sport England) for community use of a sports facility on an education site out of school hours.
Affordable Fitness Facilities	These are fitness facilities which may be in the public, private or voluntary sectors, which offer similar prices as those operated by Mansfield District Council; these facilities are therefore considered to be accessible, and potentially comparatively affordable, providing for at least some of the community, in a way that membership only facilities may not.
Facility Planning Model (FPM)	The FPM is a facility modelling toolkit, developed by Sport England to inform the current and future need for provision of sports halls and swimming pools
Mansfield, Mansfield District or Mansfield District Council	Reference to Mansfield or Mansfield District, means the entirety of the geographic area for which Mansfield District Council is responsible.
National Planning Policy Framework (NPPF)	The NPPF sets out the Government's planning policies and how they are expected to be applied. It covers both plan -making and development management.
Pay and Play	Sports facilities which are available for use by the general public; facilities can be booked by individuals or groups, without membership necessarily being required.
School Lettings	A school open for lettings provides community access but these tend to just be for clubs/groups i.e., pre-organised groups as opposed to individual pay and play use.
Sports Facility Calculator (SFC)	The SFC is a facility modelling toolkit, developed by Sport England to calculate the future need for provision of sports halls, swimming pools and indoor bowls, based on a specified population increase in an identified location.
Strategic Size	Strategic size refers to either a sports hall of minimum 3 badminton courts, or a pool of a minimum 160 sqm. These are definitions used by Sport England in the FPM. Any sports hall less than 3 badminton court size is likely to be excluded from the FPM unless it is on an education site, where, if a main hall provides for community use, the smaller hall will be included in FPM modelling. SLL take account all halls in our supply and demand assessments.
Strategic development site	Housing developments with or without planning permission with 100 or more dwellings.
vpwpp	Visits per week in the peak period

1. Executive Summary

- 1.1. This Built Facility Strategy (BFS) provides an assessment of the need for built Sports Facilities in the Mansfield district. The BFS informs and guides future provision of built sports facilities to serve existing and new communities in Mansfield. The BFS focusses on facility provision in the context of health and wellbeing, reflecting locally identified needs.
- 1.2. This study has been undertaken in accordance with the requirements of the National Planning Policy Framework (NPPF), Planning Policy Guidance (PPG) and Sport England's Assessing Needs and Opportunities Guidance (ANOG) throughout; it provides an updated evidence base for the Local Plan Review 2023 - 2043 and underpins future priorities for provision. The BFS covers the geographical area over which MDC has planning jurisdiction but also references areas outside the boundaries of Mansfield as appropriate. It also reflects the diversity of sport and recreational needs across Mansfield. The BFS will enable the Council to plan in the longer term, by ensuring future provision of sustainable sport and leisure facilities across the district.
- 1.3. Having up-to-date strategies and strong supporting evidence aligned to planning policy, (the Council's new Local Plan Review period is from 2023-2043), will help to secure the continued provision of the appropriate level of valuable community assets, to meet increasing population levels.
- 1.4. The BFS includes a Sport England Facility Planning Model (FPM) assessment for both swimming pool and sports hall provision, to look at existing and future facility needs, nature, and location, as well as more detailed spatial analysis. The BFS follows the advice set out in paragraph A12 of the ANOG. It states that it is for the local authority to decide what facilities to include in an assessment. However, given their importance, any assessment must include swimming pools and sports halls.
- 1.5. The BFS includes a quantitative, qualitative, accessibility and availability analysis of the following facilities which are owned by the public (including education), private and third sectors:
 - Athletics facilities – indoor and outdoor
 - Badminton
 - Basketball
 - Bowls - Indoor (outdoor bowls is covered in the Mansfield District Playing Pitch Strategy (PPS))
 - Gymnastics facilities
 - Health and fitness facilities i.e. fitness suites and studios
 - Netball – indoor
 - Sports halls (conventional sports halls along with community centres and village halls).
 - Swimming pools

- Tennis – including padel tennis and indoor
- Squash

1.6. In addition to the above, the following activities are included in the scope of work:

- Disc Golf
- Golf
- Pickleball
- Volleyball
- Skate Parks
- Cycle Tracks

1.7. It is important to highlight from the outset that this BFS is not just about formal sports facility provision but also looks at opportunities for increased use of informal places and spaces. For example, community halls can be used for sport and physical activity even if they are not purpose designed nor marked for such use and can often provide an introductory experience of sport and physical activity, or a more accessible option for those who are older, have difficulty travelling or who have commitments which make it hard for them to travel to formal facilities.

1.8. The context for the assessment and its consequent recommendations set out below includes the demographic profile of the district, relevant national and local policy and strategy. Key to informing need for future provision is that:

- The estimated population of Mansfield is around 110,500 people (Office for National Statistics (ONS) 2021 mid-year estimates). Plans for appropriate new open space, sport, and leisure infrastructure will to be required, together with improved quality and access to existing provision to meet the needs of the growing population;
- In terms of age distribution, Mansfield has a relatively balanced demographic profile (ONS, 2021). The age breakdown of Mansfield is as follows:
 - 0-15 years: 18.4%
 - 16-64 years: 62.3%
 - 65+ years: 19.3%
- The latest population and housing projections highlight how the Mansfield district population is likely to increase across the Local Plan Review period (Justin Gardner Consulting 2025).
- The health of people in Mansfield is varied compared with the England average. There is a higher percentage of children in relative and absolute low-income families in Mansfield than both Nottinghamshire and England. Life expectancy for both men and women is lower than the England average. Mansfield district residents are also living longer with health conditions in comparison to the national average.

- ONS 2021 – Census data highlighted that 5.7% of the Mansfield district population have bad or very bad health (1.6%).
- The same data also indicates that 10.3% of residents are disabled under the Equality Act with day-to-day activities limited a lot, 11.7% residents are disabled yet day-to-day activities are only limited a little, and 6.2% residents have long-term physical or mental health condition, but day-to-day activities are not limited.
- A higher percentage of adults in Mansfield are overweight or obese compared to Nottinghamshire and England. (Nottinghamshire Observatory).
- Activity rates for adults in Mansfield are just higher than those in both England and Nottinghamshire. However, levels of inactivity in Mansfield (28%) are significantly higher than both England (25.1%) and Nottinghamshire (24.5%); over a quarter of the adult Mansfield population is not active enough to derive any health benefits.
- Inactivity amongst children and young people in Mansfield (30.7%) is higher than the Nottinghamshire (28.9%) and England (29.5%) levels. Almost a third of the children and young people in the Mansfield district are not active enough to derive any health benefits. There are also fewer active children and young people in the Mansfield district than comparable levels in England and Nottinghamshire.
- Based on the Indices of Multiple Deprivation (IMD) 2025¹, which measures the level of deprivation across various domains in England, Mansfield is ranked 77th out of 296 local authorities in England in terms of deprivation, placing it as the second most deprived district in Nottinghamshire. Nine of the most deprived Lower Super Output Areas (LSOAs) are located in Mansfield, the three most deprived wards in Mansfield are Oak Tree, Southwell and Central.
- The IMD (2025) ranks Oak Tree in the most deprived decile for multiple domains including: income, employment, education, skills and training and health deprivation and disability. The population of the Oak Tree ward is 2,800, 13% of households in the area are facing fuel poverty, higher than the Nottinghamshire and England average of 11.4%.
- As of June 2025, 71.7% of the Mansfield population are economically active, below Nottinghamshire 74.3% and England 75.8% rates. Of those who are economically inactive, 47.5% is due to long term sickness. The ONS Census 2021 states that 61% of Mansfield employed residents travel to work by car or van. Travel by bus, minibuss or coach, passenger in a car/van and on foot are other methods of travel in Mansfield to allow people to travel to work, all values which were similar to or above the Nottinghamshire average. (Nottinghamshire Observatory).
- 21% of Mansfield residents do not have access to a car and public transport access is poor across the district, especially for those in the more rural areas in the north.

