

MANSFIELD DISTRICT LOCAL PLAN REVIEW

2023 - 2043



CONSULTATION
MAY 2025



Mansfield
District Council



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Section

Preface

Mayor's Foreword

To be added following the adoption of the Local Plan Review.

Mansfield Market Place.



Section

About this document

2.1 About this document

2.2 This document is the draft Mansfield District Local Plan Review (2023-2043). It is a consultation document that, on adoption, will form part of the statutory development plan for the district and will be used to guide development and inform decisions on planning applications.

2.3 This draft Local Plan Review has been informed by the following consultation:

- Local Plan Review Issues and Opportunities report (Regulation 18) - August 2023

2.4 This document has been prepared in accordance with the National Planning Policy Framework (NPPF)2024(1) , the Town and Country Planning (Local Planning) (England) Regulations 2012(2).

2.5 The stages of plan-making are:

- Regulation 18- This includes this consultation as well as the consultation carried out in August 2023. This will include the various options for development that will be required to deliver the needs of the district over the plan period, as well as areas for protection, e.g. open spaces.
- Regulation 19 - This is formal consultation on the plan that we intend to submit for independent examination by the Planning Inspectorate. This is planned for Spring 2026.
- Regulation 22 - This is the submission of the final Local Plan Review to the Planning Inspectorate. It will also include the Policies Map, evidence base, and all formal comments and representations received during plan preparation. It may also include a list of minor modifications to the plan that may be required as a result of representations made during the Regulation 19 consultation. We plan to submit the Local Plan Review in Summer 2026.
- Examination in Public - This is where a planning inspector will assess the soundness of the Local Plan Review and ensure it is legally compliant.
- Adoption - Following receipt of the Inspector's Report the council will be able to formally adopt the plan as council policy, subject to any changes requested by the inspector.

2.6 Policies Map

2.7 The policies map referred to in specific policies in this document can be viewed online.

What has changed?

Boxes have been added to the end of each section or policy area which summarise and explain the changes that have been made in this consultation version of the Local Plan Review.

For example in this section we have changed the name of the document and the consultations that have informed it. We have also referenced the 2024 NPPF and the relevant planning regulations. This is to reflect that this is a review of the current Local Plan (2013-2033), and that the NPPF has been revised since that was adopted.

These boxes will also include Information about any additional evidence that needs to be collected to support the next stages of the Local Plan Review.

There will be consultation questions at these points that focus on the changes and also allow an opportunity for additional comments on each section to be made.

**Bandstand,
Carr Bank Park**



Section One

Introduction

This section explains what a Local Plan is and sets out the background to its preparation.

What is a Local Plan?

1.1 The Mansfield District Local Plan Review (2023-2043) will be the district wide development plan that updates the current Mansfield District Local Plan (2013-2033). The National Planning Policy Framework (NPPF) requires every local planning authority in England to have a clear, up to date Local Plan, which conforms to the framework, meets local development needs, and reflects local people's views of how they wish their community to develop.

1.2 We are aware that planning is full of technical words and jargon. To help you understand this better we have included a glossary of key terms at Appendix 1 of this document.

1.3 The Local Plan Review will:

- set out an ambitious but realistic vision for the district in 2043 together with objectives which policies must address to ensure that key planning issues are tackled;
- set out the spatial strategy for the district, which includes the overall levels of growth and where development sites for new homes and jobs will be located;
- be a key tool for delivering the long term regeneration of the Mansfield and Market Warsop urban areas including enhancement of the town and district centres with new shopping, leisure, housing and economic development, and improvements to the area's physical and social infrastructure;
- contain policies to improve the natural and built environment, and to mitigate and adapt to climate change by, amongst other things, protecting and enhancing the area's network of strategic green infrastructure;
- provide positive policies to make for more sustainable patterns and forms of development across the district which aim to improve the overall quality of life for residents, workers and visitors through our development management decisions; and

- consist of a written statement which sets out and explains the council's planning policies, and the policies map which shows where they apply. Together they identify land to be developed or protected during the lifetime of the plan.

The Local Plan Review will cover the period from 2023 up to 2043 and form part of the overall 'development plan' for the district together with:

- Nottinghamshire Waste Core Strategy (or any replacement);
- Nottinghamshire Minerals Local Plan (or any replacement);
- any 'made' / adopted Neighbourhood Development Plans; and
- any 'supplementary plans' that may be prepared.

1.4 Decisions on planning applications must be taken in accordance with the development plan unless material considerations strongly indicate otherwise.

1.5 The Local Plan Review will cover a range of issues and it is often the case that several policies are relevant to a proposed development. Therefore, **it is important that the plan is read as a whole rather than considering policies in isolation.** Some cross referencing has been used but this does not mean that other policies of the plan do not apply.

What area does the Local Plan Review cover?

1.6 The plan covers the whole of Mansfield district as shown on the map at the end of this section (Figure 1.1)

How was the plan prepared?

1.7 The Local Plan Review is being prepared to take account of:

- national planning policy as set out in the NPPF and related guidance;
- a range of evidence base studies; and
- the views of our strategic partners (which is being gathered as part of our duty to cooperate responsibilities) and relevant comments made on previous consultations by a variety of bodies and the local community.



1.8 We are gathering evidence on a range of issues, and looking at alternatives to inform the plan making process. This information will be available to view online in due course.

1.9 In addition to its evidence base, the Local Plan Review will also be supported by a number of technical assessments as follows:

Sustainability Appraisal

1.10 A Sustainability Appraisal (SA) is an integral part of the plan making process and the council undertook an SA for each iteration of the current Local Plan including the Main Modifications. The SA was framed around a number of objectives covering the different elements of sustainability. It was used to guide the Local Plan and ensure that it successfully balances; particularly the economic, social and environmental considerations of the plan's content and policy direction.

1.11 In developing the Local Plan Review, the council has commissioned further Sustainability Appraisal work to ensure all options are considered.

Habitats Regulation Assessment

1.12 A Habitats Regulation Assessment (HRA) Screening and an Appropriate Assessment was carried out as part of the current Local Plan process which assessed the potential effects of the plan on European Union designated sites and whether any of its proposals would have an adverse impact on the integrity of any existing or potential sites (Special Protection Areas and Special Areas of Conservation).

1.13 A new HRA has been commissioned to inform the content of the Local Plan Review.

Health Impact Assessment

1.14 A Health Impact Assessment of the current Local Plan was undertaken to help ensure the plan acknowledged the potential health impacts resulting from its implementation and identified any mitigation measures which may be required. A new assessment will be carried out to inform the Local Plan Review.

Equalities Impact Assessment

1.15 An Equalities Impact Assessment of the current Local Plan was undertaken to ensure that it meets the needs of all members of the community. Carrying out the assessment allowed us to identify any potential discrimination caused by its policies or its overall

implementation and take steps to make sure that issues were positively addressed. A new assessment will be carried out on the Local Plan Review.

Duty to Cooperate

1.16 The Localism Act 2011 introduced a requirement on local planning authorities to cooperate with neighbouring local authorities and other bodies with a regulatory of strategic interest in the Local Plan issues. This is referred to as the Duty to Cooperate and includes the need to consider the impact of the strategy as a whole and its proposals for major development on other places close to Mansfield district.

1.17 The district of Mansfield lies within the county of Nottinghamshire and together with Ashfield district and Newark and Sherwood district forms the Outer Nottingham Housing Market Area (HMA). The district also forms part of the Derby, Derbyshire, Nottingham and Nottinghamshire D2N2 Local Enterprise Partnership and the East Midlands County Combined Authority (EMCCA). Outside of the HMA we adjoin both the districts of Bassetlaw and Bolsover. We have regular dialogue with all of these authorities and will endeavour to sign a Statement of Common Ground to state that all of the districts can meet their own housing needs and identify other areas of agreement.

1.18 As part of its Duty to Cooperate, the council is actively engaging with its strategic partners on a range of strategic matters throughout the preparation of the Local Plan Review. Details of how the council has undertaken and met the Duty to Cooperate requirements will be set out in a separate Duty to Cooperate Statement in due course.

Neighbourhood planning

1.19 Local communities have a right to shape their neighbourhoods through the preparation of neighbourhood plans. Once made, neighbourhood plans form part of the Development Plan and have the same status as a Local Plan in making decisions on planning applications.

1.20 The council is committed to working positively with local communities where they wish to develop a neighbourhood plan and to supporting them through the statutory processes. This includes ensuring that neighbourhood plans are in general conformity with strategic policies, as will be set out in the Local Plan Review, and helping to avoid duplication of local

policies, as well as the National Development Management Policies when published by the government.

1.21 The Warsop Parish Council area is the only designated neighbourhood plan area in the district to date. It covers the town and villages of:

- Market Warsop;
- Church Warsop;
- Meden Vale;
- Warsop Vale; and
- Spion Kop

1.22 The current status of the Market Warsop Neighbourhood Plan can be viewed here www.mansfield.gov.uk/neighbourhoodplanning

1.23 Neighbourhood plans should be in general conformity with national and strategic policies in this Local Plan Review. These are all the policies within the Local Plan Review apart from IN6 Designated local green spaces.

Structure of the document

The Local Plan Review is divided into a number of themed chapters which then contain a number of policies and supporting text. The Local Plan Review is also accompanied by a revised Policies Map which shows the location of existing allocations and designations of land, including areas of protection. There will also be a plan which shows all options being considered for development. We would welcome your views on which of these sites you think are the most appropriate to meet our requirements to provide suitable land for housing, employment and other services, such as retail. These maps can also be viewed online.

What has changed?

This section has been updated to include references to the new NPPF and other legislation that has come in since the current Local Plan was adopted. We have also provided updates in relation to the various studies and assessments that will be required during the process of preparing the Local Plan Review. We have inserted reference to the East Midlands County Combined Authority which was established in 2024. Finally it makes it clear that this consultation is seeking views on *all* options for development in the district to meet our requirements.

We have also updated the map of the district referred to above to reflect the development that has taken place since the current plan was adopted.

We have also removed reference to the 1998 Local Plan and deleted appendix 1 which contained the saved policies from the 1998 Local Plan.



Figure 1.1 Area covered by the Mansfield District Local Plan Review



Section Two

Vision, issues and objectives

Aspirations for growth for 2043

Our Vision for Mansfield in 2043 is:

By 2043 the district of Mansfield will have continued its transformation to a healthier, greener and more vibrant place to live, work and enjoy. The district will be a place of choice where people aspire to live with well designed, resilient neighbourhoods. A range of good quality housing will have been provided that meets the needs of all our growing communities. This will include new development at the three current strategic Sustainable Urban Extensions (SUEs) at Pleasley Hill Farm, Jubilee Way and Berry Hill.

Centres and neighbourhoods will be well connected to places of work, education and recreation, supporting active and healthy lifestyles and help to reduce the impact of new development on the highway network. Bus, cycle and pedestrian routes will have been improved providing attractive green infrastructure through the urban areas connecting to the wider countryside. New development will have been designed to minimise impacts and improve resilience to climate change through a number of measures including Biodiversity Net Gain (BNG), sustainable drainage, and measures implemented as part of Severn Trent Water's Green Recovery Scheme.

Businesses will have expanded and diversified using the connections with further education to become innovative, with value added jobs which are suited to the changed economy of the district. A broad range of employment sites and supporting infrastructure will have been delivered, including local incubation and starter units that will have enabled local businesses to grow.

The town centre will have diversified and continued to build on its role as a cultural and leisure destination that is suited to the district's residents, businesses and visitors supporting increased footfall and vibrancy as a place to work, live, shop and play. This will include developments such as Mansfield Connect, White Hart Street and sites identified within the Mansfield Town Centre Masterplan.

Market Warsop will have strengthened its role as the main town for Warsop Parish. It will have a diverse range of shopping and associated uses within a vibrant, attractive, and safe environment that serves the town and its surrounding communities well. The rural villages will remain attractive places to live and will have had their distinctive character protected.

The natural assets in the district will have been protected and enhanced to help shape new places to live, increase biodiversity, and improve connectivity to benefit wildlife and the health and wellbeing of the district's residents. Our heritage assets and their settings will have been conserved and enhanced to maintain their important contributions to creating a sense of place and also delivering regeneration.



Key issues and opportunities

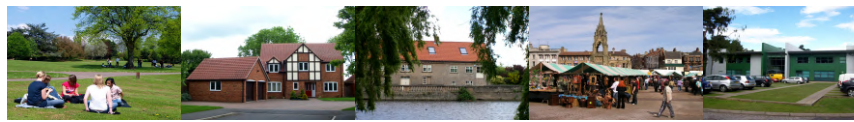
2.1 The vision addresses the key issues and opportunities that have emerged from the Local Plan evidence base, the SA and consultations which are summarised in Table 2.1:

Table 2.1 Key issues and opportunities

Theme	Key Issue	Opportunity/ Requirement
Place	- there is a need to raise design quality of new development in order to assist successful regeneration and development, and to promote a positive image of the area; and - there is a need to protect important strategic areas of open land which serve to maintain the separate identities of our settlements, in particular between the Berry Hill urban extension and Rainworth, and between Mansfield West and Ashfield District. - The district contains some areas of high quality agricultural land.	- the Local Plan Review has an important role to play in improving the image and attractiveness of the district by promoting high quality design in new development; and - the Local Plan Review policies should protect areas of local landscape value, important areas of separation and prevent coalescence. - Grade 2 and Grade 3a land should be protected where possible.
Health	within the district, the average life expectancy is relatively low, along with the number of adults participating in physical activity. The number of obese adults is relatively high. Men from the most deprived areas have a shorter life expectancy than those from the least deprived areas.	the Local Plan Review will need to ensure that new developments are designed to allow and encourage residents to live healthier lifestyles by facilitating access to open spaces and green corridors throughout the district.
Ageing population	the older population (65+) continues to increase across the district.	the Local Plan Review will need to ensure that housing is delivered to meet the needs of the whole community.
Housing	- ensure housing and employment growth and development is achieved to meet our needs and to ensure that there is a five year supply of housing land; - Mansfield has a generally weak housing market with historically low levels of delivery including affordable housing, pockets of low demand, areas of deprivation and poorer quality housing. Residential development values are generally low in Mansfield, reflecting the generally low wage local economy. These are currently setting a ceiling on affordability; and - there is a need to provide housing for the whole community, this needs to include affordable and aspirational family housing, accommodation for Gypsies, Travellers and travelling showpeople as well as housing suitable for the ageing population, those less able, and people living with a disability.	- the Local Plan Review will need to: - promote necessary growth but ensure that development takes fully into account sustainability issues relating to land use, climate change, air pollution, water quality etc; - respond to local viability issues with a balanced spatial strategy which identifies locations which offer scope to produce higher value and improved viability to ensure improved range of infrastructure, lower cost sites; - ensure all sites are viable and can provide appropriate, accessible infrastructure; and - promote high quality of design of new housing with linkages to an enhanced green infrastructure network wherever feasible.
Economic growth	- Mansfield has a key role in supporting the sub-regional economy and there is a requirement to ensure employment and retailing growth and development is achieved to meet the district's needs and help to reduce outward commuting to other areas.; - the Mansfield and Ashfield Regeneration Route is identified as a broad location to assist with the economic regeneration initiatives; - unemployment in parts of the district is significantly higher than the national average;	- the Local Plan Review has an important role to play in promoting economic growth by: - attracting investment into the district by allocating a range of employment sites for development in different locations; - protecting existing employment areas where appropriate; and - ensuring that local businesses have the opportunity to expand and modernise.

Theme	Key Issue	Opportunity/ Requirement
	- there is a need to address the low pay –skill equilibrium and to develop a knowledge intensive economy to address the productivity gap; - the percentage of people of working age qualified to NVQ level 4 or above is relatively low; and - Information from UK Data (2022) ⁽¹⁾ confirms that key sectors in the district are wholesale, retail trade, construction, and administrative services. Emerging sectors are advertising, automotive, and internet platforms.	
Town and district centres	- the cumulative impact of competition from Nottingham, Sheffield, Derby, Meadowhall and the East Midlands Designer Outlet, together with the rapid growth of web based shopping makes Mansfield town centre vulnerable and at risk of decline should improvements not be made to the retail and wider offer; and - The Covid pandemic has had an impact on shopping patterns in the district. - the role of retail in town centres is changing, and Mansfield town centre is facing specific challenges, including: retail vacancies, and generally lower retail and commercial demand.	The Local Plan Review has a role to play in ensuring that Mansfield town centre and district centres remains vibrant and vital by: - setting out a clear vision for the regeneration of the town centre as a diverse shopping, leisure, business and living area; - allocate a range of sites for commercial and or mixed use development to meet the needs of the town centre and which assist in introducing new vibrancy and footfall into the town centre, or allow for suitable alternative provision; - promoting the development of key regeneration sites; - encouraging appropriate new uses in the town centre and district centres; and - promoting environmental and public realm improvements to improve the attractiveness of these centres as destinations.
Increasing pressure on green infrastructure	Mansfield district's green infrastructure provides access to a range of historical and recreational resources.	the Local Plan Review should aim to protect existing and create a well-designed and integrated networks of green infrastructure that delivers economic, social and environmental benefits.
Increasing pressure on biodiversity	- Mansfield has a wide range of important habitats and a rich diversity of plant and animal species. - there is a need to reverse the declines that have been experienced in biodiversity and to achieve 'net gain' - There is a mandatory requirement for all non-exempt developments to provide 10% biodiversity net gain either on or off-site.	- the Local Plan Review will need to play a role of both protecting and enhancing biodiversity. - It will be important that biodiversity conservation and improvement projects within the district are continued and expanded, enhancing natural habitats and ecological features, while creating places that people can enjoy • It will be important to support nature recovery across Mansfield and restore losses suffered
Flood risk and water management	- the Rivers Maun and Meden are the main sources of fluvial flooding. The main high flood risk areas in the district are localised along these main rivers, especially around culverts. - The district also has areas which are prone to surface water flooding in extreme weather conditions. - The area is under significant water resource pressures and the ecological status across the waterbodies varies	- the Local Plan Review should: - ensure growth and development mitigates rather than exacerbates localised flooding problems caused by river flooding and/or surface water run-off; and - set out policies which address flood risk and promote flood risk mitigation including adoption of Sustainable Urban Drainage (SuDS) systems. - guide development away from areas at increased risk of flooding or ensures SuDS and other design measures are considered in development proposals - help maintain water quality in the Mansfield area

1 <https://ukdata.com/reports/mansfield/>



Theme	Key Issue	Opportunity/ Requirement
Climate change	contribute to addressing climate change.	- support the provision of renewal energy; - support the retrofitting measures that will address climate change; and - locate development in the most sustainable locations within the district to help to reduced CO2 emissions. - There is a need for Mansfield to become more resilient to the effects of climate change.
Air quality	there are currently no Air Quality Management Areas in the district, however there are areas of concern.	the Local Plan Review needs to ensure that the district is not detrimentally affected by air quality issues by guiding development towards the most accessible locations in Mansfield and encouraging active transport infrastructure improvements where possible.
Transport	- traffic congestion is an issue at specific locations in the district and has the potential to have a negative impact on the health of residents ; - there is high demand for public transport in those parts of the district with low income households. The provision of public transport, particularly by bus, is therefore a key issue affecting quality of life for many existing residents, in the context of accessibility to jobs, shops and other services; and - there is a need to work with partners to provide integrated and efficient transport system including public transport, walking and cycling network.	- seek contributions towards highway, bus, pedestrian and cycle improvements; - protect and improve the sustainable transport network; and - locate development in the most sustainable locations to reduce the need to travel.
Heritage	- Mansfield district has a wealth of heritage assets that are in need of protection and management to ensure that they continue to contribute to our built and cultural identity, our economy and are available to future generations; and - the provision of new development needs to be achieved whilst also paying due regard to the protection and enhancement of heritage assets.	- the Local Plan Review policies will need to protect existing heritage assets; and - the impact of proposed development on the setting of heritage assets will need to be considered.
Market Warsop	to maintain Market Warsop's character as a small rural town whilst ensuring that it can accommodate appropriate housing, economic and commercial growth to meet its needs and contribute to the creation of a more sustainable and vital community .	- the Local Plan Review has an important role in creating a more sustainable and vital Market Warsop by: - allocating appropriate housing and employment sites to meet the town's needs including affordable housing; - encouraging appropriate development and environmental improvements within the district centre; - facilitating the potential re-opening of the Market Warsop railway station by safeguarding land for necessary rail infrastructure; and - ensuring that any new development is served by appropriate social infrastructure.

2.2 It should be noted that not all of the issues identified are ones which can necessarily be addressed by the planning system, which is largely concerned with new development. For example, low educational

attainment cannot be dealt with directly through the planning system; however, the planning system can protect educational establishments and new development can help to upskill the local residents as part of the construction.

Duty to Cooperate

2.3 We are continuing to work alongside our neighbours and other strategic partners across North Nottinghamshire, to ensure continued agreement on cross boundary issues discussed during the preparation of the current Local Plan. These include:

1. the appropriate Housing Market Area and distribution of housing;
2. the appropriate Functional Economic Market Area;
3. allocation of sites to meet objectively assessed housing needs during the plan period including Sustainable Urban Extensions and other allocations;
4. working with partners to identify Gypsy and Traveller sites to meet identified need;
5. identification of sufficient land to meet employment land needs during the plan period, including allocating land for employment uses and working with partners to identify any unmet need;
6. delivery of the appropriate amount of retail floorspace to meet identified needs;
7. identification of the social infrastructure required to support the proposed levels of growth – including health and education provision;
8. identification of the transport infrastructure required in order to support the proposed levels of growth, encourage modal shift and secure mitigation to avoid severe adverse impacts;
9. protection of important heritage assets; and
10. protection of important landscape and natural environment features.

2.4 The council will prepare Statements of Common Ground with relevant partners dealing with a number of matters. Full details of these and the Duty to Cooperate process will be set out in a separate Duty to Cooperate Statement in due course.

Strategic priorities

The strategic priorities which this Local Plan Review continues to seek to address are set out in Table 2.2. These are identified in the current Local Plan and,

having been reviewed, are still considered to be appropriate as we move forward into the new plan period.

**Table 2.2 Local Plan strategic priorities**

SP1	Meeting housing needs, for market and affordable housing
SP2	Meeting accommodation needs of Gypsies, Travellers and travelling showpeople
SP3	Meeting employment land needs to stimulate economic growth and provide jobs that is linked and aligned with the district's housing targets
SP4	Meeting retail and leisure needs and maintaining Mansfield's role as a centre of sub-regional significance. Promoting the regeneration and diversification of Mansfield Town Centre and other key brownfield sites
SP5	Managing the impact of planned growth and development on transport infrastructure
SP6	Managing the impact of planned growth and development on the water supply, waste water infrastructure, and water quality
SP7	Addressing flood risk and climate change
SP8	The provision of social infrastructure to support planned growth and development
SP9	Managing the impact of planned growth and development on heritage assets
SP10	Managing the impact of planned growth and development on European Habitat Sites
SP11	Managing the impact of planned growth and development on landscape character
SP12	Managing the impact of planned growth and development on the strategic green infrastructure network
SP13	Meeting the need for outdoor sports and recreation
SP14	Managing the impact of planned growth and development on waste infrastructure, and minerals
SP15	Creating high quality places and improving the image of Mansfield as a place to live, visit, invest and work.

Delivering the vision - the Local Plan Review objectives

2.5 The current Local Plan sets out 14 objectives which take forward our planning vision. These objectives were identified as central to the delivery of the vision for the district and are the guiding principles for the policies set out in the Local Plan. These objectives have been revisited and it is considered that they are still relevant to help address the strategic priorities, deliver the Local Plan Review vision and deal with the key issues set out in Table 2.1.

2.6 Appendix 2 gives detail regarding which Local Plan Review policies address the objectives and the links to relevant key issues and strategic priorities. It should be noted that in relation to certain cross-cutting issues (such as climate change and wider sustainability matters), there may be policies which work towards a number of the plan's objectives.

Objective 1

Support economic growth and prosperity by promoting the regeneration of previously developed land and existing buildings, as well as identifying other sustainable areas, for job growth, services and new homes. In doing so, direct most development to the Mansfield urban area, including Mansfield Woodhouse, Forest Town and Rainworth, followed by Market Warsop, whilst seeking to mitigate against any significant adverse social, environmental and infrastructure impacts of development.

Objective 2

Contribute to creating a stronger, more resilient local economy by bringing forward a diverse range of employment sites to reflect the changing economy and ensuring that residential areas are accessible to employment, education and training opportunities.

Objective 3

Increase the range and choice of housing throughout the urban areas and villages to better meet the needs of the whole community, through the provision of more diverse market, affordable, and specialist housing so creating inclusive, mixed neighbourhoods.

Objective 4

Conserve and enhance the identity, character and diversity of the district's historic and cultural heritage assets and their settings.

Objective 5

Ensure that all new development achieves a high standard of design and amenity which reflects local context, circumstances and opportunities to create healthy, safe and attractive neighbourhoods.

Objective 6

Safeguard and enhance the vitality and viability of the district's town, district and local centres particularly through regeneration opportunities, in ways that help meet the consumers' needs. Attracting new and varied uses to bring increased activity, footfall and vibrancy into these locations, with a focus on cultural, residential and leisure activities to complement the retail and service role of these centres.



Objective 7

Improve the health and wellbeing of the district's population and reduce health inequalities by ensuring residents and visitors have better opportunities to take exercise through convenient access to a range of good quality green space, green corridors, trails, leisure and community facilities and the countryside through appropriately designed places and well planned green infrastructure.

Objective 8

Ensure new development minimises, and is resilient to, the adverse impacts of climate change by adopting measures to appropriately address renewable and low carbon energy generation, flood mitigation, green infrastructure, resource and waste management.

Objective 9

Reduce the need to travel and support improvements to transport accessibility so that people can move around, across and beyond the district easily and sustainably, including by public transport, walking and cycling. Locating new development taking account of those areas of the highway network that are identified as being very congested with little capacity for expansion and managing impacts on air quality. Providing parking for vehicles to meet appropriate local needs and avoiding impacts on local highway safety.

Objective 10

Deliver the infrastructure requirements of the districts future population including access to high speed broadband.

Objective 11

Protect the vitality, identity and setting of the villages by safeguarding important areas of open land and enabling access to key community facilities and services.

Objective 12

Protect, enhance, restore and maintain important natural resources, in and adjoining the district including wildlife, soil, air quality and geological resources, and the network of habitats and designated sites.

Objective 13

Encourage new development to be water sensitive by addressing water efficiency, protecting and enhancing the natural environment and reducing flood risk and pollution, whilst at the same time ensuring the effective design and location of sustainable urban drainage systems (SuDS) and naturalising the river environment to create a more attractive healthy environment for residents.

Objective 14

Conserve and enhance the quality of the district's landscape character and key landscape features by positively addressing National Character Area profiles and landscape policy actions within the Sherwood and Magnesian Limestone landscape areas through the design and location of new developments.

What has changed?

The text in this section has been updated to take account of the fact that the Local Plan is being reviewed. Much of the previous work to identify a vision, strategic priorities and objectives is still relevant and whilst it has been revisited, there has not been a need for significant changes to be made.

The Regulation 18 consultation in August 2023 included the questions "Do you agree with the growth and spatial strategy issues identified? Are there any other growth and spatial strategy issues that should be considered?" In summary there was broad agreement that the development should be focused on Mansfield. However, some considered that growth in the rural areas was important for infrastructure and sustainability reasons. The needs of neighbouring local planning authorities (LPAs) was considered an important consideration. Employment needs (and alignment with housing targets) were frequently promoted. Infrastructure requirements were a key theme as was viability. In response to this strategic priority 3 has been amended to reflect the need for links between employment provision and the district's target for the number of new homes to be provided over the plan period.

We have also updated the information on Duty to Cooperate to explain that we are building on work previously undertaken.

Question 1

Vision, issues, strategic priorities and objectives

Please comment here to let us know if you agree that the existing vision, issues, strategic priorities and objectives remain appropriate and should be taken forward in the Local Plan Review? If not, is there anything else that the Local Plan Review needs to include within the vision, issues, strategic priorities or objectives?

High Heels, Albert Street



Section Three

The spatial strategy

3.1 The spatial strategy seeks to deliver the Local Plan Review's vision and objectives, addressing the key issues identified in the previous chapter and meeting the wider needs of the district. The strategy aims to meet identified needs in a manner compatible with the characteristics of the area and having regard to infrastructure requirements and deliverability. This approach fulfils the requirements for sustainable development as set out in the National Planning Policy Framework (NPPF). (see also Figure 3.2:Key Diagram).

3.1 Policy S1: Presumption in favour of sustainable development

Policy S1

Presumption in favour of sustainable development

1. The council will work proactively with applicants and other stakeholders to seek solutions to ensure that proposals contribute to sustainable development and can be approved wherever possible, and will contribute towards improvements to the economic, social and environmental conditions in Mansfield district.
2. Planning applications that accord with the policies in this Local Plan will be approved without delay, unless material considerations indicate otherwise.
3. If there are no policies relevant to the application or the policies which are most important for determining the application are out of date * at the time of making the decision, then planning permission will be granted unless material considerations indicate otherwise – taking into account whether:
 - a. any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
 - b. the application of policies within the National Planning Policy Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed.

* This includes, for applications involving the provision of housing, situations where: the district council cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer as set out in paragraph 78 of the NPPF); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years. See also paragraph 227 of the NPPF.

Explanation

The key aim of the planning system is delivering sustainable development. However, what constitutes sustainable development will vary depending on the specific circumstances of the site, its context and the proposal. The policies in the Local Plan Review are the starting point as to what is, and is not, considered sustainable in Mansfield district. Applications should be

determined in accordance with the development plan unless material considerations strongly indicate otherwise.

3.2 The Local Plan Review is not intended to cover every eventuality; there are always some schemes which do not fall neatly within policies. One of the aims of Policy S1 is to set out the approach where the Local Plan Review is silent and does not provide relevant policies. Policy S1 also sets out the approach to be



taken where the Local Plan Review, or the evidence supporting the relevant policy, is out of date or superseded by more up to date information.

3.3 The policy also acts to guide the approach of the local planning authority to working with applicants. As set out in the policy, we will work with the applicant and other stakeholders, such as Nottinghamshire County Council, the Intergrated Care Board (ICB), neighbouring residents/occupiers, or others with an interest in the application to seek solutions that would allow an application to be approved. While this may not always be possible, the council will always work proactively to seek these solutions.

What has changed?

We have updated Policy S1 to account for changes to the NPPF that places the emphasis on the delivery of housing when applying the presumption in favour of sustainable development. We have also updated the relevant NPPF paragraph numbers and changed the name of the strategic health body to ensure that this is up to date.

Table 3.1 Policy S1 - Supporting information

Policy S1: Presumption in favour of sustainable development	
Does it meet national planning policy?	Yes - principally NPPF paragraph 11 but also in accordance with the whole of the NPPF
What evidence has informed this policy?	The NPPF
How will it be delivered?	The policy will be delivered by the determination of planning applications through the development management system.
Which Local Plan Review objectives will it meet?	All

3.2 Policy S2: The spatial strategy

Policy S2

The spatial strategy

The spatial strategy for Mansfield district to 2043 is to:

1. manage planned growth by directing development to appropriate locations, in accordance with the following settlement hierarchy:
 - a. **Mansfield urban area.** Most new housing, employment and retail and other community facilities will be concentrated within the Mansfield urban area (including Rainworth, Pleasley and Clipstone) on previously developed or other surplus or derelict land and sustainable greenfield sites on the edge of the town. Development opportunities in the Mansfield urban area are focused on locations which have good access to the Mansfield Ashfield Regeneration Route (MARR) to improve connections with Greater Nottingham and the M1, and on locations which are, or can be, well served by public transport. Particular regeneration opportunities within and adjacent to Mansfield town centre will be priorities for delivery. Development at Rainworth should reflect its identity as a separate settlement and be more limited in scale.
 - b. **Market Warsop.** As the second largest settlement new development appropriate to its scale and regeneration needs will be directed to Market Warsop.
 - c. **Warsop Parish Villages.** Limited growth is directed to the settlements of Church Warsop, Meden Vale, Warsop Vale and Spion Kop to ensure the continued vitality of these rural communities whilst maintaining their distinctive character.
 - d. **Countryside.** Only development appropriate to rural areas as set out in Policy S3 will be supported within the countryside in order to recognise the intrinsic value character and wider benefits of the countryside.
2. enable housing, commercial and retail development, during the period 2023 to 2043, including:
 - a. **Housing:** at least 9,900 new homes between 2023 and 2043. This will be distributed as follows:
 - i. Mansfield urban area - 90% or at least 8,910 new homes; and
 - ii. Warsop Parish - 10% or at least 990 new homes.
 - b. **Employment:** safeguard important existing employment areas, identify sites to meet future economic development needs for employment land for at least xx ha of employment land between 2023 to 2043.
 - c. **Retail:** At least xx sqm of retail and leisure floorspace between 2023 and 2043 distributed as identified in table 3.2.

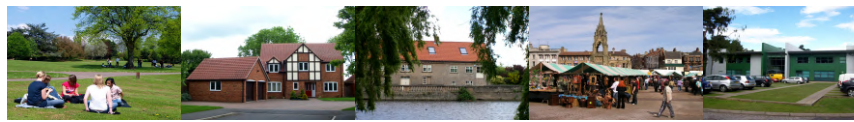
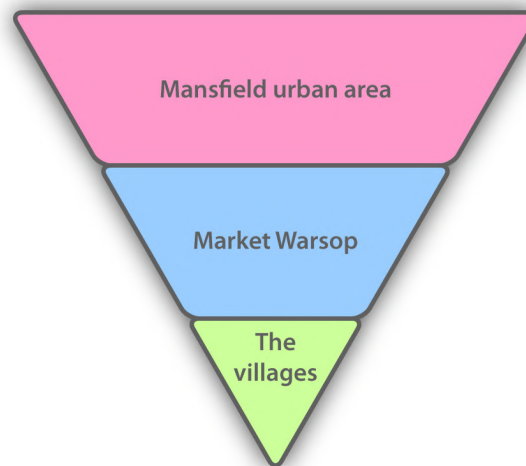


Figure 3.1 Settlement hierarchy



Explanation

3.4 This policy sets the overall framework for the rest of the Local Plan Review, setting out the proposed scale and strategic distribution of new development by reference to the hierarchy of settlements within the district.

Scale of development

3.5 Paragraph 11 of the National Planning Policy Framework (NPPF 2024) requires local planning authorities to positively seek opportunities to meet the development needs of their area. The NPPF (paragraph 11) also states that local plans should meet objectively assessed needs unless there would be significant adverse impacts, or where the NPPF indicates development should be restricted. Key evidence to assess housing and economic development needs is currently being gathered.

3.6 The evidence base will identify the need for new housing, employment, retail and leisure developments over the period up to 2043. Policy S2 will set out the scale of new development required to achieve the Local Plan Review vision. The plan will be positively prepared and flexible and is not planned to contain any phasing restrictions to limit the scale of development coming forward within allocated sites, providing the infrastructure provision, building and marketing rates and environmental mitigation allow this. Similarly, delivery of its employment development will be dictated by the market and the provision of infrastructure.

Housing

3.7 Paragraph 61 of the National Planning Policy Framework (NPPF 2024) requires local planning authorities to ensure sufficient housing is provided to meet identified needs.

3.8 Application of the recent standardised housing methodology results in a local housing need of 495 homes per year or 9,900 over the whole plan period.

3.9 As set out in Policy S2, the housing need of 9,900 dwellings will also be the basis for calculating the five year supply of deliverable housing land and whether the Local Plan Review is enabling delivery of the number of homes required. Policy H1 will help ensure that the council is able to demonstrate the national requirement to maintain, at all times, at least a five year supply of deliverable housing land, in accordance with NPPF (2024), paragraph 78. In addition to the existing H1 allocations we are consulting on other potential sites that could help meet the housing the requirement. The consultation includes all sites that have been assessed as potential sites through the Housing and Economic Land Availability Assessment (HELAA) process and responses will help inform the final selection of allocations to be included within the Local Plan Review.

Employment needs

3.10 The future employment land requirements of the district will be based on the findings of the Nottingham Core HMA and Nottingham Outer HMA Employment Land Needs Study 2021. The study sets the final requirements in floorspace (square metres) for office / research and development, and land (hectares) for light industrial, general industrial and warehousing uses and

will provide the basis for the employment provision made in this plan. For the purpose of the Local Plan Review, we intend produce a local update to this study that will be used to determine the final floorspace requirements. We will convert the office floorspace into land requirements, to identify a total employment land requirement (ha) for the plan period.

3.11 The evidence base will not split the employment land requirements between the Mansfield urban area and Warsop Parish and will set an employment land requirement for the whole district. Policy E2 will allocate future employment sites across the whole district, although it is anticipated that the majority of employment space requirements will be allocated within the Mansfield urban area as this is the most sustainable location. As with housing, we are consulting on all sites that have been assessed as having potential for allocation and responses will help inform the final selection of allocations to be included within the Local Plan Review.

Retail and leisure needs

3.12 Paragraph 90 of the NPPF (2024) requires local planning authorities to identify a range of suitable sites to meet the needs of town centres over the plan period. The retail and leisure floorspace requirements of the district between 2023 and 2043 will be identified in the Class E Study that will be commissioned.

3.13 The study will split the requirement between Mansfield town centre, Mansfield Woodhouse district centre, Market Warsop district centre and new housing growth areas. Table 3.2 below will set out the split between the different locations. It is expected that the Mansfield urban area (particularly the town centre) will be the main focus for any new facilities which will serve a wider area; this may include new retail development, restaurants, leisure centres or uses which will attract a large number of visitors.

3.14 Table 3.2 Retail floorspace distribution

	Mansfield town centre	Mansfield Woodhouse district centre	Market Warsop district centre	Housing growth areas
Comparison	To be confirmed	To be confirmed	To be confirmed	To be confirmed
Convenience	To be confirmed	To be confirmed	To be confirmed	To be confirmed
Food and drink, leisure	To be confirmed	To be confirmed	To be confirmed	To be confirmed

Settlement hierarchy

3.15 Paragraph 110 of the NPPF seeks to focus significant developments in locations which are or can be made sustainable.

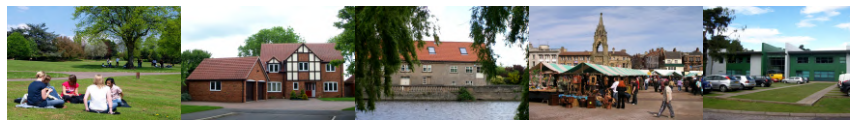
3.16 The settlement hierarchy set out in Policy S2 defines Mansfield urban area (including Mansfield, Mansfield Woodhouse and parts of Rainworth, Pleasley and Clipstone) as the most sustainable location for the development needed to deliver the Local Plan Review vision. It has a much wider range of employment, retail and leisure facilities and transport options than the other settlements. This is the most sustainable location for development and growth so should be the focus for housing (including specialist and affordable housing) and economic development. Mansfield town centre is located at the heart of this settlement, which also includes a number of other employment areas, retailing and leisure facilities which are well connected by the existing transport infrastructure.

3.17 Development is to be focused on suitable locations including those on the route of the MARR to reduce the impact on the overall highway network across the district and take advantage of existing road capacity. These sites have good access to both Greater Nottingham and the M1.

3.18 Three strategic sites are currently allocated in the Mansfield urban area. These three sites, Pleasley Hill Farm, Land off Jubilee Way and Land at Berry Hill are currently at various stages of the planning process. Subject to further testing, it is considered that these allocations should be taken forward within the Local Plan Review as they will contribute towards meeting the increased housing requirement with a good buffer. Section 8 provides further details about these sites.

3.19 Whilst the village of Rainworth has a more rural character, compared to Clipstone and Pleasley, it is located in close proximity to the urban area and relies on a number of services there. Any development that forms part of Rainworth should reflect this more rural character in terms of the overall scale and nature of the development.

3.20 Market Warsop, is a small town in the north of the district and is the main centre within Warsop Parish. It has its own district centre which serves the daily needs of the town and the neighbouring villages. Main road access is via the A60 which runs through the town and there are also links into Shirebrook and surrounding areas and north towards Sheffield. Bus services run



between Mansfield and Market Warsop, providing access to the larger range of jobs, services and facilities within Mansfield.

3.21 Church Warsop, Meden Vale, Warsop Vale and Spion Kop are small rural villages which surround Market Warsop. There are limited jobs and services

provided in these areas; the residents of which generally look to Market Warsop for every day needs. Particular issues relate to levels of public transport, accessibility to job opportunities, the retention of local services and facilities, and the quality and affordability of housing.

What has changed?

We have changed the Local Plan period and the increased housing numbers that will be required over the plan period. We have also updated the text to reflect the changes to the NPPF and the situation with respect to the three strategic sustainable urban extensions (SUEs). We have made it clear that this consultation also seeks comments on all other potential sites for residential and employment purposes. This will help inform decisions on the final allocations for inclusion within the Local Plan Review. In recognition that the council will need to allocate additional sites, reference to these being located "as far as possible" around the MARR has been removed. We have also confirmed that evidence will be commissioned to inform the employment and retail needs of the district.

We consulted on the spatial development growth options in August 2023. Representations supported a variety of strategic solutions to locating growth. Some representations supported 'urban concentration' as the ongoing preferred strategic approach, others preferred increased focus on other areas (including Market Warsop). Some responses were shaped by sites being promoted. There was some concern that the SUEs would not deliver as anticipated and that the use of previously developed land should be explored. Concerns were raised regarding some of the options in relation to the cumulative impact of development. For example, at Market Warsop if the percentage of development directed to the settlement be increased it could cause additional pressure on infrastructure and services.

It is not intended to change the spatial strategy of the plan as Mansfield urban area is considered to be to most sustainable settlement within the district. However, the split of development requirements may need to be altered to reflect the availability of suitable and developable land. This will be confirmed in the next version of the Local Plan Review and informed by evidence, such as the sustainability appraisal of various options, and consultation responses. The options to be tested have been shaped by the previous consultation undertaken in 2023 and will include all suitable brownfield sites, sites with planning permission and current Local Plan allocations as "constants" i.e. those that will automatically feature as part of any distribution of growth across the district. As shown in the table below, the constants equate to 8,361 dwellings of the total provision to be made in the Local Plan Review. The table shows we need to allocate new greenfield sites to provide for a minimum of 2,034 dwellings. Options for the "variable" element of the requirement will focus on whether we concentrate on larger sites in specific areas or a more dispersed approach across a number of smaller sites.

Table 3.2 Breakdown of existing committed and new housing provision

Constants	Total number of dwellings
Completions	687
Commitments (see policies H2 and SUE3)	2,447
Adopted Local Plan allocations (without planning permission) (see policies H1 and SUE1-2)	3,588
Brownfield site allocations	919 ⁽²⁾
Windfall Allowance	720

Constants	Total number of dwellings
Sub total	8,361
Variables	
New site allocations	<i>at least 2,034</i>
Total (this includes a 5% buffer)	10,395

The majority of consultation responses preferred the retention of a 'countryside' designation. However, there was a recognition that the boundaries of countryside may need to be reassessed to accommodate development. There was more limited support for 'no strategic greenfield designation' and 'Green Wedges / Areas of Separation'. Some of the representations received identified specific sites and areas which will be considered at the next stage of plan development along with potential site allocations.