¹ IMD 2025: <https://www.gov.uk/government/statistics/english-indices-of-deprivation-2025/english-indices-of-deprivation-2025-statistical-release>

Recommendations

- 1.9. Based on the detailed assessment, the following recommendations are made for both the overall future approach to indoor and built sport and leisure provision and the specific types of provision needed in the future.
- 1.10. It is important to note that although the BFS is compliant with Sport England guidance and provides a robust assessment of need for Mansfield it is a mechanism for supporting not ensuring delivery.
- 1.11. The BFS identifies the overall need in the district and recommends where and how this should be addressed i.e. type and scale of provision. However, it is not an instruction to provide. Rather, its findings are designed to inform the delivery of the Local Plan Review and other additional infrastructure requirements, demonstrate need, assist in determining planning applications, and secure resources to deliver where necessary.
- 1.12. It is important to use the BFS as a planning tool and for identifying potential methods for meeting the needs of Mansfield residents. Where it is decided that additional facility development is required, further feasibility work should be undertaken to ensure that the right provision is delivered in the correct location. As the BFS does not include costing of individual schemes, nor identifies how much could be raised from s106 etc, it is important that any feasibility work also identifies capital costs and potential funding sources, as well as engaging all necessary partners and stakeholders.

Overall Recommendations

Recommendation 1 (R1)

The existing levels of community accessible (including pay and play) sports hall, swimming pool and fitness provision in the district are retained as a minimum, but these need not necessarily be the same facilities as at present.

(PROTECT)

Recommendation 2 (R2)

Mansfield District Council (MDC) and all its partners identify the level of capital funding required to address the identified investment needs for sports facilities, and investigate all available sources for capital funding, on a partnership basis. To support this process, it is recommended to involve Active Notts (Active Partnership). Priorities for investment are set out in Recommendation 7.

(PROVIDE)

Recommendation 3 (R3)

Mansfield District Council and its partners e.g. Sport England, Active Notts and National Governing Body (NGB), etc prioritise investment in the development of high-quality, inclusive community sports facilities/spaces. Increasing available capacity and therefore opportunities to take part in regular physical activity, in the local community, and particularly in the most deprived areas, will contribute to improved health and wellbeing, increased participation and better community cohesion. Recommendations 2 and 3 are long-term strategic recommendations; Recommendation 7 sets out the specific investment priorities.

(PROVIDE AND ENHANCE)

Recommendation 4 (R4)

Where appropriate, Mansfield District Council and its partners 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, additional and safe walking, running, and cycling routes, and where possible to open up other informal, multipurpose places and spaces where people can be active.

(PROVIDE AND PROTECT)

Recommendation 5 (R5)

Work towards there being access to all types of built leisure provision within a 20-minute journey on public/private transport, for all areas of the district.

Recommendation 6 (R6)

There should be on-going and annual monitoring of this strategy through its implementation, but as a minimum, progress should be reviewed and refreshed every five years. On-going monitoring should include partnership working with neighbouring local authorities to keep aware of facility changes and developments.

(PROTECT)

Recommendations for specific facility types by 2043

Recommendation 7a - 7e Sports Halls and Activity Halls

Facility Type	Priority for Future Provision	Location
Sports Halls	Recommendation 7a (R7a) Development of the equivalent of a 4-badminton court sports hall, either as one hall, or subject to local Insight, multi-purpose hall space across a number of sites, to meet future demand (PROVIDE)	Water Meadows site is the priority site identified for additional hall provision
	Recommendation 7b (R7b) Investment in refurbishment of Oak Tree Leisure Centre (PROVIDE)	Oak Tree Leisure Centre
	Recommendation 7c (R7c) Establish Community Use Agreements (CUAs) for any new sports halls developed on education sites (PROVIDE AND ENHANCE)	Across the district

Facility Type	Priority for Future Provision	Location
	Recommendation 7d (R7d) Explore the potential to include pay and play usage at existing education sports halls (through Nottinghamshire County Council and Academy Trusts, where possible) (PROVIDE AND ENHANCE)	Across the district
Activity Halls	Recommendation 7e (R7e) Introduction of newly developed locally accessible activity halls to meet expected increase in demand (PROVIDE)	Based on new housing allocation and public/community consultation, outside the main urban area of Mansfield, in areas where housing developments are proposed and provision is currently limited.

Recommendation 8a-8c Swimming Pools

Facility Type	Priority for Future Provision	Location
Swimming Pools	Recommendation 8a (R8a) Refurbishment or replacement of existing ageing swimming pools. (PROVIDE AND ENHANCE)	District-wide; replacement would enable a re-planning of swimming pool location to facilitate improved access to the more deprived communities in the district.
	Recommendation 8b (R8b) Refurbishment of facilities – modernisation of facilities and removal of leisure pool/water park facility to be replaced by additional learner/teaching pool. (PROVIDE AND ENHANCE)	Water Meadows

Facility Type	Priority for Future Provision	Location
	Recommendation 8c (R8c) New local small pool developments to better serve the community, providing swimming provision on a local level like Warsop Health Hub; this reduces barriers to access through lack of transport. (PROVIDE)	Associated with new housing developments and community consultation in areas where housing developments are proposed and provision is currently limited. Could be at least partially funded by s106 contributions, but also likely to need contributions from other external sources. Minimum of 20,000 people living in the immediate 20-minute drivetime catchment area.

Recommendation 9 - Fitness Suites and Studios

Facility Type	Priority for Future Provision	Location
Health and fitness	Recommendation 9 (R9) Additional pay and play accessible fitness suites and studios to provide affordable and accessible offers within the communities where it is most needed. (PROVIDE)	New housing developments in areas where housing developments are proposed and provision is currently limited. Could be at least partially funded by s106 contributions, but also likely to need contributions from other external sources.

Recommendation 10 - Athletics

Facility Type	Priority for Future Provision	Location
Athletics	Recommendation 10 (R10) Ongoing development of track and surrounding park area to be maintained in the future (PROTECT AND ENHANCE)	Berry Hill Park Athletics Track

Recommendation 11 - Golf

Facility Type	Priority for Future Provision	Location
Golf	Recommendation 11 (R11) Maintenance of current facilities to ensure future provision. (PROTECT)	• Mansfield Woodhouse Golf Club • Sherwood Forrest Golf Club • King George V Recreation Ground golf and disc golf course

Recommendation 12 - Gymnastics

Facility Type	Priority for Future Provision	Location
Gymnastics	Recommendation 12 (R12) Work with clubs utilising multisport venues to secure dedicated facilities within the district. (ENHANCE)	• Empower Gymnastics Club • Twist Gymnastics Club

Recommendation 13 - Indoor Tennis & Padel

Facility Type	Priority for Future Provision	Location
Indoor Tennis and Padel	Recommendation 13 (R13) Consider potential for new padel provision to be developed across the district, to provide new physical activity and sport provision for residents. (PROVIDE)	District wide

Recommendation 14 - Wheeling

Facility Type	Priority for Future Provision	Location
Wheeling	Recommendation 14a (R14a) Protection and maintenance of existing skate parks and cycle tracks for future use. (PROTECT)	• Bull Farm Skate Park • Carr Lane Park • Fisher Lane Skate Plaza • Forest Town Arena • Maun Valley Park • Peafield Park • Vale Road Park • Yeoman Hill Park
	Recommendation 14b (R14B) Refurbishment of poorest quality facilities to ensure future provision. (ENHANCE AND PROTECT)	• Bull Farm Skate Park • Forest Town Arena Cycling Velodrome (not owned or operated by MDC) • Maun Valley Park BMX Pump Track

2. Stages C Supply and Demand Analysis

Introduction

- 2.1. The Built Facilities Strategy for Mansfield is presented in two reports: Built Facilities Strategy Stage B Evidence Base 2023-2043 and this report Built Facilities Strategy Stage C - Analysis, Recommendations and Action Plan 2023-2043.
- 2.2. The Built Facility Strategy (BFS) has been developed in accordance with the Sport England methodology and Assessing Needs and Opportunities Guidance (ANOG). Existing provision has been audited by quantity, quality, accessibility and availability.
- 2.3. On the basis of identified need, against the existing provision and audit (Stage B), recommendations are then made for the future levels of provision, where this should be based and what it should comprise (Stage C).
- 2.4. The Action Plan sets out the process for regularly monitoring and updating the assessment and its under-pinning data (Stage E report after 12 months) and the re-revised BFS in 5 years' time.
- 2.5. The current Local Plan splits the housing requirement as 90% in the Mansfield urban area and 10% in Warsop Parish. MDC's overall requirement over the Local Plan Review period (2023 – 2043) is 495 dwellings per year which with a 5% buffer is 10,395. Taking account of completions, commitments (through existing allocations and sites with planning permission – 7,072 dwellings) and a windfall allowance of 720 dwellings, MDC will be looking for site allocations to accommodate an additional 3,323 new homes over the plan period. Excluding the windfall allowance, MDC needs to find new site allocations to provide 2,864 new dwellings (including a 10% buffer). The preferred site allocations identified, (new sites), equate to **3,110 dwellings**, meaning the total plan figure is **10,900 new dwellings**.
- 2.6. The evidence base sets out a supply-and-demand assessment of existing facilities, supported by a quantity, quality, accessibility and availability audit. It reflects what already exists, where investment is planned, and the needs and gaps which need to be addressed through to 2043.
- 2.7. Stage C of Sport England's Assessing Needs and Opportunities Guidance² (ANOG) applies the Stage B evidence base (Appendix A) to define a clear, place-based direction for future investment and planning policy. For Mansfield, Stage C translates the quantified supply-and-demand findings, accessibility analysis, and consultation feedback into practical priorities for protecting, enhancing, and providing built facility provision across the district over the Local Plan Review period (2023–2043). This analysis helps to inform a long-term plan for the district and its physical activity infrastructure, how it can be delivered, and where partners can contribute to this vision. It also provides advice concerning solutions and policy development to address quantitative and qualitative deficiencies and underused/unused provision.