In relation to the housing target, a majority of consultation responses supported use of the standard methodology as the basis for housing requirements and emphasised that the Local Plan should try and increase growth in housing above the standard method. Many representations referred to MDC's consistent delivery above the standard method and annual requirements in the current local plan. Additional growth would boost the supply of housing (and affordable housing) and align with economic growth and deliver infrastructure. Several sites were promoted. This consultation was undertaken when the standard method housing target was 279 per year, this has now been superseded by the new minimum target of 495 dwellings per year. Despite the consultation responses to increase the standard method figure, as the new target is significantly higher, the council do not propose to set a higher minimum target.

In relation to employment growth, consultation responses generally favoured the provision of growth over the identified need for flexibility. Also mentioned was the need to carefully consider the link between employment and housing, as an increase in jobs can generate a requirement for additional housing. Some consultees stated that this should be as high as possible to ensure economic and housing delivery to regenerate the district, however it was also raised that this approach could increase unemployment and cause environmental harm if additional housing is provided but the jobs do not emerge. An oversupply of employment uses could also have consequences on the market. Due to the significantly higher housing target, it is unlikely that we would increase this further, although this will be confirmed by new and updated evidence.

During the last consultation, there was broad consensus that retailing is changing and that the evidence needs to be updated to reflect this. This would include evidence on the amount required.

What still needs to be done?

Obtain evidence and confirm the employment and retail requirements over the plan period. Clarify the distribution of development between the various settlements once further assessment of sites and testing of options has been undertaken.

Question 2

The spatial strategy

Please comment here if you agree with the proposed spatial strategy. If not, what needs to be changed?



Question 3

Distribution options

Please comment here to let us know which distribution option and combination of sites for the variable element of the development requirement you would prefer.

Table 3.3 Policy S2 - Supporting information

Policy S2: The spatial strategy	
Does it meet national planning policy?	Yes - NPPF Paragraphs 11, 17, 32, 90, and 110.
What evidence has informed this policy?	The Nottingham Core HMA and Nottingham Outer HMA Employment Land Needs Study 2021 Mansfield Housing and Economic Land Availability Assessment (HELAA), 2025: Mansfield Annual Monitoring Reports
How will it be delivered?	This policy will be delivered by the determination of planning applications through the development management system.
Which local plan objectives will it meet?	All

Figure 3.2 Key Diagram - This will be included in the publication version.

3.3 Policy S3: Development in the countryside

Policy S3

Development in the countryside

1. Land outside the Mansfield urban area, the Market Warsop urban area and the other settlement boundaries (as shown on the Policies Map) is identified as countryside. Proposals for development where listed in (a) to (o) below will be supported, subject to those considerations set out in criterion 2 below:
 - a. agricultural, including agricultural workers' dwellings;
 - b. the re-use and adaptation of buildings for appropriate uses;
 - c. the redevelopment of previously developed land;
 - d. flood protection;
 - e. the limited extension and replacement of dwellings;
 - f. expansion of all types of business and enterprise in rural areas, through conversion and extension of existing buildings and well-designed new buildings;
 - g. sites for Gypsies and Travellers and Travelling Showpeople in accordance with Policy H8;
 - h. small-scale employment generating development or farm diversification;
 - i. development by statutory undertakers or public utility providers;
 - j. recreation and tourism;
 - k. individual dwellings of exceptional design that are in accordance with the NPPF;
 - l. community services and facilities meeting a proven local need;
 - m. renewable and low carbon energy in accordance with Policy CC1;
 - n. transport infrastructure; or
 - o. employment land in accordance with the provisions of Policy E4.
2. Development falling within categories (a) to (o) above will only be supported where:
 - i. the appearance and character of the landscape, including its historic character and features such as views, settlement pattern, rivers, watercourses, field patterns and local distinctiveness is safeguarded or enhanced;

Continued overleaf



Policy S3 continued

- ii.
- ii. it does not lead to, either individually or cumulatively with existing or proposed development, the physical and perceived coalescence of settlements;
- iii. it does not create or exacerbate ribbon development;
- iv. any new development is well integrated with existing and the reuse of existing buildings has been explored where appropriate;
- v. it is appropriately accessible for the type of development proposed or, in the case of major development, will be made accessible by sustainable modes of transport; and
- vi. takes account of agricultural land classifications avoiding the best and most versatile land where possible.

Explanation

3.22 The NPPF recognises that planning should recognise “the intrinsic character and beauty of the countryside” (Para 187, b)).

3.23 The uses set out in Policy S3 (1) are those which are considered to be potentially appropriate in the countryside. However, it will be necessary that proposed development does not unduly impact upon the character and appearance of the countryside. Extensions should not exceed 50% of the footprint of the building as originally built or as it existed in June 1947.

3.24 The landscape of the countryside varies in character and appearance across the district. It is important that account is taken of these differences in considering development proposals in the countryside in accordance NE1 Protection and enhancement of landscape character.

3.25 Whilst Policy S3 seeks to facilitate the diversification of the rural economy, there are also benefits to the protection of the best and most versatile land. Where appropriate, we shall seek the use of areas of poorer quality land in preference to that of agricultural land of a high quality.

3.26 In respect of transport infrastructure, it is recognised that sometimes these will either pass through the countryside (for example roads) or may be located within a countryside setting (for example a road side service facility adjoining a main road and which cannot be accommodated in a built up area).

3.27 New isolated homes in the countryside will not be supported unless there are special circumstances such as:

- The essential need for a rural worker including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside
- Where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets
- Where the development would re-use redundant or disused buildings and enhance its immediate setting
- The development would involve the subdivision of an existing residential building
- The exceptional quality in that it:
 - Is truly outstanding, reflecting the highest standards in architecture, and would help to raise the standard of design more generally in rural areas; and
 - Would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

3.28 An ‘appropriate accessibility’ for new developments will be assessed according to the scale of the development and the number of trips generated.

What has changed?

We have updated the exceptional design of individual dwellings criteria to reflect changes to the NPPF. Alongside this we have updated the criteria in the supporting text. We have updated the NPPF paragraph numbers to reflect the changes made.

Question 4

Development in the countryside

Please comment here to let us know if you agree with our approach to this policy.

Table 3.4 Policy S3 - Supporting information

Policy S3: Development in the countryside	
Does it meet national planning policy?	Yes - NPPF Paragraphs 83, 88, 89 ,187, and 188.
What evidence has informed this policy?	The NPPF.
How will it be delivered?	This policy will be delivered by the determination of planning applications through the development management system.
Which local plan objectives will it meet?	1, 2, 3, 4, 7, 9, 11, 14



3.4 Policy S4: Urban regeneration

Policy S4

Urban regeneration

1. Development proposals which help reuse previously developed or other surplus or derelict land within the Mansfield and Market Warsop urban areas will be supported, particularly where they:
 - a. bring forward high quality housing and mixed use development;
 - b. facilitate the upgrading of older/less popular areas of housing through selective refurbishment, demolition and replacement of properties;
 - c. provide economic development that diversifies the local economy;
 - d. enhance townscape, civic spaces and heritage assets and their setting*;
 - e. improve the appearance of key gateways and other prominent sites by providing well designed landmark buildings which help create a positive image of the district and give it a sense of identity;
 - f. improve resilience to flooding and climate change, taking opportunities to restore the river ecology of the River Maun;
 - g. improve traffic arrangements, including the reduction of vehicle/pedestrian conflict and the barrier effect of the Mansfield town centre ring road;
 - h. create stronger walking and cycling links including within the central residential and commercial areas of the town centres and where relevant to the green infrastructure, footpath and cycle networks; or
 - i. create green infrastructure, including open space and wildlife corridors.

** Enhancements to heritage assets include bringing them back into use, enabling development, repairing or restoring them, particularly if they are at risk*

Explanation

3.29 The district was once reliant on mining, textiles and brewing, however the town has undergone a major shift away from its traditional industries to a more diverse economic base. This has resulted in a legacy of left over buildings and land with opportunities for redevelopment, such as the former Hermitage Mill on Hermitage Lane. There are also some brownfield sites located at key gateways to the town centre. which, if developed, would have a significant positive economic, social and environmental impact on the district. These are set out below. Some of these sites are highly visible and significantly detract from the overall image of the area. Within certain communities, housing which is in

need of improvement, coupled with poor access to jobs and facilities, results in a poor quality environment with a range of problems for local residents. It is important that the plan supports the redevelopment of such areas to achieve a high quality well designed environment that is appropriate for its location.

3.30 This policy supports proposals which help regenerate the area. It gives emphasis to proposals which provide new homes and jobs and make good use of previously developed land.

3.31 Where development is proposed on 'other surplus or derelict land', the plan will need to be read as a whole. Policies such as open space (IN3) and

employment (E3) will be used to determine if the land is surplus to requirements. The green infrastructure and ecological importance of a site will need to be protected and/or enhanced in accordance with policies IN2 (Green infrastructure) and NE2 (Biodiversity and geodiversity).

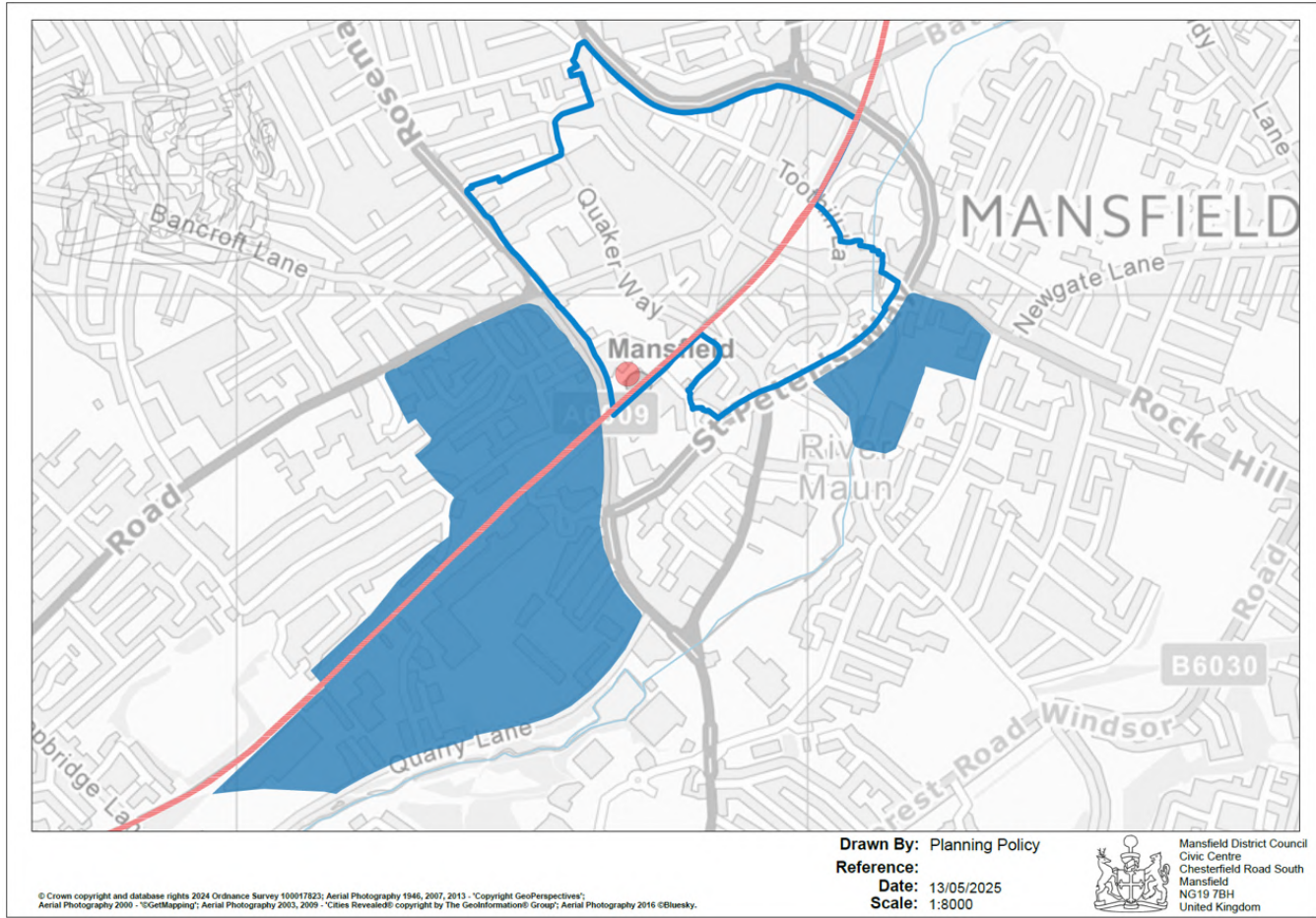
3.32 Gateway sites

3.33 Mansfield is the largest and most important town centre within the county. The gateway sites below are well located in terms of access to retail and cultural facilities offered in and around the town centre and to the rail and strategic highway network. The redevelopment of these sites would assist with economic growth in the district and the wellbeing of the town centre in particular.

3.34 The sites are suitable for development for a range of uses including small scale retail, residential, office and employment uses. It is recognised that whilst parts of the Riverside regeneration site are within flood zones 2 and 3, there is also potential to positively address flood risk whilst providing wider sustainability benefits, including enhancements to the River Maun for the enjoyment of people and wildlife. Updated recommendations are anticipated to be set out in a new Strategic Flood Risk Assessment for the plan period.

3.35 The council has previously produced masterplans for these areas and will continue to encourage and promote their regeneration. Proposals would require further masterplanning and viability assessment to be undertaken with reference to previous studies as context.

Figure 3.2 Gateway sites



Gateway sites	Town centre boundary
Railway line	Railway station

**Table 3.5 Gateway sites**

Location	Hectares	Possible Uses
Portland Gateway	28.9	Industrial, office, residential, and small scale retail uses, and improvements to Mansfield Town Football Club's stadium
Riverside	3.9	Office, residential, hotel, car park and small scale retail and leisure uses.

What has changed?

There has been no change to this policy as it is still considered to be relevant and up to date. The supporting text has been updated to remove reference to the former Mansfield Brewery site as this has now been developed. It has also been updated to incorporate reference to the Riverside and Portland Gateway sites that were previously identified in policy S5. Policy S5 has been deleted as it committed the council to actively seek regeneration of these sites. However, since the current plan was adopted, council budgets have reduced year on year and there has been a need to prioritise spending on other projects elsewhere. The gateway sites have been included within the text to emphasise the councils continued support for their regeneration. They are not included as allocations due to ongoing concerns regarding deliverability at this time.

Other text has been reworded in order to improve clarity.

Question 5**Urban regeneration**

Please comment here to let us know if you agree with our approach to this policy.

Table 3.6 Policy S4 - Supporting information

Policy S4: Urban regeneration	
Does it meet national planning policy?	Yes - NPPF Paragraphs 86, 125 and 131.
What evidence has informed this policy?	Mansfield Today, 2025; and Mansfield Town Centre Masterplan, 2023 Portland Gateway Regeneration Framework Riverside Masterplan
How will it be delivered?	Through a combination of public and private investment and actions.
Which local plan objectives will it meet?	1, and 2.

Section Four

Place making

4.1 The council and the government both great importance to the creation of well-designed buildings and spaces. Good design is a key aspect of sustainable development, creates better places for residents to live and work and helps make development more acceptable to communities. The purpose of policies in this chapter is to offer applicants clarity about our expectations for well-designed buildings and spaces.

Figure 4.1 Forest inspired landscaping



Our District is at the heart of a wider Forest landscape. New developments will be expected to draw the Forest into their streets and spaces.

4.2 As with other places across the country, the district has buildings and spaces that vary in terms of their design quality and their human scale: from our higher quality and more distinctive and memorable, tight knit and walkable historic urban fabric, that accommodates a vibrant mix of uses, to our lower quality and more generic, dispersed, single use, car dominated and less-walkable retail-led developments that have failed to create meaningful places.

4.3 We need to ensure that we replicate the characteristics of these higher quality places rather than the lower quality places.

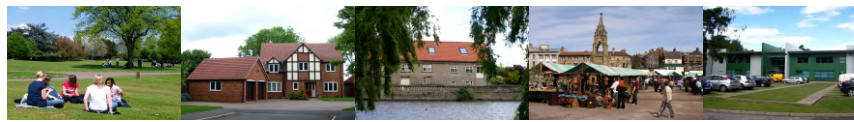
Figure 4.2 Highways dominated design



Many new developments have seen highways engineering considerations (such as restricting frontage access) take priority over the need to create safe and attractive streets.

4.4 As the district continues to emerge from the economic challenges associated with the decline in coal mining and manufacturing industries which has shaped how the district looks and feels, we are becoming increasingly confident and aspirational. New investment is responding to emerging opportunities and we see the future of Mansfield in the knowledge rich, added value services and a town that offers a good standard of living, provides better employment opportunities and prosperity for the people who live and work here. The Mansfield place making principles at paragraph 4.14 will promote well-designed, modern neighbourhoods which connect communities with each other, the environment and surrounding areas. These living spaces will set them apart from other destinations and provide opportunities for residents to really enjoy their environment and lead healthier lifestyles.

4.5 In the first decades following the closure of coal mines and long-established manufacturers, development and inward investment within the district was welcomed – even if this compromised design quality considerations. Whilst we do not want to forget Mansfield's strong mining and industrial heritage, today our district is more aspirational and selective. We are more mindful of the environmental, economic and social costs associated with poorly designed buildings and spaces. Equally, we are more mindful of the added value associated with well-designed buildings and spaces, particularly the more public benefits, such as those associated with improved public health and wellbeing, engendering a greater sense of local pride and place attachment, enhanced external perceptions of the district in addition to wider sustainability concerns.



4.6 The council will expect all new developments to achieve a good standard of design as a minimum, based on the Mansfield Place Making Principles and the Building for a HealthyLife design assessment tool. These reflect the council's vision for the district that is focused on: growth, place, aspiration and wellbeing. The Mansfield Place Making Principles and Building for a Healthy Life consider more than the external appearance of buildings as they consider:

- the relationship between buildings, streets and other public spaces;
- the relationship between proposed new developments, their immediate and wider context;
- the integration and creation of green and blue infrastructure; and
- the relationship between the design of our built environment, physical activity and the vibrancy of native species.

Figure 4.3 Unwelcoming footpath



To encourage residents to walk more often the quality of the public realm must be of high quality. Streets and paths must be well overlooked, lit and well maintained.

4.7 The Mansfield Place Making Principles and Building for a Healthy Life guard against poor quality design that is typically characterised by:

- buildings, streets and spaces that are not well connected or related to each other;
- disconnected street and route networks;

Figure 4.4 Disconnected street



Connectivity is often frustrated within new developments

- a lack of a locally inspired or otherwise distinctive landscape or architectural character; recognising that distinctive local characteristics are expressed through features that go beyond architectural details. Instead local character is expressed through: street character and variation, building typologies and forms, plot character, building to street relationships, building to building relationships (for example, the spaces around buildings), hard and soft landscaping;

Figure 4.5 Integration of landscape features



Integrating existing landscape features into developments creates a strong sense of identity for places

- failure to integrate existing site assets including but not limited to views into, out of and through development sites;

- broken and/or fragmented perimeter blocks;
- highways and/or car dominated environments;
- left over spaces with no clear public or private ownership and/or function;

Figure 4.6 Left over spaces



Left over spaces with no clear public or private ownership or function are wasted opportunities.

- streets and spaces with inactive frontages; and

Figure 4.7 Poor relationship between building and street



Buildings must have a positive relationship with the streets and spaces around them.

- lack of convenient, discreet and sufficient storage provision for waste and recycling containers.

Figure 4.8 Disconnected street



Poorly connected developments discourage walking and cycling for short journeys. Beyond this residential street is a local centre, however the most direct pedestrian connection has not been provided resulting in a considerably longer walking route.

4.8 Creating well-designed buildings and places through good design is reliant on competent skills and methods. Where resources permit, we will seek to invest in improving the design skills, knowledge and confidence of our planning officers and Planning Applications Committee; supplementing this, where necessary, through the use of external design review, specialist design support and the production of additional planning guidance, such as supplementary planning documents.

Figure 4.9 Built for life



Building for a Healthy Life commended schemes can be found across a wide spectrum of market areas. For example, in North West Leicestershire better standards of design have been achieved in former coal mining communities by applying the Building for a Healthy Life principles. A simple network of connected streets and paths are framed by standard house types set within a strong landscape structure.



4.1 Policy P1: Achieving high quality design

Policy P1

Achieving high quality design

1. All new major development proposals (including new build, conversions and extensions) will be supported where they contribute positively to the creation of inclusive and accessible well-designed buildings and places. This will be achieved by developers demonstrating that they have:
 - a. undertaken a thorough and robust site and contextual analysis, identifying and responding to opportunities and constraints;
 - b. involved local communities and key stakeholders, including the local planning authority, at an early stage in the development of design solutions;
 - c. responded positively to the Mansfield's Place Making Principles and or Building for a Healthy Life; and
 - d. where appropriate, engaged with and responded to the recommendations of design review.
2. Where schemes are assessed as having performed well against Buildings for a Healthy Life or successor scheme, they will be deemed also to have accorded with Policies P2* and P3.

**with the exception of requirement for health impact assessment checklist for major schemes (Policy P2 (2) refers)*

Figure 4.10 West Nottinghamshire College



West Nottinghamshire College

Explanation

4.9 Policy P1 sets the strategic approach for the work that the council will undertake to deliver well-designed buildings and spaces and reflects the government's expectations of local planning authorities in setting out a local design vision and aspirations.

4.10 Delivering good design and quality places requires the involvement of a wide range of different stakeholders such as, but not limited to, local communities and businesses, the council as local planning authority and Nottinghamshire County Council. The council will take a custodian and leading role in protecting, enhancing and improving the quality of the built environment working with partner organisations such as the Mansfield Forward Business Improvement District, Mansfield Place Board and applicants seeking to develop within the district. Early identification and engagement of appropriate stakeholders by applicants is strongly encouraged and can help inform the design process; this will help to avoid the risk of modifying proposals at a later stage.

Figure 4.11 Understanding a site



Taking the time to walk and explore a site is critical in developing a strong understanding of the characteristics of the place and its wider context. Applicants are strongly encouraged to agree with the Council that both parties agree upon opportunities and constraints before progressing proposals further.

4.11 Design and Access Statements for major developments should, proportionate to the scale and complexity of the proposal, provide an explanation of the design process and include:

- a thorough and robust site and contextual analysis. A robust analysis will involve identifying and agreeing with the council site and contextual opportunities and constraints. To ensure the robustness of this process, the council will expect applicants to actively engage other stakeholders as necessary;
- for non-residential development a Design and Access Statement will be expected to include a concise statement of how the design has considered and responded to the Mansfield Place Making Principles; and
- for residential developments of ten homes or more Design and Access Statements will be expected to be structured against the Building for a Healthy Life questions.

4.12 In addition they should explain:

- how the proposal responds to relevant policies in the local plan including heritage, climate change and the natural environment; and
- any consultation that has been undertaken regarding the proposal and how they have been taken into account in the submitted design.

Delivering high quality design

4.13 The design quality of proposed major developments will be measured by reference to how they address the Mansfield place making principles (for all types of developments), and Building for a Healthy Life (for residential-led developments).

The Mansfield place making principles

4.14 Our place making principles are:

Forest inspired: A locally inspired or forest inspired identity, drawing greater and more creative inspiration from the Dukeries and world famous Sherwood Forest.

Figure 4.12 Forest inspired identity



What does a forest inspired identity mean? Strong and generous tree planting is very effective in creating a sense of identity to a place, offering a simple way to bring the forest back into our communities. A similar approach has been successfully adopted in The National Forest (Measham).

Healthier: Creating more green, walkable and inclusive places to live, work and visit balancing the needs of:

- car drivers with the needs of pedestrians, and cyclists;

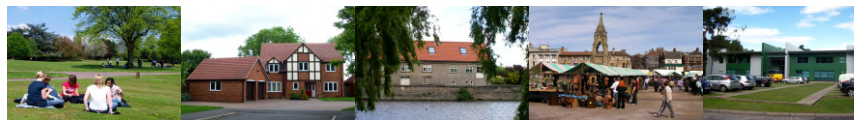


Figure 4.13 Traffic calming



Features within the street calm vehicle speeds and encourage more cautious driving.

- children and the growing elderly population, helping to encourage greater uptake of physical activity through, for example, designing in accessible spaces and integrating open space with walking routes; and
- natural environment, including encouraging the inclusion of street trees, views of and access to nature and supporting cleaner air.

Figure 4.14 Influencing healthier lifestyles



To encourage our residents to adopt healthier life styles and exercise more, the quality of streets and public spaces must be higher. Here, an inviting new play space is located within a wider walking route and is well overlooked by neighbouring properties.

Connected: Well-connected streets and spaces that encourage people to walk and cycle, particularly for shorter journeys.

Figure 4.15 Connected street



By thinking carefully about connected walking and cycling routes a significant impact can be made on people's travel choices. Without this connection walking the same route towards the town centre would take 10-15 minutes longer.

Flexible and future proofed: Developments should be mindful of the longevity of the buildings, streets and spaces; with the original occupiers or commissioners being outlived by the streets, buildings and spaces they leave behind.

Vibrant and welcoming: Good places need to accommodate a compatible mix of uses whilst also encouraging social interaction, contributing towards the rebalancing of our town centres as more welcoming and inclusive environments. They need to positively create a sense of place and community. New residential developments will be expected to respond to local housing need by meeting local needs and also attracting families and professionals from outside of the district whilst meeting the needs of an ageing population.

Figure 4.16 Unwelcoming footpath



The public realm must feel welcoming, well maintained and safe.

Neighbourly and considerate: Sensitive and respectful to a site and its wider context, with new developments identifying and responding to considerations such as: character and setting, views in, views out and views through proposed development sites, existing site features and the relationship between existing and proposed new development.

Safe and attractive spaces: New or improved public spaces must be inspirational, safe, attractive and well overlooked; avoiding buildings that ignore the semi and public spaces around them. Where possible particular attention should be afforded to the creative integration of water management; ensuring that surface water features enhance the appearance and function of the public realm and support biodiversity.

Figure 4.17 Poor relationship between building and street



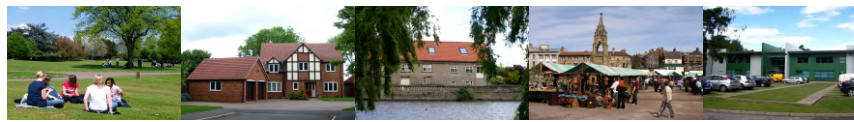
Buildings must have a positive relationship with the street if we are to create safe and attractive places.

Responsible: New developments will safeguard our heritage and natural assets. Development should respect and respond to our heritage assets and their setting. The creation of new habitat areas will be complemented by connecting with nearby existing habitats, thereby enabling species to move across wider areas reflecting natural behaviour. Specialist advice may result in a development focusing on a particular habitat, for instance by creating species rich grasslands. Other measures may include supporting threatened species, for instance by creating hedgehog corridors allowing them to move more easily between back gardens, encouraging them away from cars and streets.

Figure 4.18 Integration of biodiversity



The creation of species rich grasslands within new developments will offer greater biodiversity value than regularly cut grasses areas.



Building for a Healthy Life (BHL)

4.15 BHL is a government-endorsed industry standard for well-designed homes and neighbourhoods. All planning applications for major residential development are required to be supported by a BHL assessment prepared by the applicant in consultation with the local community, key stakeholders and the council. The BHL is designed around a series of 12 questions which help structure discussions between local planning authorities and developers. These questions cover the following issues:

- natural connections;
- facilities and services;
- walking, cycling and public transport;
- homes for everyone;
- a memorable character;
- making the most of what is there;
- well defined streets and spaces;
- easy to find your way around;
- healthy streets;
- cycle and car parking;
- green and blue infrastructure; and
- back of pavement, front of home.

4.16 Each issue is graded on a traffic light system:

- **green** shows the design of the scheme has responded positively to the question;
- **amber** is used where there is clear evidence of local constraints on the scheme beyond the control of the design team that prevent it from achieving a green;
- **red** elements identify aspects of proposals that need to be changed and where the scheme design at the time of assessment fails to respond to the question positively.

4.17 A well-designed scheme should perform well against all 12 questions. The best performing schemes will achieve 12 greens.

4.18 Applicants should show evidence of how their development performs against each question, justifying either a *green* or *amber* outcome. Any *amber* scores should only be where solutions to obtain *green* scores are unachievable because of the particular circumstances of the scheme beyond the control of the applicant and where there is evidence to support this.

4.19 The council will review BHL assessments submitted and it is important that applicants score and evidence their schemes robustly.

4.20 More details about the BHL scheme can be found at:
<https://www.udg.org.uk/publications/othermanuals/building-healthy-life>.
 Developers should also refer to the companion guide, Streets for a Healthy Life which can be viewed at

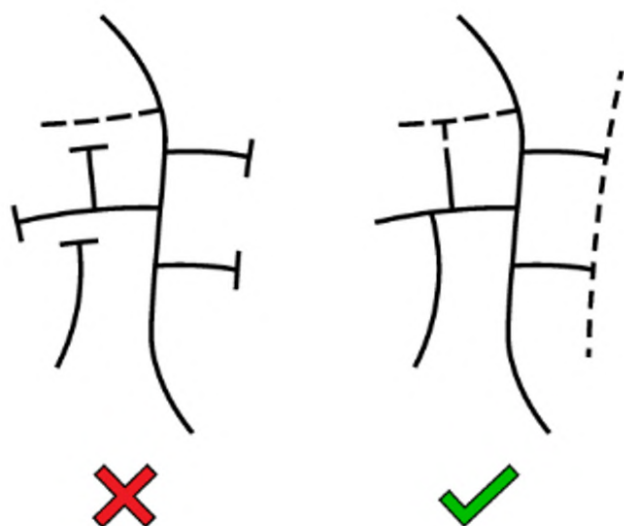
Figure 4.19 Demarcation of public and private space



Public and private spaces must be clearly demarcated.

<https://www.gov.uk/government/publications/streets-for-a-healthy-life>. This document helps achieve the healthy streets envisaged by BHL.

Figure 4.20 Connected streets



Building for a Healthy Life places considerable emphasis on creating more walkable and connected communities, as part of the wider public health agenda. The more walkable places are the more people will walk for short, local journeys.

Design review

4.21 Applicants submitting proposals for major developments and / or developments in sensitive locations should expect their proposals to be subject to an independent design review. The council will attach considerable weight to the recommendations of design review in assessing the merits of a planning application. The design review process plays a positive role in shaping schemes and can lead to a better development overall. It is a process whereby a qualified and experienced panel of professionals from a range of different disciplines independently review a development proposal. It aims to provide transparent and objective advice that can be used to improve the development. It is expected that the larger schemes will be most suitable for design review. This will be assessed on a case-by-case basis.

4.22 The council has prepared a design code for Mansfield town centre. The code has been produced to establish a clear set of rules and expectations of new town centre developments, offering clarity and certainty. This can be viewed at <https://www.mansfield.gov.uk/planning-policy/town-centre>.

What has changed?

We have changed the policy and supporting text to include reference to Building for a Healthy Life which has superseded Building for Life 12. We have also included reference to Streets for Life in the supporting text. The Mansfield place making principles have been updated to include reference to the requirement for street trees which now forms part of the NPPF. References to NPPF paragraph numbers have been updated to reflect the latest version of the document. We have replaced reference to the Design SPD with the Mansfield Town Centre Design Code as this was produced instead.

Question 6

Achieving high quality design

Please comment here to let us know if you agree with our approach to this policy.



Table 4.1 Policy P1 - Supporting information

Policy P1: Achieving high quality design	
Does it meet national planning policy?	Yes - NPPF Paragraphs 84, 88, 96 131,135 - 139.
What evidence has informed this policy?	Building for a Healthy Life and any suitable equivalent or successor scheme. Streets for a Healthy Life
How will it be delivered?	Through the development management process and the submission of design and access statements and through the submission of supporting Building for a Healthy Life Assessments . It will apply to all new major development across the district by both the public and private sectors. Through the implementation of the Mansfield Town Centre Design Code.
Which local plan objectives will it meet?	4, 5, 6, 7, 8, and 9.

4.2 Policy P2: Safe, healthy and attractive development

Policy P2

Safe, healthy and attractive development

1. Development will be supported provided it creates a strong sense of place and is inclusive and accessible and appropriate to its context in terms of layout, scale, density, detailing and materials through:
 - a. respecting, where appropriate, existing patterns of development which contribute to the character of the area;
 - b. retaining, integrating and enhancing existing built and natural features which contribute to creating a distinctive identity;
 - c. taking opportunities to create new public open spaces, landmark buildings, landscape features (including street trees), views and public art as an integral part of the design;
 - d. taking opportunities to promote physical activity;
 - e. providing variety, on larger developments, with different character areas and a hierarchy of street types;
 - f. creating attractive streetscapes and spaces which are defined and brought to life by the layout, scale and appearance of the buildings;
 - g. minimising the opportunities for crime by designing in high levels of security which meets 'secure by design' principles (or equivalent) including the use of natural surveillance and ensuring public spaces are clearly distinguished from private spaces and are well lit;
 - h. providing adequate and accessible external storage space for waste, recycling and bicycles;
 - i. avoiding obtrusive skyline views; and
 - j. ensuring that any tall buildings are appropriate to their location, are of high quality design and do not detract from key views or heritage assets and their settings, nor create unacceptable local environmental conditions.
2. A health impact assessment checklist, as set out in Appendix 4, will be required for applications for:
 - a. residential development of 50 dwellings or more;
 - b. non-residential developments of 5,000 square metres or more; and
 - c. other developments, including hot food takeaways, which are likely to have a significant impact on health and wellbeing.

Where a significant adverse impact is identified through a Health Impact Assessment, measures to substantially mitigate the impact will be required.



Figure 4.21 Cycle networks



Investing in protected cycle networks is critical to encouraging higher levels of physical activity, tackling health inequalities and drastically reducing the number of children driven to school each day.

Explanation

4.23 A key part of delivering good design is ensuring that a new development helps create a sense of place and fits into the surrounding context as far as possible. Policy P2 seeks to identify the key factors that will be taken into account when considering whether or not a development does this successfully.

4.24 Existing features such as street patterns, materials, plot sizes, the orientation of buildings and architectural details can all contribute to creating a distinctive local character. Reflecting these as part of new developments helps reinforce existing character and integrates the new into the existing more effectively. Design and access statements should explain how they have addressed Policy P2 including responding to advice set out in the appropriate Secured by Design design guides, see: <https://www.securedbydesign.com/guidance/design-guides>.

4.25 Additionally, Sport England provides guidance on how new development can support active, healthy lifestyles in our everyday lives through key active design principles.

4.26 In recent years, the health and wellbeing agenda within planning policy has grown significantly. The NPPF for example, states that planning policies should aim to achieve healthy places and enable and support healthy lifestyles through a range of measures such as green infrastructure, sustainable transport and good design. This policy provides a requirement for a health

impact assessment to be submitted with certain applications, and Policy RT10 restricts hot food takeaways to help tackle childhood obesity.

4.27 The Health Impact Assessment in Appendix 3, that is referred to in the policy, was first produced by Nottinghamshire County Council, in consultation with partner authorities and organisations, and was published in 'Spatial Planning for the Health and Wellbeing of Nottinghamshire, Nottingham City & Erewash' (2016). Following a review, a draft Spatial Planning and Health Framework 2025 - 2030 (SPHF) was published for consultation in January 2025 and is currently being finalised. On adoption, it will help to ensure that the health and wellbeing of residents is given appropriate weight when applications are prepared and considered.

4.28 Not all of the points in the Health Impact Assessment will be relevant to all applications; equally there may be additional health-related issues that are relevant to particular applications.

Table 4.2 Policy P2 - Supporting information

Policy P2: Safe, healthy and attractive development	
Does it meet national planning policy?	Yes - NPPF paragraphs 96, 131 - 135
What evidence has informed this policy?	Secured by design: http://www.securedbydesign.com/industry-advice-and-guides/ 'Spatial Planning for the Health and Well-Being of Nottinghamshire, Nottingham City & Erewash' (2016): http://www.nottinghamshireinsight.org.uk/f/63761/Library/Environment/General/ Sport England, Active Design Guidance https://www.sportengland.org/guidance-and-support/facilities-and-planning/design-and-cost-guidance/active-design
How will it be delivered?	The policy will be delivered through the development management process and the submission of design and access statements and health impact assessments. Part 1 will apply to all new development requiring planning permission across the district by both the public and private sectors and individual members of the public. Part 2 will apply to all development proposals over 50 dwellings or 5,000 sqm, including hot food takeaways, which are likely to have a significant impact on health and wellbeing.
Which local plan objectives will it meet?	4, 5, 6, 7, 8, and 9

What has changed?

We have changed the link to the Secured by Design guidance and updated the reference to the Spatial Planning and Health Framework 2025 - 2030. We have deleted reference to production of a Design SPD as resources were directed towards the Mansfield Town Centre Design Code. There are no current plans to produce a Design SPD. We have added reference to hot food takeaways in part 2 c) of the policy. This is for clarity. We have reflected the stronger emphasis that the NPPF places on health, updated the NPPF references and the Sport England Active Design guidance. We have updated the Health Impact Assessment template in appendix 3.

As part of the previous consultation, we asked if we should have a consolidated healthy policy or continue with the current approach. Opinion was split but there was consensus that health was a key issue to be considered through the plan. The need for 'evidence' to underpin the plan was emphasised.

Question 7

Safe, healthy and attractive development

Please comment here to let us know if you agree with our approach to this policy.



4.3 Policy P3: Connected developments

Policy P3

Connected developments

1. Development will be supported provided it takes opportunities to encourage people to walk, cycle and use public transport through:
 - a. creating a network of routes and spaces which are safe, attractive, convenient and easy for all people to understand and use;
 - b. connecting to existing and proposed street and path networks, public transport and places where people want to go in obvious and direct ways, and where necessary improving existing routes and public transport facilities;
 - c. highway design which respects the overall character of the place and which encourages people to use primary routes as social spaces rather than just as routes for traffic movement; and
 - d. providing sufficient off-street car parking in accordance with Policy IN10 that complements the street scene and pedestrian environment whilst also being convenient and secure.

Explanation

4.29 Policy P3 seeks to ensure that new development, especially new residential developments, connect well with the surrounding areas, and are easily navigated by users. Routes need to encourage walking and cycling and easy access to bus routes. This is likely to involve layouts that connect with and enhance nearby walking and cycling routes such that these provide linkages through and to new and nearby open space and green infrastructure networks, and promote safe, connected and intuitive access to local centres, businesses, schools, shops and other community facilities.

Figure 4.22 Highways dominated design



We must challenge the dominance of established thinking that prioritises the movement of vehicles over people, particularly within low traffic residential streets.

4.30 Improving existing routes includes ensuring routes are, for example: safe for pedestrians and cyclists, well signed, better connected to public spaces and places and other routes, accessible for people with disabilities, well managed, and minimise the need for unnecessary repairs.

Figure 4.23 Poor street environment



To encourage more walking and public transport use the quality of the street environment must be higher.

The bus stop lacks surveillance opportunities from neighbouring properties due to the height of the hedge. Direct access between homes, the street and the bus stop has been 'designed out' due to restrictions on frontage access.

4.31 Many of the most liveable cities in the world are also those that score well for walkability. Connected neighbourhoods are more sustainable and attractive, and lead to a number of benefits including:

- health benefits resulting from increased walking;
- community benefits from increased opportunities for interaction; and
- environmental benefits from reduced vehicle emissions.

4.32 Often well-connected, walkable places connect to community focal points within the layout, such as a community parade, open space or other civic space. This can encourage positive place shaping opportunities and greater community cohesion.

4.33 Design and access statements should explain how they have addressed Policy P3.

Table 4.3 Policy P3 - Supporting information

Policy P3: Connected development	
Does it meet national planning policy?	Yes - NPPF Paragraphs 115, 131 - 135
What evidence has informed this policy?	Building for a Healthy Life (BHL) ; and Manual for Streets, https://www.gov.uk/government/publications/manual-for-streets .
How will it be delivered?	The policy will be delivered through the development management process and the submission of design and access statements. It will apply to all new development requiring planning permission across the district by both the public and private sectors and individual members of the public.
Which local plan objectives will it meet?	5, 7, and 9

What has changed?

We have deleted reference to the production of a Design SPD for the reasons outlined in policy P2. We have updated the reference to Building for Life to Building for a Healthy Life (BHL) and amended the NPPF paragraphs.



Question 8

Connected developments

Please comment here to let us know if you agree with our approach to this policy.

4.4 Policy P4: Comprehensive development

Policy P4

Comprehensive development

1. Development proposals will be supported provided they do not jeopardise the comprehensive delivery of allocated sites or sites with existing planning permission or their associated infrastructure, and in all cases must not:
 - a. prejudice the development of adjoining land with longer term potential; or
 - b. lead to piecemeal forms of development.
2. On large sites (of five hectares or more or 150 dwellings or more) a masterplan for the whole site will be required to be submitted as part of any planning application, in accordance with the Masterplanning requirements within Appendix 7. For large allocated sites which may be developed in phases, it is important that we are able to assess how the whole scheme works as one. This includes ensuring that open space contributes to the wider green infrastructure network, any cumulative infrastructure requirements can be delivered and access arrangements are suitable for the total scale of development.

Explanation

4.34 In order to protect the potential of a site to be developed for its intended use, the council needs to ensure that any proposal will not prejudice the development of the remainder of a site. A small area of an allocated site could be developed for the purpose

for which it has been allocated, but in a manner which does not restrict or prejudice the development of the remainder of the site.

4.35 This policy will apply to sites which straddle local authority boundaries.

4.36 The masterplan principles are set out in Appendix 7.

Table 4.4 Policy P4 - Supporting information

Policy P4: Comprehensive development	
Does it meet national planning policy?	Yes - NPPF paragraphs 24, 131 - 138
What evidence has informed this policy?	Local and professional best practice.
How will it be delivered?	The policy will be delivered through the development management process and the submission of masterplans for large sites. It will apply to all new development requiring planning permission across the district by both the public and private sectors and individual members of the public.
Which local plan objectives will it meet?	1, 2, 5 and 9

What has changed?

We have amended appendix 7 (formerly appendix 8) to remove the current indicative masterplans, these will be updated at the next stage of plan making process. We have updated the references to the NPPF to reflect the revised document.



Question 9

Comprehensive development

Please comment here to let us know if you agree with our approach to this policy.

4.5 Policy P5: Climate change and new development

Policy P5

Climate change and new development

- 1. Development proposals will be supported where it can be satisfactorily demonstrated that it incorporates high standards of design and construction to reduce, mitigate and adapt to the impacts of climate change by incorporating the following measures, where practical and viable, having regard to the type, location and size of the proposal:
 - a. sustainable design and layout that maximises energy efficiency;
 - b. green / blue infrastructure, biodiversity and landscaping;
 - c. sustainable drainage and water management measures;
 - d. appropriate flexibility to allow for future adaptation;
 - e. sustainable waste management facilities;
 - f. renewable and/or low carbon energy technologies or scope for their future provision; and
 - g. sustainable transport and travel facilities.

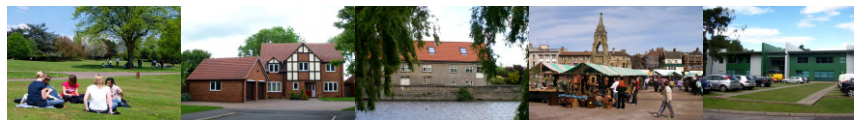
Explanation

4.37 Mitigation and adapting to climate change is an international and national priority. The Climate Change Act 2008 commits the UK to cut greenhouse gas emissions against 1990 levels by at least 80% by 2050 (and by at least 35% by 2020). According to the latest UK, local authority and regional CO₂ emission estimates (2024) produced by National Statistics, the top sources of carbon dioxide in the district are from domestic gas and domestic electricity consumption. This varies slightly to estimates for Nottinghamshire whereby road transport (A roads) is the highest and domestic gas is the second highest. Overall trends in emissions in Mansfield district have decreased between 2005 and 2022: the overall percentage change for CO₂ emissions between this period was -40.3% (from 612.1 to 365.1 kilotonnes CO₂). This is slightly less of a reduction in CO₂ when compared to the East Midlands region (-33.4%) and the UK (-43.4%). Emissions have decreased in all regions since 2005 ⁽³⁾

4.38 Paragraph 166 of the National Planning Policy Framework (NPPF 2024) sets out that new development is expected to take account of land form, layout, building orientation, massing and landscaping to minimise energy consumption. Paragraph 165 sets out that local plan policies should be designed to maximise renewable and low carbon energy development. Therefore, improving the efficiency in these areas and seeking low carbon, renewable sources are key to reducing the district's impact on climate change.

4.39 Policy P5 along with the council's Climate Change Strategy 2022⁽⁴⁾ sets out the council's commitment to improve the sustainability and environmental performance of all new development by measures that reduce the impact on climate change, and mitigate and adapt to its effects. Much of the control over energy, water, and other sustainability aspects are matters for building regulations which are outside the scope of planning. Nevertheless, the local planning

3 Table 1.2 <https://www.gov.uk/government/statistics/uk-local-authority-and-regional-greenhouse-gas-emissions-statistics-2005-to-2022>
4 <https://www.mansfield.gov.uk/downloads/download/452/climate-change>



policies have the scope to influence the design, layout of new development along with a number of other matters.

4.40 The policy emphasis is on how the design and layout can provide mitigation and adaptation to the impacts of climate change. Development that incorporates renewable and zero to low carbon design and technologies, and improves energy efficiency will be supported. These should also include identifying no or low cost solutions to climate risks that also deliver other benefits, such as integrating in areas of green infrastructure and green design principles. In addition to addressing climate change adaptation, green infrastructure provides other benefits such as providing net increases in biodiversity and amenity spaces and increasing attractiveness of new development by improving place shaping characteristics.

Figure 4.24 Integration of landscape features



Using existing landscape features such as trees and hedgerows can help to create a strong Forest inspired identity whilst also contributing towards surface water management, habitat protection and enhancement.

4.41 The sustainability of new development needs to be fully considered as part its overall design. The council will therefore expect applicants to consider, at the outset of the development process, what measures could be incorporated into development proposals to reduce, mitigate and/or adapt to climate change. Where required through Policy P1, design and access statements or planning or sustainability statements submitted in support of applications should explain how they have addressed Policy P5.

4.42 It is important to note that major developments are likely to have the ability to achieve more of these aspects given the scale of development and greater

opportunities to implement long term sustainable measures in their design than smaller scale developments. Smaller developments or those within or near to heritage assets (e.g. within conservation areas or listed buildings) may be more restricted in what measures the development can achieve.

4.43 The council will consider the need to prepare further guidance on achieving high quality design and mitigating climate change in the district. Table 4.5 sets out some examples of the types of measures which could be incorporated into proposals in order to positively reduce CO₂ emissions and energy costs, reduce reliance on fossil fuels and improve resilience to the impacts from climate change. Many of these measures not only help plan for the present but also help future-proof development by improving resilience to impacts from climate change and associated costs and looking to future demands in technology, such as an increased uptake of electric cars.

Table 4.5 Sustainability measures and the design of new developments

What?	How?	Why?
Energy efficiency and consumption	Passive solar gain and maximising natural daylight	Passive solar design refers to the use of the sun's energy for the heating and cooling of living spaces. In this approach, the building itself or some element of it takes advantage of natural energy characteristics in materials and air created by exposure to the sun. Development that maximises passive solar gain and natural daylight through the siting, orientation and layout of a development can reduce energy bills. The proposed layout can also increase the opportunities for solar panels (e.g. south facing roofs). Internal layouts can be designed so as to maximise solar gain to the most used rooms (this is shown in Figure 4.25).
	Green and brown roofs	These can help to regulate the temperature of a building, remove CO ₂ and other pollutants from the atmosphere, reduce any heat island effect and provide biodiversity benefits. These also improve the attractiveness of the area and can improve economic uptake.
	Renewable and low carbon technologies	These can include solar power, solar water heating, wind turbines, biomass, combined heat and power, ground/air source heat pumps and electric charging points. These can be applied in varying degrees dependent upon the scale and nature of the development proposed and site characteristics. This also includes future proofing to allow for demands for future advancements in technologies, for example: ensuring appropriate wiring are in place to support the integration of electric charging points for home use, employment and retail areas and district and local centres.
Water efficiency	Rain water harvesting	This can include grey water recycling systems such as supplying toilets and outside taps, and use of water butts to store water for use outdoors in gardens etc.
	Water consumption	A 110 litre per day water requirement for new residential development is encouraged. This in ambition set out in the National Framework for Water Resources which seeks to reduce average personal water consumption to this level by 2050.
Urban cooling	Green infrastructure and landscaping	Careful thought should be given to maximising the potential for surrounding green infrastructure and landscaping to support no to low costs and passive energy gains with respect to cooling and reducing heat loss. For smaller developments, features such as the position of gardens and trees may be useful considerations. For major development, the incorporation of open spaces and green corridors, in and around the development, should be considered alongside other needs, such as urban cooling and sustainable drainage systems, and also recreational/sustainable transport and biodiversity enhancements. Where possible, the inclusion of trees, hedgerows and woodland within the design of open space and streetscapes should be prioritised over intensely managed amenity grassland. This will help to maximise CO₂ mitigation, provide wind blocks and improve urban cooling. Native woodland and broad-leaved trees should be prioritised over conifers. Species mixes may also need to consider future resilience to climate change, but native species should be prioritised.
Drainage	Sustainable drainage systems	Sustainable drainage systems (SuDS) can reduce the risks of flooding and can be used in all types and scales of development. Providing more permeable surfaces in development can also reduce surface water run-off or the need for drainage works to carry water off site. Trees, woodland and hedgerows play an important role in mitigating flooding, if planted in the right locations.
Waste re-use and recycling	Waste storage facilities	This can include the use of composting bins and convenient storage for recycling bins.
Transport and travel	Electric charging points and cycle storage	The incorporation of electric charging points and convenient cycle storage at new developments can assist with the shift to the use of more sustainable travel modes which cut down on CO ₂ , NO ₂ and particulate matter emissions [note: NO ₂ - nitrogen dioxide and particulate matter being the main pollutants of concern for motor vehicles which impact on human health].
Materials	Locally sourced and recycled materials	Using responsibly sourced and recycled materials can make a major contribution to sustainable development by slowing down the demand for non-renewable resources.
	Materials that can respond a changing climate and weather conditions	The materials used also need to take account of climate change, including extreme weather conditions such that buildings last longer and repair and maintenance costs are minimised.

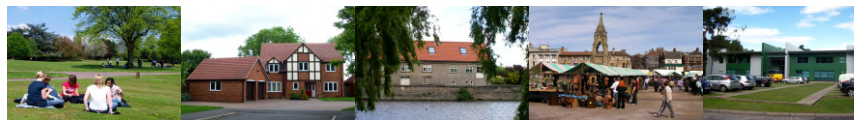


Figure 4.25 Maximising solar gain through internal layout

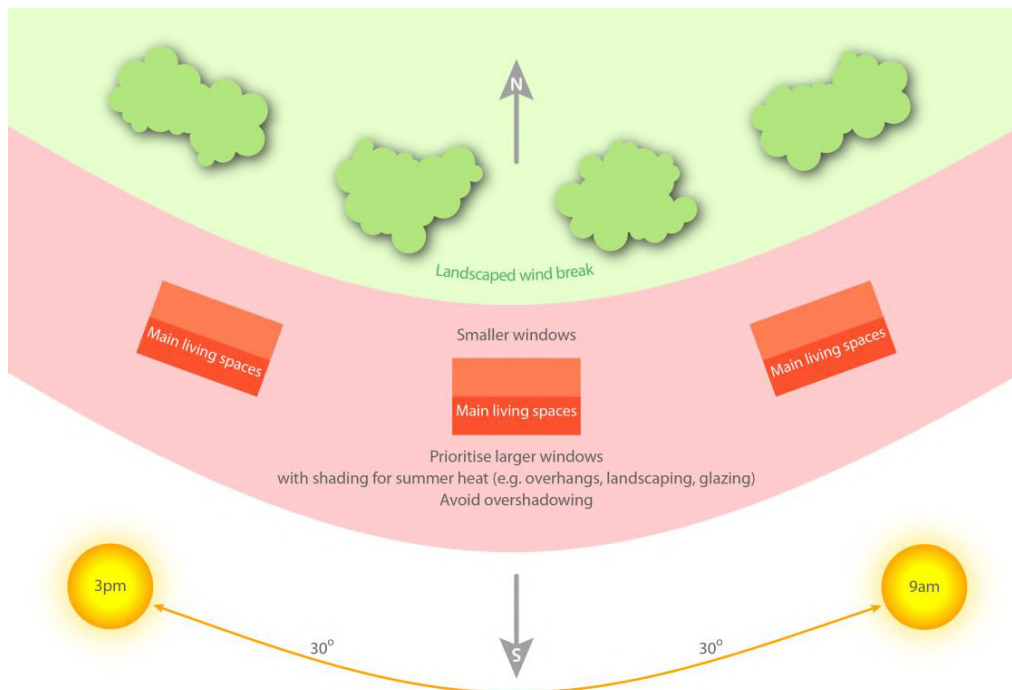


Table 4.6 Policy P5 - Supporting information

Policy P5: Climate change and new development	
Does it meet national planning policy?	Yes - NPPF Paragraphs 131, 161, 164 - 166 and 168.
What evidence has informed this policy?	National Statistics UK local authority and regional carbon dioxide emissions national statistics: 2005 to 2022 (https://www.gov.uk/government/statistics/uk-local-authority-and-regional-greenhouse-gas-emissions-statistics-2005-to-2022); Mansfield Green Infrastructure Study, 2018; and UK Climate Projections: Headline Findings August 2022 ⁽⁵⁾
How will it be delivered?	The policy will be delivered through the development management process and the submission of design and access statements, planning or other sustainability statements. It will apply to all new development requiring planning permission across the district by both the public and private sectors and individual members of the public. The council will consider the need for additional detailed advice based on monitoring outcomes.
Which local plan objectives will it meet?	5, 7, 8, 9, and 10

5 https://www.metoffice.gov.uk/binaries/content/assets/metofficegovuk/pdf/research/ukcp/ukcp18_headline_findings_v4_aug22.pdf

What has changed?

We have added reference to blue infrastructure and biodiversity in 1c) of the policy to ensure that it meets the requirements of the NPPF. We have also added reference to water consumption targets within table 4.5. We have updated the data and references in relation to emissions and the NPPF. We have referred to the MDC Climate Change Strategy 2022 and added reference to the UK Climate Change Projections Headline Findings document from 2022. We have deleted reference to the production of an SPD whilst retaining the option to produce further detailed guidance in the future. This is because SPDs are being abolished in favour of Supplementary Plans under the new plan making system. We have deleted the SFRA reference on the basis that an update will be provided as part of the evidence base.

Consultation response on climate change options generally favoured options A and C which related to updating current Local Plan policies and considering use of an SPD. It was considered that Local Plan policies should not be over prescriptive and should not repeat other national / statutory requirements. Some respondents felt there is a need for Supplementary Planning Documents to provide more detail on this subject. However, it should not introduce new policy.

What still needs to be done?

Further evidence is required to inform any other policy revisions including updating the Mansfield Strategic Flood Risk Assessment and the production of a Climate Change Study. A Local Area Energy Plan (LAEP) is also being produced for the district. We need to consider whether there is a need / justification to include development standards that would assist in addressing issues around climate change such as the Future Home Standard.

Question 10

Climate change and new development

Please comment here to let us know if you agree with our approach to this policy.



4.6 Policy P6: Home extensions and alterations

Policy P6

Home extensions and alterations

1. Development proposals to extend and/or alter an existing dwelling, including the provision of separate buildings within the curtilage for habitable or other purposes related to the domestic use of the property will be supported, provided that there is:
 - a. no significant adverse impact on the character and appearance of the dwelling or street scene, or the wider surrounding area;
 - b. no significantly reduced residential amenity of nearby existing occupiers or future occupiers of the property itself; and
 - c. sufficient parking and outdoor amenity space.

Explanation

4.44 Applications for residential extensions and alterations are some of the most common applications that local planning authorities deal with. They also have the potential to directly impact on the character of areas and the amenity of neighbouring residents. Planning applications for home extensions and alterations should demonstrate that they meet the requirements of Policy P6.

4.45 Not all extensions require planning permission, as certain alterations are covered by permitted development rights. Applicants are advised to check with the council for information regarding extensions prior to undertaking work.

4.46 Listed buildings and buildings within conservation areas are also subject to relevant policies and legislation. Where a protected species might be impacted, extensions and alterations are also subject to Policy NE2 and protected species legislation.

Table 4.7 Policy P6 - Supporting information

Policy P6: Home extensions and alterations	
Does it meet national planning policy?	Yes - NPPF paragraphs, 131, 132, 135, 137
What evidence has informed this policy?	Local experience and professional best practice.
How will it be delivered?	The policy will be delivered through the development management process and the submission of design and access statements. It will apply to all new development requiring planning permission across the district by both the public and private sectors and individual members of the public.
Which local plan objectives will it meet?	5

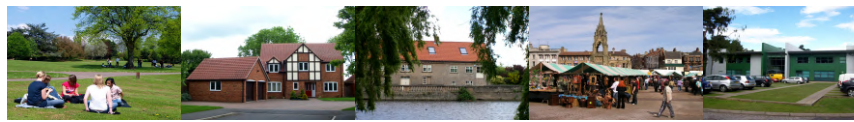
What has changed?

The only changes that have been required are to the NPPF references as no concerns as have been raised.

Question 11

Home extensions and alterations

Please comment here to let us know if you agree with our approach to this policy.



4.7 Policy P7: Amenity

Policy P7

Amenity

1. Proposals for development will be designed and constructed to avoid and minimise impacts on the amenity of both existing and future users, alone and in combination, within the development and close to it. As such, development proposals will be expected to:
 - a. not have a significant adverse effect on the living conditions of existing and new residents and future occupiers of the proposed development through loss of privacy, excessive overshadowing or overbearing impact; and
 - b. not generate a level of activity, noise, light, air quality, odour, vibration or other pollution which cannot be mitigated to an appropriate standard.

Explanation

4.47 In the majority of cases, the impact of schemes, especially small schemes such as residential extensions or changes of use, falls mostly on those residents and occupiers immediately adjacent to the proposed development. Avoiding and minimising impacts is all about ensuring the design and type of development are sensitive to the surroundings and is located in the right place. One of the key elements of the planning system is to ensure a good standard of amenity for all existing and future residents (NPPF paragraph 135 (f)). Policy P7 applies to the design and layout stage of the development and also the considerations that need planning for during the construction period.

4.48 The relationship between the impact and those affected will depend on a number of factors including but not limited to: the nature, amount or magnitude of the impact, exposure time, additional impacts nearby (cumulative elements) and the sensitivity of the group affected. Neighbouring uses need to be taken into consideration. For example, some commercial developments including sports pitches, fast food restaurants, night clubs and public houses can have particular impacts, not least because activities are often at their peak in the evening and late at night. Another example is people that run businesses from home such as hairdressers, child minding and dog walking which can create issues relating to the number of visitors coming to the property, noise and traffic. In addition to this policy, applicable legislation, standards and licensing requirements also need to be considered and addressed.

4.49 Impacts should firstly be avoided, where possible, followed by mitigation. Avoiding and minimising impacts may be addressed, for example, through:

- designing in amenity and landscaped buffers and screening;
- fabric of buildings (e.g. insulation);
- limiting activities at certain times of the day;
- type of and positioning of lighting; or
- sensitive positioning of neighbouring buildings and amenity spaces.

4.50 While Policy P7 seeks to ensure good living standards, this does not mean that there will not be any impacts; the extent of the impacts and whether they amount to the 'significant adverse effect' required by the policy will be a matter of professional judgement informed by consultations with experts from different disciplines and organisations, as well as those residents and occupiers affected. Where there will be an impact on amenity, different scheme designs, conditions or other appropriate forms of mitigation will be considered to reduce the impact especially where this will bring the impact on amenity to a level which is considered acceptable to the decision maker.

4.51 Planning applications should demonstrate that they meet the requirements of Policy P7 through relevant and appropriate assessments carried out by a qualified assessor. Whilst this policy mainly addresses local impacts on residential areas, Policy NE3 (Pollution and land instability) may also apply which looks at wider impacts, including on the natural environment.

Table 4.8 Policy P7 - Supporting information

Policy P7: Amenity	
Does it meet national planning policy?	Yes - NPPF Paragraphs 131,132, 135, 137, 198 and 199.
What evidence has informed this policy?	Land-Use Planning & Development Control: Planning for Air Quality, 2017, EPUK & IAQM ⁽⁶⁾
How will it be delivered?	The policy will be delivered through the development management process, the submission of design and access statements and the submission of specialist reports relating to potential noise, light, air quality, odour, vibration or other pollution impacts and appropriate mitigation. It will apply to all new development requiring planning permission across the district by both the public and private sectors and individual members of the public.
Which local plan objectives will it meet?	5, 7

What has changed?

We have added reference to running businesses from home to reflect changes in work patterns seen across the district. We have also updated NPPF and other guidance references.

Question 12

Amenity

Please comment here to let us know if you agree with our approach to this policy.



4.8 Policy P8: Shop front design and signage

Policy P8

Shop front design and signage

1. New, and alterations to existing, shop fronts* will be supported where they:
 - a. respect the scale, proportions, character and materials of the whole building and where appropriate, adjoining buildings and the wider street scene;
 - b. retain any existing independent access to upper floors and take opportunities to provide such access from the street where none currently exists;
 - c. provide fully accessible entrances for all users where appropriate to do so;
 - d. respect the design of individual units when combining two or more units; and
 - e. avoid the provision of external shutters and the use of external roller shutter boxes unless this can be fully justified in appropriate circumstances.
2. Where proposals affect heritage assets, changes to shop fronts and signage will not be permitted if they fail to preserve or enhance the area's character, appearance and setting. The following considerations will also apply to advertisement proposals:
 - a. they should be appropriate in size and scale to the building on which they are to be attached especially those associated with listed buildings and conservation areas;
 - b. any illuminated advertisements should conserve and enhance the appearance of the heritage asset and surrounding area.

* This includes other publicly accessible commercial uses.

Explanation

4.52 A shop front serves a number of purposes to provide an attractive frame for goods displayed, to advertise the presence of the shop, and to project an image for the business inside. Shop fronts also have an important role in creating places with local distinctiveness. This distinctiveness can be lost where businesses adopt a standardised national shop front and signage scheme or fail to reflect the building's character and setting. New shop fronts in existing buildings should respect the character of the building and the traditional pattern of shop fronts in the locality in terms of materials, style and scale.

4.53 Businesses operating out of two or more adjoining buildings should have separate shop fronts and signage for each building, particularly where each retains a traditional shop front. This will help to retain and enhance traditional building patterns and conserve the character and appearance of our retail centres, some of which are designated as conservation areas.

4.54 In order to ensure the vitality of our retail centres, it is important that any changes to shop fronts retain any existing independent access to upper floors and take opportunities to provide such access from the street where none currently exists. This will enable other appropriate and compatible uses, including residential, to utilise upper floor space.

4.55 Improved security can be provided through the use of laminated glazing systems that can eliminate the need for additional security barriers. Where security shutters are required, they should be internally mounted mesh shutters to allow window displays to remain visible, retaining the vitality of our retail centres and providing interest to the street scene. Externally mounted roller shutters and solid shutter systems can have an adverse impact on the character and appearance of town centres, eroding vitality, creating a heavily defensive feel and projecting a “fear of crime”.

4.56 The district has some very good examples of historic shop fronts. Due to the overall character and historic interest within the conservation areas covering Mansfield town centre, Mansfield Woodhouse and

Market Warsop district centres, it is important to conserve, protect and enhance where appropriate the historic shop fronts. As well as planning permission, other planning controls are likely to be required such as listed building consent and conservation area consent.

4.57 In relation to criteria 1c), when considering physical access to buildings, applicants need to ensure that they do not discriminate against people with protected characteristics under the Equalities Act. Where fully accessible entrances are not possible, the applicant will need to provide justification for this.

4.58 In relation to Mansfield town centre, further information is provided within the Mansfield Town Centre Design Code ⁽⁷⁾. Further guidance on shop fronts can be found on the council's website ⁽⁸⁾.

4.59 In some circumstances, grant funding may be available. Support is offered by the council and the Mansfield Forward Business Improvement District (BID) both of which run / provide information about funding schemes to help new businesses start up. For example, the Mansfield Business Grant Scheme ⁽⁹⁾.

Table 4.9 Policy P8 - Supporting information

Policy P8: Shop front design and signage	
Does it meet national planning policy?	Yes - NPPF Paragraphs 131, 141, 203, 207 - 210
What evidence has informed this policy?	Conservation area character appraisals and management plans. Equalities Act 2010 Historic England: Easy Access to Public Buildings 2015 ⁽¹⁰⁾
How will it be delivered?	Through the development management process and the work of the council's conservation officer in commenting on planning applications.
Which local plan objectives will it meet?	4

7 <https://www.mansfield.gov.uk/downloads/file/6462/05867-final-issue-03-design-code-low-res-adopted->

8 <https://www.mansfield.gov.uk/planning-building-guidance/planning-guidance-1>

9 <https://www.mansfield.gov.uk/local-business/business-grant-schemes-1>

10 <https://historicengland.org.uk/images-books/publications/easy-access-to-historic-buildings/heag010-easy-access-to-historic-buildings/>



What has changed?

We have added a new paragraph relating to how applicants should demonstrate compliance with criteria 1c). This was in response to feedback from colleagues in Development Management. We also clarified that this policy relates to other publicly accessible commercial premises. This recognises the fact that many commercial and retail uses are now within the same Use Class. We replaced the text around the production of future design guidance with reference to the Mansfield Town Centre Design Code and updated information about Mansfield Forward BID and potential grants that are available. Within the supporting text, we have added reference to other planning controls that may also be required such as listed building consent and conservation area consent. This was in response to a comment from Historic England. We have added a link to shop front guidance that can be found on the council's website. We have updated references relating the NPPF and added the Equalities Act and Historic England guidance on accessible buildings.

Question 13

Shop front design and signage

Please comment here to let us know if you agree with our approach to this policy.

Section Five

Housing

National planning policy guidance requires the council to seek to meet the full objectively assessed needs for market and affordable housing through the Local Plan. It also requires that the council plans to deliver a mix of housing to meet the needs of current and future generations based on demographic trends and the special needs of specific parts of the community. In doing so, development should offer a wide choice of high quality homes whilst broadening opportunities for home ownership, and creating sustainable, inclusive and mixed communities.

5.1 This section will identify and allocate a number of housing sites that will be developed to ensure that the housing target of 9,900 homes is met during the plan period (2023 to 2043). As set out below, an additional allowance is being provided to ensure that there is flexibility in case any of the sites expected to come forward do not for any reason. Section 8 will allocate mixed use strategic sustainable urban extensions which will deliver a proportion of this requirement.

5.2 This section will set out policies on the type of homes that should be built. These include:

- the number of affordable homes required and when they will be required;
- the density and mix of house size required in Mansfield district;
- how the number of custom and self build homes will be increased; and
- the approach to specialist housing and homes in multiple occupation.

5.3 The section will also provide a policy related to the provision of Gypsy, Travellers and Travelling Showpeople accommodation.

What has changed?

We have amended the housing numbers to reflect the new target and updated the plan period. We have deleted reference to the production of a separate Gypsy and Traveller DPD. This is to bring it line with the Local Plan Review process as agreed by the council in March 2023.



5.1 Policy H1: Housing allocations

Policy H1

Housing allocations

1. The following sites, as shown on the Policies Map, are allocated for housing development:

Site H1a

~~Glipstone Road East (this development has commenced)~~

~~This site is allocated for approximately 511 new homes subject to:~~

- ~~• provision of on-site open space as part of green corridors through the development to enable access to the Timberland Trail;~~
- ~~• provision of features to protect and, if possible, enhance water quality and flow of Vicar Water; and~~
- ~~• contributions toward the improvement of bus stops within the vicinity of the site; and~~
- ~~• an application specific assessment to identify and address impacts on nightjar and woodlark and their habitats.~~

Site H1b

Land off Skegby Lane

This site is allocated for approximately 215 new homes subject to:

- provision of a landscape buffer along the western boundary of the site to avoid coalescence with Sutton in Ashfield;

Continued opposite

Site H1b continued

- addressing low soil permeability through appropriate measures;
- enhanced cycle provision along or parallel to Skegby Lane;
- an off-site open space contribution towards improvements at Millennium Green (Skegby Lane); and
- provision of walking and cycling improvements to existing pathways leading to nearby open space, hospitals, shops and the Timberland Trail.

Contributions will be required to mitigate the impact of development on the following junctions:

- Kings Mill Road/ Beck Lane/ B6014 Skegby Lane/ Mansfield Road;
- Sutton Road / Skegby Lane/ Sheepbridge Lane; and
- any further junctions that are identified by the Transport Assessment required to support a future planning application for the site.

5.4 Masterplans submitted in support of this development (in accordance with Policy P4) should have regard to the indicative masterplan which will be set out in Appendix 7.

Site H1c

Fields Farm, Abbott Road (this site has planning permission)

This site is allocated for approximately 200 new homes subject to:

- retention and enhancement of the existing public rights of way;
- enhancement of habitat connections between existing woodland on-site and nearby, through the retention and creation of habitat areas on-site;
- an off-site open space contribution towards improvements on Abbott Road Playing Field;
- any development proposals would need to be supported by detailed desk-based assessment and the results of a staged pre-determination programme of archaeological investigation on the basis of an approved Written Scheme of Investigation;
- protection of the buildings and other features that make up the non-designated local heritage asset at Ashland Farm; and
- addressing low soil permeability through appropriate measures.

Contributions will be required to mitigate the impact of development on the following junctions:

- Kings Mill Road/ Beck Lane/ B6014 Skegby Lane/ Mansfield Road;
- Sutton Road / Skegby Lane/ Sheepbridge Lane; and
- any further junctions that are identified by the Transport Assessment required to support a future planning application for the site.

Site H1d

Three Thorn Hollows Farm (this development has commenced)

This site is allocated for approximately 200 new homes subject to:

- the provision of enhanced walking and cycling links to the Mansfield Way;
- the creation and maintenance of an appropriate ecological buffers to Rainworth Lakes SSSI, Foul Evil Brook and local wildlife site located to the south;
- provision of onsite open space including play/formal recreational provision;
- provision of features to protect and, if possible, enhance water quality and flow of Foul Evil Brook and Rainworth Water;
- a design, layout and density that is reflective of the rural character of Rainworth;
- any development proposals would need to be supported by detailed desk-based assessment and the results of a staged pre-determination programme of archaeological investigation on the basis of an approved Written Scheme of Investigation;
- protection of the buildings and other features that make up the non-designated local heritage asset at Three Thorn Hollows Farm; and
- provision of sympathetic field boundaries along Blidworth Lane and the southern edge of site boundary which complement the Sherwood landscape character.

Contributions will be required to mitigate the impact of development on the following junctions:

- A6176 MARR/ A6191 Southwell Road; and
- any further junctions that are identified by the Transport Assessment required to support a future planning application for the site.



Site H1e

~~Land at Redruth Drive~~ (this site has planning permission)

~~This site is allocated for approximately 178 new homes subject to:~~

- ~~• the provision of enhanced walking and cycling links to Old Newark Road and Sherwood Avenue to facilitate improved access to the Mansfield Way; and~~
- ~~• provision of on-site open space including play/formal recreational provision.~~

~~Contributions will be required to mitigate the impact of development on the following junctions:~~

- ~~• A6191 Southwell Road / Oaktree Lane/ Adams Way;~~
- ~~• A6191 Southwell Road/ Berryhill Lane;~~
- ~~• A6191 / Bellamy Road; and~~
- ~~• any further junctions that are identified by the Transport Assessment required to support a future planning application for the site.~~

Site H1f

Former Rosebrook Primary School

This site is allocated for approximately 134 new homes subject to:

- the provision cycling and walking routes connecting with and along Hall Barn Lane and Hall Barn Lane open space;
- an off-site open space contribution towards improvements at Abbott Road Playing Field; and
- any development proposals would need to be supported by detailed desk based assessment and the results of a staged pre-determination programme of archaeological investigation on the basis of an approved Written Scheme of Investigation; and
- the positioning of the site access off Abbott Road (A6075).

Contributions will be required to mitigate the impact of development on the following junctions:

- Chesterfield Road/ Debdale Lane; and
- any further junctions that are identified by the Transport Assessment required to support a future planning application for the site.

Site H1g

Abbott Road

This site is allocated for approximately 102 new homes subject to:

- the on-site provision of open space with play/formal provision enhancements and to maintain access for local residents;
- any development proposals would need to be supported by detailed desk based assessment and the results of a staged pre-determination programme of archaeological investigation on the basis of an approved Written Scheme of Investigation;
- addressing low soil permeability through appropriate measures; and
- the retention and enhancement of the on-site football pitches and associated facilities.

Contributions will be required to mitigate the impact of development on the following junctions:

- Kings Mill Road/ Beck Lane/ B6014 Skegby Lane / Mansfield Road;
- Sutton Road / Skegby Lane/ Sheepbridge Lane; and
- Any further junctions that are identified by the Transport Assessment required to support a future planning application for the site.

Masterplans submitted in support of this development (in accordance with Policy P4) should have regard to the indicative masterplan that will be set out in Appendix 7.

5.5 The site includes existing playing pitches and a former cycle proficiency site which has been used as open space. The playing pitches should be retained on site. Open space of enhanced value should also be provided on site. This could take the form of a more intensive use which takes up a smaller area with improved access for residents, including those with

disabilities. A nearby site (H1f - Former Rosebrook Primary School) will also contribute towards this provision.

Site H1h

~~Gentenary Road (this development has commenced)~~

~~This site is allocated for approximately 95 new homes subject to:~~

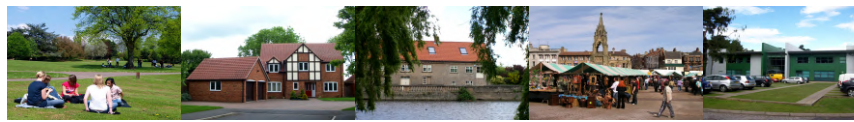
- ~~• the improvement of access to open space and strategic green infrastructure networks through the integration and enhancement of the adjacent footpath connecting Broomhill Lane and Albion Street; and~~
- ~~• an off-site open space contribution towards improvements at Chesterfield Road Park.~~

Site H1i

~~Former Mansfield Brewery (part a) (this site has been completed)~~

~~This site is allocated for approximately 70 new homes subject to:~~

- ~~• the creation of new habitats alongside sustainable drainage systems (SuDS) provided on-site;~~
- ~~• an off-site open space contribution towards improvements at Titchfield Park;~~
- ~~• protection of the buildings and other features that make up the nearby heritage asset including conservation areas, listed buildings and non-designated heritage assets; and~~
- ~~• any development proposals would need to be supported by detailed desk based archaeology assessment and the results of a staged pre-determination programme of archaeological investigation on the basis of an approved Written Scheme of Investigation.~~



Site H1j

Bellamy Road

This site is allocated for approximately 40 new homes subject to:

- improved road crossings on Adams Way to facilitate access to King George V Park; and
- an off-site open space contribution towards improvements to King George V Park.

5.6 This site is currently used as open space. The nearby King George V Park can be improved to address the loss of the open space. This should include the improvement of pedestrian crossings over Adams Way to facilitate access.

Site H1k

High Oakham Farm (east)

This site is allocated for approximately 40 new homes subject to:

- the development reflecting the lower density character of the area;
- an off-site open space contribution towards improvements at Oakham LNR and Quarry Lane LNR;
- improvement of access to Shining Cliff Plantation;
- protection of the buildings and other features that make up the non-designated local heritage asset at High Oakham Central School, High Oakham House, High Oakham Farm, Inglebrook High Oakham Road); and
- enhanced habitat connections between on-site woodland / open parkland habitats and adjacent woodland.

Site H1l

~~Land off Balmoral Drive~~ (this site has planning permission)

~~This site is allocated for approximately 35 new homes subject to:~~

- ~~• integration and enhancement of pathways leading to Oxclose Wood; and~~
- ~~• an off-site open space contribution towards improvements at Burlington Drive and Shaftsbury Avenue Allotments.~~

Site H1m

~~Sherwood Close~~ (this site has been completed)

~~This site is allocated for approximately 33 new homes subject to:~~

- ~~• the creation of an east-west green corridor to facilitate improved walking and cycling connections to the Timberland Trail and Maun Valley Trail;~~
- ~~• an appropriate archaeological assessment by a suitably qualified person and any recommended actions being followed; and~~
- ~~• an off-site contribution towards improvements at Sandy Lane allotments.~~

Site H1n

Ladybrook Lane / Tuckers Lane

This site is allocated for approximately 33 new homes subject to:

- an off-site open space contribution towards improvements at Chesterfield Road Park.

Site H1o

~~Hermitage Mill (this site has planning permission)~~

~~This site is allocated for approximately 32 new homes and a care home subject to:~~

- ~~• an off-site open space contribution towards improvements at Hermitage LNR and Oakham LNR;~~
- ~~• the protection of the Grade II listed buildings on and adjacent to the site; and~~
- ~~• an appropriate archaeological assessment by a suitably qualified person and any recommended actions being followed.~~

Site H1p

South of Debdale Lane

This site is allocated for approximately 32 new homes subject to:

- an off-site contribution towards improvements at Burlington Drive open space;
- protection and enhancement of the existing public right of way;
- creation and maintenance of an appropriate habitat buffer adjacent to the local wildlife site;
- provision of appropriate access management measures to avoid or minimise impacts on designated sites; and
- any development proposals would need to be supported by detailed desk based archaeology assessment and the results of a staged pre-determination programme of archaeological investigation on the basis of an approved Written Scheme of Investigation.

Site H1q

Land off Holly Road

This site is allocated for approximately 16 new homes subject to:

- creation of north-south linkages to nearby open space at Flint Avenue and Lark Hills; and
- an off-site open space contribution towards improvements at Lark Hills open space.

Site H1r

~~Land at Cox's Lane (this site has been completed)~~

~~This site is allocated for approximately 14 new homes subject to:~~

- ~~• an off-site contribution towards improvements at Longyards Allotments / The Lords Ground;~~
- ~~• protection of the buildings and other features that make up the nearby non-designated local heritage asset; and~~
- ~~• protection of public rights of way to improve access along Northfield Lane.~~



Site H1s

Land off Ley Lane (this site is no longer deliverable for housing)

This site is allocated for approximately 14 new homes subject to:

- an off-site contribution towards improvements at Warsop Road open space and Leeming Lane open space;
- any development proposals would need to be supported by detailed desk based archaeology assessment and the results of a staged pre-determination programme of archaeological investigation on the basis of an approved Written Scheme of Investigation; and
- the pattern of development should positively respect the historic character along Ley Lane.

Site H1t

Land off Rosemary Street (this site has been completed)

This site is allocated for approximately 10 new homes subject to:

- an off-site open space contribution towards improvements at Chesterfield Road Park.

Site H1u

Stonebridge Lane / Sookholme Lane, Market Warsop (this development has commenced)

This site is allocated for approximately 400 new homes subject to:

- provision of open space with play/formal provision as part of north-south green corridors which help direct people away from the SSSI and an off-site contribution towards improvements at Carr Lane Park;
- protection of public rights of way as part of the development to improve access to the strategic green infrastructure network;
- creation and maintenance of appropriate habitat buffers to the adjacent Hills and Holes SSSI, River Meden corridor and railway lines;
- appropriate access arrangements to avoid/minimise impacts on designated sites; and
- retention of hedgerows on-site, especially along Sookholme Lane.

Contributions will be required to mitigate the impact of development on the following junctions:

- A60 Mansfield Road/Vale Avenue/Askew Lane;
- A60 Church Street/ Wood Street Junction; Warsop;
- A60 / Eastlands Lane;
- A60 /B6407 Sookholme Road;
- A60 Leeming Lane North / A6075 Peafield Lane/ Sandgate Road;
- A60 Leeming Lane South / A6075 Warsop Road; and
- A60 Leeming Lane South / A6117 Old Mill Lane / Butt Lane.

Site H1v

~~Sherwood Street / Oakfield Lane, Market Warsop~~ (this site has planning permission)

~~This site is allocated for approximately 36 new homes subject to:~~

- ~~• an off-site contribution towards improvements at Cottage Lane open space.~~

Site H1w

~~Former Warsop Vale School, Warsop Vale~~ (this site has been completed)

~~This site is allocated for approximately 10 new homes subject to:~~

- ~~• an off-site contribution towards improvements at Warsop Vale open space.~~



Explanation

5.7 Policy H1 will set out criteria for each of the housing allocations. These criteria will address specific needs as identified in the local plan evidence base. It is important that Policy H1 is read along-side the entire suite of policies in the Local Plan, as there are likely to be other issues which will need to be considered and addressed, as appropriate (e.g. flood risk, landscape character). Additionally, Policy P4 (Comprehensive development) and Appendix 7 set out requirements for masterplans for large development sites (5 hectares and above or 150 dwellings). Appendix 7 will provide illustrative masterplans for large housing allocations located on the urban edge.

5.8 Paragraph 62 of the NPPF (2024) sets out that the determination of the number of homes required should be informed by a local housing need assessment, conducted using the standard method in national planning practice guidance. This methodology uses housing stock numbers and information about the affordability of properties to establish the number of homes needed in the local area. Applying this methodology currently results in a local housing need for 9,900 homes over the plan period (an average of 495 homes per year). However, due to the growth aspirations of the council and the government, and to provide some flexibility, it is proposed to over allocate by an additional 5%.

5.9 9,900 homes / 495 homes per year will be the basis for calculating the five year supply of deliverable housing land and whether the Local Plan is delivering the number of homes required. Policy H1 will

help ensure that the council is able to meet paragraph 78 of the NPPF which sets out the requirements for housing land supply.

5.10 In order to ensure the delivery of sufficient houses to meet the plan requirement of 9,900 homes, Policy H1 will provide for the housing target plus an additional allowance in the supply of housing land. This flexibility allowance will provide sufficient land and development opportunities to enable the market to meet the district's housing requirement over the plan period allowing for:

- a slower delivery than expected on housing allocations;
- housing sites with planning permission which are not developed; and
- changing economic circumstances affecting the take-up of housing.

5.11 It is intended that more details on the housing target and how it has been established will be published in a Housing Technical Paper at later date.

5.12 The housing target will be met from a variety of sources including completions, extant planning permission, windfall and proposed new housing allocations. Table 5.1 below sets out the contribution from various sources. More details will be set out in a Site Selection Technical Paper to accompany the Regulation 19 Publication Draft Local Plan Review. Overall, the Local Plan Review will deliver the housing target of 9,900 plus an additional buffer of 5%.

Table 5.1 Sources of housing land supply during the plan period (as at 1st April 2025)

Completions (already built)	687
Commitments (with planning permission (including those listed in policies H2 and SUE3))	2,447
Sustainable Urban Extensions (see policies SUE 1-2)	1,650
On Allocated Housing Sites (those listed in policy H1)	1,938
Potential Allocations (sites to be confirmed at Regulation 19 and added to H1)	at least 2,953
Windfall Allowance	720

* This table shows only the homes expected to be delivered during the plan period. The total number of homes to be built on site, including those expected to be delivered after the plan period, will be identified in Policies H1, H2 and the SUE policies.

5.13 Policy H1 will allocate land for housing in accordance with the settlement hierarchy and strategic aims of Policy S2. The current overarching approach is for 90% of homes to be provided within or adjacent to the Mansfield urban area (including Rainworth) and 10% within or adjacent to the settlements within Warsop Parish.

5.14 An important consideration in choosing to allocate parcels of land for housing is identifying those which are *deliverable*. Being considered deliverable means that they are available and in a suitable location for development now, as well as being financially viable to be developed, with a realistic prospect of a residential scheme coming forward in the short term. Each allocated site will have been assessed through the Housing and Economic Land Availability Assessment (HELAA) and identified as either deliverable within the first five years of the plan period, or developable later within the plan period.

5.15 Delivery of the sites will not be phased by the Local Plan Review. An envisaged start date and duration of constructing for each scheme will be established based on a number of factors. In some instances, significant site preparation or the provision of infrastructure may be required before development can commence. The rate at which sites will be developed

once construction has started will also vary depending on such influences such as, the size of the site and the number of developers that are active on it. However, there is nothing to stop sites coming forward earlier than envisaged if matters are addressed earlier than expected.

5.16 All of these considerations will be taken into account in providing a balanced provision of allocated land sufficient to maintain a continuous five year supply of available land, and at least meet the overall housing requirement by 2043. An updated trajectory of how many dwellings per year are envisaged to be developed for housing over the plan period will be set out in Appendix 4.

5.17 Planning applications should be supported by sufficient information such as a transport statement or transport assessment setting out the transport impacts of the proposal to help the council make an informed assessment of the potential impact and to help secure the necessary supporting transport infrastructure. As part of submitting any future planning application consultation should be held with the Local Education Authority to establish the level of education contribution required to support development. It is also intended to produce a Education Technical Paper.

Table 5.2 Policy H1 - Supporting information

Policy H1: Housing allocations	
Does it meet national planning policy?	Yes – NPPF (2024) paragraphs 61 - 64, 75, 78.
What evidence has informed this policy?	Mansfield Housing and Economic Land Availability Assessment (HELAA), 2025; Windfall Allowance Note, 2025
How will it be delivered?	This policy will be delivered through the development management process.
Which local plan objectives will it meet?	1, and 3



What has changed?

We have struck through the text on former allocations that have been completed before the new plan period (2023). These sites include H1i, H1m, H1r, H1t and H1w. We have also struck through H1s on the basis that despite having a resolution to grant planning permission, we consider this site to be undeliverable. Sites which have planning permission have also been struck through (and moved to Policy H2 where development has not yet commenced). These are H1a, H1c, H1d, H1e, H1h, H1l, H1o, H1u, and H1v. We have struck through the text rather than deleting numbers. This is to maintain consistency with referencing. We have updated the NPPF paragraph numbers and appendix numbers where these have changed. In addition, we have updated the housing target and how it is calculated to reflect the changes on a national level. We have included reference to a 5% buffer on top of the housing target which will provide flexibility over the plan period and we have updated table 5.1 to reflect the position at April 2025. This will be updated further in the Publication Draft when the final allocations are known. Finally we have updated the windfall allowance and made reference to the Housing, Site Selection and Education Technical Papers.

What still needs to be done?

We also need to update the evidence base in respect of housing need of different members of the community, transport and viability. For the next stage of the plan, the housing trajectory in appendix 4 will be updated and include new allocations.

Question 14

Housing allocations

Please comment here to let us know if you agree with our approach to this policy.

Question 15

Potential new housing allocations

Please let us know if you have any comments or information about any of the potential housing allocations, or have any other site suggestions.