² Sport England Assessing Needs and Opportunities Guidance: <https://www.sportengland.org/guidance-and-support/facilities-and-planning/planning-sport/assessing-needs-and-playing-pitch#assessing-needs-and-opportunities-guidance-36840>

- 2.8. This strategy is held by Mansfield District Council, but it is intended to support a whole-district approach and the wider unitary authority which may be formed as a result of Local Government Reorganisation. It should be used by schools, leisure operators, sports clubs, community organisations, private providers and developers to (a) understand demonstrated need, (b) shape new proposals, and (c) test whether future proposals are justified in location and facility type terms (without this strategy “supporting” any single scheme by default).
- 2.9. The key factors in the district informing this analysis and long-term plan are:
- Population growth over the Local Plan Review period to 2043
 - Demographic change (including age profile change) and what that implies for facility mix and programming
 - Development of the emerging Local Plan Review including locations and scale of housing sites
 - The age and condition of existing leisure assets, and particularly swimming pools
 - The range of existing facilities and uses and what future provision looks like for community use
 - Health and other inequalities, particularly in the more deprived areas of the district
 - The role of education (schools and universities) in current and future provision, including community access and the risk of withdrawal where access is informal
- 2.10. Tackling inequality must be explicitly embedded in all future planning and investment decisions. Prioritising affordable access, travel time, welcoming environments and culturally relevant provision, particularly in underserved communities where inactivity and deprivation are highest.
- 2.11. Mansfield's population will grow by approximately 14,796 or 11.7% (112,091 – 126,887) by 2043 based on projected housing growth, so there is a particular need to ensure sufficient provision of accessible, quality and affordable facilities – formal and informal, and multi-purpose spaces to meet local need. The district's demographic will also change as there will be a notable increase in the ‘working age’ population (aged 16-64).
- 2.12. More, and better, access to physical activity at local level is important for residents, particularly those who are currently inactive, and those without access to private transport, to participate, and become physically active. The Mansfield district currently faces some of the worst health profiles and inequalities in the country. Many of these inactive residents will live in the significantly more deprived areas of the district; therefore, ensuring those who lead challenging lives are able to be more active for health benefits is critical. Linking both informal and formal facility provision, to opportunities for active travel (where feasible), and informal places will help to facilitate more active lifestyles for more people. This is very important to retain and continue to grow existing levels of physical activity in the district and address the existing health inequalities across the whole area, particularly areas of greatest need.
- 2.13. Appendix B utilises the Sport England Moving Communities Platform Mapping Tool to illustrates the district's key areas of deprivation and inactivity alongside physical activity and sports facilities (including focus on Pay and Play accessible sports halls and swimming pools), providing a visual aid in the consideration of future provision within the district.

- 2.14. Applying the Facilities Planning Model (FPM), in the Mansfield district, based on population demand, there is sufficient pay and play accessible sports hall and swimming pools provision to meet demand now and by 2043. However, this picture of theoretical demand does not appropriately reflect the needs on the ground. Most sports halls in the district are on education sites so there is very limited access to sports halls during the day. Sports halls and swimming pools are also ageing and in need of replacement.
- 2.15. The potential to utilise community centres, community halls and activity halls more effectively for sport, physical activity and wellbeing provision should be treated as a core part of the district's facility mix. This is particularly important for older people, those without access to a car, parents/carers with young children, and disabled residents—groups for whom hyper-local, lower-barrier provision can be decisive.
- 2.16. The Stage B assessment identifies some of the activity/community halls; the Stage C analysis promotes their role not only as “complementary space” but as a targeted intervention tool in areas of deficit and inequality.
- 2.17. There is no requirement to develop additional health and fitness provision, as there is currently a surplus of supply both now and when looking ahead to 2043. However, when assessing purely pay and play community access there is likely to be a deficit in supply based on population growth. Therefore, future consideration of provision should prioritise accessible pay-and-play facilities (including those operated by partners such as Serco). A substantial proportion of health and fitness provision is concentrated in and around the main urban area of the district through budget and private operators, which can limit access for residents living further from the centre without private transport. Community-led leisure providers and locally embedded organisations can also play an important role in providing accessible opportunities, particularly in underserved communities.
- 2.18. Athletics, gymnastics, racket sports including tennis, Padel, golf, and wheeling should continue to be supported strategically. This will ensure the Built Facilities Strategy maintains and provides for both typical indoor leisure provision and specialist activities that rely on specific facilities.
- 2.19. Alongside formal sports provision the addition of the Warsop Health Hub to the Mansfield district has had a significant benefit in tackling health inequalities in the north of the district through accessible, good quality facilities. The development of a small swimming pool, activity hall and health and fitness suite now provides a hub for physical and social activity in the heart of a once underserved community. Mansfield District Council and its operator partners should consider this when investing in sports and physical activity facilities in the future.

Vision of the Built Facilities Strategy

- 2.20. As a minimum, MDC wishes to have good quality, fit for purpose facilities that are attractive to users, well maintained and sustainable. This includes community sport and leisure facilities, places and spaces for swimming, fitness and sports hall sports/activities available for all residents.

- 2.21. MDC's Towards 2030 A Strategy for Mansfield³ states that MDC's Corporate Plan ambition is for Mansfield to be a flourishing place where people are healthy and happy, surrounding the following key priorities:
- Create opportunities for people to lead healthy lives and be physically active
 - Manage and make best use of our public spaces
 - Deliver a diverse cultural and leisure experience
- 2.22. Sustainable, high-quality and accessible facility provision is therefore fundamental. The council needs to plan for investment requirements across its own assets and work in partnership with other providers and stakeholders to address priorities identified through the Built Facilities Strategy.

Aims of the Built Facilities Strategy

- 2.23. The aim of providing sufficient high quality, fit for purpose and accessible provision, places and spaces is to:
- Increase the proportion of the population that is physically active; the level of activity undertaken will support efforts to further reduce health inequalities; target investment in areas with lower physical activity rates.
 - Reduce inequalities in access to sport and physical activity, aligned with Local Plan Review and Corporate Strategy commitments.
 - Target investment where need is evidenced e.g. as a result of current shortfalls, accessibility gaps, known inequalities and population growth.
 - Modernise and futureproof MDC sports facilities / leisure centres by investing in high quality indoor facilities. This includes redeveloping /refurbishing ageing facilities, ensuring net-zero/low carbon design principles are embedded from the outset.
 - Design in flexibility; future facility provision may need to be more multi-purpose in nature, reflecting changing participation trends and opportunities.;
 - Encourage new participants to start taking part in physical activity; increase affordable pay and play facilities.
 - Enable opportunities for participation to be provided in a wider range of places and spaces, and particularly at a very local level, e.g. using community centres/halls.

³ <https://www.mansfield.gov.uk/downloads/file/1347/towards-2030-a-strategy-for-mansfield>

- Facilitate the continued development of healthier lifestyles across Mansfield's communities.
- Create active environments where the opportunity to be more physically active is an integral part of everyday life including active travel where possible.
- Secure community access to education sites through formal agreements.
- Provide a districtwide framework that future partners/developers can use to justify, refine or challenge proposals. The focus, where possible for proposals should be based on evidenced need and contribution to inequality reduction.