5.2 Policy H2: Committed housing sites

Policy H2

Committed housing sites

- The following sites have planning permission and are allocated for new homes:

Mansfield urban area

Site	No. of homes
Former Mansfield Brewery (part B)	23- 51 (new planning permission) (Completed)
Former Mansfield General Hospital	54 (completed)
Allotment site at Pump Hollow Road	64 (completed)
Sandy Lane	63 (completed)
Land at Windmill Lane (former nursery)	23 (completed)
Land off Sherwood Oaks Close	46 (commenced)
Former Evans Halshaw site	66 (completed)
Land to the rear of 28 High Oakham Hill	39 (commenced)
Kirkland Avenue Industrial Park	49 (lapsed)
Land at High Oakham House	28 (commenced)
Land North of Skegby Lane	150 (commenced)
Penniment Farm	430-400
Land at the corner of Quarry Lane	21 (completed)
Pleasley Hill Regeneration Area	152 (completed)
Bath Mill	21 (lapsed)
Land at Hermitage Lane	25 (completed)
Land to the rear of 183 Clipstone Road West	12 (completed)
Land to the rear of 66-70 Clipstone Road West	14 (completed)
18 Burns Street	21 (completed)
Park Hall Farm (Site A)	140 (completed)
Park Hall Farm (Site B)	10 (completed)
Land at 7 Oxclose Lane	17 (completed)
Former Mansfield Sand Co	107 (commenced)
20 Abbott Road	8 (lapsed)

Continued overleaf



Policy H2 continued

Mansfield urban area

Site	No. of homes
284 Berry Hill Lane	5 (completed)
Former Miners Offices	48 (completed)
The Ridge	43 (commenced)
Birchlands/Old Mill Lane	9 (completed)
Former garage site Alexandra Avenue	7 (completed)
Ashmead Chambers	8 (lapsed)
Land off Portland Street (West)	34 (completed)
40A Montague Street	8 (completed)
Land adj 27, Redgate Street	7 (commenced)
Adj 188, Southwell Road East	7 (lapsed)
52 Ratcliffe Gate	9 (lapsed)
Yasmee	40 (completed)
Land at Northfield House	6 (completed)
Fields Farm, Abbott Road	183
Land at Redruth Drive	156
Land off Balmoral Drive	35
Hermitage Mill	31
Land adj Ravensdale Hote	7
North Nottinghamshire Business Centre	10
19 - 21 Market Place	12
Land adj 125 Princes Street	12
Former Portland Mill, Victoria Street	82

Warsop Parish

Site	No. of homes
Wood Lane, Church Warsop	34 30
Welbeck Farm	32 18
Moorfield Farm	25
Oak Garage	9 (developed for alternative use)
Elksley House	40 (lapsed)
Sherwood Street / Oakfield Lane, Market Warsop	36
Land off Burns Street / Church Lane, Market Warsop	19

Site	No. of homes
Land at Elksley Road, Meden Vale	9

Explanation

5.18 As at 31 March 2025, some 2,447 dwellings had the benefit of planning permission for housing and were considered deliverable during the plan period. This includes the site at Berry Hill in part, which is covered by Policy SUE3.

5.19 The principle of development on these sites has already been established and it is not possible for the council to reverse these decisions unless the permissions were to lapse. However, if this did happen the council would need to have robust reasons for not renewing permission. Generally speaking, the council would wish to support renewals on these sites and Policy H2 allows for this.

Table 5.3 Policy H2 - Supporting information

Policy H2: Committed housing sites - Mansfield urban area	
Does it meet national planning policy?	Yes - NPPF Paragraphs 75 and 78.
What evidence has informed this policy?	Mansfield Housing and Economic Land Availability Assessment (HELAA), 2025.
How will it be delivered?	Through the development management process.Masterplans
Which local plan objectives will it meet?	1 and 3

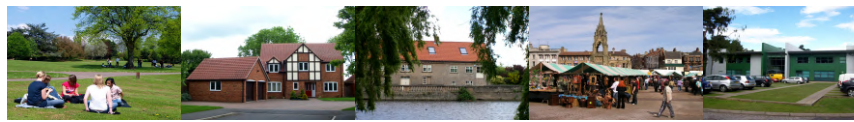
What has changed?

We have struck through the H2 completions prior to the plan commencement period (1 April 2023) as well as any sites which have lapsed. We have also added new commitments. We have changed the dates and number of commitments in the supporting text and updated the NPPF paragraph numbers.

Question 16

Committed housing sites

Please comment here to let us know if you agree with our approach to this policy.



5.3 Policy H3: Housing density and mix

Policy H3

Housing density and mix

1. Development proposals of ten or more dwellings will be expected to:
 - a. be built at a density that makes efficient use of the site with layouts that respect the character and appearance of the local area; and
 - b. provide a range of dwelling sizes and types reflective of housing needs and the achievement of mixed and balanced communities.

Explanation

5.20 The density of residential development is one of the key components for ensuring that new homes are in keeping with the existing character of an area. The NPPF, at paragraphs 130, require local planning authorities to use minimum density standards to make optimal use of land. These can vary between town centre and other areas as appropriate.

5.21 The density of residential development needs to deliver efficient use of land, whilst respecting the character of the area around the site. This can only be assessed on a site by site basis, but a density between 30 and 35 dwellings per hectare is likely to prove acceptable in a large number of circumstances, although lower or higher densities could be acceptable depending on site specific issues. These include, for example, the proximity of heritage assets, the accessibility of the site

to public transport and the size and type of adjacent properties. Developers are advised to contact the council to discuss their schemes at an early stage.

5.22 The second part of the policy requires sites of more than ten dwellings to provide a range of different types of housing reflecting those needed in the area. This accords with paragraph 61 of the NPPF which requires that the council should plan to "meet an area's identified housing need, including with an appropriate mix of housing types for the local community." Subsequently paragraph 63 requires this need to be assessed across a range of housing types.

5.23 Information on the need for different sizes and types of properties in Mansfield district will be contained in the Housing Needs of Particular Groups Study Update which has been commissioned. This will set out requirements for the mix of properties over the plan period and will be set out in Table 5.4.

Table 5.4 Housing mix

	1 bed	2 bed	3 bed	4 bed
Market	TBC	TBC	TBC	TBC
Low-cost home ownership	TBC	TBC	TBC	TBC
Affordable housing (rented)	TBC	TBC	TBC	TBC

5.24 This policy will not set specific requirements that must be met by an individual site or phase of a development, but is intended to act as a guide. Account will also be taken of the character and scale of the site and the wider area. It will be easier for larger sites to deliver a mix while a town centre site is unlikely to deliver 4+bed properties. The provision of bungalows will be supported as they may be beneficial to a range of people within our community. This will be clarified in the Housing Needs of Particular Groups Study Update. Development proposals will not be supported where the mix varies substantially from the mix that will be identified above, unless there are specific benefits associated with the mix of homes proposed.

5.25 The overall housing mix delivered will be monitored as part of the annual monitoring process. This will indicate whether Policy H3 is effective in delivering the types of properties needed or whether a different approach may be required as part of reviewing the Local Plan Review.

5.26 To enable this policy to be effectively applied and monitored, planning applications and design and access statements must contain the following information:

- gross site area;
- net developable area;
- number of dwellings per hectare; and
- housing mix (for outline and full applications).

5.27 .

Table 5.5 Policy H3 - Supporting information

Policy H3: Housing density and mix	
Does it meet national planning policy?	Yes, NPPF paragraphs 61, 63 and 130
What evidence has informed this policy?	
How will it be delivered?	Through the development management process and the determination of planning applications.
Which local plan objectives will it meet?	3, 5, 7

What has changed?

We have updated the NPPF references as well as the position in relation to evidence of housing need. We have added reference to the need for housing mix information at outline stage rather than reserved matters.

What still needs to be done?

Update the Housing Needs of Particular Groups Study (commissioned) and use this to inform revisions to the policy.

Question 17

Housing density and mix

Please comment here to let us know if you agree with our approach to this policy.



5.4 Policy H4: Affordable housing

Policy H4

Affordable housing

1. The proportions of affordable housing required on market housing sites are:
 - a. within Zone 1 (as will be shown in Appendix 5):
 - i. xx% on greenfield land; or
 - ii. xx% on brownfield land.
 - b. within Zone 2 (as will be shown in Appendix 5):
 - i. xx% on greenfield land; or
 - ii. xx% on brownfield land.
2. These proportions apply to sites of:
 - a. 10 or more dwellings; or,
 - b. where the site area is 0.5 hectares or more.
3. The council will consider the type of property and tenure in relation to identified needs.
4. Off-site commuted sums of an equivalent value may be made in lieu of on-site provision (in total or in part) where on-site provision is satisfactorily demonstrated not to be justified or where such off-site contributions can be shown to contribute to the successful development of other affordable housing and or regeneration schemes within the district.
5. Proposals which do not meet the above policy requirements will only be acceptable, where it is satisfactorily demonstrated, that a different level or mix of affordable housing is required to make the development viable and the approach contributes towards creating mixed and balanced communities.

Explanation

5.28 The NPPF 2024 (Annex 2: Glossary) defines affordable housing as housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers). There are a number of affordable housing types set out⁽¹¹⁾. Eligibility is determined with regard to local incomes and local house prices.

5.29 Housing that does not meet the NPPF definition of affordable housing is not defined as affordable housing for the purpose of this policy.

5.30 The need for affordable housing will be established in the Housing Needs of Particular Groups Study Update that has been commissioned. This will identify the number of dwellings per annum that need to be provided to meet both current and future needs in the district.

5.31 A total of 104 new affordable homes have been delivered since the beginning of the plan period 2023. This equates to 15% of all new builds being affordable.

5.32 The council as part of its Housing Revenue Account (HRA) delivery plan has also identified three sites for affordable homes delivery. These are:

- Centenary Road;
- Bellamy Road Centre; and
- White Hart Area.

5.33 This policy seeks to maximise affordable housing delivery whilst adopting a flexible approach which recognises that viability varies across the district and that on-site provision may not always be appropriate.

5.34 The Mansfield Whole Plan Viability Assessment will test the viability of affordable housing on both brownfield and greenfield sites. The study will consider

evidence of residential land and property values across Mansfield district, and will recommend if there are sufficient distinctions between sales prices to warrant differential value assumptions to continue to be made based on geographical zones. If this is the case, appendix 5 will show the geographical location to which Policy H4 will apply.

5.35 Off-site commuted sums (in total or in part) may be made rather than on-site contributions where there is evidence to suggest that there are site specific constraints or demonstrable viability issues, or there is already a substantial amount of affordable housing in close proximity to the site. Off-site contributions may also be appropriate where it can be shown, in discussion with the council, that they can contribute to the successful provision of affordable housing elsewhere within the district and/or where affordable housing need may be more pressing, including key regeneration sites and the regeneration of existing social housing areas.

5.36 The council will determine the mix of affordable housing and the size and type of homes to be delivered, having regard to up to date evidence of local housing need and discussions with registered affordable housing providers as appropriate. This will ensure that delivery is well matched to local needs at the time when development is being delivered.

5.37 When appropriate, the council will work with developers to secure available funding from Homes England or other sources to help deliver affordable housing on schemes where viability is an issue.

5.38 The council has prepared a Supplementary Planning Document on affordable housing⁽¹²⁾ which provides further guidance on affordable housing including viability, and the justification for off site provision. The council will consider reviewing this based on the findings of the Housing Needs of Particular Groups Study Update.

Updated affordable housing zones diagram to be inserted at Regulation 19 stage.

11 <https://www.gov.uk/guidance/national-planning-policy-framework>
12 <https://www.mansfield.gov.uk/spd>



Table 5.6 Policy H4 - Supporting information

Policy H4: Affordable housing	
Does it meet national planning policy?	Yes -NPPF (2024) Paragraphs 20, 35, 63 - 66, 71, Annex 2
What evidence has informed this policy?	
How will it be delivered?	Through the development management process, having regard to up to date local need assessments. Funding from Homes England will be sought were available and suitable to assist with the delivery of affordable housing.
Which local plan objectives will it meet?	3

What has changed?

We have replaced the previous definition of affordable housing with a reference to that contained in annex 2 of the NPPF. This is to avoid duplication and ensure the plan stays up to date and remains flexible should the definition change in the future. We have talked about the affordable housing need that will be identified in the Housing Needs of Particular Groups Study Update (which has been commissioned) and removed current figures. We have also updated the amount of affordable housing delivered so far as part of the new plan period. We have referred to the review of the affordable housing zones to take account of the recommendations contained in the new Whole Plan Viability Assessment and have removed the plan of the existing zones until this work has been completed. We have updated the NPPF paragraph numbers. We have updated the position on HRA schemes to reflect the current position. We have updated the reference to the Affordable Housing SPD to reflect that it has been produced.

A majority of respondees to the issues and Opportunities consultation supported options A (continue with same approach based on current percentages) or B (review existing requirements and amends the existing affordable housing zones. The need for the approach to affordable housing to be based on evidence, including viability was highlighted. It was highlighted that there is a need for the policy to be flexible.

What still needs to be done?

We need to update the affordable housing requirement and affordable housing zones taking account of the findings and recommendations of the Housing Needs of Particular Groups Study Update and Whole Plan Viability Assessment. This will include updating the percentage requirements for affordable housing on greenfield and brownfield sites.

Question 18**Affordable housing**

Please comment here to let us know if you agree with our approach to this policy.

5.5 Policy H5: Custom and self-build homes

Policy H5

Custom and self-build homes

1. Proposals for self-build and/or custom housing will be supported provided the following criteria are met:
 - a. it is within the boundary of a settlement or accords with Policy S3 (Development in the countryside);
 - b. it is of a high standard of design and does not adversely affect the area by reason of its scale, bulk, form, layout or materials;
 - c. it would not cause a significant adverse impact on the amenity of nearby residents or occupiers; and
 - d. there is no significant adverse impact on highway safety and appropriate provision for parking is made.

Explanation

5.39 The Planning Practice Guidance states that self-build or custom build helps to diversify the housing market and increase consumer choice. The NPPF definition states that self-build and custom-build housing is:

- Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act.

5.40 The council is required to keep a register of persons wishing to self or custom build and to have regard to that register as a material planning consideration when preparing Local Plans and determining planning applications.

5.41 For sites of up to 9 dwellings and no more than 0.5 hectares, self and custom build dwellings are exempt from the mandatory biodiversity net gain requirement as set out in the Environment Act 2021. However, where feasible, it is considered that such developments should seek to enhance the biodiversity of the site. This is to ensure that proposals are in compliance with the requirements set out within policy NE2.



Table 5.7 Policy H5 - Supporting information

Policy H5: Custom and self-build homes	
Does it meet national planning policy?	Yes - NPPF paragraphs 71, 73 and Annex 2
What evidence has informed this policy?	Mansfield self-build and custom house building registers.
How will it be delivered?	Through the development management process .
Which local plan objectives will it meet?	3 and 5.

What has changed?

We have corrected the reference within part 1a) to ensure that this relates to Policy S3 (development in the countryside). We have amended the definition of self and custom build so that it is in line with the PPG and NPPF. We have also added text to clarify that, whilst exempt from the mandatory biodiversity net gain requirement, proposals are required to meet the requirements of policy NE2 (biodiversity and geodiversity). Finally, we updated the NPPF paragraphs and deleted text in relation to the site thresholds and the preparation of an SPD. These related to a previous draft of the plan and should have been deleted following the Local Plan examination. We also deleted reference to the viability study for the same reason.

The majority of respondents to the Issues and Opportunities consultation were in favour of retaining the current approach to this policy area. We also looked at an option that would include a requirement for self and custom build plots to be provided on allocated housing sites over a certain size e.g. 100 dwellings and on other sites that may come forward during the plan period. There was limited support for this approach which reflects previous discussions on this policy area.

What still needs to be done?

The Housing Needs of Particular Groups Study Update will give advice on the approach to this policy area and further amendments may be made if necessary.

Question 19

Custom and self-build homes

Please comment here to let us know if you agree with our approach to this policy.

5.6 Policy H6: Specialist housing

Policy H6

Specialist housing

1. Development proposals for specialist housing which falls within Use Class C2, such as sheltered and extra care accommodation, will be supported on sites within existing or proposed residential areas provided they are:
 - a. conveniently situated in relation to local retail, community services and public transport facilities; and
 - b. are of a design, layout and accessibility suitable for occupation by people with disabilities and people with care needs.

Explanation

5.42 It is important for the Local Plan Review to consider how the planning system can help meet the housing needs of children, older people and those who are vulnerable or have specific care requirements.

5.43 This policy applies to residential uses which fall under C2 of the Use Class Order; this includes hospitals, residential care, childrens and nursing homes. Over the plan period, the need for these types of accommodation

is identified as xx bed spaces. The policy supports provision of C2 developments in locations which have good accessibility to local facilities, especially health facilities, and also seeks to ensure that the design and layout is suited to the future residents. Consideration should also be given to the safety of residents, especially children and those who are vulnerable (in accordance with section 8 of the NPPF) and the impact of staff and visitor parking (in accordance with policy IN10 (car and cycle parking)).

Table 5.8 Policy H6 - Supporting information

Policy H6: Specialist housing	
Does it meet national planning policy?	Yes - NPPF paragraphs 63, 96b) and 102a)
What evidence has informed this policy?	
How will it be delivered?	Through the development management process and the determination of planning applications for C2 uses.
Which local plan objectives will it meet?	2, 3

What has changed?

We have removed the first paragraph of the supporting text as this is covered by policy H3. The possible inclusion of accessibility standards will be assessed as part of the Housing Needs of Particular Groups Study Update. We have updated the supporting text to include childrens homes and added reference to safety. This is to ensure that such provision is located appropriately, taking account of children and those who are vulnerable. We have also updated the NPPF references and removed the reference to the number of spaces required for the aging population. This will be updated to reflect wider care needs that will be identified as part of the evidence base.



Responses to the Issues and Opportunities consultation were mixed. There was some support for maintaining the current approach. Whilst there was also some support for widening the scope of the policy to encompass all those with specific housing requirements, concerns were raised about the policy being over prescriptive and repeating building regulations. Viability is also an issue that needs consideration.

What still needs to be done?

We need to identify the amount of bed spaces that are required to accommodate the various specialist housing requirements. There is also a need to consider whether specific design standards regarding accessibility should be included in this policy or elsewhere within the plan.

Question 20

Specialist housing

Please comment here to let us know if you agree with our approach to this policy.

5.7 Policy H7: Houses in multiple occupation and bedsit accommodation

Policy H7

Houses in multiple occupation and bedsit accommodation

1. Development proposals relating to the multiple residential occupation of buildings, including apartments and/or bedsit accommodation, will be supported where it would:
 - a. be appropriate in respect of the characteristics of the site, including whether the proposal would result in the re-use of a vacant building or disused land in accordance with wider regeneration benefits;
 - b. contribute to the achievement of mixed and balanced communities; and
 - c. provide adequate internal accommodation and external private amenity space without causing any significantly adverse impact on the amenity enjoyed by the occupiers of adjacent properties.

Explanation

5.44 Over recent years there has been a growth in the number of homes in multiple occupation (HMO) within Mansfield. While HMOs provide flexible accommodation, there is a potential for them to be concentrated into small areas adversely affecting the mix and balance of communities. The policy seeks to ensure that proposals for HMOs, or similar developments, are appropriate to the local area, would lead to a mixed and balanced community and provide appropriate living conditions for residents of the HMO and other nearby residents.

5.45 HMO developments raise issues relating to residential amenity and the visual character of the areas, for example: as a result of additional windows, external staircases, parking on and off-site, cycle storage, bin storage and access for rubbish collection, etc. The assessment of the individual characteristics of the proposal and its immediate locality may include (but is not limited to):

- its size;
- location;
- nature of and relationship of the site to neighbouring uses;
- availability of / scope for external amenity space (this should include space for bin storage);
- car and cycle parking provision; and
- any other special character or attributes that, having regard to the scale and intensity of the proposal, could facilitate/limit suitability for that purpose, or for alternative use.



5.46 In determining whether the proposal will contribute to the creation of mixed and balanced communities, consideration will be given to the number and location of existing HMOs. A community will be considered to be 'imbalanced' where:

- more than 10% of residential properties within a 100m radius of the area surrounding the application property are already in HMO use.

5.47 The proposed HMO use will create an imbalance where granting the application would 'tip' the ratio of HMOs to Class C3 residential uses within the area surrounding the application property over the 10% threshold. The threshold radius will be measured in a straight line distance from the centre of the proposed HMO.

5.48 The council will not always have information about the location of HMO's, especially where they do not require planning permission due to permitted development rights or where they may not need a license due to their size (under 5 tenants). The assessment of a proposals contributions towards a balanced community will be based on the information available at the time of the application.

5.49 A report published by the Government in 2008, "Evidence Gathering: Housing in Multiple Occupation and possible planning responses – Final Report" recognises the impacts that can occur as a result of high concentrations of HMOs. These include:

- anti-social behaviour, noise and nuisance;
- imbalanced and unsustainable communities;
- negative effects on the physical environment and streetscape;
- pressure upon parking provision;
- increased crime;
- growth in the private rented sector at the expense of owner-occupation;
- pressure upon local facilities; and
- restructuring of retail, commercial services and recreational facilities to suit the lifestyles of the predominant population.

5.50 Where the council's housing team are aware of such issues in the local area that are considered to adversely impact the community, further proposals may not be supported unless there are other benefits for the local community, such as the reuse of building or site that has been vacant for a substantial period of time.

Table 5.9 Policy H7 - Supporting information

Policy H7: Houses in multiple occupation and bedsit accommodation	
Does it meet national planning policy?	Yes - NPPF Paragraph 61
What evidence has informed this policy?	Evidence Gathering: Housing in Multiple Occupation and possible planning responses – Final Report , DCLG, 2008.
How will it be delivered?	Through the development management process and the determination of planning applications
Which local plan objectives will it meet?	1, 3 and 5

What has changed?

We have expanded the supporting text to highlight the need for proposals to incorporate sufficient space for bin storage and cycle parking. We have set out how mixed and balanced communities will be assessed in terms of criteria 1c. This is based on feedback from development management colleagues and good practice from other local planning authorities. We have confirmed that we will not always have information about the number of HMOs in an area but that we will assess applications based on the information available at the time. We will also liaise with colleagues in the council's housing department. We have updated the NPPF reference.

What still needs to be done?

The Housing Needs of Particular Groups Study Update will look at HMOs and provide guidance to inform further policy changes if needed.

Question 21

Houses in multiple occupation and bedsit accommodation

Please comment here to let us know if you agree with our approach to this policy.



5.8 Policy H8: Accommodation for Gypsies, Travellers and Travelling Showpeople

Policy H8

Accommodation for Gypsies, Travellers and Travelling Showpeople

1. Provision will be made to meet the accommodation needs of Gypsies and Travellers between 2023 and 2043 for a minimum of:
 - a. 2023-28: xx pitches and xx transit /stopping place;
 - b. 2028-43: xx pitch and xx transit /stopping place; and
 - c. and any arising need for travelling show people plots.
2. Proposals for new sites, and extensions/improvements to existing permitted or lawful sites, will be supported where they meet the following criteria:
 - a. be located with reasonable access to a range of services, such as shops, schools, welfare facilities or public transport;
 - b. be proportionate to the scale of the nearest settlement; its local services and infrastructure;
 - c. have suitable highway access, and is not detrimental to public highway safety;
 - d. provides for adequate on-site parking and turning of vehicles as well as appropriate facilities for servicing and storage, and in the case of a show people site sufficient space for fairground equipment maintenance;
 - e. be capable of being provided with adequate services including water supply, power, drainage, sewage disposal and waste disposal facilities;
 - f. be compatible with landscape, environment, heritage and biodiversity as well as the physical and visual character of the area;
 - g. would not significantly harm the amenities of neighbouring properties and land uses; and
 - h. would be appropriately located in terms of flood risk.
3. Authorised existing and new sites will be safeguarded for Gypsy, Travellers and Travelling Showpeople groups unless they are no longer required to meet identified need. This includes:
 - a. Longster Lane Showpeople's Yard
 - b. Ley Lane Showpeople's Yard

Explanation

5.51 In providing for the housing needs for the whole population, we must also meet the needs of Gypsies and Travellers and Travelling Showpeople. The Planning Policy for Traveller Sites (PPTS) December 2024, which relates to Gypsies, Travellers and Travelling Showpeople, sets out the Government's planning policy and should be read in conjunction with the NPPF.

5.52 The Gypsy and Traveller Accommodation Needs Assessment, 2025 will identify the district's needs between 2023 and 2043 and will provide the evidence for Policy H8. Local authorities should also provide a five year supply of deliverable sites against these locally set targets, as well as a supply of developable sites or broad locations for years 6 to 10, and where possible 11 to 15.

5.53 In previous years, the amount of accommodation needed for Gypsies, Travellers and Travelling Showpeople has been very small in comparison to the wider housing needs, but the council has a responsibility to address the need. Provided a need still exists (to be clarified) a site(s) will be identified which is suitable and available to accommodate the Gypsy and Traveller need for the plan period. Any allocated site(s) that may be required will have been assessed through the Housing and Economic Land Availability Assessment (HELAA).

5.54 Permitting new pitches to meet need will help avoid unauthorised encampments and developments.

Table 5.10 Policy H8 - Supporting information

Policy H8: Accommodation for Gypsies, Travellers and Travelling Show People	
Does it meet national planning policy?	Yes - NPPF Paragraphs 4, 63, Planning policy for traveller sites - December 2024
What evidence has informed this policy?	
How will it be delivered?	Through the development management process and the determination of planning applications for accommodation for Gypsies, Travellers and travelling showpeople.
Which local plan objectives will it meet?	3

What has changed?

We have updated the plan period and removed previous need figures. The latter will be confirmed once the evidence base has been updated. We removed part 2 of the policy as the Local Plan Review will seek to allocate sites if required. On 7 March 2023, the council made a decision to bring the allocation of sites into the Local Plan Review and no longer proceed with a separate DPD. We have made it clear that existing showpeople's yards will be safeguarded and these are named within the policy. We have also updated reference to government guidance that was previously published in 2015. We have corrected a typographical error regarding the period for planning for new provision and have updated the NPPF references.

We included options in the Issues and Opportunities consultation in 2023. There were limited comments recieved and no clear preference between having a criteria based policy or making allocations within the plan.

What still needs to be done?

Update the evidence base and confirm whether there is a requirement for new provision. If, so these site(s) will be identified in the policy and shown on the policies map. As part of this consultation, the council are seeking views on the sites that are being considered. We will also consider previous views that were submitted as part of consultation on the now discontinued DPD.



Question 22

Accommodation for Gypsies, Travellers and Travelling Showpeople

Please comment here to let us know if you agree with our approach to this policy.

Question 23

Potential Gypsy, Traveller and Travelling Showpeople allocations

Please comment here if you have any comments on the sites that are being considered. These are HELAA refs 60 (Ley Lane), 286 (Longster Lane) and 398 (Bainbridge Road).

Section Six

Employment

6.1 Paragraph 85 of the National Planning Policy Framework (NPPF) requires that “significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.”.

6.2 Alongside new housing, making sure that there is sufficient employment land in the right locations to meet the needs of business and district's workforce is important in creating a stronger, more diverse, local economy. In addition, a flourishing local economy works strongly towards the objective to raise skills and qualifications amongst the workforce which is an important issue locally. This in turn helps to provide positive benefits for improving longevity of local businesses and peoples' overall quality of life.

6.3 The Derby, Derbyshire, Nottingham and Nottinghamshire (D2N2) Local Enterprise Partnership (the LEP) has produced a series of strategies, including a Recovery and Growth Strategy ⁽¹³⁾. This seeks to recover from the impacts of Covid-19 and redress the areas productivity lag, to become one of the most productive areas by:

- Supporting the retraining and reskilling of people to reduce the impact of unemployment on our workforce.
- Addressing the high proportion of low-skilled and low-earning jobs in D2N2, by upskilling more of the population more quickly.
- Ensuring that businesses have the access to co-ordinated support and funding that meets their needs for growth and drives long term investment.
- Providing the skills and space required for businesses to scale and develop.
- Continuing to invest in and champion the benefits of innovation, research and development in supporting recovery and growth

6.4 The strategy also seeks to open up new markets for the areas most competitive businesses and showcase its world leading sectors to attract investment as well as reducing reliance on carbon-intensive industries, and driving economic growth through growth in clean and green industries.

6.5 As part of the government's devolution agenda, the East Midlands County Combined Authority (EMCCA) has been established since the current Local Plan was adopted. It is preparing a Local Growth Plan that seeks

to make the East Midlands more prosperous, sustainable and fairer, helping its people and businesses to create and seize opportunities.

6.6 The Local Plan Review will seek to develop a strong and thriving economy, improving employment opportunities for all skills and diversifying the economy. This will reflect the visions set out in the strategies referred to above. It will also help to meet the council's aspirations to increase the skills base for existing residents and employees and to attract a higher skills base and more knowledge rich industries into the area.

6.7 The Local Plan Review will assist with the creation of new jobs through:

- the allocation of land for employment uses that are accessible to proposed residential areas;
- the protection of key and general employment areas and the promotion of vacant plots within these sites for economic development;
- supporting sustainable new economic development outside of these areas;
- promoting town centre regeneration;
- encouraging employers to recruit locally and invest in training schemes to upskill their work force;
- supporting wider service sector jobs, especially education and health;
- ensuring the district, its workforce and physical environment is attractive to new and existing local businesses wishing to diversify and expand; and
- facilitating improvements to transport and telecommunications including broadband.

Employment land provision - current provision

6.8 In considering employment land needs, we mean those uses falling within Use Classes B2, B8 and E(g) of the Use Classes Order 2020.

6.9 As set out in Policy S2, provision needs to be made for a minimum of xx hectares (ha) of employment land during the plan period. As with housing, a number of developments have taken place since 2023 and there are also a number of sites where planning permission has previously been granted for some form of

13 https://d2n2lep.org/wp-content/uploads/2022/11/Recovery-Strategy-2020_V4_190121-compressed.pdf



employment development. This includes land at the Berry Hill Strategic Urban Extension (Policy SUE3) which will make an important contribution to meeting the district's employment land requirements.

6.10 Table 6.1 will identify what the residual requirement is when taking account of completions since 2023 and existing commitments at 31 March 2025. The Housing and Economic Land Availability Assessment

(HELAA), 2025 identifies a number of sites within the key and general employment areas as being suitable, achievable and deliverable within the plan period, however on a number of these sites their availability is unknown. These sites account for xx hectares (ha) of employment land and the delivery of these sites will be supported under Policy E3. A plan of these sites is provided in Appendix 6.

Table 6.1 Residual employment land requirement up-to 2043

Plan period floor space assessment 2023-2043	Employment Land (ha)
Total floor space requirement (D2N2 Policy On) target 2023-2043	xx
Total amount of land/floor space developed between 1/04/2023 and 31/03/2025	xx
Sites with planning permission at 31 March 2025	xx
Vacant sites identified within key and general employment areas	xx
Left to find	xx

6.11 It is important that the council can meet its employment land requirements to support economic growth and housing delivery over the plan period to 2043. To allow for the employment land requirements to be delivered, approximately xx hectares (ha) of employment land will be allocated within Policy E2. This will allow for flexibility if some employment sites take longer to come forward than expected. It will also allow for the fact that a number of sites within the key and general employment areas are not actively being promoted through the Housing and Economic Land Availability Assessment (HELAA) 2025.

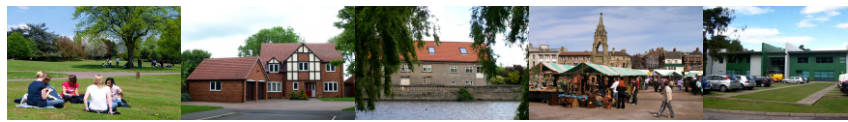
What has changed?

We updated the NPPF references and those relating to the latest D2N2 strategy. We also added reference to the creation EMCCA and its emerging Growth Plan. Due to the reclassification of commercial uses within the Use Classes Order, we have changed B1 uses to E(g). We have removed the figures in table 6.1 and these will be replaced once the employment requirement for the plan period is known. We have changed the dates to reflect the new plan period. We have referred to the HELAA 2025 process.

During the Issues and Opportunities consultation that took place in 2023, Option C, which proposed to provide employment growth over the identified need for flexibility, was the most popular choice. Also mentioned was the need to carefully consider the link between employment and housing, as an increase in jobs can generate a requirement for additional housing. Some consultees stated that this should be as high as possible to ensure economic and housing delivery to regenerate the district, however it was also raised that this approach could increase unemployment and cause environmental harm if additional housing is provided but the jobs do not emerge. An oversupply of employment uses could also have consequences on the market.

What still needs to be done?

We need to confirm our new employment targets which will be identified through the Local Employment Needs Study. This will be set out in an updated table 6.1. We will also include more detail from the EMCCA Growth Plan as this emerges.



6.1 Policy E1: Enabling economic development

Policy E1

Enabling economic development

1. Proposals for economic development will be supported, especially when they involve:
 - a. major inward investment into the district;
 - b. the creation of substantial new employment, particularly with skilled jobs; and
 - c. a contribution to the achievement of wider regeneration initiatives.
2. Major proposals are expected to be located on sites allocated as new employment areas or on undeveloped land or vacant buildings within existing key or general employment areas but may also be appropriate on other sites subject to the provisions of Policy E4.
3. Smaller proposals, including premises designed for business start-ups, will be supported in closer proximity to residential areas and as part of mixed use schemes, subject to meeting policies P7 and NE3.

Explanation

6.12 Many people living in Mansfield district commute to other areas for work, particularly to neighbouring Ashfield, Bolsover and Newark and Sherwood; there are also strong linkages to Nottingham and Bassetlaw. Creating more jobs in Mansfield district could help it to be more self-contained. Though due to the physical proximity of neighbouring authorities and their employment land allocations, some cross border labour movement is to be expected.

6.13 The district has good levels of employment, particularly by supporting a wide range of manufacturing, wholesale and construction businesses which rely on a competitively priced labour supply and low cost employment premises. Up skilling the labour force and enabling companies to improve the value added and move towards more advanced manufacturing processes could help the district to move towards increased Gross Value Added (GVA) and higher workforce wage levels.

6.14 The Local Plan Review vision is to improve the district's economy and this policy reflects the level of importance the council places on building a strong local economy. Ensuring business and economic

development across the district successfully contributes to delivering sustainable growth. Thus, the council will seek to direct development to the most sustainable and appropriate location for the given uses. These locations will include town centres for office development and key / general employment areas and employment allocations for industrial uses. Smaller proposals and premises designed for start-up units will be supported in closer proximity to residential areas as they will reduce the need to travel. The Local Plan Review will also consider the employment needs that will help facilitate a modern economy as set out in the NPPF (paragraph 86). The new employment opportunities will not only provide a range of prospects for the growing population, but also for existing residents.

6.15 Where necessary, planning applications should be supported by sufficient information setting out the economic impacts of the proposal to help the council to make an informed assessment of the potential impact. The economic impact of development proposed outside of the key and general employment areas, and on land that is not allocated within this plan shall be determined against the objectives within EMCCA's emerging Growth Strategy.

Table 6.2 Policy E1 - Supporting information

Policy E1: Enabling economic development	
Does it meet national planning policy?	Yes - NPPF paragraphs 85 - 89.
What evidence has informed this policy?	INVEST 2035: The UK's Modern Industrial Strategy ⁽¹⁴⁾ EMCCA - Emerging Growth Strategy Mansfield Today 2025
How will it be delivered?	Through private sector investment and the development management process.
Which local plan objectives will it meet?	1, and 2

What has changed?

We have amended the text to update information about commuter flow patterns based on the 2021 census. We have incorporated reference to meeting the needs of a modern economy to take account of the updated NPPF. We have updated the NPPF paragraph numbers and included references to new and emerging strategies that impact on employment.

What still needs to be done?

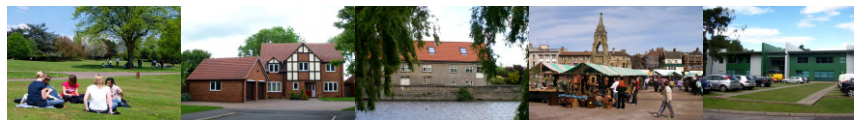
We need to update the Local Plan employment evidence base and potentially amend the description of our employment profile.

Question 24

Enabling economic development

Please comment here to let us know if you agree with our approach to this policy.

14 https://assets.publishing.service.gov.uk/media/670d394f3b919067bb48310c/invest-2035-the-uks-modern_industrial-strategy.pdf



6.2 Policy E2: Sites allocated as new employment areas

Policy E2

Sites allocated as new employment areas

1. The following sites are allocated and shown on the Policies Map for employment development (Use Classes B2, B8 and E(g)):

Site E2a

Ratcher Hill Quarry employment area

1. A 3.45ha extension to the Ratcher Hill Quarry Employment Area is allocated for employment uses with access off Southwell Road, or Jubilee Way if feasible, provided that:
 - a. the provision of employment units are of varying sizes to meet the needs of a wide range of employers, suitable for B2, B8 and E(g) developments;
 - b. contributions are made towards improvements at the following junctions to mitigate the impact of development:
 - i. A6191 Southwell Road / Oaktree Lane / Adams Way;
 - ii. A6191 Southwell Road / Berry Hill Lane;
 - iii. A6191 / Bellamy Road; and
 - iv. any additional junctions that are identified as part of the Transport Assessment that will be required to support a future application for the site;
 - c. new and enhanced walking and cycling linkages are provided to connect with existing strategic trails along Mansfield Way to facilitate the use of sustainable transport;
 - d. an application-specific assessment is provided to identify and address impacts on nightjar and woodlark and their habitats;
 - e. ecological linkages and landscape character are enhanced and restored in order to create landscaped habitat buffers between the employment site and:
 - i. the northern section of the quarry (planned restoration area); and
 - ii. adjacent local wildlife sites; and
 - f. an adequate foul drainage solution is proposed.

6.16 This allocation consists of HELAA sites 38 and 40 and provides an extension to the existing Ratcher Hill employment area, which already includes a number of existing employment uses. At the time of writing, an application had been approved (2021/0347/FUL) for the replacement of the existing roadstone coating plant and ancillary infrastructure. As this is a replacement facility, it does not affect the overall employment allocation.

Site E2b

Oakfield Lane, Market Warsop

1. A 2.2ha site adjacent to the recycling depot, Oakfield Lane, Market Warsop is allocated for employment uses subject to the following:

- a. there is no detrimental impact upon residential amenity;
- b. creation and maintenance of an appropriate habitat buffer adjacent to the local wildlife site; and
- c. the retention and enhancement of the existing habitat buffer along the railway line.

2. Improvements will be required at the junction of A60 Church Street/Wood Street, Warsop and any future junctions that are identified as part of the Transport Assessment that will be required to support any future planning application for the site.

Site E2c

Penniment Farm

1. The site at Penniment Farm is allocated for a minimum of 9 hectares of B2, B8 and E(g) employment uses and with direct access from the Mansfield and Ashfield Regeneration Route (MARR) subject to the following:

- a. the provision of employment units of varying sizes to meet the needs of a wide range of employers;
- b. there is no detrimental impact upon residential amenity;
- c. the provision of appropriate landscaping, planting and other features so as to minimise the impact upon adjoining housing development as well as the impacts on the wider landscape and biodiversity;
- d. the provision of cycle and walking links to the adjoining housing development;
- e. a comprehensive masterplan is prepared in accordance with Appendix 7 and agreed in writing by the local planning authority; and
- f. development of the site should not prejudice further improvements to the MARR.

6.17 This site forms part of a wider development for a mix of uses, part of which already has planning permission. As such, a masterplan should be prepared in consultation with stakeholders and agreed in writing with the local planning authority for the comprehensive development of the employment area of the site. This should identify the links to the already-committed and under construction residential areas, employment and commercial uses, green infrastructure and open spaces, pedestrian and cycle links within and beyond the site) and their relationship to each other and existing development in the vicinity of the site. It should be noted that at the time of writing, an application had been



submitted (2022/0412/FUL) and there was a resolution to grant planning permission subject to the signing of a Section 106 agreement.

Explanation

6.18 The site areas identified above reflect the estimated developable area for each site. The Policies Map identifies the gross area allocated.

6.19 It should be noted that strategic urban extensions at Pleasley Hill Farm (SUE1), Land off Jubilee Way (SUE2) and Land at Berry Hill (SUE3) include a total of 21.8 ha of employment land to accommodate a mix of B2, B8 and E(g) uses.

6.20 In order to ensure the delivery of sufficient employment land to meet the plan requirement of xxha over the plan period 2023 to 2043, Policy E2 provides a supply of land to deliver approximately 20ha. This will provide choice and flexibility to the market. More details on establishing the employment land requirements will be set out within an Employment Technical Paper. Policy E2 also sets out criteria for each of the three employment allocations (a through c), as above. These criteria address specific needs as identified in the Local Plan Review evidence base. It is important that Policy E2 is read along-side the entire suite of policies in the Local Plan Review, as there are likely to be other issues which will need to be considered and addressed, as appropriate (e.g. flood risk, landscape character).

6.21 The employment land supply will be met from a variety of sources including completions, extant planning permissions, vacant plots within protected key and general employment areas and new employment allocations. Table 6.3 sets out the contribution from various sources.

* This will contain both employment land and office space

6.22 In deciding which sites should be allocated, we will have regard to a range of sites that have been assessed as available, suitable, developable and achievable in the Housing and Economic Land Availability Assessment 2025 (HELAA). All of these sites will be allocated for employment land development and make an important contribution to meeting the district's employment needs.

6.23 The majority of employment sites are likely to be within the Mansfield urban area. In Warsop Parish the scope for employment development is much more limited due to the size of the settlements and the limited number of existing employment areas. More information on the site selection of the employment sites will be found in a Employment Technical Paper.

Table 6.3 Employment land provision

Plan Period Employment Land Target ha	Employment Land ha
Target	TBC*
Total amount of floor space /employment land developed between 1/4/23 and 1/4/25	TBC
Loss of employment land 2023/2025	-TBC
Sites with planning permission at 31 March 2025	TBC
Land available on key and general employment areas	TBC
Local Plan Review allocations	TBC
Total	TBC

Table 6.4 Policy E2 - Supporting information

Policy E2: Sites allocated as new employment areas	
Does it meet national planning policy?	Yes - NPPF paragraphs 85 - 89.
What evidence has informed this policy?	Nottingham Core HMA and Nottingham Outer HMA Employment Land Needs Study 2021 Mansfield Housing and Economic Land Availability Assessment (HELAA), 2025; and Mansfield Annual Monitoring Reports
How will it be delivered?	Through private sector investment and through the development management system.
Which local plan objectives will it meet?	1, 2

What has changed?

We have added the current development status of sites E2a and E2c to reflect the latest position. Due to changes to the Use Classes Order, we have also replaced references to Use Class B1 with E(g). We have added reference to the employment land contained with the Berry Hill SUE (SUE3) increasing the total employment land from the SUEs by 18.8 hectares to 21.8 hectares. We also removed reference to 41 hectares as we need to clarify the new employment land target and have updated table 6.3 as far as possible. We have updated the plan period and NPPF paragraph numbers. We have updated the document list.

Representations submitted as part of the previous consultation, broadly supported the employment issues identified. There was some questioning of the amount of employment land required. Some felt that evidence justified a reduction in employment land, others considered that economic growth aspirations should result in increased allocations.

What still needs to be done?

Update the employment land target and confirm if we need to identify any new allocations including suitable locations to meet the requirements for a modern economy such as laboratories, gigafactories, data centres, digital infrastructure, freight and logistics.

Question 25

Sites allocated as new employment areas

Please comment here to let us know if you agree with our approach to this policy.



Question 26

Potential new economic allocations

Please let us know if you have any comments or information about any of the potential economic allocations, or have any other site suggestions. (Please note that this includes potential retail sites as well as potential employment sites.)