Principles for Future Provision

2.24. The principles that should guide all future sport and leisure facility development in Mansfield are:

- Ensure residents in all areas of Mansfield have pay and play access to good quality, local, accessible and affordable provision, whether it is a formal facility or other informal provision e.g. community halls.
- Prioritise tackling inequality: focus investment and access interventions in underserved communities, especially where low car ownership and higher deprivation create the greatest barriers to participation.
- Ensure environmental sustainability/climate action as a core principle: reduce operational carbon, design for long-term energy resilience, and integrate active travel and “active environments” thinking into facility planning.
- Base investment decisions on all evidence including FPM findings, quality audits, accessibility analysis, consultation feedback, inequalities data and population growth areas, not on anecdotal consultation alone.
- Aim to ensure that any new sports facilities on education sites provide a balance of opportunities (through a formal use agreement) for community access – this includes both pay and play and club use.
- Replace / refurbish ageing facilities where new provision is needed; all new and refurbished provision should be designed and developed based on Sport England and National Governing Body (NGB) guidance, and guidance be fully inclusive.

- Invest strategically to ensure economic viability and sustainability of provision, this should include additional health and fitness provision and learner swim facilities as key income generators.

Facility Specific Analysis

2.25. Highlighted below are the key factors and issues that need to be considered in planning for future facility provision.

- **Population Growth** - Mansfield's population is projected to increase to approximately 126,887 by 2043 (Justin Gardner Consulting, 2025). This growth will generate additional demand across all facility types, particularly health and fitness, swimming, sports halls and emerging activities such as padel, athletics and wheeled sports. Strategic planning must ensure that capacity, accessibility and quality of provision keep pace with demographic change, particularly in identified growth areas.
- **Housing Development** - As new residential areas are delivered, Mansfield will need to ensure good quality, accessible sport and leisure infrastructure is available to meet both existing and future demand. The emerging Mansfield Local Plan Review housing requirement (around 10,900 additional homes) increases the need for infrastructure growth. This Stage C analysis should therefore be used to:
 - Identify which facility types are most critical to provide based on identified population growth e.g. community swimming and sports hall capacity

There is a clear opportunity to secure investment in formal sports facilities, activity halls and community hubs through developer contributions (Section 106 mechanisms). Future education, health and community infrastructure linked to housing growth should be designed to incorporate flexible sports and activity spaces, maximising shared use and long-term sustainability. Where possible on-site contributions should be collected and invested based on the identified facility priorities (type and location) set out in this Stage C report.

- In some cases, it may be more appropriate for developer contributions to be collected for off-site investment, again based on the identified facility priorities set out in this Stage C report. An example could be several contributions from strategic growth sites into one major facility serving the catchment area of the new facility; this would be appropriate where the opportunity to invest on-site is limited due to site constraints or other factors.

- **Reduction in Health Inequalities** – more active lifestyles will continue to benefit both individual and community health. There are some significant pockets of deprivation in Mansfield outlined in the Stage B (Evidence base) report and there are some very specific factors to which the provision of quality, affordable and accessible sports facilities can contribute:
 - Maintenance of active lifestyles;
 - Improved mental health;
 - Reduced levels of cardiovascular disease; and
 - Reductions in levels of obesity
- **Improving Accessibility** - Approximately 21% of Mansfield residents do not have access to private transport. Facility distribution and investment decisions must therefore prioritise walking, cycling and public transport accessibility. Provision concentrated in the main urban area's risks exacerbating inequality unless balanced through targeted neighbourhood investment. Targeted investment in areas with lower participation rates, with limited private transport is critical to achieving equitable outcomes.
- **Participation Priorities** - Maintaining and growing participation in sport and physical activity remains a core priority. Facilitating more regular activity for the most inactive 28% of Mansfield residents is essential. Facility planning must therefore prioritise accessible pay and play provision, flexible programming and community-focused delivery models that lower barriers to entry.
- **Facility Condition and Investment** - Mansfield's sports hall and swimming pool facilities are ageing, with several key facilities over 30 - 40 years old. There is a clear need for investment across the portfolio to modernise infrastructure, address lifecycle issues and ensure facilities remain fit for purpose. Facilities must support long-term participation pathways, from introductory and grassroots activity through to performance. Ensuring facilities remain financially viable and operationally sustainable will protect their contribution to community health outcomes.
- **Securing long-term relationships with facility providers through Community Use Agreements (CUAs)** - CUAs are an important tool for protecting and expanding access to education-based facilities, but their effectiveness depends on delivery capacity, monitoring and enforcement. CUAs should be designed with clear hours of availability, management arrangements and pricing policy, and where possible targeted initially at a smaller number of priority sites that can address evidenced deficits in specific areas. This strategy should therefore support a "priority schools" approach (focusing limited capacity where it can deliver the greatest equity impact).
- **Maintaining and growing participation levels in sport and physical activity to contribute to more active lifestyles** – to maintain and grow levels of participation there is a need for a range of good-quality, fit for purpose community sports facilities.

- **Informal Activity embedded in everyday life** - Beyond formal built provision, MDC and partners should continue to embed physical activity within everyday informal environments. This includes creating places where walking, cycling and informal activity are encouraged and supported through high-quality infrastructure. MDC is currently offering this to residents through the leisure management contract, including Active Communities ring fenced funding. This support should be continued through any new leisure management contract and health and wellbeing emerging funding opportunities, working with key communities and health and well-being partners.

2.26. The key issues for future provision of built facilities in Mansfield are set out in Table 1. The sections that follow detail each core sports facility type and requirements by 2043. These chapters should be used as a decision-support tool for:

- council-led investment planning
- partner-led proposals,
- planning policy/developer contribution negotiations, by testing whether proposals respond to identified deficits, and the principles set out above (including inequality reduction and sustainability),
- the preferred allocations (new sites) being considered which equate to 3,110 dwellings and the demand these will need to meet

Table 1: Key Issues, Impacts and Implications by Facility Type

Facility Type	Key Issue	Impact/Implications
Sports Halls	Undersupply of sports halls to meet future demand	Current supply will not meet the increased demand due to population increases. Pressure at peak times for sports hall availability will continue to grow and further reduce access for residents to this type of facility provision. The FPM identifies a demand for a new 6 badminton court hall by 2043, based on the projected population growth in the district. This does not consider the planned development of two additional courts at Water Meadows Swimming and Fitness Centre, reducing the demand for 6 new courts to 4.
	High reliance on sports halls on education sites	Although some sports halls on education sites are open to public access, many are unavailable. Use of Community Use Agreements can be implemented to protect community use of facilities. However, increased access to sports hall facilities on education sites is not always possible. A significant barrier for schools is the funding needed to open schools to the community outside of school hours. This is often a determining factor in why schools choose not to open their facilities for community use.

Facility Type	Key Issue	Impact/Implications
	Age of facilities	Despite their good quality ratings, the average age of sports halls across the district is 37 years. New additions such as Warsop Health Hub built in 2024, offer new and improved facilities however access for many Mansfield residents includes only the older ageing facilities, which do not provide a long-term sustainable leisure offer.
	Location and accessibility of existing facilities	10-minute walk time catchment areas surrounding publicly accessible facilities are limited, with low car ownership across the district, there are further barriers and constraints to residents' engagement in physical activity.
Activity Halls	Lack of facilities at a community level	Increased provision similar to that of Warsop Health Hub would provide hyper local provision for many residents on their doorstep, reducing travel and access barriers.
Swimming Pools	Age and condition of existing facilities	Average age of sites is 34 years; without refurbishment the quality of facilities will decline further. The FPM predicts an increase in exported demand if existing facilities are not refurbished.
	Accessibility (location) of swimming pool provision	The FPM report states that all Mansfield residents have access to at least five swimming pools within a 20-minute drive, excluding Warsop Health Hub provision in the north of the district. With 21% of households not having access to a car, lack of transport is likely to be a barrier for many residents.
Health and Fitness (24 fitness suites, 1,399 stations)	Over-supply of fitness stations to meet current and future demand	Overall current and future demand for fitness stations can be met with the current supply.
	Lack of 'pay and play' facilities	A focus on 'pay and play' fitness suites illustrate an existing shortfall in stations, with the deficit increase based on population projections to 2043.
	No methodology for assessing current and future demand for studio space. However, population growth in the district will increase demand for the range of activities provided in studios e.g. group exercise alongside the increased demand for pay and play access to fitness suites	Health and fitness provision comprises fitness suites and multi-purpose studios. The latter facilitate provision of a wide range of fitness activities and programmes to complement a formal equipped fitness suite. Increased demand for fitness suites also results in increased demand for a range of fitness programmes and classes which take place in a studio. The two types of provision are inextricably linked. The majority of multi-purpose studios have a capacity of 30-35 participants. Based on circa 20% of the population accessing class-based fitness activities, it is possible to estimate how many studios are likely to be needed by a population e.g. Population of 100; 20% = 20 people - no additional studios needed.

Facility Type	Key Issue	Impact/Implications
		Population of 500; 20% = 100 people - circa equivalent of 2-3 multi-purpose studios, capacity 30-35 needed, given not all participants will be using the studios at the same time. Planning obligation monies should be directed towards development of new studio facilities in areas of new residential development. These are an important part of an overall fitness provision and should be provided alongside fitness suites to support pay and play access.
Athletics	Protection of facilities, including Berry Hill Park Athletics Track	Current development in the area surrounding the track and to the track facilities will improve the facility for the local community and sustain the track for the future.
Bowls	No existing indoor facilities within the district	Ensure existing outdoor provision is protected and maintained to support demand locally.
Golf	Protection and maintenance of existing facilities	No need for additional provision, protection and maintenance of existing facilities to provide physical activity and leisure opportunities for residents.
Gymnastics	Lack of fit for purpose facilities	Support clubs to develop fit for purpose facilities, where they are currently operating from multipurpose facilities
Tennis and Padel	Lack of indoor facilities within the district	Consider padel provision as a physical activity opportunity for local residents.
Squash	No existing provision	Limited current demand and supply of facilities, likely to increase, with limited demand, there is limited need to consider additional supply
Wheeled Sports	Provision of free to access facilities across the district	Ensure facilities are protected and maintained to provide free to access physical activity opportunities for district residents.

2.27. The following sections detail each of the sports facilities assessed, including the requirements by 2043.

Sports Halls and Activity Halls

Stage C – Supply and Demand Analysis

- 2.28. Based on the supply and demand analysis discussed in Stage B there is insufficient supply to cater for increased future demand across the district. Despite this there remains a number of key issues which need to be addressed to ensure the sustainability of existing facilities for the benefit of district residents. The summary supply and demand analysis for sports halls is set out in Table 2.

Table 2: Identified need for sports hall provision

Facility Type	2025	2043
Sports Halls	Over supply of 17 badminton courts, however due to restricted opening hours on some sites, this is reduced to an over-supply of 2-3 badminton courts	4 badminton courts, either as one new 4 court sports hall, or separate multi-purpose facilities offering 1-2 badminton courts of activity hall space. This is in addition to the new space provided by Warsop Health Hub, excluded from the FPM modelling because the model does not consider halls of less than 3 court size, unless they are on an education site where a full-size sports hall is open for community use. This also considered the addition of the equivalent of two courts at Water Meadows, not considered as part of the FPM.

Table 3: Key Issues, Impacts, and Implications by Facility Type – Sports Halls

Facility Type	Key Issues	Impact/Implications
Sports Halls	Under supply of sports halls to meet future demand	The current supply of sports halls will not meet the increased demand due to population increases. Pressure at peak times for sports hall availability will continue to grow and further reduce access for residents to this type of facility provision. A need to provide the equivalent of an additional 4 badminton courts by 2043 either as one sports hall, or as a number of smaller multi-purpose hall spaces.
	High reliance on sports halls on education sites	Most of the district's sports hall provision is located on education sites; although some sites are available to the public, access is restricted to a limited number of hours per day. Community Use Agreements (CUAs) can be utilised to protect some available usage for the community, however increasing access to school sites is not always possible, and additional funding is often required to facilitate extended community usage of education sites.

Facility Type	Key Issues	Impact/Implications
		Mansfield education site sports halls are only accessible to sports clubs or community associations. The consequence of this is that pay and play access to sports halls is limited.
	Age of facilities	Although most of the facilities are of good quality, sports halls have an average age of 37 years. The two oldest facilities have been refurbished but 13 and 8 years ago respectively. Similarly for activity halls, the average age of facilities is 27 years. This is improved somewhat through the addition of the newly built Warsop Health Hub, built in 2024. Heavy reliance on an ageing stock of sports and activity halls with limited refurbishment, reduces the long-term sustainability of facilities for community use. Many of the older facilities are outside the ownership and management of the local authority, however MDC's own facility at Oak Tree Leisure Centre, is now 19 years old.
	Location and accessibility of existing facility	Only a small number of Mansfield District publicly accessible sports halls are within a 10-minute walking catchment area for residents. As 21% of residents do not own a car, a large proportion of the Mansfield population is unable to access sports or activity hall provision, based on their current location. This is likely to increase further as the population of Mansfield grows.
Activity Halls	Lack of facilities at a local community level	Warsop Health Hub provides a vital sport and leisure resource for the north of the district, located within the local community. More provision of this type would allow for greater 10-minute walk time catchment areas for residents and offer activity hall provision in key areas, that are unable to access the larger sports halls, tackling inactivity on a hyper local level.

- 2.29. Given the current supply meets the demand for sports halls, consideration should be given to the implementation of formal Community Use Agreements (CUAs) for sports halls on education sites, to protect community access. Agreements should consider including pay and play community access alongside sports club/community association use, which is what most education-based sports halls currently provide. Consideration will need to be given to the resources and funding required by schools to open up their facilities, beyond normal school hours.
- 2.30. School are often wary about opening up facilities to the wider public due to concerns around safeguarding and access and also the financial impact on the schools. Decisions around Community Use Agreements would need to be considered by Nottinghamshire County Council and the Academy Trusts, which may impact the scale at which facilities can be made accessible for community use.

- 2.31. Refurbishment of local authority sites such as the aging Oak Tree Leisure centre will be key in ensuring the sustainability of pay and play community access sports hall provision. Ongoing maintenance and planning of new facilities such as Warsop Health Hub, will ensure long-term sustainability of local community accessible activity halls.
- 2.32. Accessibility of new provision will be key to ensuring use of facilities by local residents to support the tackling known health and well-being inequalities. Consideration should be given to provision of additional multi-activity hall space, similar to that at the Warsop Health Hub to increase the number of facilities within 10-minute walking catchment areas outside the Mansfield urban area. Small-scale activity halls (new or refurbished) in the heart of local communities, supplemented by effective community engagement will ensure access for local residents who may face barriers accessing larger sports hall provision.

Table 4: Summary of Facility Investment Priorities

Facility Type	Priority for Future Provision	Location
Sports Halls	4 additional badminton courts	Areas of new housing growth
	Investment in refurbishment of Oak Tree Leisure Centre	Oak Tree Leisure Centre
	Establish CUAs for any new sports halls developed on education sites	Across the district
	Explore the potential to include pay and play usage at existing education sports halls	Across the district
Activity Halls	Newly developed locally accessible activity halls to meet expected increase in demand	Based on new housing allocation and public/community consultation, outside the main urban area of Mansfield district in areas where housing developments are proposed and provision is currently limited.

Swimming Pools

Stage C – Supply and Demand Analysis

- 2.33. Based on the supply and demand analysis discussed in Stage B there is sufficient supply to cater for current and increased future demand across the district. Despite this there remains a number of key issues which need to be addressed to ensure the sustainability of existing facilities for the benefit of district residents.

Table 5: Identified need for Swimming Pool provision

Facility Type	2025	2043
Swimming Pools	52 m ² surplus water (based on Swim England Methodology ⁴)	Despite increase in demand, supply remains sufficient to meet demand. (Based on 2025 FPM findings) The small surplus of water space does not take into account Warsop Health Hub which is too small to be included in the FPM modelling. There is a small pool at Warsop Health Hub which is providing adequate accessible water space for its immediate community.

Table 6: Key Issues, Impacts, and Implications by Facility Type

Facility Type	Key Issues	Impact/Implications
Swimming Pools	Age and condition of existing facilities	Average age of sites is 34 years; without refurbishment/replacement, the quality and condition of facilities will continue to deteriorate and impact residents' motivation to swim. The 2025 FPM modelling identifies that lack of refurbishment of swimming pool facilities in Mansfield will lead to greater exported demand to other local authority areas.

⁴ *Methodology

Population ÷ 1000 = P

P x 12(m²) = Target Water Space

Water provision = Public Water Space - Target Water Space

https://www.swimming.org/assets/uploads/GoogleView/Swim_England_Strategy_2023_2033.pdf

Facility Type	Key Issues	Impact/Implications
	Accessibility of swimming pool provision	The FPM report states that all Mansfield district residents have access to at least five swimming pools within a 20-minute drive time. This excludes the Warsop Health Hub pool, which provides accessible opportunities for those in the north of the district. 21% of Mansfield district population do not have access to a car; in reality, fewer swimming pool facilities are accessible to a significant proportion of the district's population.