6.3 Policy E3: Retaining land for employment uses

Policy E3

Retaining land for employment uses: Key and general employment areas

1. Within the existing key or general employment areas (as shown on the Policies Map and listed below) and allocated employment areas (as set out in Policy E2), development proposals will be supported provided that the proposal falls within Use Class B2, B8 or E(g):

Site ref	Key / general employment areas
E3a	Old Mill Lane Industrial Estate, Old Mill Lane, Mansfield Woodhouse
E3b	Sherwood Oaks Business Park, Southwell Road West, Mansfield
E3c	Millennium Business Park, Chesterfield Road North, Mansfield
E3d	Oakham Business Park, Hamilton Way, Mansfield
E3e	Oak Tree Business Park, Oak Tree Lane, Mansfield
E3f	Botany Commercial Park, Botany Avenue, Mansfield
E3g	Broadway Industrial Estate, The Broadway, Mansfield
E3h	Brunts Business Centre, Brunts Way, Mansfield
E3i	Commercial Gate, Mansfield
E3j	Crown Farm Industrial Estate, Crown Farm Way, Mansfield
E3k	Mansfield Woodhouse Gateway, Off Grove Way, Mansfield Woodhouse
E3l	Ransom Wood Business Park, Southwell Road West, Mansfield
E3m	Bellamy Road Industrial Estate, Bellamy Road, Mansfield
E3n	Hermitage Lane Industrial Estate, Hermitage Lane, Mansfield
E3o	Maunside, Hermitage Lane, Mansfield
E3p	Warsop Enterprise Centre, Burns Lane, Market Warsop
E3q	The Hub, Sherwood Street, Market Warsop
E3r	Sherwood Business Park (adj. Ransom Wood Business Park), Southwell Road, Mansfield
E3s	Ratcher Hill
E3t	Bleak Hills
E3u	Quarry Lane, Mansfield
E3v	Pelham Street

Continued overleaf



Policy E3 continued

2. Within existing key and general employment areas, alternative uses (outside the B2, B8 or E(g) use classes) will be supported provided that they:
 - a. are complementary to B2, B8 or E(g) Use Classes;
 - b. are small scale;
 - c. would accommodate a significant number of jobs and be compatible with the character and function of the area; it must be demonstrated that the site has been vacant for at least 12 months and;
 - i. it has been subject to genuine marketing for commercial (B class and E(g) class) uses for at least 12 months, at reasonable market values, and which has proved unsuccessful;
 - ii. where the existing use is economically unviable;
 - iii. the site is no longer capable of meeting the needs of modern businesses; or
 - iv. continuation in employment use would be inappropriate in terms of adjoining uses or the amenity of the wider area; and
 - v. it would not prejudice the wider redevelopment or regeneration of the area.
3. On sites allocated for employment development under Policies E2, SUE1, SUE2 and SUE3, alternative developments will only be allowed provided the land has been marketed for at least 5 years for B and E(g) class uses.

Explanation

6.24 There is a need for the district to provide sites offering a range of size, location and tenure. Industrial and business uses provide employment opportunities close to residential areas and benefiting the local economy. They are usually difficult or impossible to replace and their loss can exacerbate unemployment. Their retention is therefore considered a high priority.

6.25 It is important to seek to maintain the existing stock of employment land buildings, in order to provide a basis for continuing economic prosperity of the district. The Planning Practice Guidance states that sites in existing development plans or with planning permission can generally be considered suitable for development although it may be necessary to assess whether circumstances have changed which would alter their suitability. This can be informed by a range of factors

including the suitability of the land for different uses and by market signals, which will be useful in identifying the most appropriate use.

6.26 A qualitative assessment of our larger employment sites was undertaken in 2021. This looked at sites in terms of the following factors to assess the ongoing fitness for employment uses:

- Sustainability – whether a site demonstrates characteristics that make it sustainable, such as being: previously developed land; accessible by public transport; compatible with neighbouring uses; and in an area at a lower risk of flooding;

- Policy Adherence – whether there are any known policy constraints affecting the site or immediate surrounding area. These may relate to the natural built and/or historic environment, such as whether the site lies within the Green Belt.
- Market Attractiveness – whether a site is: likely to be commercially attractive from a developer’s perspective (taking into account the possible need for site remediation, levelling and off-site and on-site infrastructure work); in an area of strong demand; and likely to be viewed as attractive by agents/occupiers;

6.27 The assessment concluded that the sites were still suitable for employment use and should therefore be retained. These sites are identified as either key or general employment areas, and are listed in Policy E3. They can be viewed at Figure 6.2. The 2021 study will be updated and will include a review of the smaller sites to see if they remain appropriate for employment uses.

6.28 The vacant plots within these areas, identified within Appendix 6, make an important contribution to meeting the district’s employment land requirements and the council will work with the relevant stakeholders to ensure that these employment areas continue to provide a diverse stock of buildings in terms of size, type and condition. They play an important role in the local economy, supporting jobs and providing good opportunities for people to work close to where they live.

6.29 Unless protected, employment uses may lose out to more profitable uses in terms of land value. Development for alternative uses within these areas will only be permitted where the criteria set out in the policy are met.

6.30 Protecting the district’s employment areas, which are both suitable and viable for continued employment uses, is essential in ensuring the right amount and quality of employment land and premises are available to support the future demands of business and growth in the local economy, and in promoting a sustainable pattern of development across the plan area.

6.31 For the purposes of this policy, the following definitions apply:

- Business development refers to uses falling with use classes:
 - E(g)(i) - offices;

- E(g)(ii) - research and development
- E(g)(iii) - light industrial processes
- B2 - general industry; and
- B8 - storage and distribution.

- Economic development is development which provides job opportunities, or generates wealth or an economic output or product.

6.32 In terms of economic development, the uses that may be considered appropriate within designated employment areas under this policy include food and drink uses for nearby workers, education and training facilities, childcare facilities, and certain sui generis uses which have similar characteristics of B2, B8 or E(g) uses, for example, car showrooms.

6.33 Proposals for trade counters will be determined on a case-by-case basis having regard to the particular scale and nature of the operation, and its potential retail and transport impacts.

6.34 In the case of non-B and E(g) uses, it will be necessary to submit sufficient information with any planning application to justify to the council the economic and employment benefits of the use proposed.

6.35 To demonstrate that there is no long term demand for the site, an applicant will be required to proactively market the site for a minimum period of 12 months for existing employment areas and for five years for sites within Policies E2, SUE1, SUE2 and SUE3. They will also be required to provide a fully reasoned judgement from a professional estate agent as to whether such a site would likely to be viable in the longer term, either in its present state or as a redevelopment site for alternative industrial and business uses.



Table 6.5 Policy E3 - Supporting information

Policy E3: Retaining land for employment uses	
Does it meet national planning policy?	Yes - NPPF Paragraphs 85 and 86. PPG (HELAA) Paragraph: 018 Reference ID: 3-018-20190722
What evidence has informed this policy?	Mansfield Employment Land Review, 2017; Mansfield Housing and Economic Land Availability Assessment (HELAA), 2025 and Nottingham Core HMA and Nottingham Outer HMA Employment Land Needs Study 2021
How will it be delivered?	Through the operation of the development management process.
Which local plan objectives will it meet?	1 and 2

What has changed?

We have updated the use class references B1 to E(g) as a result of the change to the Use Classes Order in 2020. We have inserted text from the Planning Practice Guidance that updates the previous text from the 2012 NPPF about long term protection of sites. We have also made reference to the Nottingham Core HMA and Nottingham Outer HMA Employment Land Needs Study 2021 which endorsed the ongoing retention of our largest employment sites and we refer to the fact that an update to this study will be undertaken that will also assess the smaller, non-strategic sites. We have updated the NPPF references and added reference to the PPG to the table above.

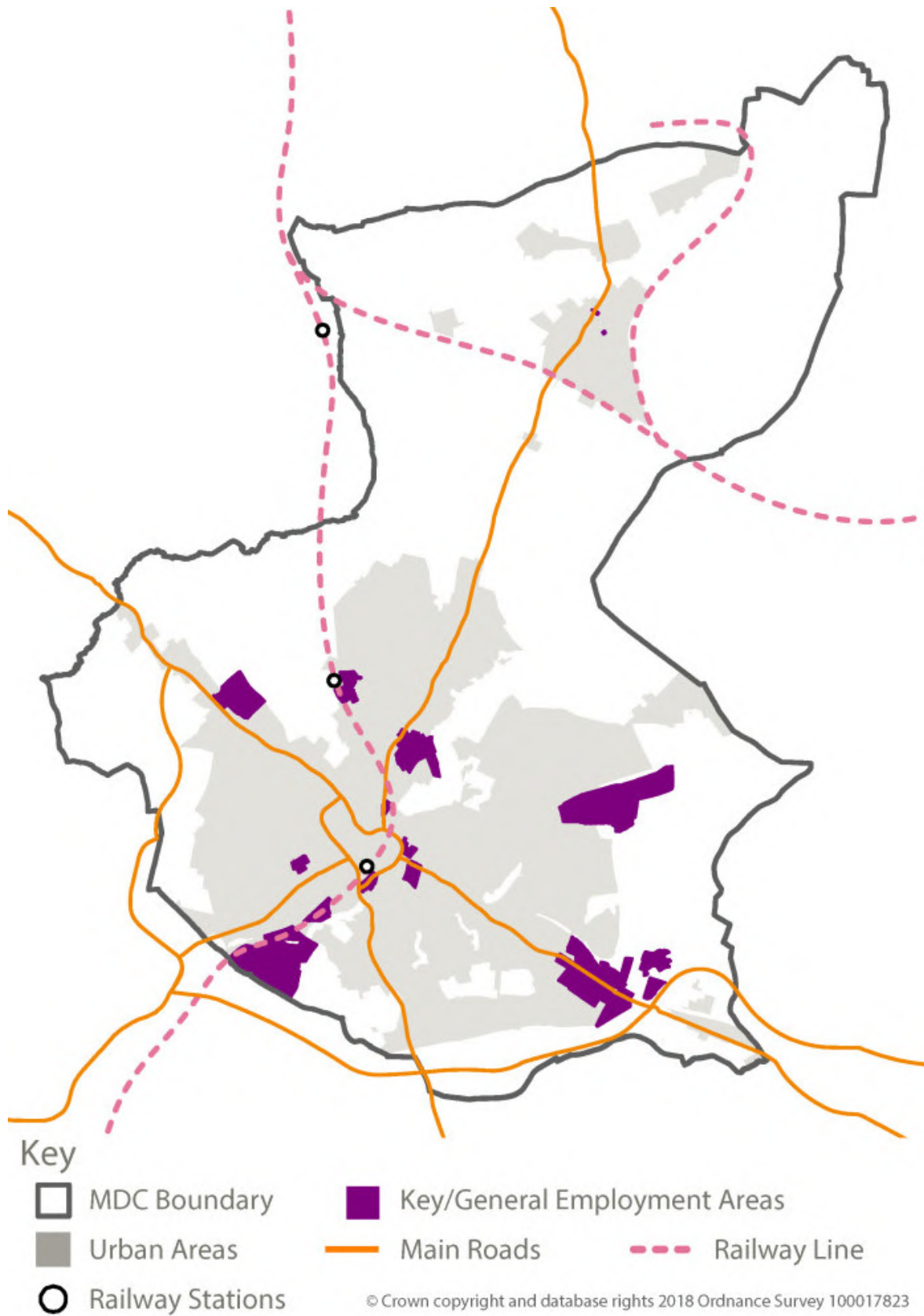
What still needs to be done?

We need to carry out a local update to the 2021 employment study and assess the smaller, non-strategic employment sites to see if they should continue to be retained for employment use.

Question 27**Retaining land for employment uses**

Please comment here to let us know if you agree with our approach to this policy.

Figure 6.1 Key and general employment areas





6.4 Policy E4: Other industrial and business development

Policy E4

Other industrial and business development

1. Development proposals within Use Classes B2, B8, E(g)(ii) and E(g)(iii) that are outside areas identified within Policies E2 and E3 will be supported where:
 - a. the site lies within or on the edge of the Mansfield or Market Warsop urban areas or settlement boundaries;
 - b. the proposal is for the expansion of an existing business;
 - c. it would provide high quality employment floor space for an identified end user; or
 - d. it is for the redevelopment of established industrial or business land or premises.
2. In all cases development proposals will be expected to:
 - a. be appropriately related to the strategic road network and accessible for HGV's and is capable of being developed without severe highway impacts;
 - b. be accessible to public transport services and connected by convenient walking and cycling routes to residential areas;
 - c. be in scale with the built and natural features of the local area; and
 - d. have no significant adverse effects on the amenity of adjoining uses.
3. Small scale employment development or farm diversification in rural areas will be supported subject to meeting the requirements of Policy S3.

Explanation

6.36 Policy E4 supports employment development outside of existing key / general employment areas and allocated employment sites subject to meeting certain criteria set out above.

6.37 The plan places a strong emphasis on promoting enterprise and creating an environment which will encourage local businesses to grow and attract better paid and skilled jobs. It is intended that new employment development should deliver a range of premises.

Table 6.6 Policy E4 - Supporting information

Policy E4: Other industrial and business development	
Does it meet national planning policy?	Yes - NPPF paragraphs 85 - 89
What evidence has informed this policy?	Mansfield Annual Monitoring Reports; Mansfield Housing and Economic Land Availability Assessment (HELAA), 2025.
How will it be delivered?	Through the development management process
Which local plan objectives will it meet?	1, and 2

What has changed?

We have amended the use class and NPPF references to reflect changes made since the plan was adopted.

Question 28

Other industrial and business development

Please comment here to let us know if you agree with our approach to this policy.



6.5 Policy E5: Improving skills and economic inclusion

Policy E5

Improving skills and economic inclusion

1. The council will seek to negotiate planning agreements to secure local labour agreements for developments:
 - a. of 10 or more dwellings;
 - b. on 0.5 or more hectares of land; or
 - c. that will create more than full time equivalent 15 jobs.

Explanation

6.38 A significant issue facing the district is that educational attainment levels remain below the national average. Mansfield has a continued weak learning culture with historic low aspirations and expectations. As a result, Mansfield has a predominately low skill economy with consequently low average incomes with limited opportunities for highly qualified workers. It is therefore important to improve both educational attainment levels and skills within the existing workforce.

6.39 West Nottinghamshire College has seen significant investment that has included the remodelling of their main campus on Derby Road, and the creation of two innovative learning facilities as centres of educational excellence for construction and engineering. A university centre opened on the main campus in autumn 2016, and brings much needed access to higher education for local residents and businesses.

6.40 Key messages from the Make it in Mansfield Strategy (2024) which has been produced by the Mansfield Place Board are to 'Build thriving communities' and 'Grow our economy'. This includes an ambition to create more opportunities for people to gain new skills throughout their working lives, which is necessary to ensure the presence of a highly skilled labour pool to take advantage of new jobs across the district.

6.41 Local labour agreements are agreements made between the council and a developer to enable local people to benefit from a proposed development, either through:

- enabling local people to access on-site training, development and employment opportunities in the construction of the development; or
- enabling local people to access the jobs created by the end use of the development, working with the provider and local partners to try and ensure local recruitment and retention of staff.

6.42 Where a local labour agreement is applied for the construction of the development, the council will use a recognised methodology from the Construction Industry Training Board (CITB) for calculating the employment and skills opportunities for the development. By doing this, there will be a consistency of approaches between the district council and developers that will ensure realistic and achievable employment and skills interventions on construction projects.

The approach is based on the model provided by the CITB⁽¹⁵⁾. Normally this requires the production of an Employment and Skills Plan to be complied with and implemented by the developer and also a method statement setting out how the developer will implement the Employment and Skills Plan. The council would normally seek a planning obligation to secure the

submission of the Employment and Skills Plan and method statement by the developer. There is a template

Local Labour Agreement that can be viewed <https://www.mansfield.gov.uk/downloads/853/an-employment-local-labour-agreement>

Table 6.7 Policy E5 - Supporting information

Policy E5: Improving skills and economic inclusion	
Does it meet national planning policy?	Yes - NPPF Paragraph 85
What evidence has informed this policy?	Make it in Mansfield Strategy (2024) - Mansfield Place Board.
How will it be delivered?	Through conditions and or planning obligations relating to appropriate planning application approvals.
Which local plan objectives will it meet?	2

What has changed?

We have inserted reference to the Make it in Mansfield Strategy (2024) to replace Ashfield and Mansfield: A Plan for Growth. We have also updated the NPPF reference.

As part of the previous consultation, the main area of concern related to the policy not being too onerous on businesses. Some suggested that the threshold for seeking local labour agreements should be raised. Other representations identified the need for evidence to identify specific skills required.

What still needs to be done?

We will review the thresholds within the policy as part of our local update to the 2021 Employment Study. This is in response comments from the council's Development Management Team.

Question 29

Improving skills and economic inclusion

Please comment here to let us know if you agree with our approach to this policy.



Stockwell Gate, Mansfield

Section Seven

Retail

7.1 Ensuring the vitality of town centres is a key principle for delivering sustainable development, as set out in the National Planning Policy Framework (NPPF). Paragraph 90 of the NPPF recognises that town centres are a key focus for communities and requires councils to set out policies which support their viability and vitality.

7.2 Enhancing the attraction and function of Mansfield town centre, and the district and local centres within the area, is fundamental to the delivery of the plan's vision. Mansfield town centre, in particular, faces significant challenges in responding to changes brought about through the increasing popularity of internet based shopping.



7.1 Policy RT1: Main town centre uses

Policy RT1

Main town centre uses

1. Main town centre uses (as defined in the NPPF) will be supported within the town centres set out below and shown on the Policies Map provided that they:
 - a. are of a scale and character which reflects the role, function and distinctive qualities of the town centre; and
 - b. would not harm the vitality and viability of a town centre.

2. The hierarchy of town centres is:

Types of town centre	Policy ref	Location/name of town centre
Town centre	RT1a	Mansfield
District centre	RT1b	Mansfield Woodhouse
	RT1c	Market Warsop
Local centre	RT1d	Clipstone Road West
	RT1e	Fulmar Close
	RT1f	Ladybrook Lane
	RT1g	Newgate Lane / Redcliffe Road
	RT1h	Nottingham Road
	RT1i	Ratcliffe Gate
	RT1j	Berry Hill
	SUE1	Pleasley Hill

3. A new local centre at Pleasley Hill Farm (SUE1) has outline planning permission. This will shown on the Policies Map once the precise boundary has been confirmed at reserved matters stage.
4. Development proposals for main town centre uses outside of these town centres, including extensions to existing facilities, will be supported if they will meet the day to day convenience needs of the immediate area, are an office use proposed within a key / general or allocated employment site*, or, following a sequential test, it can be satisfactorily demonstrated that:
 - a. the development could not be accommodated on a suitable and available site within a nearby centre, or then on an edge of centre site, having shown appropriate flexibility in the format and scale of development proposed; and

Continued overleaf

Policy RT1 continued

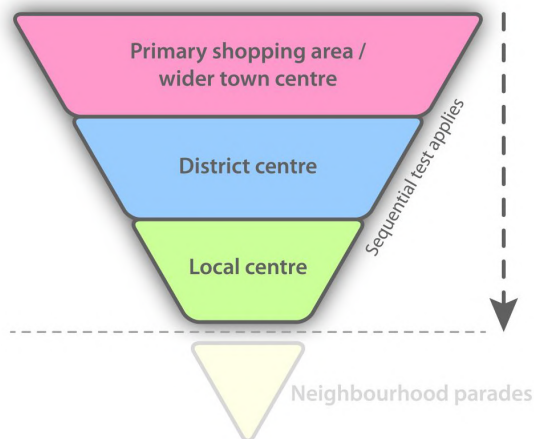
b. the development is within an accessible and well connected location.

5. Retail and leisure developments over 500 sqm (net**) which are proposed in edge of centre and out of centre locations which are not allocated in the Local Plan for such purposes, will be required to satisfactorily demonstrate, through an impact assessment, that there will be no significant adverse impacts upon relevant town centres (including within adjoining local authorities).

* designated by Policies E2 or E3.

** net retail sales floorspace - excludes areas not accessible to the public, toilets and cafe areas.

Figure 7.1 Retail hierarchy



Explanation

7.3 This policy is intended to ensure the vitality of Mansfield town centre and other key district and local centres.

7.4 It sets out a retail hierarchy which defines Mansfield town centre (a sub-regional centre) as the main location for the retail and leisure development needed to deliver the long term visions for Mansfield and the wider district.

7.5 The policy also sets the context for the overall distribution of retail and leisure development, as set out in Policy S2.

7.6 Ensuring the vitality of town centres is a key priority of the NPPF which emphasises (para 90) that planning policies should take a positive approach to the growth, management and adaptation of town centres over the plan period. This is especially important due to the impact of internet shopping upon the high street. Local plans should, amongst other things:

- recognise town centres as the heart of their communities and pursue policies to support their viability and vitality;
- define a network and hierarchy of centres that is resilient to anticipated future economic changes; and
- allocate a range of suitable sites in town centres to meet the scale and type of development likely to be needed.

7.7 The policy allows for the development of floorspace that meets the day to day convenience⁽¹⁶⁾ needs of the immediate area. This is expected to be small scale development, not exceeding 280 sqm, such as a new corner shop. 'Immediate area' would include residential areas and business park / industrial estate locations.

7.8 It is recognised that large, stand-alone supermarkets also play an important part in meeting the shopping requirements of the district. However, further development of out of centre stores will be required to comply with this policy.

¹⁶ Convenience goods are items that you need on a day to day basis, they include a broad mix of products from newspapers and snacks to fresh food products. Local convenience stores offer customers quick access to everyday essentials without the need to travel to a larger supermarket. Convenience goods differ from comparison goods which are items that you tend to shop around for; these can include shoes, clothes, books, electrical items, household goods etc.



7.9 St Peter's Retail Park and Portland Retail Park are preferred locations for the development of new bulky goods retail floorspace. They complement the retail offer at nearby Mansfield town centre and their close proximity makes linked trips possible. Development proposals in these locations will be required to comply with this policy.

7.10 Main town centre uses are defined in the NPPF as:

- retail development (including warehouse clubs and factory outlet centres);
- leisure, entertainment facilities and the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bar and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls);
- offices; and
- arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

7.11 The requirements for sequential testing and impact assessments are set out in the NPPF (paras 91 to 95) and the Planning Practice Guidance (PPG).

7.12 Table 7.1 shows the role and function of town centres within the district. These are also shown in Figure 7.2, along with the district's neighbourhood parades and retail parks.

Table 7.1 Town centres in the district

Town centre	Town centre type	Policies Map / Figure 7.1 ref	Role and function
Mansfield	Town centre	RT1a / a	Mansfield town centre is the highest level of retailing centre in the district and includes a primary shopping area and secondary areas of leisure, business and other main town centre uses. New and enhanced retail and other town centre activity should be focused here.
Mansfield Woodhouse Market Warsop	District centre	RT1b / b RT1c / c	District centres are primarily used for convenience shopping, often containing at least one supermarket or superstore, with some comparison shopping and a range of non-retail services, such as banks, building societies, restaurants and takeaways, as well as local public facilities such as a doctor's surgery, dentist, opticians, post office and library for the settlement and the surrounding communities
Clipstone Road West Fulmar Close Ladybrook Lane Newgate Lane / Redcliffe Road Nottingham Road Ratcliffe Gate Berry Hill* Pleasley Hill Farm*	Local centre	RT1d / d RT1e / e RT1f / f RT1g / g RT1h / h RT1i / i RT1j / j SUE1	Local centres include a range of small shops of a local nature, serving a small catchment. Typically, local centres might include, amongst other shops, a small supermarket, a newsagent, a sub-post office and a pharmacy. Other facilities could include a hot-food takeaway and launderette.

*New local centre (committed)

Table 7.2 Policy RT1 - Supporting information

Policy RT1: Main town centre uses	
Does it meet national planning policy?	Yes- NPPF paragraphs 20, 90 to 95.
What evidence has informed this policy?	Mansfield District Retail and Leisure Study 2011, 2014 Addendum and 2017 Update; and Mansfield Retail Update (annual report). Mansfield Town Centre Masterplan 2023
How will it be delivered?	This policy will be delivered by the planning decisions taken when development proposals come forward, by directing development to the most appropriate locations and refusing development that does not meet the policy.
Which local plan objectives will it meet?	1, and 6

What has changed?

We have made it clear in the policy that there is a definition of main town centre uses in the NPPF to which this policy applies. We have removed references to policies RT3 and RT8 within criteria 1b) to reflect changes to the Use Classes Order which has made the use of thresholds for the amount of retail in a centre ineffective. We have given the Berry Hill Local Centre a reference (RT1j) and shown it on the Policies Map now that it has full planning permission. We have updated the information about Pleasley Hill Farm to reflect that this Local Centre now has outline planning permission. We have expanded the definition of day-to-day convenience to make this clearer for applicants. We have updated the NPPF paragraph numbers and inserted reference to the Mansfield Town Centre Masterplan.

As part of the previous consultation, there was broad consensus that retailing is changing and that evidence needs to be updated to reflect this. Some responses supported flexibility in retail policy and some suggestions were made about specific sites (such as Portland Retail Park) being included in the town centre.

What still needs to be done?

We need to review the 500sqm impact assessment threshold as referred to in part 5 of the policy. This will be based on the findings of the Class E study that will be commissioned to inform retail policies.

Question 30

Main town centre uses

Please comment here to let us know if you agree with our approach to this policy.



Figure 7.2 Retail areas



7.2 Policy RT2: Mansfield town centre vision and strategy

Mansfield town centre vision

7.13 The following vision is based on that contained within the Mansfield Town Centre Masterplan (2023). This was prepared in consultation with various public and private organisations including the Mansfield Forward Business Improvement District (BID).

Mansfield will be a liveable, vibrant town centre that people are attracted to and enjoy spending time in. The town centre will be transformed as new good quality homes are delivered within the boundary, generating footfall and making the town centre feel lively and busy during the day and into the evening. Town centre residents will benefit from the facilities on their doorstep as well as great connections to the wider region.

Mansfield is ambitious about being a resilient, strong, independent town with a diverse range of social and creative uses which provide a good quality of life for those who live and work there. Its Unique Selling Point (USP) will be a town which takes pride in its industrial heritage, connection to the earth, and enterprising identity whilst responding to its evolving needs.

The town centre requires a careful work of urban repair - knitting back together the urban fabric and giving new life to important heritage assets. The Market Place is a key asset that sets Mansfield apart from other areas and will be the jewel in Mansfield's Crown - enhancing its existing character will form a key part of the vision for a new greened , climate change resilient town centre including high quality SuDS interventions.

The strategy for the town must deliver 'Mansfield Connect' and bring other workspace, employment, cultural, leisure and educational uses into the centre, celebrating and breathing new life into historic fabric where possible to achieve this.

The River Maun is an important feature that passes through the town centre and has the potential to be opened up and enhanced resulting in environmental and well-being benefits.

7.14 The vision for Mansfield town centre is set out in the Mansfield Town Centre Masterplan (2023). This sets out a future path for growth and regeneration. Eight key principles are set out and are designed to guide new development, strengthen Mansfield's USP and deliver this vision. These principles set out a vision to help diversify the town centre and create new reasons to visit, improve the environment in the town centre and make it a more pleasant place to spend time, and enhance and celebrate the existing special character of the town centre. The eight principles are:

- A place to live and play
- A place for innovation and education
- Valuing Mansfield's public space
- Greening Mansfield
- Celebrate and repair Mansfield's historic fabric
- A connected network of destinations and varied characterful routes
- Uniting the town centre with its neighbourhoods
- Providing a welcome worthy of Mansfield

7.15 The town-wide spatial frameworks and proposals for key sites within the Town Centre Masterplan illustrate how this vision should be delivered.



What has changed?

We have replaced the previous vision for Mansfield town centre to reflect that which is contained within the Mansfield Town Centre Masterplan (2023). This is to ensure that the vision remains up to date and there is consistency between the two documents. We have also included the eight key principles from the Mansfield Town Centre Masterplan.

Policy RT2

Mansfield town centre strategy

1. The council will work in partnership with developers and town centre stakeholders to help meet the town centre vision by:
 - a. focusing the development of main town centre uses which serve the wider area within Mansfield town centre, through allocating suitable sites to help meet the district's retail floorspace requirements, and applying a town centre first approach when considering planning applications;
 - b. enabling a range of main town centre uses to operate within the primary shopping area to maximise the vitality and viability of the centre;
 - c. negotiating developer contributions towards public realm improvements and public art;
 - d. encouraging residential and office use of upper floors, and on appropriate sites outside of the primary shopping area;
 - e. improving accessibility by seeking improvements to pedestrian priority, cycle routes, flow of traffic and locating any new car parks on the edge of the town centre; and
 - f. implementing the Mansfield Town Centre Masterplan.

Explanation

7.16 Mansfield town centre is the main retail and service area in the district and acts as a sub-regional centre for comparison shopping in the northern and western parts of Nottinghamshire, as well as parts of east Derbyshire. There is an open market, many small shops and a good representation of national retail outlets. In addition to retailing, there is a wide range of other uses which contribute to the vitality and viability of the centre including banks/building societies, and food and drink establishments. There are also a number of leisure and cultural facilities within the town including The Palace Theatre and the Mansfield Museum.

7.17 Mansfield, like other town centres around the country, has felt the effect of changing shopping habits. The increasing use of the Internet for shopping, which was exacerbated by the Covid pandemic, means the town centre needs to adapt by offering a broader range of retail, leisure, cultural and civic services in order to remain vibrant. The Mansfield town centre strategy supports development (including conversion and redevelopment) that would complement the town centre and improve its vitality and viability.

7.18 The PPG states that a positive vision or strategy is key to ensuring successful town centres which enable sustainable economic growth and provide a wide range of social and environmental benefits.

Town centre masterplan

7.19 The vision for Mansfield town centre is set out in the Mansfield Town Centre Masterplan (2023). This sets out a future path for growth and regeneration. Eight key principles are set out and are designed to guide new development, strengthen Mansfield's USP and deliver this vision. These principles set out a vision to help diversify the town centre and create new reasons to visit, improve the environment in the town centre and make it a more pleasant place to spend time, and enhance and celebrate the existing special character of the town centre. The eight principles are:

- A place to live and play
- A place for innovation and education
- Valuing Mansfield's public space
- Greening Mansfield
- Celebrate and repair Mansfield's historic fabric
- A connected network of destinations and varied characterful routes



- Uniting the town centre with its neighbourhoods
- Providing a welcome worthy of Mansfield

7.20 The town-wide spatial frameworks and proposals for key sites within the Town Centre Masterplan illustrate how this vision should be delivered. These include:

- identification of issues, constraints and opportunities, potential new uses and key design requirements, as well as establishing strategic requirements such as pedestrian and cycle routes, car parking, public transport and public realm;
- identification of possible simplified planning tools, such as local development orders to enable and support appropriate development;
- identification of suitable future town centre management approaches; and
- setting out a 'live' and flexible delivery strategy.

7.21 There is an opportunity to complement the Town Centre Masterplan by working with the highway authority (Nottinghamshire County Council) and other partners on a new Traffic Regulation Order (TRO) that would increase pedestrian priority and improve traffic flows around the town centre.

7.22 Policies RT3 to RT6a help meet the town centre vision and strategy.

Table 7.3 Policy RT2 - Supporting information

Policy RT2: Mansfield town centre strategy	
Does it meet national planning policy?	Yes - NPPF Paragraph 90 and PPG Paragraph: 001 Reference ID: 2b-001-20190722
What evidence has informed this policy?	Mansfield District Retail and Leisure Study, 2011, 2014 Addendum and 2017 Update; Mansfield Retail Update (annual report); and Mansfield Town Centre Masterplan (2023)
How will it be delivered?	The town centre strategy sets out how the planning system can contribute to meeting the town centre vision. Delivery will be through the application of Local Plan policies and negotiations with developers and partners.
Which local plan objectives will it meet?	1, and 6

What has changed?

We have added reference to pedestrian priority and flow of traffic to criteria 1e) of the policy. We updated criteria 1f) to reflect the production of the Mansfield Town Centre Masterplan. In addition to this we have updated the supporting text to set out the key principles of the masterplan. We have reference to the potential for a new Traffic Regulation Order (TRO) for Mansfield town centre. This is to reflect the aims and aspirations of the council. We have updated the NPPF and PPG references.

Question 31

Mansfield town centre vision and strategy

Please comment here to let us know if you agree with our approach to this policy.



7.3 Policy RT3: Mansfield town centre primary shopping area

Policy RT3

Mansfield town centre primary shopping area

1. Development proposals for main town centre uses, which help to diversify the primary shopping area and increase its attractiveness as a place to visit, socialise, live and work, will be supported particularly where the development proposed is a retail use. The primary shopping area is defined on the Policies Map.
2. To help ensure the vitality and viability of the primary shopping area proposals should:
 - a. maintain an active frontage(s) to the unit, such as a display of visual interest, or views into the unit; and
 - b. if not retail, positively contribute to the broadening of the town centre's daytime and evening economies, including uses which are family orientated.
3. Proposals for hot-food takeaways will need to satisfactorily demonstrate that there would be a positive impact upon both the town centre's daytime and evening economies. They will also need to meet policy RT10.

Explanation

7.23 Paragraph 90(b) of the NPPF emphasises that local plans should 'define the extent of town centres and primary shopping areas, and make clear the range of uses permitted in such locations, as part of a positive strategy for the future of each centre'.

7.24 This policy defines the primary shopping area. It seeks to encourage retail as the dominant use at ground floor level. The conversion of upper floors for office or residential use is encouraged by policies RT2 and RT4.

7.25 It is recognised that a number of changes of use are able to take place without requiring a formal planning application. This policy will be used in cases where the local planning authority's permission is required.

7.26 Proposals will be considered to have a positive impact upon both daytime and evening economies if they remain open throughout both periods.

7.27 Family orientated uses would include child friendly leisure uses and creche facilities. Part two of the policy seeks to address the balance of leisure uses in the town centre to make it more family friendly, helping to meet the town centre vision.

Table 7.4 Policy RT3 - Supporting information

Policy RT3: Mansfield town centre primary shopping area	
Does it meet national planning policy?	Yes - NPPF paragraph 90
What evidence has informed this policy?	Mansfield District Retail and Leisure Study 2011, 2014 Addendum and 2017 Update; Mansfield Town Centre Masterplan (2023); and

Policy RT3: Mansfield town centre primary shopping area	
	Mansfield Retail Update (annual reports)
How will it be delivered?	Through the development of new floorspace and changes of use within the primary shopping area of Mansfield town centre.
Which local plan objectives will it meet?	1 and 6

What has changed?

Due to changes in both the use classes order and the NPPF, this policy has had to be updated and ammended, including the removal of reference to old use classes and primary and secondary shopping frontages. The impact of the introduction of class E uses has meant units can now change uses within Class E without planning permission being needed, unless they are restricted by condition. We have deleted table 7.4 to recognise the removal of reference to primary and secondary shopping frontages. The parts of the policy which sought to control the level of A1 units are no longer enforceable. We have also updated the NPPF reference.

As part of the previous consultation, representations indicated that the changing role of town centres, and changes to the Use Classes Order need to be considered in any review. One representation indicated that policies should not contradict the Design Code.

Question 32

Mansfield town centre primary shopping area

Please comment here to let us know if you agree with our approach to this policy.



7.4 Policy RT4: Mansfield town centre improvements

Policy RT4

Mansfield town centre improvements

1. Development proposals which help improve the vitality and environment of Mansfield town centre, will be supported, particularly where they involve:
 - a. appropriate development of any sites identified by policy RT6;
 - b. enhancement of townscape, civic and open spaces and heritage assets and their setting;
 - c. improvement of the appearance of key gateways, by providing well designed landmark buildings which help create a positive image of the town and give it a sense of identity;
 - d. improvements to Mansfield's market;
 - e. enhancements to the Old Town Hall which support its reuse and ensure its conservation;
 - f. improvements to energy efficiency and resilience to flooding and climate change, and adoption of low carbon technologies including electric vehicle charging points, where applicable;
 - g. improvements to traffic arrangements, including the reduction of vehicle / pedestrian conflict and the barrier effect of the Mansfield town centre ring road;
 - h. provision of cycle parking and facilities as set out in Policy RT5;
 - i. creation of stronger walking and cycling links within, and to, the town centre, including opening up of the River Maun to create an attractive riverside walk;
 - j. refurbishment of key premises, in particular the Four Seasons Shopping Centre;
 - k. shopfront refurbishments (in accordance with Policy P8) and remodelling of floor plans, where appropriate, to create more attractive and usable retail units;
 - l. conversion of upper floors of properties within the primary shopping area for office or residential use;
 - m. provision of new accessible car parking spaces, including replacement for any lost through redevelopment; and
 - n. appropriate security and crime prevention measures.
2. All development proposals within Mansfield town centre should demonstrate how the proposal:
 - a. helps to achieve the aims of this policy, where relevant and proportionate to the scale and nature of the proposed development; and
 - b. meets the aims and objectives of the Mansfield Town Centre Masterplan and Mansfield Town Centre Design Code.

Explanation

7.28 Mansfield is mostly an attractive town centre which has benefited from a sustained programme of investment in its public realm to improve the shopping environment. The majority of the centre is pedestrianised.

7.29 However, there are some areas of poor environmental quality. Plans are currently being considered for a scheme that would help improve parts of the White Hart area (particularly around the junction with Dame Flogan Street) which are currently largely vacant, with some buildings boarded up and falling into dereliction. The Four Seasons Shopping Centre, Rosemary Centre and Beales department store are all buildings which would benefit from refurbishment / regeneration.

7.30 Policy RT4 supports the delivery of the Mansfield town centre vision and strategy by setting out measures which would help improve the town centre environment.

The quality of the public realm is important; it can encourage more customers to visit a centre and to have an increased dwell time, which in turn adds to the vibrancy of the area and helps support town centre businesses as more money is spent.

7.31 When considering appropriate security measures, regard should be given to both the reduction of crime and disorder, and (due to the large volumes of people that use town centres) how the design could help to deter, detect and delay a terrorist attack. Measures should be proportionate to the degree of threat expected, and consultation carried out with the police architectural liaison officer.

7.32 In cases where town centre residential schemes are proposed, developer contributions towards improvements to the town centre's public realm may be considered in lieu of off-site open space contributions. This policy will help inform spending decisions. More details are set out in the Planning Obligations Supplementary Planning Document.

Table 7.5 Policy RT4 - Supporting information

Policy RT4: Mansfield town centre improvements	
Does it meet national planning policy?	Yes – paragraphs 90, 96, 109 - 111, 131, 132, 135 PPG Paragraph: 009 Reference ID:53-009-20190722, Paragraph: 010 Reference ID:53-010-20190722 and Paragraph: 011 Reference ID:53-011-20190722
What evidence has informed this policy?	Mansfield Town Centre Masterplan (2023) Mansfield Town Centre Design Code (2023) Conservation Area Character Appraisals and Management Plans; and Protect UK: Venues and Public Spaces (VaPS) guidance ⁽¹⁷⁾
How will it be delivered?	This policy will be delivered through a combination of public and private sector investment into Mansfield. This may be in the form of new development within the town centre, developer contributions, grant funding, allocation of council resources, and BID resources.
Which local plan objectives will it meet?	4, 5, and 6

What has changed?

Part 1a) of the policy has been updated to reflect any sites that are allocated by Policy RT6 and we removed Beales and the Rosemary Centre from criteria 1j) on the basis that plans for these sites are at various stages of development. We amended criteria 2 to include reference for developments to be in line with the Mansfield Town Centre Masterplan and Mansfield Town Centre Design Code. We updated the supporting text to reflect the updated position on White Hart Street and the fact that the Planning Obligations SPD has been produced and adopted. We have updated references to the NPPF, PPG and evidence base documents.



Question 33

Mansfield town centre improvements

Please comment here to let us know if you agree with our approach to this policy.

7.5 Policy RT5: Accessing Mansfield town centre

Policy RT5

Accessing Mansfield town centre

1. Major development proposals in or on the edge of Mansfield town centre will be supported where they make relevant improvements to the accessibility of the town centre, prioritising:
 - a. pedestrians and cyclists; then
 - b. users of public transport and taxis, and green and blue badge holders; and finally
 - c. private car users.

Explanation

7.33 Good accessibility to a town centre by a choice of transport options is important in attracting residents and visitors. Mansfield town centre benefits from a high quality bus and rail interchange providing services into the centre from the district and beyond. It also has a good network of car parks. However, the ring road which bounds the town centre can be a barrier to pedestrian access, and the presence of vehicles in the pedestrianised areas can raise safety concerns.

7.34 This policy aims to achieve better access to the town centre by pedestrians, cyclists, public transport users, taxis and private cars. The policy helps to deliver a more accessible town centre, encouraging people to visit the town and help to reduce pedestrian / vehicular conflict.

7.35 Improving access to the town centre is key to the achievement of the town centre vision.

7.36 Table 7.7 provides examples of how accessibility could be improved for different users groups:



Table 7.6 Examples of accessibility improvements

Pedestrians and cyclists	- Supporting the creation or enhancement of safe, convenient and legible pedestrian and cycle routes into and out of the town centre. These routes should avoid a proliferation of signage, be clutter-free and be designed to be inclusive for all sectors of Mansfield's community. - Introducing traffic calming measures, such as crossing points which are more pedestrian / cycle friendly, to reduce the dominance of vehicular traffic on the town centre ring road, whilst helping to improve the appearance of key gateways. - Improving pedestrian crossings on Quaker Way to help reconnect both sides of the inner ring road and reduce its physical impact. - Maximising opportunities to link into and enhance the district's green infrastructure network, and where appropriate open up the River Maun to create an attractive riverside walk. - Providing secure cycle stores within new developments, and on the edges of pedestrianised areas. - Physically restricting vehicular access to the pedestrianised areas of the town centre between normal shop opening hours, allowing only for emergency vehicles and special permit (green badge) holders, who shall park within special access areas.
Users of public transport and taxis, and blue badge holders	- Using developer contributions / LTP funding to fund the implementation of bus / taxi lanes which complement pedestrianised areas and routes, giving users easy access to shops and services, whilst reducing the amount of traffic within the town centre environment. - Including dedicated areas for blue badge holders to park. - Locating new taxi ranks close to shops and providing well-lit, safe and sheltered waiting areas for users.
Private car users	- Locating new car parks, which should be designed and maintained to meet ParkMark® or similar safety standards, at the edge of the town centre where there is, or can be, easy access to the town centre. - Making recharging points for electric cars available at all new multi-storey car parks. - Ensuring replacement spaces are provided if necessary, or other improvements to town centre accessibility are made, if existing town centre car parks are to be lost.

7.37 The council has developed a Mansfield Access Audit and Strategy (June 2023) alongside the Mansfield Town Centre Masterplan (see Policy RT2). Planning obligations will be secured from major developments to deliver appropriate elements of this strategy.

Table 7.7 Policy RT5 - Supporting information

Policy RT5: Accessing Mansfield town centre	
Does it meet national planning policy?	Yes - NPPF paragraphs 109 - 111
What evidence has informed this policy?	Mansfield Access Audit and Strategy (June 2023); Mansfield Town Centre Masterplan (2023); and Consultation with MDC officers and town centre stakeholders
How will it be delivered?	Through the determination of planning applications and negotiation of financial contributions through development management process and the promotion of alternative transport methods such as cycling. There will need to be good partnership working with the highway authority at Nottinghamshire County Council (NCC) for changes to access rights and signage.
Which local plan objectives will it meet?	6, and 9

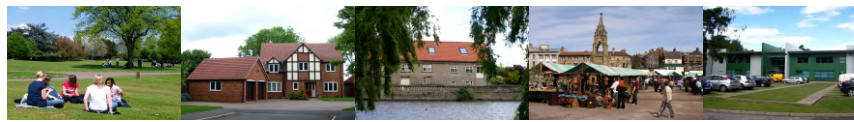
What has changed?

We have removed reference to the town centre mobility scheme from table 7.7 as this is no longer in operation. We updated reference to the access strategy as this has now been produced. We have updated the NPPF paragraph numbers.

Question 34

Accessing Mansfield town centre

Please comment here to let us know if you agree with our approach to this policy.



7.6 Policy RT6: Retail and leisure allocations

Policy RT6

Retail and leisure allocations

1. The following sites, as shown on the Policies Map, are allocated for retail and leisure development:

Site RT6a

~~Former bus station, Stockwell Gate North (approx. 0.6 ha) (part implemented)~~

~~This town centre site is allocated for a hotel-led development scheme, to include around 3,500 sqm of retail and leisure floorspace. Development should take account of the following issues:~~

- ~~• the need to create a high quality flagship development on this key gateway into the town centre, including landscaping to soften the urban form;~~
- ~~• the delivery of a hotel, new retail floorspace and a range of other complementary uses which could include: offices, restaurants and cafes, community facilities, leisure, car parking and a taxi rank;~~
- ~~• the provision of good quality, attractive public realm that connects the site into the rest of the town centre;~~
- ~~• the form, massing, materials, location and height of new buildings should conserve and enhance nearby listed buildings and their settings;~~
- ~~• archaeology – any development proposals would need to be supported by detailed desk based archaeology assessment and the results of a staged pre-determination programme of archaeological investigation on the basis of an approved Written Scheme of Investigation; and~~
- ~~• the design of the development should take account of and complement nearby local green space.~~

7.38 Existing land level differences on the site need to be taken into account and considered carefully, with new development proposals seeking to secure a ground level retail frontage that relates well to Stockwell Gate, with stepped development behind; acknowledging the viability of the site.

Site RT6b

Belvedere Street (approx. 0.5 ha)

This site is allocated for around 11,500 sqm of main town centre and complementary uses along with related servicing and car parking facilities. Development should take account of the following issues:

- the need to create a high quality flagship development on this key gateway into the town centre, including landscaping to soften the urban form;
- the provision of good quality, attractive public realm and direct pedestrian linkages that connect the site into Mansfield bus station, Stockwell Gate, and the rest of the town centre; and
- the form, massing, materials, location and height of new buildings should conserve or enhance the nearby listed buildings and their settings.

Site RT6c

~~Frontage to Ransom Wood Business Park (approx. 1.4 ha) (completed)~~

~~This site is allocated for around 1,750 sqm of retail and leisure floorspace. Development should take account of the following issues:~~

- ~~• satisfactorily demonstrate that the development primarily meets the needs of the business park;~~
- ~~• the need to protect and enhance existing multi-user access (walking and cycling) along Mansfield Way;~~
- ~~• the need to enhance and create complementary habitat buffers adjacent to nearby local wildlife sites; and~~
- ~~• an application-specific assessment will be required to identify and address impacts on nightjar and woodlark and their habitats.~~

7.39 It is envisioned that this site could include convenience retail, restaurant/café and hotel development to meet the needs of the business park. Any development proposed that is likely to serve a wider catchment area, including drive-thru facilities, would need to fulfil the provisions within Policy RT1.

What has changed?

We have deleted reference to RT6a) and RT6c) as these sites have been developed / partially developed. We have amended RT6b) to reflect changes to the use classes order.

What still needs to be done?

We need to identify any further new allocations that may be required based on the findings of the Class E Study and the HELAA.



Question 35

Retail and leisure allocations

Please comment here to let us know if you agree with our approach to this policy.

7.40 Please go to question 26 (under policy E2) to make any comments on potential economic allocations, or if you have any site suggestions.

7.7 Policy RT7: Retail and leisure commitments

Policy RT7

Retail and leisure commitments

Retail and leisure commitments

1. The following sites*, as shown on the Policies Map, have planning permission and are allocated for retail and / or leisure use:

- a. Mansfield urban area

Ref	Site name	Amount and type of floorspace		
		Convenience Retail	Comparison Retail	Leisure
SUE1	Land At Pleasley Hill Farm	1,000 sqm net		
SUE3 / RT1j	Berry Hill**	4,000 489 sqm net	70 sqm net	289 sqm net
RT7a	116 – 120 Chesterfield Road North (lapsed)	-	-	155 sqm net
RT7b	Former Pavilion, Racecourse Park (Completed)	-	-	135 sqm net
RT7c	39 Stockwell Gate (completed)	200 sqm net		
RT7e	Walkden Street, Mansfield	1,874 sqm net (over 2 units)		65 sqm net
RT7f	MARP Centre Nursery Street, Mansfield	233 sqm net		

** This local centre also has permission other class E and C2 uses.

- b. Warsop Parish

Ref	Site name	Amount and type of floorspace		
		Convenience (A1)	Comparison (A1)	Leisure (A3, A4, A5)
RT7d	Former Strand Cinema, Church Street (lapsed)	715sqm net	80sqm net	-

* (Commitments as of 1 April 2025).

Explanation

7.41 Policy RT6 allocates land for retail and leisure in accordance with the settlement and retail hierarchies and the strategic aims of Policy S2 and RT2. Policy RT7 gives ongoing support for sites which currently have an

extant planning permission. The council will work with site promoters to support the development of these sites, where necessary.

7.42 The principle of development on the committed sites has already been established and it is not possible for the council to reverse these decisions unless the permissions were to lapse. However, if this did happen



the council would need to have robust reasons for not renewing permission. Generally speaking, the council would wish to support renewals on these sites and Policy RT7 allows for this.

7.43 Paragraph 90 (d) of the NPPF requires local planning authorities to identify a range of suitable sites to meet the needs of town centres over the plan period. The objectively assessed retail and leisure need for

Mansfield district between 2023 and 2043 will be identified in the Mansfield District Class E Study and will be shown in Table 7.9.

7.44 It is advised that long-term quantitative forecasts (post-2028) should be treated as indicative only, and reviewed within the next three to five years. This is due to the inherent uncertainty over long-term estimates of expenditure growth, and how the market might behave over the next 15 years.

Table 7.8 Retail and leisure requirement to 2043

	2023	By 2028	By 2033	By 2038	By 2043
Comparison goods floorspace (sqm)	TBC	TBC	TBC	TBC	TBC
Convenience goods floorspace (sqm)	TBC	TBC	TBC	TBC	TBC
Leisure goods floorspace (sqm)	TBC	TBC	TBC	TBC	TBC

7.45 This will be split across the district as set out in Table 7.10 below:

Table 7.9 Distribution of retail and leisure requirement (sqm)

	Mansfield town centre	Mansfield Woodhouse district centre	Market Warsop district centre	Housing growth areas
Comparison Retail	TBC	TBC	TBC	TBC
Convenience Retail	TBC	TBC	TBC	TBC
Food and drink leisure	TBC	TBC	TBC	TBC

7.46 More details on the retail and leisure requirements, and how they have been established, will be set out in a Retail and Leisure Technical Paper.

7.47 The retail and leisure requirements will be met from a variety of sources, such as extant planning permissions (commitments), reoccupation of vacant floorspace and proposed new developments. Table 7.11 will set out the contribution from various sources.

Table 7.10 Sources of retail and leisure supply (as at 1 April 2025)

	Comparison goods floorspace (sqm)	Convenience goods floorspace (sqm)	Leisure floorspace (sqm)	Other uses
Requirement (2023 - 2043)	TBC	TBC	TBC	TBC
Medium term requirement	TBC	TBC	TBC	TBC
Commitments (100 sqm net +)	70 sqm	1,722 sqm	289 sqm	N/A
Completions / commencements (net)*	265 sqm	80 sqm	547 sqm	N/A
On allocated sites (those listed in RT6 and SUE) (Figures are approximate)	~~4,500 – RT6a~~ (Partially completed) tbc - RT6b tbc- SUE1	tbc – RT6b ~~250 – RT6c~~ (completed) 1,000 sqm – SUE1 500 – SUE2	~~550 – RT6a~~ (Partially completed) tbc – RT6b ~~500 – RT6c~~ (completed) tbc – SUE1 250 – SUE2	Hotel (extant permission) - RT6a tbc – RT6b ~~Hotel – RT6c~~ (completed) Hotel, gym and nursery – SUE1
Reoccupation of vacant town centre units	TBC	TBC	TBC	-
Balance (against long term needs)	TBC	TBC	TBC	-

7.48 * These figures cover to the end of March 2024 and will be updated when new monitoring data becomes available.

7.49 Sufficient land to meet the short to medium term retail requirement will be identified. The longer term requirements will be reassessed when the plan is next reviewed (in accordance with Policy IM1).

Table 7.11 Policy RT6 and RT7 - Supporting information

Policy RT6 - Retail and leisure allocations and Policy RT7 - Retail and leisure commitments	
Does it meet national planning policy?	Yes - NPPF paragraphs 32 and 90.
What evidence has informed this policy?	Mansfield Retail Update, 2024.
How will it be delivered?	Through private sector investment and through the development management process.
Which local plan objectives will it meet?	1, and 6

What has changed?

We have updated the list of commitments to reflect new planning permissions that have been granted with a net gain in floorspace of over 100 square metres. We have deleted those sites where planning permission has lapsed or where the development has been completed. We have removed previous data regarding retail need as this will be updated on completion of the Class E Study. Table 7.11 which sets out the supply of sites has been updated as far as possible at this stage. We have updated the NPPF references.



What still needs to be done?

We need to update the tables based on the outcomes of the Class E Study and further monitoring data.

Question 36

Retail and leisure commitments

Please comment here to let us know if you agree with our approach to this policy.

7.8 Policy RT8: District and local centres

Policy RT8

District and local centres

1. Development proposals within district and local centres, as shown on the Policies Map, which help to sustain and enhance the range of retail and community provision, will be supported, particularly for retail uses, where they contribute to the quality of the physical environment and vitality of the centres through one or more of the following measures:
 - i. public realm improvements;
 - ii. reinstatement and enhancement of historic architectural detail;
 - iii. reuse of vacant units;
 - iv. shop front refurbishments;
 - v. conversions that enable the use of upper floors of premises;
 - vi. improving the pedestrian environment / reducing the impact of vehicular traffic;
 - vii. creation of a key focal point;
 - viii. reduction of visual clutter through the rationalisation of street furniture, lighting columns, traffic signage, road markings and pedestrian guard rails; and
 - ix. improvements to cycle parking provision.

Explanation

7.50 District and local centres play an important role in meeting the retailing needs (primarily convenience shopping) of their surrounding communities. This policy is intended to help consolidate their main role as town centres, whilst helping them adapt to changing economic and social conditions by supporting appropriate new uses and environmental improvements.

7.51 This policy defines the extent of the centres and which uses will be supported there. Encouraging retail use within each centre helps to protect their important retailing function. Changes to the use classes order give the plan less control over the diversity of uses however it is expected that retail will remain the largest single use in each centre.

7.52 Both Mansfield Woodhouse district centre and Market Warsop district centre have a requirement for an additional xxsqm of comparison goods floorspace,

and xxsqm of leisure floorspace over the plan period. Development of this floorspace would need to comply with Policy RT1.

7.53 Appropriate town centre uses for district centres include: retail (food and non-food), a range of non-retail services (such as banks, building societies, restaurants and takeaways), and local public facilities (such as a doctor's surgery, dentist, opticians, post office and library). Local centres tend to have fewer non-retail services and public facilities.



7.54 The purpose of this policy is to encourage improvements to be delivered over the plan period, in order to cumulatively contribute to the enhancement of the district or local centre environment, either as part of a wider development, or through the use of grant funding should this become available.

District centres

7.55 Whilst there is a fairly strong retail mix in both district centres, with a range of shops and services, further retail development would provide opportunities for the district centres to broaden and modernise their offer, whilst supporting the local population.

Mansfield Woodhouse district centre (RT1b)

7.56 The district centre comprises an elongated shopping street stretching for about 600 metres along the High Street and Station Street. Most of the district centre is also designated as a conservation area, and many shops are located in old stone buildings which were formerly houses and, as a consequence, have architectural or historic interest and townscape value.

7.57 The Mansfield Woodhouse Conservation Area Appraisal and Management Plan highlights a number of improvements which could be made to enhance the public realm of the area.

Market Warsop district centre (RT1c)

7.58 Market Warsop district centre plays an important role in meeting the retailing needs of the Market Warsop urban area and its surrounding communities within Warsop Parish.

7.59 Market Warsop district centre is a traditional and historic town centre located within a conservation area. The retail core is centred around the Sherwood Street / High Street / Burns Lane / Church Street Junction where a range of shops and services provide some of the daily and weekly requirements for the resident population and surrounding areas.

7.60 The Market Warsop Conservation Area Appraisal and Management Plan highlights a number of improvements which could be made to enhance the public realm of the area.

Local centres

Clipstone Road West local centre (RT1d)

7.61 This local centre serves communities on the eastern side of the district living in Forest Town and nearby areas. It extends for approximately 200 metres along Clipstone Road West and provides a newsagent, pharmacy, hairdressers, a public house, café and a number of hot food takeaways, as well as other uses, such as bookmakers and insurance brokers.

Fulmar Close local centre (RT1e)

7.62 Fulmar Close local centre serves communities living in Forest Town and surrounding areas. It has a number of modern units occupied by hot food takeaways/restaurants, a drive-thru, a coffee shop, furniture shop, children's soft play, a day nursery, pet shop and a pub /restaurant. It is in close proximity to an Asda supermarket.

Ladybrook Lane local centre (RT1f)

7.63 Ladybrook Lane local centre consists of a number of shops, a pharmacy, post office and a library within a pedestrianised area on the south east of Ladybrook Lane, and a public house and convenience store on the north east side of the road. The centre serves residents to the west of Mansfield.

Newgate Lane / Redcliffe Road local centre (RT1g)

7.64 Newgate Lane local centre is fairly centrally located within the district and serves communities to the east of Mansfield town centre. It comprises, among other uses, a convenience store, newsagents, post office, a number of hairdressers and barbers, a beauty salon, an electrical repair shop, a social club and hot food takeaways.

Nottingham Road local centre (RT1h)

7.65 This local centre is situated on a key arterial route into Mansfield town centre. It serves communities to the south of the district and comprises, among others, a newsagent, hair and beauty salons, a florist, a furniture shop, a balloon shop, hot food takeaways, a public house, and a church. There are also further retail and leisure uses nearby, namely Sainsbury's / Argos, Aldi, Odeon, a number of restaurants and gyms, Halfords, Currys and a B&M Home and Garden store.

Ratcliffe Gate local centre (RT1i)

7.66 This local centre runs along Ratcliffe Gate, a key route into Mansfield town centre. It consists of a number of retail units such as butchers, a bakery and a brewers centre, three public houses, a restaurant and hot food takeaway.

Berry Hill local centre RT1j)

7.67 This is a committed new local centre (see Policy SUE3) that now has detailed planning permission (which is yet to be implemented) for various retail and food and drink units including a coffee shop / drive thru and a takeaway. There is also a medical centre, veterinary centre, childrens nursery and care home permitted.

Pleasley Hill Farm local centre

7.68 This is an allocated new local centre (see Policy SUE1) and now has outline planning permission.

7.69 Subject to funding, the council will consider the need to develop targeted intervention, including the preparation of masterplans to provide detailed frameworks to guide investment in public realm, transport, and environmental improvements. The council will work with Warsop Parish Council to consider how the neighbourhood plan process may also contribute to shaping the development and enhancement of Market Warsop district centre.

Table 7.12 Policy RT8 - Supporting information

Policy RT8: District and local centres	
Does it meet national planning policy?	Yes - NPPF paragraphs 90, 96, 98, 110, 135
What evidence has informed this policy?	Mansfield Woodhouse Conservation Area Character Appraisal and Management Plan; Market Warsop Conservation Area Character Appraisal and Management Plan; and Mansfield Retail Update (annual report).
How will it be delivered?	Through the development management system: • The policy sets out the acceptable uses within the district and local centres and will be delivered through private investment, such as new business start-ups, and planning decisions taken. The policy may also be used to help secure grant funding towards the works required. • Subject to funding the council may consider preparing masterplans to provide a detailed framework for public realm, transport, and environmental improvements.
Which local plan objectives will it meet?	6

What has changed?

We have updated the policy and supporting text to take account of changes in both the use classes order and the NPPF. The impact of the introduction of class E uses has meant units can now change uses within Class E without planning permission being needed, unless they are restricted by condition. The parts of the policy which sought to control the level of A1 units are no longer enforceable. We have also updated the NPPF reference. Within the supporting text we have included further detail about the Berry Hill Local Centre. We also made reference to the Class E Study updating the amount of retail floorspace that will be required in each centre.



What still needs to be done?

We need to clarify the amount of retail floorspace that will be required in each centre based on the findings of the Class E Study.

Question 37

District and local centres

Please comment here to let us know if you agree with our approach to this policy.

7.9 Policy RT9: Neighbourhood parades

Policy RT9

Neighbourhood parades

1. Neighbourhood parades, as shown on the Policies Map, will be protected as areas which provide for the local day-to-day needs of the community, with a presumption against their loss. Proposals for the change of use and extensions to existing units will be supported where they will enhance the vitality and viability of the parade.
2. The development of new neighbourhood parades of an appropriate design and type will be supported where they meet the immediate local needs of new residential development but do not undermine existing town centres.

Explanation

7.70 In addition to the larger retail areas in the district, there are a number of neighbourhood parades (see Table 7.13) which form a fourth tier of locations that are important for meeting the local day-to-day needs of the communities they serve. This would include local shops, public houses and other local services to enhance the sustainability of the surrounding community. These parades are particularly valuable for those members of our communities without access to a car. References in the NPPF to 'town centres' or 'centres' apply to town centres, district centres and local centres, but exclude small parades of shops of purely neighbourhood significance.

7.71 This policy provides protection to neighbourhood parades and allows appropriate development to promote their vitality and viability as key elements of sustainable communities. A proposal for a retail use, or one which makes a positive contribution to the diversity of uses on offer, is considered to enhance vitality and viability. Proposals which would create a clustering of similar non retail businesses, such as hot food takeaways, is likely to have a detrimental effect and should be avoided.

7.72 Where planning permission is required for development proposals that involve the loss of shopping facilities, this should only be permitted if the premises have been vacant for at least six months with evidence of marketing. It will also be important to consider the resulting balance of uses and the impact that the proposal would have on the overall function of the parade - for example, would it create an active frontage, would the use bring visitors to the centre?

7.73 Extensions to neighbourhood parades should not exceed 280 sqm net over the plan period, change the status of the parade, or undermine other town centres within the district's retail hierarchy.

7.74 There will be a new neighbourhood parade developed as part of the Jubilee Way strategic urban extension (see Policy SUE2). This will include some convenience retail provision and food and drink leisure provision to serve new and existing residents, as well as employees of Crown Farm Industrial Estate.

7.75 Neighbourhood parades are not town centres and therefore proposals for new parades of shops of purely neighbourhood significance do not require sequential testing and are usually not large enough to require impact testing. However if a parade is proposed of such a scale that it would be likely to draw trade from a town centre it would be considered as a local centre and determined against Policy RT1.



Table 7.13 Neighbourhood parades

Site Ref	Neighbourhood parade	Role and function
RT9a	Birding Street	Small parades of shops and community facilities of purely neighbourhood significance.
RT9b	Bright Square	
RT9c	Carter Lane/ Mill Street	
RT9d	Carter Lane/ Rock Street	
RT9e	Chesterfield Road North	
RT9f	Chesterfield Road South	
RT9g	Cox's Lane/ Brown Avenue	
RT9h	Garabaldi Road	
RT9i	Harrop White Road	
RT9j	Ladybrook Lane/ Tucker's Lane	
RT9k	Lingforest Road	
RT9l	Madeline Court	
RT9m	Newgate Lane / Scarcliffe Street	
RT9n	Ossington Close	
RT9o	Pecks Hill	
RT9p	Ravensdale Road	
RT9q	Southwell Road East	
RT9r	Southwell Road West	
RT9s	Thorpe Road	
SUE2	Jubilee Way*	

*This is a new neighbourhood parade, to be developed during the plan period.

Table 7.14 Policy RT9 - Supporting information

Policy RT9: Neighbourhood parades	
Does it meet national planning policy?	Yes - NPPF paragraphs 90 and 98
What evidence has informed this policy?	Mansfield Retail Update (annual report),
How will it be delivered?	Through the development management process by planning decisions taken when development proposals come forward.
Which local plan objectives will it meet?	6, 7 and 11

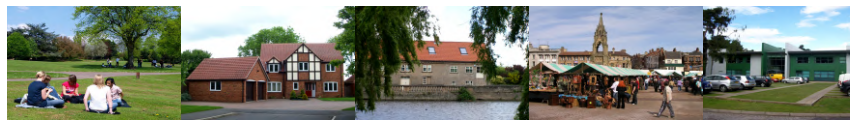
What has changed?

We have amended part one of the policy to reflect the role that neighbourhood parades play in meeting day-to-day needs of the community. We have removed reference to the former A1 use class, and simplified the text in paragraph 7.66 (now 7.71). We have amended table 7.13 to include the new parade at Thorpe Road, (Bellamy Estate) and reference to community facilities. We have added the policy reference that relates to the Jubilee Way Neighbourhood Parade. We have updated the NPPF paragraph numbers.

Question 38

Neighbourhood parades

Please comment here to let us know if you agree with our approach to this policy.



7.10 Policy RT10: Hot food takeaways

Policy RT10

Hot food takeaways and exclusion zones

1. Proposals for hot food takeaways* will be supported provided that they are not within a hot food takeaway exclusion zone as shown on the policies map (within a 400m radius from the main access point to any primary or secondary school or college) or within 400m of other locations where children and young people congregate.
2. In all cases, hot food takeaways must not cause significant harm to residential amenity in terms of: noise, vibration, odour, traffic disturbance, litter or hours of operation.

* For the purpose of this policy, this includes fast food outlets

Explanation

7.76 In 2011, the Government published 'Healthy lives, healthy people: a call to action on obesity in England', which described the scale of the obesity epidemic and set out plans for action across England. Obesity is a complex problem that requires action from individuals and society across multiple sectors. One important action is to modify the environment so that it does not promote sedentary behaviour, or provide easy access to unhealthy food.

7.77 Takeaways can be a source of unhealthy food. Research indicates that once a child or adolescent develops obesity, they are more likely to remain obese through adulthood, have poor health and reduced life expectancy.

7.78 Recent changes to the NPPF (paragraph 97) have given local planning authorities more power to refuse hot food takeaways and fast food outlets including in locations close to schools and other places where young people congregate.

7.79 The Town and Country Planning Association (TCPA) have published Planning for healthy places – a guide on embedding health in Local Plans and planning policy in England (September 2024) ⁽¹⁸⁾ This document:

- outlines the importance of planning in creating healthier places, provides an overview of the scope of Local Plans in England, signposts to key

national evidence and guidance, notes proposed planning reforms; and

- provides an approach to preparing healthy Local Plans organised under three guidance themes – universal, policy and implementation – and includes examples of adopted policy from across England where new hot food takeaways are restricted.

7.80 Mansfield district has a child obesity prevalence at Year 6 of 22.9% vs 20.2% in England in 2018/19. Child obesity prevalence has been similar to England in this district since 2007/8 and has one of the highest prevalence in Nottinghamshire.

7.81 68.9% of adults are classified as overweight or obese in Mansfield (2018/19) compared with 62.0% in England. In Nottinghamshire 67.5% of adults are obese.

7.82 Information provided by Public Health England shows that Mansfield district also had a fast food outlet density of 106.6 per 100,000 residents in 2017 compared to 90.8 per 100,000 residents in England ⁽¹⁹⁾.

7.83 The Nottinghamshire Spatial Planning and Health Framework (2025 -2030) states how reducing the prevalence of fast-food outlets can positively influence dietary habits and enhance overall physical and mental well-being. The framework recommends a Health Impact Assessment template to be used by local planning authorities. This includes a question which looks at restricting the development of hot food takeaways in specific areas.

18 <https://www.tcpa.org.uk/resources/planning-for-healthy-places-a-guide-on-embedding-health-in-local-plans-and-planning-policy-in-england/>
19 <https://www.gov.uk/government/publications/fast-food-outlets-density-by-local-authority-in-england>

7.84 Furthermore, hot food takeaways can generate unacceptable levels of noise, vibrations, odours, traffic disturbance and litter, and are often open late at night. It is therefore important that such uses are controlled,

or restricted, to protect the residential amenity of occupiers living in close proximity to such establishments.

Table 7.15 Policy RT10 - Supporting information

Policy RT10: Hot food takeaways	
Does it meet national planning policy?	Yes - NPPF paragraphs 97
What evidence has informed this policy?	Planning for healthy places – a guide on embedding health in Local Plans and planning policy in England (September 2024) The Department of Health Annual Health Profile for Mansfield, 2019; The Nottinghamshire Joint Strategic Needs Assessment - Excess weight in children, young people and adults, 2016; The Nottinghamshire Joint Health and Wellbeing Strategy for 2022 - 2026 The Nottinghamshire Spatial Planning and Health Framework 2025 - 2030 Department of Health 2011, 'Healthy lives, healthy people.
How will it be delivered?	Through the development management process and planning decisions taken on proposals for hot food takeaways.
Which local plan objectives will it meet?	5 and 7

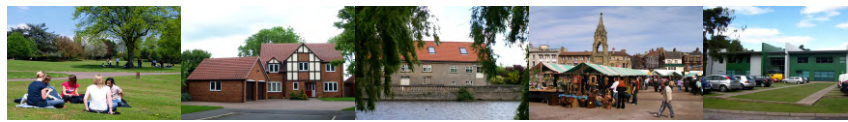
What has changed?

We have amended part one of the policy to extend the restriction to fast food outlets. This will now also apply to proposals within 400 metres of primary schools and other locations people and young people congregate. This is on the basis of changes to the NPPF and other good practice contained within guidance published by the Town and Country Planning Association. It also reflects concerns expressed by local councillors. We have also updated the supporting text and table above to reflect more up to date guidance documents and data. We have taken out reference to the use of conditions to restrict permitted development rights that would allow a change of use from the supporting text. This is because hot food takeaways are now a Sui Generis use and changes of use cannot take place without planning permission. We have updated the NPPF paragraph number.

Question 39

Hot food takeaways

Please comment here to let us know if you agree with our approach to this policy.



7.11 Policy RT11: Visitor economy

Policy RT11

Visitor economy

1. Development proposals for visitor facilities*, accommodation and sporting attractions, including proposals for temporary permission in support of the promotion of events, will be supported provided that they:
 - a. benefit both local communities and visitors; and
 - b. respect and enhance the natural and built environmental qualities of the area, and are appropriate in scale and nature.
2. Development should be located within the existing Mansfield urban area boundary, Market Warsop urban area or village boundaries, or as part of strategic sites, unless it can be demonstrated that:
 - a. such locations are unsuitable for the nature of the proposal;
 - b. there is an overriding benefit to the local economy and/or community and/or environment for locating away from the urban areas; and
 - c. the criteria within Policy S3 can be met; or
 - d. it relates to a suitably located existing visitor facility which is appropriate for redevelopment or expansion.
3. Development of town centre uses shall also be in accordance with Policy RT1.

*such as cultural and leisure facilities

Explanation

7.85 This policy aims to encourage sustainable growth in the visitor economy within the district. The policy recognises that the tourism offer of urban areas is different to that in rural areas where the scale and types of visitor economy uses need to be in scale with their surroundings. In April 2025, the council and its partners launched the We Are Mansfield website ⁽²⁰⁾ This seeks promote the district as a place to live, work, visit and invest.

7.86 The D2N2 Visitor Accommodation Strategy, 2017 highlights that the Local Enterprise Partnership (LEP) area is lagging behind other destinations in terms of certain accommodation types. This includes luxury and

boutique country house hotels, market town boutique hotels, boutique inns, B&Bs and holiday cottages and glamping accommodation.

7.87 Mansfield currently only provides 0.5% of the LEP area's tourism related bed spaces, and stands out as a large town with very little hotel provision; with a clear shortage of hotel accommodation, both during the week and at weekends. There is potential interest highlighted in the report from operators of three star, upper-tier budget and budget hotels.

7.88 The strategy identifies a number of potential sites for hotel and visitor accommodation development, including in Mansfield:

- Stockwell Gate North (former bus station site);

- Berry Hill / Lindhurst; and
- Ransom Wood Business Park.

7.89 The strategy also states that there is clear potential for budget hotel development in the Mansfield and Sutton-in-Ashfield area, and scope possibly for an upper tier budget or three star hotel on one of the major business parks that are being developed here. Population growth will drive further growth in hotel demand, and a budget hotel in Mansfield town centre should be a priority to support town centre regeneration.

7.90 The number of visitors and economic impact of tourism on the district is being monitored for the council by Global Tourism Solutions. The data shows that in 2023:

- The visitor economy was worth £130.76m, up from £124.75m in 2022.
- There were 2.82m visitors to the district, up 4.2% on the 2022 figure of 2.71m in 2022.
- The sector supported the full-time equivalent (FTE) of 1,540 jobs, compared with an FTE of 1,379 in 2022 and 1,254 in 2021.
- Most people visited Mansfield to go shopping, which accounted for 42% of expenditure, followed by food and drink at 29.3%.
- Day visitors made up 81% of the total value of the visitor economy, up from 80% in 2022.
- The number of visitor days also increased with 3.09 days recorded in 2023 compared with 2.97 days in 2022 and 2.66 days in 2021.
- Spring and early summer were the most popular times of year to visit the district in 2023 with 300,000 visits May and 291,000 in June.

7.91 The improvements in Mansfield echo data for the county which shows the total value of tourism across Nottinghamshire in 2023 reached £2.36bn, marking a 15.40% increase from the previous period.

7.92 Visit Nottinghamshire are currently working with the tourism industry and stakeholders across the county to develop a comprehensive Destination Management Plan. This plan will serve as a strategic blueprint for sustainable growth, enhancing Nottinghamshire's position as a leading destination for both leisure and business visitors.

7.93 A proposal would meet criterion 1a where it can be used by, and / or provides employment opportunities for, local communities, and would also attract visitors from outside of the district.

7.94 The council has the following aspirations for Mansfield Palace Theatre and Mansfield Museum which should be supported provided all relevant criteria can be met:

- focus on accessibility, inclusivity, environmental sustainability,
- the creation of shared, multifunctional spaces across the theatre and museum that reflect community needs and promote cultural engagement,
- blend heritage and modernity with functional efficiency,
- improved sense of arrival, visitor experience and operational effectiveness,
- unify disparate entities (Mansfield Palace Theatre, Mansfield Museum) into a cohesive whole, and
- improved access to green spaces and nature within the sites.



Table 7.16 Policy RT11 - Supporting information

Policy RT11: Visitor economy	
Does it meet national planning policy?	Yes - NPPF Paragraphs 88, 90
What evidence has informed this policy?	D2N2 Visitor Accommodation Strategy, 2017; Global Tourism Solutions.visitor data 2023 We Are Mansfield website https://wearemansfield.com/
How will it be delivered?	Through the development management process and planning decisions taken on proposals for visitor facilities.
Which local plan objectives will it meet?	1 and 6

What has changed?

We have updated the support text to include reference to new data and strategies that have been or are in the process of being produced. We have removed reference to the Visit Mansfield website and figure 7.3 as this has been superseded. We have also removed reference to the Sport England online tool because the information is considered to be out of date. We have updated the council's aspirations for its cultural services, and the NPPF references.

Question 40**Visitor economy**

Please comment here to let us know if you agree with our approach to this policy.

Section Eight

Strategic urban extensions

8.1 National planning policy guidance requires the council to seek to meet the full objectively assessed needs for market and affordable housing through the Local Plan. Large scale mixed-use sites on the edge of the urban area can contribute to meeting housing needs. They can deliver new communities including homes, employment opportunities and new infrastructure. However, due their size, need for upfront infrastructure and potential for multiple landowners, they are more complex to deliver in a sustainable way and often face challenges of viability.

8.2 As part of the previous Local Plan, three strategic urban extensions were allocated for a mix of development. Two of these sites have been granted planning permission. Berry Hill is located to the south of the district and various phases have been implemented or have planning permission. However, the initial outline planning permission for 1,700 homes, up to 18.8ha of employment land and a new local centre has lapsed for some of the site where there has not been any progress. Pleasley Hill Farm was granted outline planning permission for a majority of the allocation in 2023 (850 dwellings, 17,434sqm of employment floorspace, a local centre, care home and hotel). A reserved matters application for some of the site has been recieved.

8.3 A further strategic sites is allocated at land off Jubilee Way (800 homes, 1.6ha of employment land and retail) This site is located to east of the district. It involves the development of the spoil tip of the former Mansfield colliery and improvements to Mansfield Rugby Club and Sherwood Golf Club. This area includes a number of Sites of Special Scientific Interest (SSSIs), Local Wildlife Sites (LWS) and other areas of ecological importance and protection, mitigation and enhancement will be required.

8.4 The council will continue to work with the site promoters and strategic partners to deliver these sites with the supporting infrastructure and facilities that are required.

What has changed?

We have updated this section to reflect the progress that has been made in terms of bring these sites forward for delivery. This includes removing text which referred to these sites meeting longer term aspirations and not contributing towards the councils overall housing target. The sites will now count towards the Local Plan Review development targets.

What still needs to be done?

We need to consider if any further strategic urban extensions need to be allocated to meet the development requirements within the Local Plan Review. This will be based on evidence from the HELAA, other studies and the outcomes of this public consultation (see policy S2).



8.1 Policy SUE1: Pleasley Hill Farm

Policy SUE1

Pleasley Hill Farm

1. Land at Pleasley Hill is allocated as a strategic sustainable urban extension delivering:
 - a. approximately 925 new homes (including retirement accommodation);
 - b. a care home;
 - c. a new local centre including retail, leisure and community uses appropriate to a local centre;
 - d. a hotel; and
 - e. a minimum 1.7ha (developable area) of mixed employment uses.
 - f. There is also land available for a petrol filling station, nursery and gym
2. New retail or leisure floorspace proposed at Pleasley Hill will be expected to meet the requirements of Policy RT1.
3. A field evaluation, incorporating a systematic walking survey, geophysical survey and intrusive trial trenching will be required to be carried out prior to determining a planning application.
4. The following junctions have been identified within the Mansfield Transport Study 2018 and will require improvements at Chesterfield Road/Debdale Lane, Kings Mill Road/Beck Lane/Skegby Lane/Mansfield Road and A6191 Chesterfield Road/A617 MARR Pleasley.
5. This new neighbourhood will be developed comprehensively in accordance with an agreed masterplan, including delivery and phasing arrangements and informed by key design principles, independent design review and community/stakeholder consultation.
6. The development will create a sustainable and high quality living environment, including the provision of:
 - a. an appropriate buffer to the adjoining employment development and Pleasley village to the north;
 - b. a network of green infrastructure linking to nearby local wildlife sites (Cotton Plantation and Pleasley Hill Pastures), and the existing public rights of way;
 - c. adequate SuDS along the existing flooding routes, including enhancing ecological connections with the adjoining natural spring and local wildlife site;
 - d. on-site open space and play facilities in locations which are accessible from surrounding areas; and
 - e. the protection of areas of archaeological significance informed by a Geophysical Survey.

Explanation

8.5 Pleasley Hill Farm is located to the north-west of the Mansfield urban area, close to the settlement of Pleasley (part of which lies in Bolsover district). The site lies alongside the Mansfield Ashfield Regeneration Route (MARR) which was opened in 2004 with the aim of contributing to the regeneration of the area following the closure of coal mines and de-industrialisation. Other development sites along the MARR include Berry Hill and Penniment Farm. Whilst the majority of the site has outline planning permission, there is a small section where there has been no progress to date.

8.6 The overall site lies on both sides of the MARR; this offers good access to the site and the potential for the penetration of bus routes into the site. A detailed transport assessment will be required in accordance with Policy IN9. A number of junctions have been identified within the Mansfield Transport Study, 2018 as requiring improvement as a result of the scale of growth proposed in the Local Plan. A new Transport Study is being produced which may update this position.

8.7 The Heritage Impact Assessment, 2018 carried out to support the Local Plan has identified regionally important archaeology. The presence of Mesolithic material within the site is of high importance; in general, Mesolithic material culture is under-represented in the archaeological record. The Neolithic to the Bronze Age period material has also been identified as being present, and again is considered to be of high importance. There are a number of Roman and medieval finds and features within the site and it is reasonable to expect that development of this site would disturb archaeology.

8.8 Further information is therefore required to support any future planning application. In the first instance a systematic field walking survey should be undertaken, which could then be supported by a geophysical survey, and finally an intrusive trial trenching survey would also be required. These surveys should provide enough information to determine mitigation of any archaeological remains either by preservation by record or by seeking to leave the highest sensitive areas undeveloped, therefore securing the preservation of the archaeology in situ.

8.9 The proximity to the existing settlement of Pleasley requires careful management. The layout of the scheme, location of open space and landscape buffers should minimise the perception of coalescence between Pleasley and the Pleasley Hill Strategic Urban Extension which is ultimately part of the Mansfield urban

area. This will also protect the amenity of existing residents in this area. The site also sits within a valued local landscape; it will be important that the design and layout of the development mitigates any harm. The provision of new green corridors within the development should provide appropriate wildlife corridors through the creation of new habitat areas to link with nearby local wildlife sites and and also integrate with natural features and open space. Networks of strategic green infrastructure (GI) are located near to this site (Meden Valley and Oxclose Woods). New recreational green corridors should complement these and and provide multi-user trail connections, linking together new and nearby open space and with existing walking and cycling trails to improve multi-purpose access through the site and to areas of strategic GI.

8.10 The provision of the new local centre and employment on site helps make the new development more sustainable by ensuring that facilities and services are conveniently located reducing the need to travel, preferably the retail and leisure uses should be located to create a local centre in the format of a high street to ensure that a sense of place is created and local services and facilities are accessible by foot to local residents and businesses.

8.11 Due to the size and complexity of the scheme an overall masterplan is required. This should address the whole site showing how the different elements including residential, retail/leisure, employment, open space, pedestrian and cycle links relate to each other and how the site will operate as one. Further guidance on masterplan requirements is set out in Appendix 7.

What has changed?

We have updated this policy to remove reference to uses classes as these have now changed. The masterplan for the site is currently being negotiated and part 5 of the policy has been changed to reflect this. The supporting text has been changed to reflect the progress that has been made with delivering this site. It notes that whilst a majority of the site has outline planning permission, there is a small area where there has been no progress.



Question 41

Pleasley Hill Farm

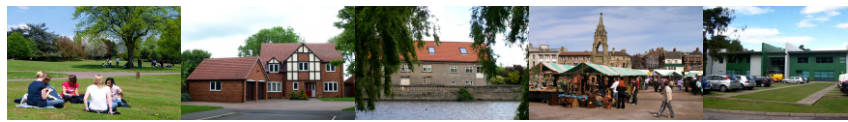
Please comment here to let us know if you agree with our approach to this policy.

8.2 Policy SUE2: Land off Jubilee Way

Policy SUE2

Land off Jubilee Way

1. Land off Jubilee Way is allocated as a strategic sustainable urban extension delivering:
 - a. approximately 800 new homes;
 - b. a new neighbourhood parade;
 - c. provision of a new primary school on site; and
 - d. a minimum of 1.6ha (developable area) extension to Crown Farm Way Industrial Estate.
2. This new neighbourhood will be developed comprehensively in accordance with an agreed masterplan, including delivery and phasing arrangements and informed by key design principles, an independent design review and community/stakeholder consultation. This masterplan will be incorporated into an outline planning application and supporting section 106 agreement.
3. An application specific assessment will be required to identify and address impacts on nightjar and woodlark and their habitats.
4. A Nitrogen Deposition Study will be required to assess the impact on sites of biodiversity importance nearby.
5. Any development proposal would need to be supported by a detailed desk based assessment and the results of a staged pre-determination programme of archaeological investigation on the basis of an approved Written Scheme of Investigation.
6. The masterplan will create a sustainable and high quality living environment, including the provision of:
 - a. cycle and walking links to the adjoining housing development and to the wider area including Timberland Trail, Oak Tree LNR, the restored Mansfield colliery and Vicar Water (strategic GI area #10) and the wider Sherwood Forest (strategic GI area #6);
 - b. a network of green infrastructure including new habitats adjacent to the SSSIs/LWSs;
 - c. measures to prevent any loss of value of the LWS and ensure the protection of Section 41 habitats and species;
 - d. the appropriate protection of adjacent heathland and SSSIs;
 - e. appropriate account taken of the ppSPA in line with the recommendations of the application specific assessment including measures to protect nightjar and woodlark and their habitats;
 - f. adequate SuDS and improving the flows and water quality of Vicar Water;
 - g. contributions to junction improvements including at A6117 Oak Tree Lane/Eakring Road, A6191 Southwell Road/Oak Tree Lane/Adamsway and A6117 Old Mill Lane/B6030 Clipstone Road West;
 - h. the identification and appropriate protection of areas of potential archaeological importance; and



- i. enhancement and integration of the former mineral railway line along Jubilee Way North, as a wooded landscaped buffer, where feasible.

Explanation

8.12 Land off Jubilee Way is located to the east of Mansfield and was previously part of Mansfield Colliery (also known as Crown Farm). Since the colliery closed the wider area has been used for informal recreation and currently includes Mansfield Rugby Club and two golf courses.

8.13 The site is close to three SSSIs (Oaktree Heath, Sherwood Forest Golf Course and Strawberry Hills) and the area identified as being part of a Sherwood potential prospective special protection area (ppSPA); there are also a number of local wildlife sites in the area along with areas of heathland. It is therefore important that appropriate provision is made for the protection and enhancement of biodiversity. The application specific assessment required by Policy SUE 2(3) will confirm the full package of measures to ensure that there would be no adverse impact on the ppSPA. A number of potential mitigation measures have been identified including:

- reducing access along Eaking Road;
- diversion of bridleways;
- the inclusion of landscape buffers, habitat connectivity;
- the provision of Suitable Alternative Natural Greenspaces (SANGs) and an access management plan to ensure that sensitive areas are not inappropriately accessed;
- measures to reduce predation of protected wildlife by domestic animals;
- provision for the long term management of habitats;
- the recording and monitoring of key species before and during construction to ensure that mitigation and ecological compensation is working and to inform development of further measures if required;

- provision of alternative areas for dog walking; and
- potential provision of compensatory habitat.

An assessment of the impact of nitrogen deposition will also be required. This area also requires careful management of flood risk and surface water runoff. Runoff should be directed towards Vicar Water.

8.14 A new neighbourhood centre, convenience store and primary school form part of the development. This will help make the site more sustainable by reducing the need to travel. Where there is a need to travel, the provision of bus stops within the site, and good pedestrian and cycle links, will provide sustainable alternatives to the car.

8.15 Access to the site can be made off Jubilee Way but improvements will also be required to a number of nearby junctions. A link road from the development to Crown Farm Way may also help mitigate the impacts of the development. A detailed transport assessment will be required in accordance with Policy IN9. A number of junctions have been identified as needing improvements as a result of the scale of growth proposed in the Local Plan Review. As the largest site in this area, it is expected that contributions towards their improvement will be made.