Table 7: Summary of Facility Investment Priorities

Facility Type	Priority for Future Provision	Location
Swimming Pools	Refurbishment or replacement of existing ageing swimming pools	District-wide; replacement would enable a re-planning of swimming pool location to facilitate improved access to the more deprived communities in the district.
	Refurbishment of facilities – modernisation of facilities and removal of leisure pool/water park facility to be replaced by additional learner/teaching pool	Water Meadows
	New local small pool developments to better serve the community, providing swimming provision on a local level like Warsop Health Hub; this reduces barriers to access through lack of transport.	Associated with new housing developments and community consultation

Health and Fitness and Studios

Stage C - Supply and Demand Analysis

- 2.34. Current and future supply of fitness suites and stations is sufficient to meet the current and future population demand in Mansfield. The current and future focus is on community accessible 'pay and play' provision and how well this serves the Mansfield population in providing affordable and accessible health and fitness facilities within the district.

Table 8: Identified need for health and fitness provision

Facility Type	2025	2043
Fitness Suites	821 fitness stations	518 fitness stations (303 over supply)

Table 9: Key Issues, Impacts, and Implications by Facility Type

Facility Type	Key Issues	Impact/Implications
Health and Fitness Facilities	Over-supply of fitness stations to meet current and future demand	The existing overall supply of health and fitness provision meets current demand. Increased demand as a result of projected population growth can also be accommodated by existing levels of commercial and local authority provision.
	Lack of 'pay and play' facilities	An analysis of supply and demand based on identified pay and play facilities (total 216 stations) highlights a current shortfall of 185 stations across the district, increasing to a deficit of 302 stations in 2043. The lack of pay and play fitness provision will need consideration as this type of facility provides an important offer for those who are inactive.
	No methodology for assessing current and future demand for studio space. However, population growth in the district will increase demand for the range of activities provided in studios e.g. group exercise classes. Multi-purpose studios are an important element of overall fitness provision alongside fitness suites; increased population with result in more demand for these types of facilities.	Planning obligation monies should be directed towards development of new studio facilities in areas of new residential development.

- 2.35. Population growth will increase overall demand for health and fitness facilities. Commercial sector gyms provide the highest percentage of health and fitness provision in the district. Therefore, it is important, moving forward, in an area of high inactivity levels, to ensure there is sufficient pay and play access to affordable gyms and studios.
- 2.36. The majority of multi-purpose studios have a capacity of 30-35 participants. Based on circa 20% of the population accessing class-based fitness activities, it is possible to estimate how many studios are likely to be needed by a population e.g. Population of 100; 20% = 20 people - no additional studios needed. Population of 500; 20% = 100 people - circa equivalent of 2-3 multi-purpose studios, capacity 30-35 needed, given that not all studio participants will be accessing the provision at the same time.

Table 10: Summary of Facility Investment Priorities

Facility Type	Priority for Future Provision	Location
Health and fitness	Additional pay and play accessible fitness suites and studios to provide affordable and accessible offers within the communities where it is most needed.	New housing developments

Athletics

Stage C - Supply and Demand Analysis

- 2.37. The identified need for future athletics provision is summarised in Table 11.

Table 11: Identified need for athletics provision

Facility Type	2025	2043
Athletics Tracks	England Athletics Priorities: Protect the outdoor track at Berry Hill Park	England Athletics Priorities: Support the long-term viability of the facility and help support the club to build up reserves to resurface the track

- 2.38. The recreational park area surrounding the Berry Hill Park Athletics Track is currently undergoing development to make the area a destination area for Mansfield. Developments include improved accessibility, new playground facilities for children and an enhanced visitor experience through scenic walkways and a new modern café⁵. Specific benefits to the athletics track include car park refurbishment and new bleacher seating for improved spectator viewing comfort. This investment will help to ensure the existing track is used for training and events.

Bowls – Indoor

Stage C – Supply and Demand Analysis

- 2.39. The England Indoor Bowls Association (EIBA) identify a need for additional indoor bowling rinks based on population growth to 2043. Whilst this appears reasonable i.e. more people will increase demand for provision, in reality, in Mansfield the situation is that:
- There are no existing indoor bowls rinks in the district
 - Demand is low based on the average age of bowls participants, projected to reside in the district in 2043.
- 2.40. For these reasons, the Stage B assessment highlights there is a lack of indoor bowls rink provision in the district and that EIBA would like to see more rink provision. It is however very difficult to make that recommendation given there are limited numbers of clubs and no evident significant demand for bowls in the district.
- 2.41. Due to the lack of indoor facilities, it is however, important to ensure outdoor bowling greens are maintained and protected to facilitate bowls activity in the future.

Golf

Stage C – Supply and Demand Analysis

- 2.42. There is no identified need for additional provision of golf facilities, however existing community accessible sites should be maintained and protected to continue offering valuable physical activity opportunities for local residents.

⁵ Berry Hill Park Development Case Study - <https://www.ground-control.co.uk/about/our-customers/case-studies/berry-park-mansfield/>

Gymnastics

Stage C – Supply and Demand Analysis

- 2.43. The identified need for future gymnastics provision is summarised in Table 12.

Table 12: Identified need for athletics provision

Facility Type	2025	2043
Gymnastics Centres	Focus on increasing dedicated facility provision, supporting sustainable expansion, improving inclusivity and accessibility, enabling capacity for all disciplines, especially in underserved communities	Based on high waiting lists at affiliated clubs, British Gymnastics identifies the need, in line with national trends, for increased access to permanent high quality dedicated facilities to allow clubs to grow in a sustainable manner

- 2.44. Three Mansfield district-based gymnastics clubs do not have their own dedicated facilities and are operating from facilities which are not fully fit for purpose. British Gymnastics' priority would be for clubs to utilise available funding to secure and safeguard dedicated gymnastics space, over the development of new clubs and facilities.

Tennis – Indoor and Padel

Stage C – Supply and Demand Analysis

- 2.45. The Lawn Tennis Association (LTA) identify a lack of indoor facilities in Mansfield, as set out in their Facility Strategy for the region and based on population growth predictions for 2043.
- 2.46. The Stage B assessment highlights there is a lack of indoor tennis court provision in the district and that the LTA would like to see more indoor court provision. It is however very difficult to make that recommendation given there is only one existing outdoor tennis club in the district.
- 2.47. Padel provision is currently limited to one commercial offer located in the main urban area of Mansfield. Padel is a sport growing in popularity and can provide an accessible physical activity offer. Additional Padel provision could provide a physical activity opportunity for local residents; further padel court development could, therefore, be considered across the district.

Squash

Stage C – Supply and Demand Analysis

- 2.48. Based on NGB guidance there is currently a theoretical deficit of 11 squash courts, which increases to 13 courts based on 2043 population projections. Whilst this appears reasonable i.e. more people will increase demand for provision, in reality, in Mansfield the situation is that:
- There are no existing squash courts in the district
 - There is one squash club which plays its matches and holds its club nights at a venue in the adjacent local authority area
- 2.49. For these reasons, the Stage B assessment highlights there is a lack of squash court provision in the district and that Squash England would like to see more squash court provision. It is however very difficult to make that recommendation given there is only one existing squash club and no evident significant demand for squash in the district. England Squash offers participation engagement programmes but based on the lack of courts in the area, delivery of such programmes is currently limited
- 2.50. Unless there is a significant increase in demand for squash in the district, in reality there is no identified need for any squash court provision.

Wheeling

Stage C – Supply and Demand Analysis

- 2.51. Skate Park and Cycle tracks across the district offer free and accessible physical activity opportunities for local residents. Existing provision should be maintained and protected to ensure sustainability of facilities for the future. In some cases, short-term refurbishment is required to sustain and improve the quality of facilities for the local community, both now and into the future. The poorest quality facilities in need of refurbishment are Bull Farm Skate Park, Forest Town Arena Cycling Velodrome (not owned or operated by MDC) and Maun Valley Park BMX Pump Track.