8.16 The scheme also offers the opportunity to improve sports provision for Mansfield district. Mansfield Rugby Club is well used and expansion will allow it to improve its offer contributing to the health and wellbeing of the district. Golf provision is proposed to be remodelled with the creation of a golf academy allowing access to golf to be widened.

8.17 Due to the size and complexity of the scheme an overall masterplan is required. An indicative masterplan has been prepared and is shown in Appendix 7. This should address the whole site showing how the different elements including residential, retail / leisure, employment, open space, pedestrian and cycle links relate to each other and how the site will operate as one. Further guidance on masterplan requirements is set out in Appendix 7.

What has changed?

Due to changes in the planning system, we have removed reference to a masterplan for the site being within a Supplementary Planning Document (SPD).

What still needs to be done?

Confirmation of the infrastructure requirements for the site is needed. This will be based on the evidence base and discussions with the various stakeholders.

Question 42

Land off Jubilee Way

Please comment here to let us know if you agree with our approach to this policy.



8.3 Policy SUE3: Land at Berry Hill

Policy SUE3

Land at Berry Hill - Committed strategic urban extension

1. Land at Berry Hill is allocated as a strategic sustainable urban extension delivering:
 - a. approximately 1,700 new homes (including 10% on site affordable housing);
 - b. new local centre including retail and leisure uses and appropriate community uses*;
 - c. a minimum of 18.8 ha (developable area) of mixed employment uses;
 - d. 3.1 hectares commercial / leisure use**;
 - e. health centre;
 - f. a new primary school;
 - g. a community park, outdoor play space and equipped children's play provision; and
 - h. a road link for the potential cemetery.
2. Further delivery of this new neighbourhood will need to be developed comprehensively in accordance with a new agreed masterplan, including delivery and phasing arrangements and informed by key design principles, independent design review and community / stakeholder consultation.

* in accordance with applications 2023/0209/RES, 2023/0210/FUL and 2024/0254/FUL.

** Any proposals for main town centre uses, as defined by the NPPF, will be determined against the criteria within Policy RT1.

Explanation

8.18 The principle of development on this site has already been established. Although the original outline permission has lapsed, the council would wish to support a renewed permission and Policy SUE3 allows for this. The employment land would make an important contribution to meeting the district's employment land requirements for the plan period and the council will continue to work closely with the developers to support the delivery of this allocation.

What has changed?

We have updated the policy to remove references to specific use classes. This is to reflect changes to the use classes order. We have also removed a previous duplication of commercial uses. We have updated part 1b) to reflect that planning permission has been granted for this element of the development. We have deleted the previous part 2 of the policy as the new local centre has now been granted planning permission in accordance with policy RT1. The new part 2 of the policy has been updated in recognition that the previous outline planning permission that included a masterplan has now lapsed. We have updated the supporting text to reflect the current circumstances with the sites delivery. We have updated the NPPF paragraph numbers in the table below.

What still needs to be done?

Confirmation of the infrastructure requirements for the site is needed. This will be based on the evidence base and discussions with the various stakeholders. Due to changes to market conditions and to reflect the approach to the employment within the NPPE, we also need to confirm the amount and mix of employment floorspace that may be required on this site. This will be based on information within the updated employment evidence base.

Table 8.1 Policy SUE 1, 2 and 3 - Supporting information

Policy SUE 1, SUE 2 and SUE 3	
Does it meet national planning policy?	Yes – paragraphs 61, 77, 96 100, 111, 131, and 135.
What evidence has informed this policy?	Mansfield Housing and Economic Land Availability Assessment (HELAA), 2025.
How will it be delivered?	This policy will be delivered through the development management process.
Which local plan objectives will it meet?	Objectives 1, 2 and 3

Question 43

Land at Berry Hill

Please comment here to let us know if you agree with our approach to this policy.

Fitchfield Park, Mansfield



Section Nine

Infrastructure and facilities

9.1 Infrastructure provides the physical, social and economic fabric for supporting communities. These help deliver essential services and take on various forms which are often interrelated. These include:

- social – health (e.g. doctor's surgeries and hospitals), education (nursery, primary, secondary and higher), libraries, community facilities, children's centres, post offices and sports/leisure, social and elderly housing, disabled people's access and services;
- waste management – waste collection, processing and disposal/recycling;
- utilities - gas, electricity, water, wastewater, telecommunications, broadband;
- flood risk – flood prevention/protection/alleviation from different sources;
- transport – public transport, walking, cycling and highways;
- green/ blue infrastructure - natural and semi-natural green space, green corridors, amenity green space, parks and recreation grounds, outdoor sport facilities, play areas, allotments and water features. This also includes networks of green infrastructure providing multiple benefits for people and wildlife;
- cultural facilities – museum and theatre;
- public realm improvements and public art; and
- any other infrastructure deemed necessary to mitigate the impact of a development.

9.2 Ensuring that sufficient high quality infrastructure is available or delivered is an essential requirement in achieving sustainable growth. The National Planning Policy Framework (NPPF) paragraphs 7, 8, 11a) 20, 22, 24, 35, 77, 101 and 129 highlight the importance of infrastructure provision in accompanying, and enabling, the sustainable growth of communities.

9.3 This chapter addresses the delivery of and funding for infrastructure as it relates to new development. It also covers specific policy requirements in relation to green infrastructure, open space, outdoor sport provision, allotments, sustainable and highways transport networks, car and cycle parking, community and cultural facilities, and telecommunications.

What has changed?

We have updated the NPPF paragraph numbers in the supporting text.



9.1 Policy IN1: Infrastructure delivery

Policy IN1

Infrastructure delivery

1. All development proposals will be expected to:
 - a. meet all reasonable costs associated with new infrastructure required as a consequence of the proposal;
 - b. where appropriate, contribute to the delivery of necessary related infrastructure to enable the cumulative infrastructure impacts of developments to be managed, including identified transport infrastructure requirements;
 - c. provide for the future maintenance of facilities delivered as a result of the development; and
 - d. where appropriate and necessary, enter into clawback agreements.
2. When determining the nature and scale of any planning obligations sought, account will be taken of any evidence of viability, specific site conditions, priorities in the Infrastructure Delivery Plan and other material considerations.
3. Where appropriate, developer contributions will be pooled to allow the provision of strategic infrastructure that will serve more than one scheme.

Explanation

9.4 This policy seeks to ensure that growth is supported by necessary infrastructure and helps to preserve and enhance our natural and built environment. We need to ensure that the area receives the necessary improvements to its infrastructure so that the provision of new homes and jobs does not put too much pressure on existing services and facilities.

9.5 The council will work in partnership with infrastructure providers, grant funders, the development industry and other delivery agencies such as Homes England to seek the necessary infrastructure to support new development and mitigate its impact. Necessary actions to ensure delivery of the infrastructure required will be taken including, where appropriate: applying planning conditions; securing developer contributions; assisting with site assembly; using compulsory purchase powers (CPO); and seeking external funding. In some cases, developer contributions can be passed to other appropriate bodies to facilitate the implementation of infrastructure. The council have adopted a number of

Supplementary Planning Documents (SPDs) that set out how such infrastructure will be provided. Further information can be found at <https://www.mansfield.gov.uk/spd>. In addition, Nottinghamshire County Council have a Developer Contributions Strategy⁽²¹⁾ that sets out their various infrastructure requirements from development.

9.6 The additional planned levels of growth in Mansfield district are likely to generate more traffic; measures will be needed to mitigate the impacts of new development as identified in the Mansfield Transport Study, 2018 which will be superseded by a new Transport Study that is currently being produced. This may include a range of transport measures to ease traffic flows at identified road junctions, and the implementation of other local transport schemes in the Local Transport Plan 3, or its successor. Further details of these schemes can be found in Policy IN8: Protecting and improving our sustainable transport network.

21 <https://www.nottinghamshire.gov.uk/planning-and-environment/general-planning/developer-contributions-strategy>

9.7 It is important to ensure that the infrastructure necessary to service new development is provided in a timely and financially viable way. Establishing the capacity of existing infrastructure to accommodate the demands arising from the occupiers of new development is a key starting point. However, in some cases, new development can be sited to enable new infrastructure in locations that will promote longer term sustainable growth.

9.8 The Mansfield Infrastructure Delivery Plan (IDP) 2018 is being updated and will identify the need for new infrastructure to support new development proposed in the Local Plan Review. In particular, it will:

- establish the capacity of existing infrastructure to meet the needs of existing residents and businesses;
- identify where capacity is insufficient or absent to meet the needs of new planned development;
- identify priorities for the provision of infrastructure; and
- set out the infrastructure necessary to deliver the key development required to deliver economic and housing and growth set out in the plan.

9.9 The IDP Update will include a schedule that lists the main strategic infrastructure requirements that can currently be foreseen based on the scale of growth and broad locations of sites. This will be used to help identify priorities to inform negotiations when securing developer contributions. The IDP will not set out to list all the infrastructure needs associated with all developments that may occur in Mansfield district over the plan period. Inevitably, circumstances will change over time and the

schedule will need to be kept under review. However, it will provide the basis for strategic development viability assessment and will inform future work on infrastructure. A summary of key infrastructure requirements (from the 2018 IDP) to deliver key proposals of the adopted Local plan is set out in Appendix 8. This will be updated when the IDP Update is completed.

9.10 The IDP is a “live document” which the council will update regularly as new information on infrastructure delivery, funding sources, investment programmes or new government guidance become available. The council will continue to engage with key infrastructure providers to ensure that issues, proposals and aspirations are captured.

9.11 Where appropriate, the council will assess viability evidence submitted in support of planning applications relating to infrastructure provision with the need to achieve sustainable development. Where a developer of a large site, to be developed over a number of years, provides satisfactory evidence to demonstrate that it is not viable to deliver policy requirements at the time of the planning application, the council may require developers to enter a ‘clawback’ agreement. This will allow the viability of later phases of the development to be reviewed. If these later phases are deemed to be viable, then those contributions required by planning policy may be required. In all cases where viability evidence is provided, this will be reviewed by a suitably qualified person and any costs met by the developer.

Community Infrastructure Levy (CIL)

9.12 The council will continue to keep under consideration the need to introduce a Community Infrastructure Levy (CIL) charging schedule, having regard to local viability conditions and any future review of the system.

Table 9.1 Policy IN1 - Supporting information

Policy IN1: Infrastructure delivery	
Does it comply with national policy?	Yes: NPPF- Paragraphs 7, 8, 11a) 20, 22, 24, 35, 77, 101 and 129
What evidence has informed this policy?	Mansfield Infrastructure Delivery Plan, 2018;
How will it be delivered?	Through: • determination of planning applications through the development management process, including negotiation of appropriate s106, s 278 agreements (having regard to the IDP where appropriate) to provide necessary infrastructure; • the potential introduction of a CIL charging schedule.
Which local plan objectives will it meet?	8, 9, and 10.



What has changed?

We have updated the NPPF paragraph numbers and referred to evidence base studies that will be produced as part of the Local Plan Review. We have also referred to council's SPDs and Nottinghamshire County Council's Developer Contributions Strategy.

As part of the previous consultation, key issues identified were:

- The need for joint working between authorities regarding infrastructure provision.
- The importance of evidence to support need for infrastructure and the consideration of viability.
- The importance of green infrastructure.
- Waste management infrastructure is important and needs to be considered.
- Need to ensure that the provision of EV charging points does not have an impact on wider capacity.

Due to the ongoing uncertainty of CIL along with the lack of transparency and linkages between CIL monies collected from a development and where / what infrastructure monies are spent on, the preferred option was to continue with the current policy approach. It was noted that contributions sought for infrastructure need to be based on evidence and related to the development concerned. As part of this, need to consider the cumulative impacts of development on infrastructure. There is also a need to ensure that developers deliver the infrastructure that they say they will.

What still needs to be done?

We need to update the evidence base regarding the various types of infrastructure that will be required to meet the needs of development and to update appendix 8.

Question 44

Infrastructure delivery

Please comment here to let us know if you agree with our approach to this policy.

9.2 Policy IN2: Green infrastructure

Policy IN2

Green infrastructure

1. Development proposals within or adjoining areas of strategic green infrastructure (as shown on the Policies Map) will be supported, provided it can be satisfactorily demonstrated that:
 - a. the functions and key assets of the green infrastructure network are protected and reasonable opportunities for enhancement of these are secured to deliver a diverse range of benefits for people and wildlife;
 - b. good quality connections are maintained to, and within, the green infrastructure network for people and wildlife and, where practical, improve accessibility to ensure new links are created and / or gaps restored;
 - c. significant adverse impacts on sensitive landscape, ecological and heritage assets and their setting are avoided where possible or at least minimised, including through the use of buffer strips;
 - d. opportunities are secured, where feasible, to improve resilience to the impacts of climate change;
 - e. the quality of the green infrastructure network is improved, such that it supports improved ecosystem networks and services, and healthy neighbourhoods; and
 - f. future management of any features created is financially secured through an agreed management plan. This includes those relating to Biodiversity Net Gain (BNG).
2. On and off-site contributions for new, and where appropriate enhancements to existing, provision will be secured through developer contributions or conditions. Where appropriate, this may contribute towards the provision of mandatory BNG.
3. Development outside, and not adjoining, the strategic green infrastructure network should, where appropriate, create local green infrastructure or provide links to the strategic network.

Explanation

9.13 Green infrastructure is made up of networks of natural and managed green spaces i.e parks, countryside, walking, cycling and bridleway routes, the water environment (blue infrastructure) and ecological networks. Good quality GI provides multi-functional benefits required to support healthy communities, economic regeneration and resilience to climate change. GI networks provide essential ecosystem services such as clean air and water, and flood protection. Its protection and enhancement are important for supporting the delivery of sustainable places. These networks can also be known as blue / green infrastructure (BGI).



9.14 Policy IN2 supports new development where it takes a holistic approach to planning for green infrastructure, such that development takes an active role in facilitating the:

- protection of key assets, functions and connections;
- avoidance and/or mitigation of harm to sensitive assets;
- enhancement of existing GI assets in terms of quality and function;
- creation of new connections where these are absent; and
- longer term management of green infrastructure.

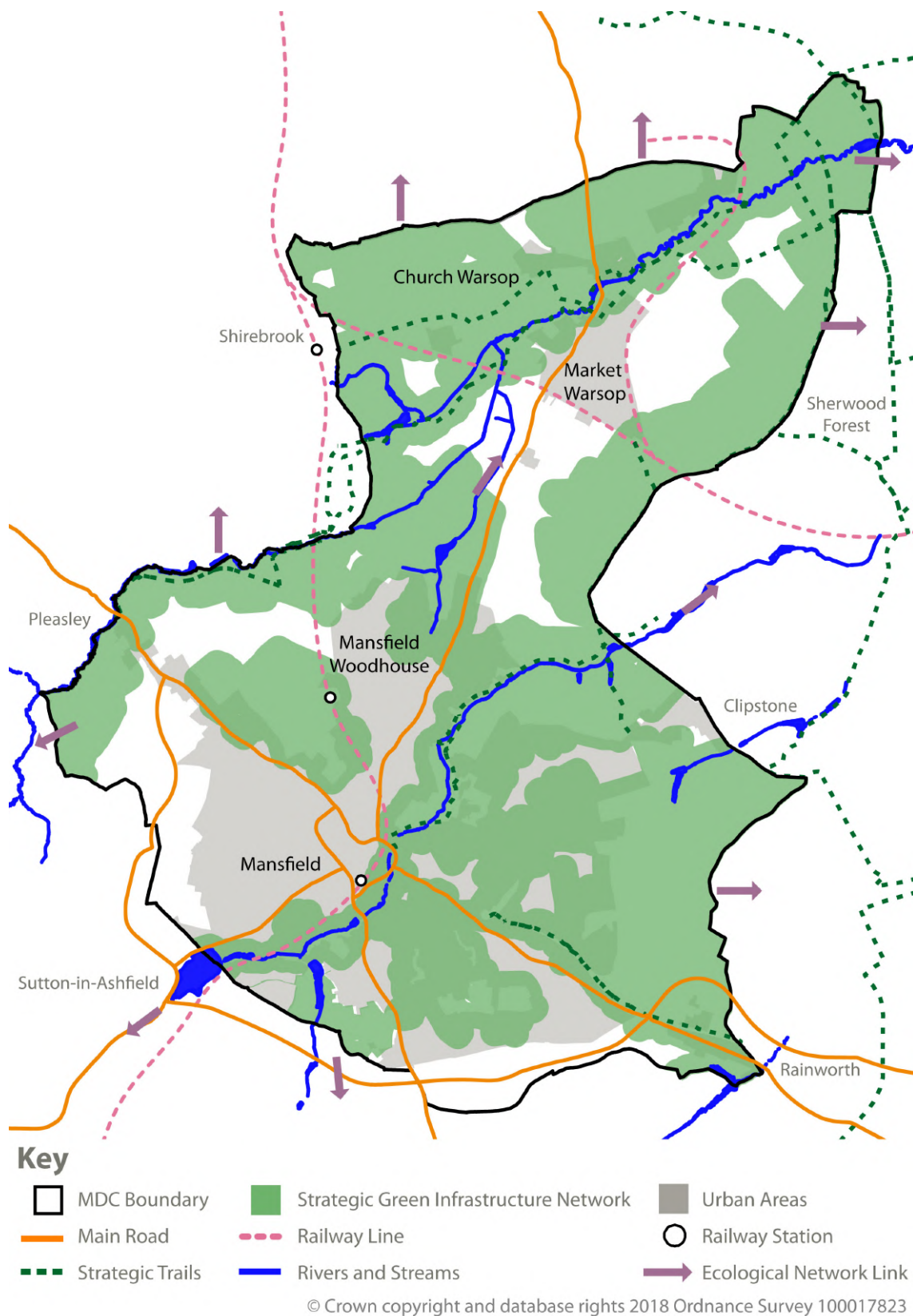
9.15 This approach reflects the NPPF and planning practice guidance, such that GI should provide a diverse range of (i.e. multiple benefits for people and wildlife). It is essential that provision for GI, including its management, should be considered early on in the planning process. This policy should be read alongside related design, transport, landscape and nature conservation policies. Supporting evidence to demonstrate IN2 has been met is likely to include a combination of the following, for example: design and access statement, design and layout maps showing GI connectivity, GI management plan, and evidence submitted as part of a design review process. A Biodiversity Net Gain SPD and Green Infrastructure SPD have been adopted by the council which provide further guidance for policy implementation.

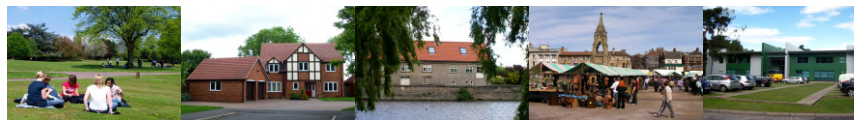
9.16 There are thirteen identified strategic green infrastructure networks / areas in the district which also link with green infrastructure in neighbouring districts. They reflect the district's distinct geology, heritage and ecological networks, and recognise opportunities to strengthen key areas for present and future generations. Further details on strategic GI networks are provided on the policies map and in the Mansfield Green Infrastructure Study, 2018. Local green infrastructure networks function on a site-specific level but don't connect to the wider strategic GI network; these are likely to be created through new development.

9.17 The strategic urban extensions, when complete, will provide additional recreational green corridors, open space and new habitat areas. Additionally, there may be other local green corridors that provide a range of GI benefits .

9.18 If located outside of settlement boundaries proposals within or adjacent to the identified Green Infrastructure areas will also need to accord with Policy S3 (Development in the countryside).

Figure 9.1 Mansfield strategic green infrastructure network





9.19 Table 9.2 defines the main GI key functions and their related assets. It gives some examples of how these should be considered in relation to new development. These functions often overlap, and therefore need to be considered holistically. For example, providing access to nature whilst mitigating negative impacts on sensitive habitats.

Table 9.2 Key green infrastructure functions

Key functions and related assets	Considerations for new development (examples of)
Recreation and commuting – open space, allotments, and walking, cycling, horse riding and multi-user routes. This function includes providing 'access to nature' close to where people live.	- How can new green corridors, pathways and open space be integrated to complement and/or provide improved access to strategic GI corridors? How can the recreational provision along existing green corridors be improved or gaps addressed? - How can new GI support active, healthy neighbourhoods and access to nature? - Where might harm to sensitive sites be avoided and/or how might on-site or off site open space be better designed to encourage recreational access away from sensitive sites?
Landscape character and amenity – landscape policy zones, landscape features and public amenity areas (e.g. paths, open space, etc.) .	- Consider the sensitivity and condition of a landscape policy zone (LPZ). Can actions associated with the district's LPZ be appropriately addressed? - How can development avoid and/or minimise adverse visual effects on areas of public amenity? - Is the development appropriate regarding its location, scale and/or type?
Climate change – areas of flood risk, opportunities for ecological enhancements within the water environment, areas of shade within urban areas, and woodland which are effective in storing CO₂.	- How can new development design in resilience to climate change (e.g. reducing flooding and the urban heat effect) through the integration of SuDS, layout, design and landscaping? - Consider opportunities to improve connections for wildlife, especially within the river corridors and to naturalise sections to help reduce flood risk. - How can landscaping and layout help reduce health risks related to air pollution?
Heritage value - heritage assets and areas of potential archaeological significance.	- Consider the protection of historic assets and their settings. - Can heritage assets be positively and sensitively integrated into new development?
Nature conservation - designated sites, habitats and habitat opportunity areas. Also include ecological networks made up of a combination of designated sites and areas of habitat outside these designations. This function includes supporting the movement of wildlife.	- Consider the protection of ecological and geological sites and priority habitats. How do protected and priority species use existing ecological networks? - How can new development facilitate the restoration of habitat linkages and/or creation of new habitat areas within and adjacent to the site boundary? How can net gains in biodiversity be addressed through planned green corridors?

9.20 Figure 9.2 below shows how the various components of GI can connect with each other:

Figure 9.2 Green infrastructure network



9.21 Whilst the overall emphasis is to protect and enhance green infrastructure networks, assets and functions, development may be considered acceptable where it contributes to the enhancement and management of the existing network. Development may also contribute to extension of the GI network through the delivery of new local wildlife and recreational green corridors.

Table 9.3 Policy IN2 - Supporting information

Policy IN2: Green infrastructure	
Does it meet national planning policy?	Yes- NPPF Paragraphs 20, 98, 164, 187, 188, 192
What evidence has informed this policy?	Mansfield Green Infrastructure Study, 2018; Natural England's Green Infrastructure Framework: Standards & Principles and Various mapped GI components.
How will it be delivered?	Through the development management process and the implementation of the Biodiversity Net Gain SPD and Green Infrastructure SPD .
Which local plan objectives will it meet?	7, 9, 10 and 12



What has changed?

We have amended parts 1f) and 2 of the policy to include reference to biodiversity net gain. We added a reference to blue / green infrastructure to make it clear that this term can also apply. We have included reference to the Biodiversity Net Gain and Green Infrastructure SPDs that have been adopted by the council. We have updated the NPPF paragraphs in the table above.

As part of the previous consultation, the majority of responses supported the principle of protecting GI. Opinions varied as to whether GI should continue to be protected via an SPD or enshrined within Local Plan policies. There was broad consensus that GI evidence should be updated and should inform Local Plan updates. It is considered that it would not be proportionate to update the GI evidence for the Local Plan Review as it is still seen as being fit for purpose.

Question 45

Green infrastructure

Please comment here to let us know if you agree with our approach to this policy.

9.3 Policy IN3: Protection of community open space and outdoor sports provision

Policy IN3

Protection of community open space and outdoor sports provision

1. All areas of community open space shown on the policies map, outdoor sports provision identified for protection in Appendix 9, and any additional future provision made as part of new development will be safeguarded, unless it is satisfactorily demonstrated that:
 - a. the proposed development is ancillary to the existing recreational use of the site;
 - b. the open space or outdoor sports provision is surplus to requirements, as set out in Part 2 of this policy;
 - c. alternative provision of an equivalent or greater standard will be provided in an accessible location nearby, or accessibility is improved to existing provision, such that the Mansfield Green Space Standard and sports provision needs are met; or
 - d. the development proposals involve the loss of a small area of a protected community open space or outdoor sports provision, and would lead to an improvement to the remaining area whilst maintaining its overall function and contribution to meeting the Mansfield Green Space Standard or appropriate sports provision standards.

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

2. Development proposals involving the loss of open space are required to provide an assessment of need, identifying proposed enhancements and/or replacement facilities, as relevant. This should:
 - a. incorporate relevant findings from the council's community open space assessment and playing pitch strategy, including application of the Mansfield Green Space Standard (Appendix 10); and
 - b. satisfactorily demonstrate that the development will not prejudice community use for existing or future outdoor sport, in terms of quality, quantity or access as set out in the council's playing pitch strategy.

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



What has changed?

We have updated the appendix numbers.

As part of the previous consultation, there was no overall preferred option, whilst some consultees suggest a hybrid of a number of the options. A need was highlighted for up-to-date evidence to support approach, including a Playing Pitch Strategy. There were some concerns about the use of rigid standards and the need for flexibility. Any planning obligations sought need to be appropriate and justified.

What still needs to be done?

The Open Space Study and Playing Pitch Strategy are being produced. These will inform any changes that may be required to appendix 9 and the policies map, such as showing any new green spaces that will be protected under this policy.

Question 46

Protection of community open space and outdoor sports provision

Please comment here to let us know if you agree with our approach to this policy.

9.4 Policy IN4: New community open space and outdoor sports provision

Policy IN4

New community open space and outdoor sports provision

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

Explanation

9.22 Policies IN3 and IN4 seek to protect and enhance community open space and outdoor sports provision in order to support healthy communities and enhance place shaping in the district by:

- protecting and improving the quality of, and access to, existing open spaces and outdoor sports facilities;
- ensuring new development provides appropriately located and accessible open space, play and outdoor sports facilities near to where people live; and
- ensuring that new and existing provision positively contributes to place shaping, access to natural green space, nature conservation and the historic environment.

9.23 Community open space is defined as an outdoor area that is open to the public that supports health and wellbeing, through sport, play and/or relaxation. This

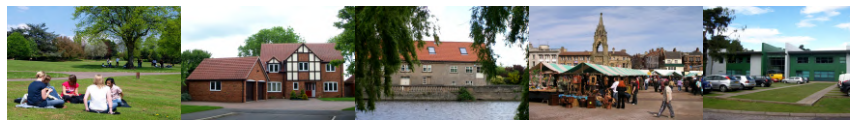
includes parks and recreation grounds, play areas, amenity spaces and areas of natural green space. Allotments are covered separately in Policy IN5.

9.24 Outdoor sports provision supports organised team sports such as, football, rugby, hockey, cricket, bowls, tennis and athletics. This includes sports pitches and their associated facilities (e.g. changing or social meeting rooms, etc.) that are open for community access. These may be located on community open space, school playing fields or privately owned grounds.

9.25 These spaces can also form key connections within the green infrastructure network (see Policy IN2) and support biodiversity. They may also have additional relevance, such as, heritage importance, helping to define neighbourhoods, and improving flood resilience.

Protection of community open space and outdoor sports provision

9.26 Applications involving the loss of a community open space and outdoor sport provision (Policy IN3) and the creation of new provision (Policy IN4) should



refer to standards and actions set out in the following evidence documents and demonstrate that these have been appropriately considered:

- Appendix 9 – protected outdoor sports pitches;
- Appendix 10 – Mansfield green space standard;
- Mansfield Community Open Space Assessment, 2018 (or equivalent updated version);
- Mansfield Playing Pitch Assessment and Strategy, 2016 (or equivalent updated version);
- Sport England and national sports body national standards and calculators;
- Mansfield Green Infrastructure Study, 2018 (or equivalent updated version); and
- Biodiversity Net Gain SPD and Green Infrastructure SPD .

9.27 Where a proposed development involves the loss of outdoor sport provision, and its subsequent replacement, this should not prejudice community use.

This means that its fabric, and any agreements in place, should support use outside of the hours used for educational or private use.

New community open space and outdoor sports provision

9.28 New housing developments create an additional need for both open space and recreational facilities. It will also be important to consider how new or enhanced open space provision (on and/or off-site) can best serve the development in relation to its location, size and type

of user. Opportunities for creating new or enhanced facilities and / or improved access to nearby facilities will be sought.

9.29 New and improved open space provision should be designed to be of overall good quality, meet the community's varied needs, be multi-functional, integrate with green infrastructure networks, support access to nature, contribute to place shaping, and be accessible to people with disabilities. Good quality is defined further in the Mansfield District Green Space Standard (Appendix 10) and Community open space assessment (2018) which is being updated.

9.30 Further guidance on requirements for on-site provision for, and/ or financial contributions which will be sought to meet the recreational needs of new residential developments is set out in the Planning Obligations Supplementary Planning Document⁽²²⁾.

What has changed?

We have made reference to the update to the Community open space assessment and the fact that the Planning Obligations SPD has now been produced and adopted.

Question 47

New community open space and outdoor sports provision

Please comment here to let us know if you agree with our approach to this policy.

Table 9.4 Policy IN3 and 4 - Supporting information

Policy IN3: Protection of community open space and outdoor sports provision, and Policy IN4: Creation of open space and outdoor sports provision in new development	
Does it meet national planning policy?	Yes- NPPF paragraphs 8, 88, 96, 98, 103 and 104.
What evidence has informed this policy?	Mansfield Community Open Space Assessment, 2018; Mansfield Final Playing Pitch Strategy Assessment, 2016, and Addendum, 2018; and Mansfield Final Playing Pitch Strategy Action Plans, 2016.

Policy IN3: Protection of community open space and outdoor sports provision, and Policy IN4: Creation of open space and outdoor sports provision in new development

How will it be delivered?	Through the determination of planning applications through the development management process, applying the Mansfield Green Space Standard, Mansfield Playing Pitch Strategy (2015) or subsequent updates, and by applying further guidance provided by the Biodiversity Net Gain SPD, Green Infrastructure SPD and Planning Obligations SPD.
Which local plan objectives will it meet?	7 and 10



9.5 Policy IN5: Allotments

Policy IN5

Allotments

Protection of existing provision

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

Creation of new allotments

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

Explanation

9.31 Allotments are valuable community spaces that are important for people's health and wellbeing. Existing allotment provision in the district includes both statutory (council owned) and non-statutory allotments (privately owned or owned by charities). The council's Parks and Open Spaces Strategy 2023 - 2028 confirms that 97% of our allotment plots are currently let out. All allotments, whether statutory or not, are protected through this policy. Statutory allotments receive additional protection through the Allotments Act 1925. Council's cannot dispose of statutory allotment land without the Secretary of State's consent.

9.32 Where development is proposed on an existing allotment site, it must be determined that the allotment is surplus to requirement. Determining whether or not it is surplus should be based on existing and future demand. Demand is informed by documented current use (i.e. number of plots in use), and an appropriate demonstration of existing demand including, for example, information on those on waiting lists, availability, and rate of uptake for allotment plots.

9.33 To address any latent demand, it must be demonstrated that any vacant plots have been actively advertised to the wider community by a variety of means for at least a full season (i.e. not just a one-off attempt). This may include, for example: on-site and/or off-site

posters, advertisements in local publications, promotional open days, etc. This message should be clear and simple about who to contact and how to obtain a plot.

9.34 Whether replacement provision under Part 1b of Policy IN5 is adequate should take into account current activity levels at the allotment, and the soil and ground conditions and accessibility of the replacement plots. These are defined by the following:

- plots – this is based on plots of a standard size of 250 sqm; where plots are smaller or larger, replacement provision should be standardised accordingly.
- suitable soil and ground conditions – an alternative location should be workable and free from contamination and flooding.
- accessibility - an alternative allotment site should be located within a 15-minute walk (a pedestrian route of 1 kilometre) of the existing allotment site and be easily accessible taking reasonable account of the needs of users, including those with disabilities. The site should also have suitable parking arrangements.

Table 9.5 Policy IN5 - Supporting information

Policy IN5: Protection and creation of allotments	
Does it meet national planning policy?	Yes- NPPF paragraphs 96, 98, 103 and 104
What evidence has informed this policy?	Allotment disposal guidance: Safeguards and alternatives, DCLG, 2014; and A place to grow: a supplementary document to Growing in the community, National Allotment Society, 2010 Mansfield District Council Parks and Open Spaces Strategy 2023 - 2028 Mansfield District Council Allotment Strategy 2014 ⁽²³⁾
How will it be delivered?	Through the development management process.
Which local plan objectives will it meet?	7, 10 and 11

What has changed?

We have some context to the supporting text in respect of allotment occupation and have updated the NPPF paragraph numbers and evidence base references.

Question 48

Allotments

Please comment here to let us know if you agree with our approach to this policy.

23 <https://www.mansfield.gov.uk/downloads/file/1157/mansfield-allotment-strategy>



9.6 Policy IN6: Designated local green space

Policy IN6

Designated local green space

1. Other than in very special circumstances, proposals will only be supported for development on a site designated as local green space, as shown on the Policies Map, where the development would clearly enhance or be ancillary to the reason/s why it was designated.
2. Development proposed within close proximity to a local green space will only be supported where it can be clearly and satisfactorily demonstrated that the development would not significantly harm the purpose/s for which the local green space was designated.

Explanation

9.35 Local green space designation provides special protection for green areas with particular importance for local communities. Local green space sites have been identified in accordance with paragraphs 106 and 107 of the NPPF because of their beauty, historic significance, recreational value, tranquillity, or ecological value.

9.36 This policy recognises the unique benefits of the designated sites and ensures their long-term protection beyond the plan period. It also addresses the need to consider any potential impacts from nearby proposed development.

9.37 The term ‘very special circumstances’ in relation to designated Local Green Spaces is required by the NPPF. Substantial weight will be given to any harm to Local Green Space. To show there are ‘very special circumstances’ the applicant will need to demonstrate that the potential harm to the Local Green Space in question, including the reasons for its designation and any other harm resulting from the proposal, is clearly outweighed by other considerations.

9.38 Further details of local green space designations and their special benefits are detailed in Appendix 11 and the Mansfield Local Green Space Study, 2015 and its addendum, 2018.

Table 9.6 Policy IN6 - Supporting information

Policy IN6: Designated local green space	
Does it meet national planning policy?	Yes– NPPF Paragraphs 106 - 108
What evidence has informed this policy?	Mansfield Local Green Space Study, 2015; Designating Local Green Space Addendum, 2018; and Local Green Spaces - Statement of Consultation, 2015.
How will it be delivered?	Through the operation of the development management process in terms of determination of planning application and enforcement action.
Which local plan objectives will it meet?	7

What has changed?

We have updated the NPPF paragraph numbers.

Question 49

Designated local green space

Please comment here to let us know if you agree with our approach to this policy.



9.7 Policy IN7: Local shops, community and cultural facilities

Policy IN7

Local shops, community and cultural facilities

Protection of existing local facilities

1. Development proposals which involve the loss of local facilities will only be supported where it is satisfactorily demonstrated that:
 - a. appropriate replacement facilities will be provided in a suitable alternative location*;
 - b. the facility is no longer viable, and this can be justified through adequate marketing of the premises at a reasonable price for its current or former use for at least six months **; or
 - c. the facility will be reinstated and enhanced as part of any redevelopment of the building or site.

New or extended local facilities

2. Proposals will be supported for small scale local shops that meet the day to day convenience needs of the immediate area***, or for other community and cultural facilities, provided:
 - a. they are within settlement boundaries****;
 - b. the proposed facilities are of a type and scale appropriate to the character of the area and settlement size;
 - c. the proposal would not result in significantly adverse impact on public amenity; and
 - d. where appropriate, the new building is capable of accommodating multiple uses without the necessity of structural conversion.

*400m radius around the proposal - based on an appropriate five minute walking time. Some community facilities will serve a wider area not usually accessed by walking. In these cases, evidence of the availability of alternative existing or proposed replacement facilities which are accessible by public transport and are within a reasonable travel time will be considered when making a decision.

** Marketing should be through an appropriate agent as well as through the council's regeneration service's property search service - for at least six months. Evidence of the results of the sustained marketing strategy will need to be submitted with any planning application and may be scrutinised by an independent assessor if deemed necessary.

*** Proposals should not exceed 280sqm (net) or will need to be in accordance with Policy RT1.

**** Proposals for new community and leisure facilities may be acceptable in countryside locations if they meet part (g) of Policy S3.

Explanation

9.39 Sustainable communities require access to local community and cultural facilities and services that provide for health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community. These include theatres, museums, village halls, community centres, local shops, churches, church halls, libraries, youth centres, indoor sports and leisure centres and public houses.

9.40 The council will seek to maintain and improve the provision of local community and cultural services and facilities by supporting proposals which protect or enhance existing community facilities (including multi use and shared schemes), or lead to the provision of new facilities. Criterion 2d seeks that, where appropriate, new buildings can be easily adapted to accommodate multiple uses, or a suitable new use in the future.

9.41 It is recognised that permitted development rights exist which allow for certain changes of use, however this policy will help avoid the loss of important facilities where planning permission is required. The council will consider removing these rights in particular areas where the loss of facilities may become an issue in the future.

9.42 In addition to the protection offered by the above policy, if community facilities that are successfully recorded on the council's Community Asset Register come to be sold, a moratorium on the sale (of up to six months) may be triggered under the Community Right to Bid, providing local community groups with a better chance to raise finance, develop a business case and to make a bid to buy the asset on the open market. When submitting a planning application, applicants should check to see if the property is on the Community Asset Register which can be found at <https://www.mansfield.gov.uk/finance/community-right-bid-2>.

9.43 There is also a need to manage the development of new or extended local shops, so that they do not undermine the retail hierarchy of the district by becoming so large that they attract custom away from established neighbourhood and local centres.

9.44 Accordingly, the policy sets a maximum size threshold for new local shops. Existing local shops serving a local community are by their very nature convenience shops. The policy excludes comparison retail which should be concentrated within the town centre, district and local centres. Conditions will be applied to restrict floorspace being used for comparison retail

Table 9.7 Policy IN7 - Supporting information

Policy IN7: Local shops, community and cultural facilities	
Does it meet national planning policy?	Yes - NPPF Paragraphs 88, 98 and 135
What evidence has informed this policy?	Mansfield Infrastructure Delivery Plan (IDP), 2018 which is currently being updated. Mansfield District Council Community Asset Register https://www.mansfield.gov.uk/finance/community-right-bid-2
How will it be delivered?	Through the development management process.
Which local plan objectives will it meet?	7, 10 and 11

What has changed?

Within part 1b) of the policy we have added the need for marketing to be at a reasonable price. Within the supporting text we have added reference to applicants being required to check the Community Asset Register. We have updated the NPPF paragraphs.



Question 50

Local shops, community and cultural facilities

Please comment here to let us know if you agree with our approach to this policy.

9.8 Policy IN8: Protecting and improving the sustainable transport network

Policy IN8

Protecting and improving the sustainable transport network

1. Development proposals which enhance the existing sustainable transport network will be supported where they:
 - a. protect and improve access to and along multi-user trails network across the district especially the Maun Valley Trail, Mansfield Way, Timberland Trail, Meden Trail, Dukeries Trail, Clipstone to Warsop, the National Cycle Route 6 and the Mansfield Strategic Cycle Route;
 - b. provide new sustainable transport measures such as pedestrian and cycle routes, public transport facilities, and provision for community transport and taxis;
 - c. assist the potential re-opening of the Dukeries railway line including the former Market Warsop railway station;
 - d. facilitate the shift towards the use of ultra-low emissions vehicles; and
 - e. facilitate the delivery of highway improvement schemes/sustainable transport solutions along the district's main arterial routes and public transport corridors, including:
 - i. A60 corridor including Nottingham Road/ Woodhouse Road/ Leeming Lane/ Mansfield Road;
 - ii. A38 Sutton Road;
 - iii. A617 Chesterfield Road North / A6191 Chesterfield Road South;
 - iv. A6191 Southwell Road West / Ratcliffe Gate;
 - v. A6075 Debdale Lane / Abbott Road; or
 - vi. Mansfield town centre including its ring roads (A60, A6009 Chesterfield South and Rosemary Street).
2. Proposals for development which do not adequately safeguard the following routes (as shown on the Policies Map) identified within Local Transport Plan 3 schemes will not be approved:
 - a. A6191 Ratcliffe Gate Improvement (bus priority);
 - b. A60 Nottingham Road (bus priority);
 - c. A60 Woodhouse Road Improvements (bus priority);
 - d. A6075 Abbott Road (Carriageway widening and realignment); and
 - e. Dukeries Line Improvement (Rail).



Explanation

9.45 This policy seeks to support and promote sustainable transport across the district by:

- encouraging modal shift towards more sustainable transport modes including walking, cycling and public transport;
- setting out priorities for improvements; and
- safeguarding existing key infrastructure and potential routes.

9.46 Where development is over 150 dwellings, 7,500 sqm of floorspace or an area of 5 hectares, the council will consult Active Travel England as part of the planning application process. Guidance from Active Travel England can be used to help inform the design of schemes to ensure they meet the relevant requirements. The guidance can be viewed at <https://www.activetravelengland.gov.uk/designing>.

9.47 It is important that the future growth of the district is supported by a high quality sustainable transport network. Opportunities to improve the existing network or provide new facilities and services will be supported especially along the public transport corridors and in association with the development proposals promoted through the plan. The routes of key proposed Local Transport Plan schemes will also be safeguarded.

9.48 The district's existing sustainable transport network includes:

- strategic rail and road routes;
- the multi-user trails network including the Maun Valley Trail, Mansfield Way, Timberland Trail, Meden Trail, and the Dukeries Trail;
- Sustran's National Cycle Route 6 and Mansfield strategic cycle routes;
- other walking and cycling routes including the Public Rights of Way and footway networks;
- the Robin Hood Line and the railway stations at Mansfield, and Mansfield Woodhouse;

- the bus networks, made up of bus priority lanes, bus stops and bus stations, including Mansfield Transport Interchange within Mansfield's central area; and
- community transport and taxi services.

9.49 Where major developments are proposed that are not effectively served by existing public transport, cycling and pedestrian provision, the council will seek to enter into a planning obligation or other legal agreement with developers to ensure either direct provision or a financial contribution towards the provision of necessary transport improvements (including rail where appropriate) are made. This will be in accordance with Policy IN1.

9.50 When seeking to make new or improved cycle and pedestrian access, applicants will be required to give consideration to the D2N2 Local Cycling and Walking Infrastructure Plan (LCWIP) and associated delivery plans.⁽²⁴⁾

9.51 Mansfield bus station makes an important contribution to the local economy and it is important for these benefits to be maximised through provision of new bus stop facilities in appropriate developments. Nottinghamshire County Council's Bus Service Improvement Plan sets out its objectives and approach to delivering new and improved bus services and infrastructure within the county⁽²⁵⁾. The county council will wish to explore with developers the provision of contributions for the provision of waiting facilities including real time departure displays and raised kerbs, complemented by Automatic Vehicle Location (AVL) and Traffic Light Priority (TLP), where appropriate, through section 106 agreements.

9.52 Community transport is an important part of the local sustainable transport network, especially in the villages. The potential for community transport and related services (i.e. taxis, buses) to complement the local bus network should be considered as part of accessing public transport for appropriate developments.

9.53 Licensed taxis also have an important role in the local economy, providing a sustainable transport service. Provision for new taxi ranks should be considered in new developments that generate high levels of traffic movements such that a taxi rank may be feasible.