Priorities across the District

- 2.52. Based on the supply and demand analysis summarised in Table 1, the following facility needs are identified. These developments/improvements should be phased between now and 2043:

Swimming Pools

- Replacement of ageing swimming pools which would create opportunity to re-locate future provision to improve accessibility across the district
- Refurbishment of existing facilities to maintain quality and provide long term provision
- Consider Warsop Health Hub style facilities in areas of housing developments to provide accessible pool provision where it is needed most
- Consider re-development of the existing leisure pool area at Water Meadows to provide a learner pool

Sports Halls

- Retaining as a minimum existing sports hall provision by 2043; investing in ageing stock
- Ensure formal community use agreements are put in place on school sites, and funding to do so is identified
- Additional sports hall provision by 2043, through building of a new 6-court hall at current Water Meadows site or development of Leisure Local smaller scale 2-3 court facilities within the local community
- Extending community access to current education sports hall provision by 2043 (with engagement and consent from Academies / schools)

Health and Fitness

- Small increase in affordable fitness provision (80-120 fitness stations). This could include expanding gym provision at larger sites or through the development of new Leisure Local facilities associated with new housing development sites
- Retaining existing levels of community accessible (including pay and play) sports halls, swimming pools, and fitness stations as a minimum.

Gymnastics

- Potential for a club-led development of dedicated gymnastics facilities for clubs currently utilising multi-purpose facilities

Tennis and Padel

- Consider LTA provision for indoor courts
- Consider development of padel courts as a new offer for local residents

Wheeled Facilities

- Upgrade identified outdoor skateparks, invest in pump track refurbishments and improve BMX tracks in partnership with Access Sport – specific reference to the poorest quality facilities at Bull Farm Skate Park, Forest Town Arena Cycling Velodrome (not owned or operated by MDC) and Maun Valley Park BMX Pump Track.

Summary of Investment Considerations

Capital Investment

- 2.53. It is clear from the strategy analysis that there is a need for some capital investment in Mansfield, to address future needs. Whilst some of this investment relates to additional facility provision such as possible new Leisure Local facilities, other investment will be needed for the refurbishment of existing facilities including Water Meadows, Rebecca Adlington and Oak Tree leisure centres.
- 2.54. To protect the current accessible supply of education-based sports halls in Mansfield from the risk of loss of access for sports clubs and community groups, it is recommended that the Council seeks to secure community use agreements (CUAs) in negotiation with the schools' governing bodies. Funding and other resources are required to support the opening of education facilities beyond normal school hours; this will need to be considered and discussed in the development of agreements.
- 2.55. Typically, CUAs can be negotiated when a school requires either a planning consent (e.g. for extension to its facilities) or external funding support towards the capital cost of refurbishing or extending school sports facilities. In these circumstances, a CUA can be negotiated as a condition of the grant or the planning consent. As a district this is harder than in a unitary authority, but Local Government Reorganisation may bring new opportunities.

Partnership Working with Education Sites

- 2.56. It is also clear that delivery of the levels of investment required will only result from a local and national partnership approach. The development of improved sports facilities, and physical activity environments, will facilitate increased participation, which in turn will benefit individual and community health. The challenge is that the greatest health benefit will be gained by encouraging the inactive, to become active.
- 2.57. To deliver the identified strategy needs, and the key outcome of increased participation to address health inequalities, plus meet demands from increased population, there is an opportunity for some changes in approach to delivery. The development of new/replacement facilities, increasing and optimising the available capacity in existing education facilities, provides a mechanism to deliver these outcomes.
- 2.58. The key issue to address initially is that of future partnership with education sites, to retain community access for clubs and groups as a minimum, and where possible agree Community Use Agreements (CUAs) which provide balanced access for the community on a pay and play basis. Increasing capacity to offer and deliver increased participative opportunities, particularly for those who are currently inactive, could contribute significantly to a reduction in health inequalities in the district.

- 2.59. Retaining and improving the quality of provision in the district is important to ensure that participation levels are retained and wherever possible increased. The provision of good quality, local community facilities, accessible and affordable to meet identified need, is key to facilitating participation growth, and contributing to a reduction in the health inequalities in the district. This reflects Public Health and MDC's health and well-being priorities, to create an environment where there are opportunities for physical activity, encourage healthy choices to be made, support a good quality of life and respond and advocate support and intervention the communities that need it.

Housing Growth in Mansfield

- 2.60. The housing requirement over the Local Plan Review Period (2023 – 2043) is 495 per annum, totalling 10,395 dwellings (including a 5% buffer). This significant housing growth in and around Mansfield will increase demand for a range of community facilities and services, including physical activity and sports provision.
- 2.61. Taking account of completions, commitments (through existing allocations and sites with planning permission – 7,072 dwellings) and a windfall allowance of 720 dwellings. MDC will be looking for site allocations to accommodate an additional 3,323 new homes over the Local Plan Review period. Excluding the windfall allowance, MDC needs to find new site allocations to provide 2,864 new dwellings (including a 10% buffer). The preferred site allocations identified, (new sites), equate to 3,110 dwellings, meaning the total plan figure is 10,900 new dwellings.
- 2.62. The exact locations of these developments are still to be decided but are likely to be split between 90% of the allocation in the Mansfield urban area, with the remaining 10% in Warsop Parish. The proposed new site allocations with 100 dwellings or more in the district are set out in Table 13.

Table 13: Strategic Housing Sites – New Proposed Locations

Sub Area / Character Area	Number of dwellings per site
Mansfield	350
	315
	250
	130
	120
	120
Market Warsop	300
	295

Sub Area / Character Area	Number of dwellings per site
Rainworth	170
Mansfield Woodhouse	330
	254
Meden Vale	107
TOTAL	2741

Table 14: Strategic Housing Sites – Existing Allocations carried forward from the previous Local Plan that do not have planning permission

Sub Area / Character Area	Number of dwellings per site
Land off Skegby Lane	215
Abbott Road	102
Land off Jubilee Way	800
Land at Berry Hill	578 delivered to date. Outline permission now lapsed – circa 1100 to be delivered following submission and approval of a new planning application.
Total	2227

- 2.63. In addition to the development sites with larger number of dwellings, there are also proposed new site allocations for a smaller number of dwellings, contributing to the overall housing requirement figure.
- 2.64. The development of new housing provides an opportunity for MDC to secure s106 contributions from developers, and particularly the larger housing sites. s106 contributions can be used to contribute towards the cost of community infrastructure needed to mitigate the impact of new homes in an area. Sport and physical activity facilities are part of this community infrastructure.

Demand Based on Housing Developments

- 2.65. Based on the addition of 10,900 homes across the district over the Local Plan Review period and the average household size of 2.18 residents there will be an estimated 23,762 additional people living in Mansfield by 2043.

- 2.66. Utilising this figure and the Sport England Sports Facility Calculator (SFC)⁶ the increased demand on the local area's facilities in the form of visits per week during the peak period can be calculated for sports halls and swimming pools, as illustrated in Table 15.

Table 15: Swimming pool and Sports hall visits per week in the peak period prediction for 2043

Facility	Visits per week in the peak period
Swimming Pools	1,578
Sports Halls	1,713

- 2.67. The per weekly visits outline in Table 15 are in addition to the visits from existing residents within the district. The SFC uses the demand calculation to generate a figure for the increase in supply that is needed to cater for the additional demand. For Mansfield the additional 23,762 population requires the supply of an additional 5 lanes or one whole swimming pool and 6 badminton courts, equating to one and a half sports halls.

Summary of Facility Investment Priorities

- 2.68. Based on the quality audits and assessments, and the supply and demand analysis, the priorities for future investment in facility provision are:

Table 16: Summary of Facility Investment Priorities

Facility Type	Priority for Future Provision	Location
Sports Halls	The FPM identifies a demand for a new 6 badminton court hall by 2043, based on the projected population growth in the district.	Current Water Meadows Site
	Investment in refurbishment of Oak Tree Leisure Centre	Oak Tree Leisure Centre
	Newly developed locally accessible activity halls to meet expected increase in demand	Based on new housing allocation and public/community consultation, outside the main urban area of the Mansfield district in areas where housing developments are proposed and provision is currently limited.
	Establish CUAs for any new sports halls developed on education sites	Across the district

⁶ <https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport/sports-facility-calculator>

Facility Type	Priority for Future Provision	Location
	Explore the potential to include pay and play usage at existing education sports halls	Across the district
Swimming Pools	Refurbishment/replacement of ageing facilities – modernisation of facilities and removal of leisure pool/water park facility to be replaced by additional learner/teaching pool	Water Meadows
	New local small pool developments to better serve the community, providing swimming provision on a local level, reducing barriers to access through transport restrictions	Associated with new housing developments and community consultation
Health and Fitness	Additional pay and play accessible fitness suites and studios to provide affordable and accessible offers within the communities where it is most needed.	New housing developments
Wheeled and Cycling Facilities	Refurbishment and update of existing tracks	Bull Farm Skate Park, Forest Town Arena Cycling Velodrome (not owned or operated by MDC) and Maun Valley Park BMX Pump Track

- 2.69. Other future facility provision, linked particularly to long term population growth and housing development, is the development of new and improved walking, jogging and cycling routes/connectivity, to encourage active travel, and provide an environment in which physical activity can be easily integrated into daily life.

3. Stage D – Recommendations and Action Plan

- 3.1. Based on the assessment set out in Section 2 the following recommendations are made for both the overall future approach to provision and the specific types of provision needed in the future. It is important to note that although the BFS is compliant with Sport England guidance and provides a robust assessment of need for Mansfield it is a mechanism for supporting not ensuring delivery.
- 3.2. The BFS identifies the overall need in the district and recommends where and how this should be addressed i.e. type and scale of provision. However, it is not an instruction to provide. Rather, its findings are designed to inform the delivery of the Local Plan Review and other additional infrastructure requirements, demonstrate need, assist in determining planning applications, and secure resources to deliver where necessary.
- 3.3. It is important to use the BFS as a planning tool and for identifying potential methods for meeting the needs of Mansfield residents. Where it is decided that additional facility development is required, further feasibility work should be undertaken to ensure that the right provision is delivered in the correct location. As the BFS does not include costing of individual schemes, nor identifies how much could be raised from s106 etc, it is important that any feasibility work also identifies capital costs and potential funding sources, as well as engaging all necessary partners and stakeholders.

Overall Recommendations

Recommendation 1 (R1)

The existing levels of community accessible (including pay and play) sports hall, swimming pool and fitness provision in the district are retained as a minimum, but these need not necessarily be the same facilities as at present.

(PROTECT)

Recommendation 2 (R2)

Mansfield District Council (MDC) and all its partners identify the level of capital funding required to address the identified investment needs for sports facilities, and investigate all available sources for capital funding, on a partnership basis. To support this process, it is recommended to involve Active Notts (Active Partnership). Priorities for investment are set out in Recommendation 7.

(PROVIDE)

Recommendation 3 (R3)

Mansfield District Council and its partners e.g. Sport England, Active Notts and NGBs, etc prioritise investment in the development of high-quality, inclusive community sports facilities/spaces. Increasing available capacity and therefore opportunities to take part in regular physical activity, in the local community, and particularly in the most deprived areas, will contribute to improved health and wellbeing, increased participation and better community cohesion. Recommendations 2 and 3 are long-term strategic recommendations; Recommendation 7 sets out the specific investment priorities.

(PROVIDE AND ENHANCE)

Recommendation 4 (R4)

Where appropriate, Mansfield District Council and its partners 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, additional and safe walking, running, and cycling routes, and where possible to open up other informal, multipurpose places and spaces where people can be active.

(PROVIDE AND PROTECT)

Recommendation 5 (R5)

Work towards there being access to all types of built leisure provision within a 20-minute journey on public/private transport, for all areas of the district.

Recommendation 6 (R6)

There should be on-going and annual monitoring of this Strategy through its implementation, but as a minimum, progress should be reviewed and refreshed every five years. On-going monitoring should include partnership working with neighbouring local authorities to keep aware of facility changes and developments.

(PROTECT)

Recommendations for specific facility types by 2043

Recommendation 7a - 7e Sports Halls and Activity Halls

Facility Type	Priority for Future Provision	Location
Sports Halls	Recommendation 7a (R7a) Development of the equivalent of a 6-badminton court sports hall, either as one hall, or subject to local Insight, multi-purpose hall space across a number of sites, to meet future demand (PROVIDE)	Water Meadows site is the priority site identified for additional hall provision
	Recommendation 7b (R7b) Investment in refurbishment of Oak Tree Leisure Centre (PROVIDE)	Oak Tree Leisure Centre
	Recommendation 7c (R7c) Establish CUAs for any new sports halls developed on education sites (PROVIDE AND ENHANCE)	Across the district
	Recommendation 7d (R7d) Explore the potential to include pay and play usage at existing education sports halls (through Nottinghamshire County Council and Academy Trusts, where possible) and explore the financial impact of this on schools (PROVIDE AND ENHANCE)	Across the district

Facility Type	Priority for Future Provision	Location
Activity Halls	Recommendation 7e (R7e) Introduction of newly developed locally accessible activity halls to meet expected increase in demand (PROVIDE)	Based on new housing allocations and public/community consultation, outside the main urban area of Mansfield district in areas where housing developments are proposed and provision is currently limited.

Recommendation 8a-8c Swimming Pools

Facility Type	Priority for Future Provision	Location
Swimming Pools	Recommendation 8a (R8a) Refurbishment or replacement of existing ageing swimming pools. (PROVIDE AND ENHANCE)	District-wide; replacement would enable a re-planning of swimming pool location to facilitate improved access to the more deprived communities in the district.
	Recommendation 8b (R8b) Refurbishment of facilities – modernisation of facilities and removal of leisure pool/water park facility to be replaced by additional learner/teaching pool. (PROVIDE AND ENHANCE)	Water Meadows
	Recommendation 8c (R8c) New local small pool developments to better serve the community, providing swimming provision on a local level like Warsop Health Hub; this reduces barriers to access through lack of transport. (PROVIDE)	Associated with new housing developments and community consultation in areas where housing developments are proposed and provision is currently limited. Could be at least partially funded by s106 contributions, but also likely to need contributions from other external sources.

Facility Type	Priority for Future Provision	Location
		Minimum of 20,000 people living in the immediate 20-minute drivetime catchment area.

Recommendation 9 - Fitness Suites and Studios

Facility Type	Priority for Future Provision	Location
Health and fitness	Recommendation 9 (R9) Additional pay and play accessible fitness suites and studios to provide affordable and accessible offers within the communities where it is most needed. (PROVIDE)	New housing developments in areas where housing developments are proposed and provision is currently limited. Could be at least partially funded by s106 contributions, but also likely to need contributions from other external sources.

Recommendation 10 - Athletics

Facility Type	Priority for Future Provision	Location
Athletics	Recommendation 10 (R10) Ongoing development of track and surrounding park area to be maintained in the future (PROTECT AND ENHANCE)	Berry Hill Park Athletics Track

Recommendation 11 - Golf

Facility Type	Priority for Future Provision	Location
Golf	Recommendation 11 (R11) Maintenance of current facilities to ensure future provision. (PROTECT)	• Mansfield Woodhouse Golf Club • Sherwood Forrest Golf Club • King George V Recreation Ground golf and disc golf course

Recommendation 12 - Gymnastics

Facility Type	Priority for Future Provision	Location
Gymnastics	Recommendation 12 (R12) Work with clubs utilising multisport venues to secure dedicated facilities within the district. (ENHANCE)	• Empower Gymnastics Club • Twist Gymnastics Club

Recommendation 13 - Indoor Tennis & Padel

Facility Type	Priority for Future Provision	Location
Indoor Tennis and Play	Recommendation 13 (R13) Consider potential for new padel provision to be developed across the district, to provide new physical activity and sport provision for residents. (PROVIDE)	District wide

Recommendation 14 - Wheeling

Facility Type	Priority for Future Provision	Location
Wheeling	Recommendation 14a (R14a) Protection and maintenance of existing skate parks and cycle tracks for future use. (PROTECT)	• Bull Farm Skate Park • Carr Lane Park • Fisher Lane Skate Plaza • Forest Town Arena • Maun Valley Park • Peafield Park • Vale Road Park • Yeoman Hill Park
	Recommendation 14b (R14B) Refurbishment of poorest quality facilities to ensure future provision. (ENHANCE AND PROTECT)	• Bull Farm Skare Park • Forest Town Arena Cycling Velodrome (not owned or operated by MDC) • Maun Valley Park BMX Pump Track

Disclaimer

Forecasts and recommendations in any proposal, report or letter are made in good faith and on the basis of the information before the Company at the time. Their achievement must depend, among other things, on effective co-operation of the Client and the Client's staff. In any consequence, no statement in any proposal, report or letter is to be deemed to be in any circumstances a representation, undertaking, warranty or contractual condition.

© 2026 Strategic Leisure Limited
All rights reserved