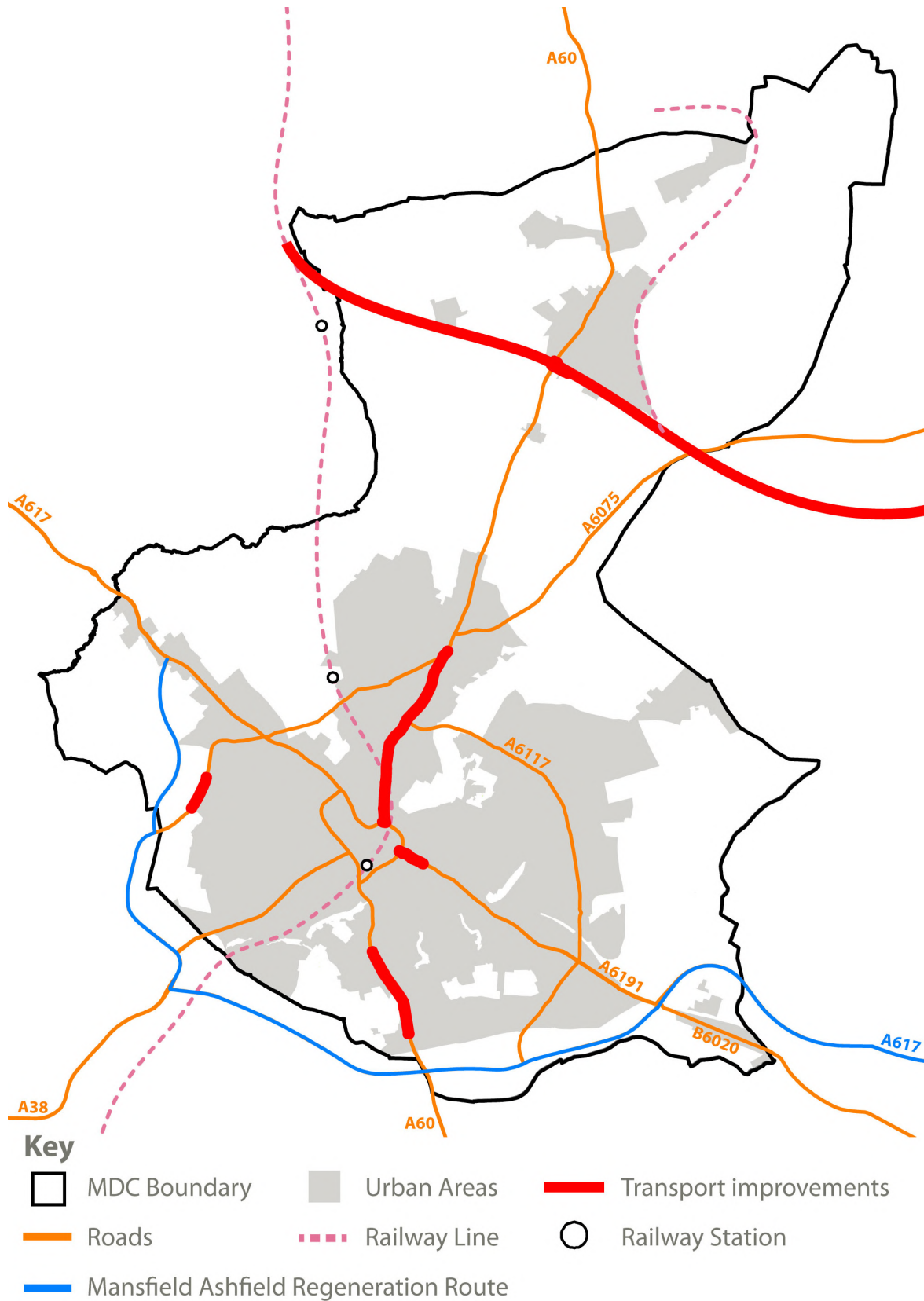
²⁴ <https://www.nottinghamshire.gov.uk/transport/d2n2-local-cycling-and-walking-infrastructure-plan-lcwip>
²⁵ <https://www.nottinghamshire.gov.uk/media/ktbbkxbw/nottinghamshire-bus-service-improvement-plan.pdf>

9.54 Where there is robust evidence, paragraph 111 of the NPPF is clear that councils should identify and protect sites and routes which could be critical in developing infrastructure to widen transport choice. The

transport scheme routes set out in Policy IN8 part 3 (a to e) and shown on the Policies Map are safeguarded to ensure that their implementation is not impeded during the life of this plan (see also Figure 9.3).



Figure 9.3 Safeguarded transport routes/sites



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Current details of planned implementation are set out in Table 9.8. Further updates can be found at <http://www.nottinghamshire.gov.uk/transport/public-transport/plans-strategies-policies/local-transport-plan>

Table 9.8 Sustainable transport network implementation programme (as at Sept. 2018)

A6191 Ratcliffe Gate Improvement (bus priority)	Nottinghamshire County Council is currently safeguarding a scheme for possible construction during the third Local Transport Plan for Nottinghamshire, 2011-2026. This scheme does not however feature in the LTP3 implementation programme for 2018/19.
A60 Nottingham Road (bus priority)	Nottinghamshire County Council is currently investigating the feasibility of a scheme for possible construction during the third Local Transport Plan for Nottinghamshire, 2011-2026. This scheme does not however feature in the LTP3 implementation programme for 2018/19.
A60 Woodhouse Road Improvements (bus priority)	Nottinghamshire County Council is currently investigating the feasibility of a scheme for possible construction during the third Local Transport Plan for Nottinghamshire, 2011-2026. This scheme does not however feature in the LTP3 implementation programme for 2018/19.
A6075 Abbott Rd	Nottinghamshire County Council is currently investigating the feasibility of a scheme for possible construction during the third Local Transport Plan for Nottinghamshire, 2011-2026. This scheme does not however feature in the LTP3 implementation programme for 2018/19. Please note that this scheme may be delivered as part of development proposals in Mansfield.
Dukeries Line Improvement (Rail)	Nottinghamshire County Council is currently investigating the feasibility of a scheme for possible construction during the third Local Transport Plan for Nottinghamshire, 2011-2026. This scheme does not however feature in the LTP3 implementation programme for 2018/19.
Mansfield Strategic Cycle Route	Nottinghamshire County Council were successful in their bid to the D2N2 for the monies (joint bid with the other D2N2 members). The LEP money will be complemented with NCC match funding. Construction commenced in September 2017. This scheme is being implemented by Via East Midland.

Table 9.9 Policy IN8 - Supporting information

Policy IN8: Protecting and improving the sustainable transport network	
Does it meet national planning policy?	Yes - NPPF Paragraphs 20, 105, 109 - 111 and 135
What evidence has informed this policy?	D2N2 Local Cycling and Walking Infrastructure Plan (LCWIP) and associated delivery plans https://www.nottinghamshire.gov.uk/transport/d2n2-local-cycling-and-walking-infrastructure-plan-lcwip . Nottinghamshire County Council Bus Service Improvement Plan https://www.nottinghamshire.gov.uk/media/ktbbkxbw/nottinghamshire-bus-service-improvement-plan.pdf
How will it be delivered?	Through the operation of the development management process.
Which local plan objectives will it meet?	9 and 10



What has changed?

Within the supporting text we have added reference to Active Travel England being a statutory consultee where a scheme meets the threshold and the need for applicants to give consideration to the guidance published by Active Travel England when developing schemes. We have added reference to the county council's Bus Service Improvement Plan (BSIP) and the D2N2 Local Cycling and Walking Infrastructure Plan (LCWIP). We have updated the NPPF references.

As part of the previous consultation, representations encouraged the location of growth close to areas with transport choice. There was a recognition that the Local Plan Review does not have control of transport 'behaviours' or the longer term delivery of bus services. There was some support for linking GI and sustainable transport. In addition, a majority of responses recognised the importance of sustainable travel and locations for growth. A combination of the options were supported in terms of securing effective transportation solutions to growth. Multiple representations called for transport evidence to be updated and for any transport infrastructure to be based on evidence of viability.

What still needs to be done?

We need to work with county council to update table 9.8 which will inform the content of part 2 of the policy, the policies map and figure 9.3. A new Transport Study, Climate Change Study and Air Quality Study are being produced that will inform the content of this policy.

Question 51

Protecting and improving the sustainable transport network

Please comment here to let us know if you agree with our approach to this policy.

9.9 Policy IN9: Impact of development on the transport network

Policy IN9

Impact of development on the transport network

- Development proposals will be supported provided:
 - they do not endanger highway safety, and allow for satisfactory access and egress from the highway and internal movements within the site;
 - any significant impacts on the highway network can be suitably mitigated; and
 - they do not impact on the safe operation of the rail network.
- Development proposals that generate significant levels of movements are required to:
 - be supported by a transport assessment or statement, together with a travel plan which demonstrates how sustainable transport measures set out in IN8 have been addressed; and
 - be situated within settlement boundaries, as shown on the Policies Map, or in locations that are, or can be, well served by the full range of transport modes including public transport.

Explanation

9.55 This policy requires proposals for new development to be acceptable in terms of safety and their impact on the local highway network. The impact will be considered both individually and cumulatively in relation to all planning applications having regard to the Mansfield Transport Study, 2018 and any subsequent updates.

9.56 Whilst a move towards more sustainable travel will reduce the reliance on the car, new developments will generally put pressures on the local highway network.

9.57 Transport Assessments will be required for proposals that develop significant levels of movement. The scope of the assessment including the need to

address any cumulative impacts on the highway network will need to be agreed with the council in consultation with Nottinghamshire County Council as Highway Authority.

9.58 The council has a statutory responsibility under planning legislation to consult the statutory rail undertaker where a proposal for development is likely to result in a material increase in the volume or a material change in the character of traffic using a level crossing over a railway or impact upon rail infrastructure. Any planning application which may increase the level of pedestrian and/or vehicular usage at a level crossing should be supported by a full Transport Assessment assessing impact and mitigation measures including assessment of closure; and the developer should assess the impacts any development could have upon the railway infrastructure.

Table 9.10 Policy IN9 - Supporting information

Policy IN9: Impact of development on the transport network	
Does it meet national planning policy?	Yes - NPPF Paragraphs 32, 109 - 111, 118
What evidence has informed this policy?	Mansfield Transport Study, 2018
How will it be delivered?	Through the development management process
Which local plan objectives will it meet?	9



What has changed?

We have updated the NPPF paragraph numbers.

What still needs to be done?

We need to update the transport evidence base and a new Transport Study is being produced.

Question 52

Impact of development on the transport network

Please comment here to let us know if you agree with our approach to this policy.

9.10 Policy IN10: Car and cycle parking

Policy IN10

Car and cycle parking

1. Development proposals will be supported where there is appropriate provision for vehicle and cycle parking, including meeting the needs of the disabled. Provision should be designed so that it is an integral part of the development, does not dominate the public realm and:
 - a. meets the minimum standards and design requirements set out in adopted guidance;
 - b. includes electric car charging provision appropriate to the scale and use of the proposed development;
 - c. incorporates sustainable urban drainage paving systems where appropriate.

Explanation

9.59 Without adequate car parking provision for residents, customers and visitors, or as a result of poor design, inappropriate and illegal parking will occur on pavements verges, and adjoining areas leading to impacts on local highway network and surrounding neighbourhoods.

9.60 In any new development, it is important that car parking is sensitively designed in order to not be obtrusive or damaging to the character of an area of

the development and should be an integral part of the design process. This should be considered at an early stage of the development process to ensure that they are successful, sustainable developments, which do not discourage the use of more sustainable transport modes and minimise impacts on the local highway network.

9.61 Nottinghamshire County Council's Highway Design Guide⁽²⁶⁾ will be used to determine the appropriate provision of parking facilities.

Table 9.11 Policy IN10 - Supporting information

Policy IN10: Car and cycle parking	
Does it meet national planning policy?	Yes - NPPF Paragraph 112 and 113
What evidence has informed this policy?	Nottinghamshire County Council Highway Design Guide https://www.nottinghamshire.gov.uk/transport/roads/highway-design-guide
How will it be delivered?	Through the development management process and the determination of planning applications ensuring that development proposals meet the requirements of Policy IN10.
Which local plan objectives will it meet?	9 and 10

26 <https://www.nottinghamshire.gov.uk/transport/roads/highway-design-guide>



What has changed?

Within part 1b) of the policy, we have removed the words 'where practical' as EV charging points are now a requirement of the Building Regulations. We have updated the supporting text to include reference to the county council's Highway Design Guide which will be used to consider the suitability of the level of parking provided as part of a development. As such, we have removed reference to the district council, producing a car parking SPD as this is no longer required. We have updated the NPPF paragraph references.

Question 53

Car and cycle parking

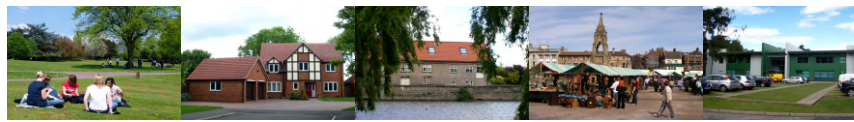
Please comment here to let us know if you agree with our approach to this policy.

9.11 Policy IN11: Telecommunications and broadband

Policy IN11

Telecommunications and broadband

1. Development proposals will be supported where adequate broadband infrastructure is to be made available to all residents and / or users of the development. This includes making provision for:
 - a. installation of appropriate cabling within each dwelling or unit as well as a fully enabled connection of the developed area to the full main telecommunications network; and
 - b. sufficient ducting space for future digital connectivity infrastructure (such as small cell antenna and ducts for cables, that support fixed and mobile connectivity and underpin smart technologies) where appropriate.
2. Other forms of infrastructure, such as facilities supporting mobile broadband and Wi-Fi, should be included in major development proposals and designed in a sympathetic and appropriate way in order to reflect the character of the surrounding area.
3. Telecommunications development proposals will be permitted where:
 - a. there is no significant impact on the character or appearance of the building on which, or space in which, the equipment is located, including not contributing to street clutter;
 - b. the significance, appearance, character and setting of heritage assets are conserved;
 - c. there is no significant adverse impact upon biodiversity, ecology, geodiversity or best and most versatile agricultural land;
 - d. all options for sharing of existing equipment, and erecting masts on existing tall buildings or other structures have been fully explored;
 - e. they are appropriately designed, minimising size and scale and camouflaging appearance wherever possible;
 - f. all masts and additions to existing masts are self-certified to meet International Commission on Non-Ionizing Radiation Protection (ICNIRP) standards; and
 - g. provision is made to ensure that equipment that has become obsolete or that is no longer in use is removed as soon as practicable and the site restored to its former condition.



Explanation

9.62 The NPPF requires local plans to support the expansion of electronic communications networks, including telecommunications and high speed broadband (NPPF paragraphs 119 and 120). Through the Local Plan, the council will support the provision of telecommunication growth whilst ensuring adverse impacts to the character of the built form or physical environment is minimised.

Broadband

9.63 The council recognises that access to modern high speed telecommunication and broadband networks is an essential requirement for modern living and to deliver economic growth in the district.

9.64 Building Digital UK (BDUK), part of the Department of Science, Innovation and Technology is helping to bring fast and reliable broadband and mobile coverage to hard-to-reach places across the UK - transforming people's lives and driving economic growth.

9.65 The government's target, through Project Gigabit, is for next-generation, gigabit broadband to be available to 85% of the UK by 2025 and nationwide by 2030. They have also enacted legislation⁽²⁷⁾ that ensures everyone across the UK has the right to request a reasonable and affordable broadband connection.

9.66 The Nottinghamshire Digital Connectivity Framework sets out a blueprint for the future of internet connectivity in Nottinghamshire, including the county council's goal to make Nottinghamshire the best-connected county in the UK. It was developed in consultation with the county council's partners in the public, private and charity sectors. The Framework sets out four priority themes:

- Infrastructure - ensuring the essential fibre and mobile network infrastructure is in place across Nottinghamshire to enable all online activity.
- Inclusion and Skills - supporting and delivering interventions which address affordability issues, boost digital skills and confidence to develop a digitally inclusive county.
- Innovations and Efficiencies - building collaborative partnerships to embrace new technologies, methodologies, and solutions to deliver sustainable development and investment to the county and
- Leadership - promoting, engaging, collaborating, and driving digital connectivity priorities and

ambitions for the county both with internal and external partners.

9.67 It is important for the Local Plan to facilitate the provision of appropriate infrastructure on new development to assist in meeting government and county targets, and promoting economic growth and quality of life in the district.

9.68 Applications for major residential and employment development should be supported by a connectivity strategy that delivers future-proofed infrastructure and supports sustainable communications services having regard to the latest relevant industry guidance. Developers are encouraged to engage with broadband providers at the earliest opportunity to enable the highest possible internet connection speeds to be provided in new developments. They should also ensure that future occupiers have access to a sustainable communications infrastructure, giving appropriate consideration to the choice and availability of UK communications providers that can offer high speed data connections. The provision of the necessary infrastructure may be funded by the service providers. This applies particularly on larger urban sites but may be more problematic on smaller developments in rural locations.

Telecommunications

9.69 Policy IN11 aims to ensure a thorough assessment for all telecommunication proposals, whether they are prior approval applications or developments requiring full planning permission. It provides guidance for both new and replacement masts, whilst providing the flexibility to allow for an efficient expansion of the network and meet the demands imposed by technological advancements.

9.70 Appropriate camouflage and screening may be necessary where the proposed development would cause an intrusive visual impact on the surroundings. Reasonable justification should be provided by the applicant to demonstrate why the chosen site is the preferred option. In order to ensure this has been reasonably considered, the council will require evidence demonstrating that mast sharing has been investigated and that alternative sites have been explored. The onus is on the developer to demonstrate that the preferred site is the most suitable for the proposal; without sufficient information being provided the local planning authority may refuse an application.

27 <https://www.legislation.gov.uk/uksi/2018/445/contents/made>

9.71 The NPPF also requires the applicant to supply information relating to the outcomes of any consultations with local communities or other organisations which have an interest in the proposal (NPPF paragraph 122). It is especially important to gain these views if the proposed siting is close to a sensitive location such as

a school or hospital. In accordance with the government's Code of Best Practice ⁽²⁸⁾, the proposal must be able to demonstrate that it complies with the International Commission on Non-Ionizing Radiation Protection (ICNIRP) Guidelines for public exposure (or any updated replacement/successor scheme).

Table 9.12 Policy IN11 - Supporting information

Policy IN11: Telecommunications	
Does it meet national planning policy?	Yes – NPPF Paragraphs 119 - 123
What evidence has informed this policy?	Nottinghamshire Digital Connectivity Framework https://www.nottinghamshire.gov.uk/business-community/digital-connectivity/digital-connectivity-framework Code of practice for wireless network development in England (2022) https://www.gov.uk/government/publications/code-of-practice-for-wireless-network-development-in-england Gigabit Broadband in the UK https://researchbriefings.files.parliament.uk/documents/CBP-8392/CBP-8392.pdf Electronic Communications (Universal Service) (Broadband) Order 2018 https://www.legislation.gov.uk/ukSI/2018/445/contents/made
How will it be delivered?	Through the development management process, and through the submission of connectivity strategies for major planning applications.
Which local plan objectives will it meet?	10

What has changed?

We have updated the policy so that it applies to all, not just major, development. Parts 1 and 2 have been amalgamated and updated in line with other recently adopted Local Plans. The supporting text has also been updated and now refers to new government targets and guidance as well as the Nottinghamshire Digital Connectivity Framework. We have updated the NPPF references.

Question 54

Telecommunications and broadband

Please comment here to let us know if you agree with our approach to this policy.

28 <https://www.gov.uk/government/publications/code-of-practice-for-wireless-network-development-in-england>



The Mansfield Ashfield Regeneration Route (MARR)

Section Ten

Natural environment

10.1 The natural environment provides vital resources for supporting healthy communities, mental well being, and sustainable growth. It also provides us with a unique combination of landscape features that help define local identity. The district's landscape character is defined by its heathlands and woodlands, the rivers Maun and Meden, limestone outcrops, quarries and grasslands.

10.2 Over time, the area's native habitats have become fragmented and biodiversity has experienced considerable losses. In order to address this, it is important that we protect and sensitively manage what we have whilst seeking opportunities to restore connections for wildlife that have become fragmented, and improve the health of the district's habitats and species. In turn, this will also ensure that the overall health of the environment, and ultimately its residents, is improved. Within new development, there are significant opportunities to design in cost effective measures to help support biodiversity.

10.3 When planning for new growth, it is also important that potential pollution and other environmental hazards, which might lead to adverse impacts on human health and the natural environment, are avoided, minimised and mitigated. The district's industrial history, increases in road traffic and land stability issues due to former coal mining activities are all important considerations when planning for new development.

10.4 Mansfield is known for its unique sources of minerals, contributing historically, for example, to building the Houses of Parliament. Minerals can only be worked where they naturally occur. As such, economically viable and environmentally acceptable locations for mineral extraction may be limited. Nottinghamshire County Council within the Minerals Local Plan has identified safeguarding areas so that these are protected from non-minerals development.



10.1 Policy NE1: Protection and enhancement of landscape character

Policy NE1

Protection and enhancement of landscape character

1. Development proposals will be supported where they are informed by and are sympathetic to the area's landscape character as defined in the Mansfield District Council Landscape Character Assessment 2010 and Addendum 2015, including relevant addendums and national character area profiles (Sherwood and Southern Magnesian Limestone).
2. Development within in a landscape policy zone will be supported where it can be satisfactorily demonstrated, where appropriate and feasible, that it:
 - a. positively contributes towards meeting the defined landscape policy actions for the relevant landscape policy zone(s) (LPZ) and national character profile(s);
 - b. is designed to conserve and enhance important landforms, historic assets and their settings and landscape features;
 - c. identifies and mitigates any likely individual and cumulative impacts on the sensitivity and condition of the appropriate LPZ(s);
 - d. identifies and mitigates visual impacts on character and amenity; and
 - e. restores the landscape or removes any detracting features.
3. Development proposed outside but adjoining a landscape policy zone will be required to satisfactorily demonstrate that it will:
 - a. create no significant adverse visual impact on the character and appearance of the LPZ(s); and
 - b. where feasible, contribute to the enhancement of landscape character.

Explanation

10.5 This policy recognises the importance landscape plays in conserving our natural, cultural and built heritage. Landscape character reflects the relationship between people and place through distinct, recognisable and consistent patterns within the natural and cultural environment. It is important that development proposals are sensitively integrated into the existing landscape, demonstrate an understanding of the intrinsic qualities of the landscape setting and, where possible, seeks to make the most of the opportunities to protect and enhance landscape characteristics and features.

10.6 Land on the fringe of any of the urban areas will of course have a different character to that in the centre. Proposed development on the urban fringe, adjacent to landscape policy zones, will also need to ensure that the layout and design of new development respects, and where possible, enhances, the character of the surrounding area. Also see the local plan design chapter and policies.

10.7 In addressing criteria within NE1(2), the criteria listed in NE1(2) will be applied having regard to the scale and type of development proposed. The Mansfield District Council Landscape Character Addendum (2015) identifies a number of locally specific landscape policy zones (LPZs) to support policy implementation. Each zone has a strategic policy action based on an assessment of landscape sensitivity and landscape condition, identifying which areas are more locally sensitive than others to change. Additionally, LPZ descriptions, characteristic visual features, landscape analysis and detailed landscape actions help inform further site-based assessment work and planning decisions. A map of LPZs is provided at Figure 10.1.

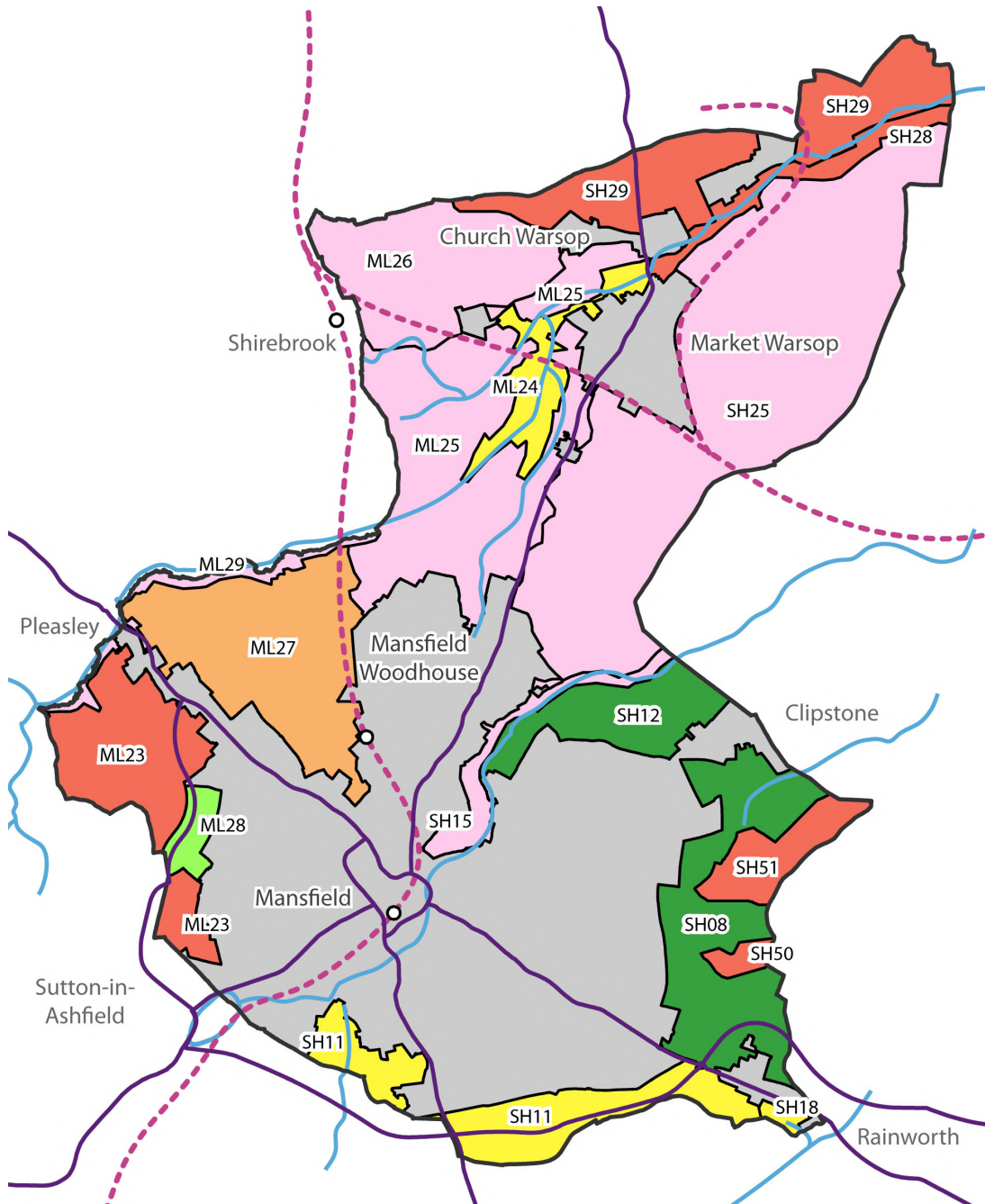
10.8 For the overall policy actions, 'conserve' means that a significant proportions of the LPZ is of high condition/sensitivity and therefore it is advantageous to direct development elsewhere or require a high level of design. Priority should be given, firstly, to locate development within LPZs with the actions 'restore' and 'restore and create'. Development within or directly bordering more than one LPZ should consider actions within all of those that are applicable.

10.9 Development proposals should identify and address likely negative and beneficial impacts on landscape character, and visual impacts by means of detailed surveys, which may include a further, more fine grained landscape character assessment or landscape capacity studies. These should be informed by and address the actions in the evidence base.

10.10 There may also be circumstances in which there are more sensitive, localised areas within LPZs without the term 'conserve' included in the strategic policy action.



Figure 10.1 Landscape character policy zones



Key

- | | | |
|---|--|--|
| Conserve | Conserve & Create | Conserve & Reinforce |
| Conserve & Restore | Restore | Restore & Create |
| District Boundary | Urban Area | Main Roads |
| Rivers & Streams | Railway Line | Railway Station |

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Table 10.1 Policy NE1 - Supporting text

Policy NE1: Protecting and enhancing landscape character	
Does it meet national planning policy?	Yes - NPPF Paragraphs 20, and 187
What evidence has informed this policy?	Mansfield Landscape Character Assessment, 2010 and Addendum, 2015; and Natural England National Character Area profiles for Sherwood (NCA49) and Southern Magnesian Limestone (NCA30).
How will it be delivered?	Through the development management process.
Which local plan objectives will it meet?	11 and 14

Question 55

Protection and enhancement of landscape character

Please comment here to let us know if you agree with our approach to this policy.



10.2 Policy NE2: Biodiversity and geodiversity

Policy NE2

Biodiversity and geodiversity

1. Development proposals will be supported where, commensurate with their scale, location and type, they:
 - a. protect, enhance and contribute to the management of the ecological network of habitats and sites of European, national and local importance (statutory and non-statutory);
 - b. avoid and/or minimise adverse individual and or cumulatively impacts, on biodiversity, geodiversity and ecosystem services;
 - c. deliver a minimum 10% net gain in biodiversity across local and landscape scales, in accordance with the council's Biodiversity Net Gain SPD; and
 - d. prioritise the de-fragmentation, restoration, retention and sensitive management of habitats and landscape features, to allow for the movement of wildlife.

Designated European sites

2. Development proposals will not be permitted where they would have an adverse impact on the integrity of a site of European significance unless it has been demonstrated that there:
 - a. are no alternatives;
 - b. are imperative reasons of overriding public interest; and
 - c. all necessary compensatory measures will be required to ensure the overall coherence of the network of European sites, as a whole, is protected.

Designated national sites

3. Development proposals will not be permitted where they would have an adverse impact on a designated national site. Exceptions will only be made where the benefits of the development clearly outweigh both the adverse impacts on the designated national site and the national network of such sites.

Designated local sites

4. Development proposals will not be permitted where they will have a significant adverse impact on a designated local wildlife site, local nature reserve, or local geological site. Exceptions will only be made where the reasons for, and benefits of, the proposed development clearly outweigh the adverse impact on the loss or deterioration of the designated site.

Continued overleaf

Policy NE2 continued

Sherwood Forest possible potential Special Protection Area (ppSPA)

5. Where development is proposed within 400 metres of the non-designated Sherwood Forest ppSPA, a risk based approach, as set out in Natural England's Advice Note to Local Planning Authorities, will be adopted to all planning applications in relation to the possible potential special protection area for the Sherwood Forest region.

Irreplaceable habitats

6. Planning permission will be refused for development resulting in the loss, deterioration and/or fragmentation of irreplaceable habitats, including ancient woodland and veteran trees, unless there are wholly exceptional reasons and a suitable compensation plan exists.

Avoidance, mitigation and compensation of adverse impacts on nature conservation

7. In exceptional circumstances where adverse impacts on designated sites and irreplaceable habitats are demonstrated to be unavoidable and the benefits outweigh the harm, as set out in 2 to 6 above, development proposals will only be permitted where:
 - a. impacts are appropriately mitigated, with compensation measures towards loss used as a last resort where mitigation is not possible; and
 - b. appropriate provision for management is made.

Species, habitats, landscape features

8. On sites supporting protected species, important landscape features, and priority habitats and species (as defined by legislation), development proposals will only be supported where:
 - a. it can be demonstrated that the benefits of the development clearly outweighs the impact on species, habitats, important landscape features; and
 - b. that appropriate avoidance, mitigation, enhancement and management measures can be satisfactorily secured.



Explanation

10.11 The National Planning Policy Framework (NPPF) stresses that pursuing sustainable development includes the conservation and enhancement of the natural environment (paragraph 8) and requires a net gain for biodiversity (paragraph 187). Policy NE2 has been drafted to meet the requirements of the NPPF, planning guidance, Section 40 of the Natural Environment and Rural Communities Act (NERC 2006), which places a duty on all local authorities to conserve biodiversity, and Schedule 14 of the Environment Act 2021 which mandates a minimum 10% biodiversity net gain on all non-exempt development.

10.12 The district supports a wealth of unique habitats and designated sites. Additionally, the district's urban green spaces and former industrial land also contribute, or have the opportunity to contribute, to the ecological network. A majority of the district's green spaces have natural and / or landscaped features that support biodiversity. Efforts to improve the level of biodiversity on open spaces and other green areas integrated within new development are important for supporting, for example, pollinators and birds. The district's ecological network is further defined in the Mansfield Green Infrastructure Study, 2018.

10.13 An appropriate level of ecological assessment will be required to demonstrate how development proposals meet the requirements of this policy. This can be viewed in the council's Scheme of Validation⁽²⁹⁾. Considering how new development can strengthen ecological networks is key to providing net gains in biodiversity whilst improving the natural environment's resilience to change. The statutory Biodiversity Metric and Guides⁽³⁰⁾, are key tools for assessing and demonstrating how net gains in biodiversity will be delivered and monitored through new development.

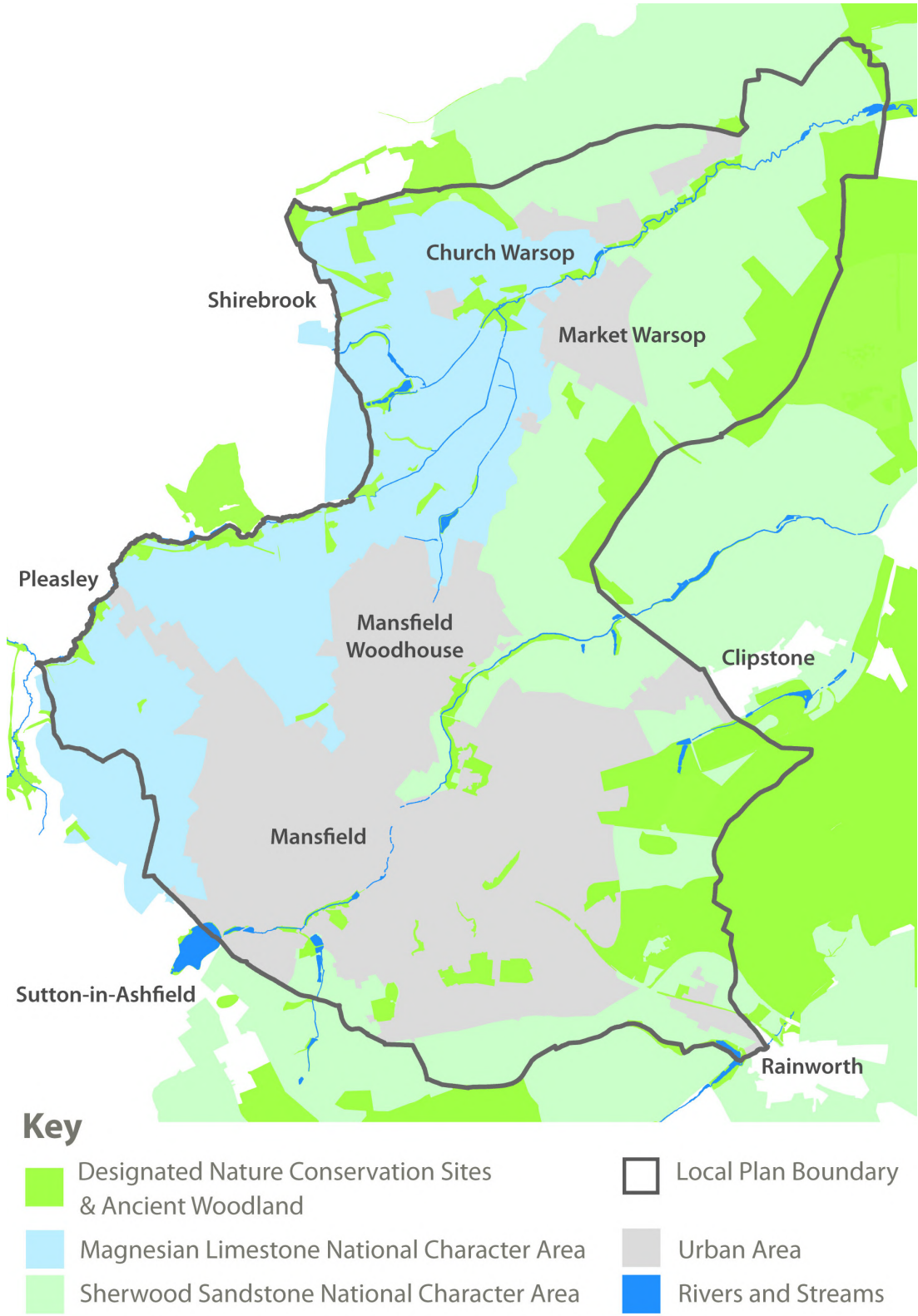
10.14 This policy should be read alongside Policy CC4 which supports the protection, restoration and enhancement of the district's rivers, so they can achieve 'good ecological status' in line with the requirements of the Water Framework Directive. This will help to ensure that development contributes positively to biodiversity networks and wider enjoyment of the district's diverse waterside habitats.

10.15 New development should also explore and implement solutions for preventing and reversing habitat fragmentation across local and landscape scales. This may include retaining and enhancing existing habitats and important landscape features on site, such as ponds and hedgerows (see Figure 10.3).

29 <https://www.mansfield.gov.uk/planning-permission/apply-planning-permission-2>

30 <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>

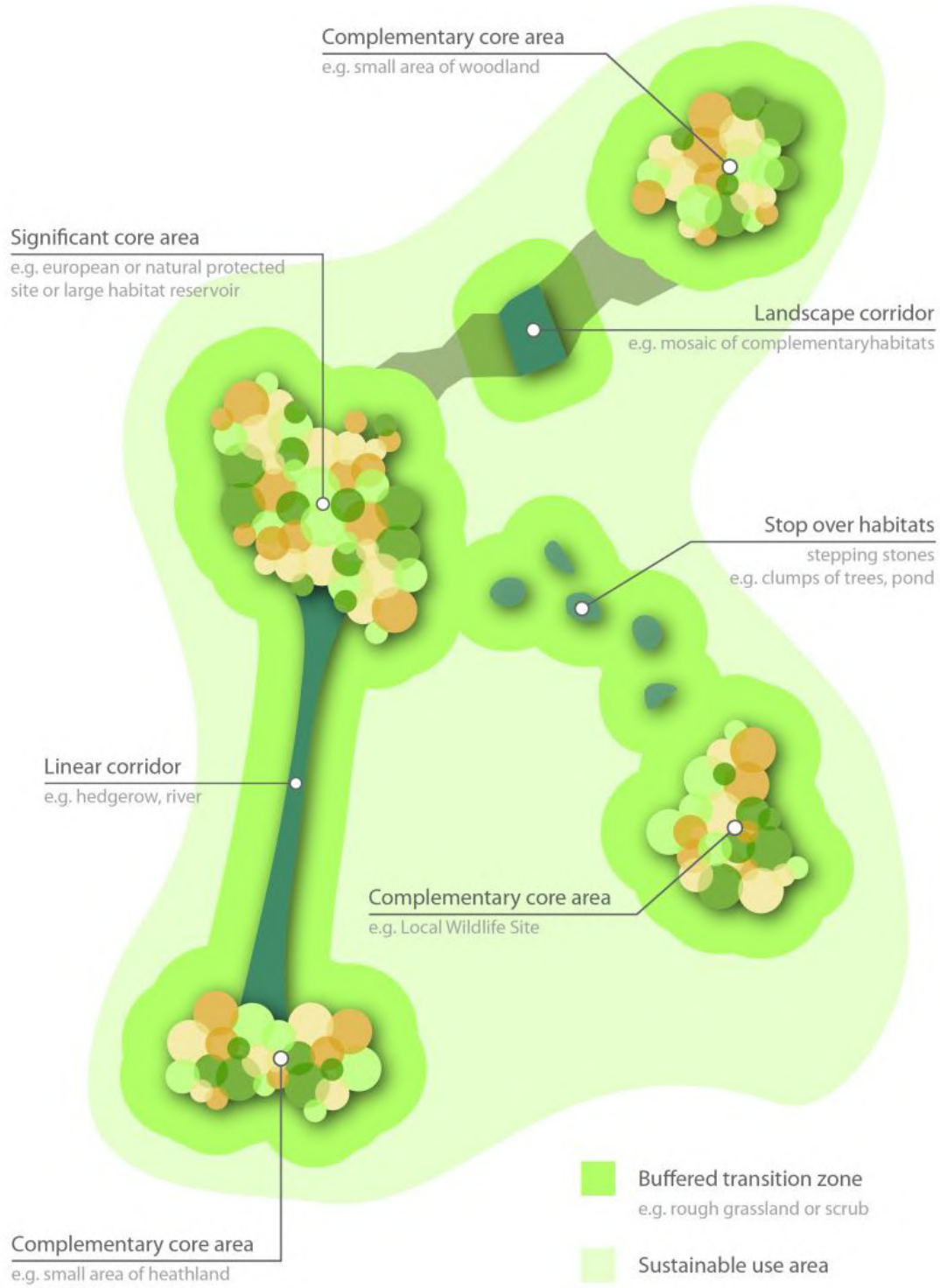
Figure 10.2 Habitats and designated sites



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Figure 10.3 Ecological network



10.16 The NPPF emphasises that local plan policies should address the distinctions between the hierarchy of designated sites so that their protection is in keeping, and balanced with, their statutory status (NPPF paragraphs 187 and 188). This hierarchy, set out in Table 10.2, is defined from highest to lowest level of importance, as:

Table 10.2 Hierarchy of designated sites

Level of importance	Designations	Numbers
European sites	- Special Areas of Conservation (SAC) - Special Protection Areas (SPA) - Ramsar sites This hierarchy level also includes sites of European importance where the government has formally initiated public consultation, including: potential SPA, candidate SAC and listed Ramsar sites. These have the same protection as designated European sites in the planning system.	(1) Birklands and Bilhaugh SAC located just outside the district to the east of Market Warsop, within Newark and Sherwood district
National sites	- Sites of Special Scientific Interest - National Nature Reserve	(7) SSSI (1) Sherwood Forest NNR located just outside the district to the east of Market Warsop, within Newark and Sherwood district
Local sites	- Local Nature Reserves (LNR) - Local Wildlife Sites (LWS) - Local Geological Sites (LGS)	(9) LNRs (over 80) LWS (around 11) LGS

10.17 The Sherwood Forest and surrounding areas have been recognised as important habitat supporting European protected birds - nightjar and woodlark. This has not been formally designated as a European site, nor has any formal public consultation been initiated by government. As such, a collective area of habitats known to support nightjar and woodlark is referred to as the Sherwood Forest possible potential SPA (ppSPA). As part of the Bassetlaw Local Plan and Newark & Sherwood Local Plan, a recreation zone of influence of 8.9km radius was calculated for the Birklands & Bilhaugh SAC/Sherwood Forest NNR study area. A recreation zone of influence of 24.7km radius was calculated for the Clumber Park SSSI (which includes the Mansfield district). For Mansfield, this may be a material consideration when determining relevant planning applications and as such, an evaluative judgement will be required as to the effect on the SAC / SSSI. Applicants should provide justification as to why a particular development proposal would have no impact.

10.18 Natural England (NE) advises that in order to reduce future risks, should designation be proposed in the future, local authorities must satisfy themselves that current planning applications contain sufficient objective information to ensure that all potential impacts on the

breeding nightjar and woodlark populations have been adequately avoided or minimised. This should be done, in order to ensure, that planning permissions do not need to be revoked following any future review under the 2010 Habitats Regulations.

10.19 Local geological sites (LGS) represent the most important geological areas of county importance where they meet adopted criteria. Records are held by the Nottinghamshire Biological and Geological Records Centre. These sites should be protected from development and, where possible, their geodiversity interest incorporated and enhanced as part of development. Special sites and scientific interest (SSSI) can also represent nationally important geological sites, but presently all SSSIs in the district are designated for their biodiversity interests.

10.20 Where there is a reason to suspect the presence of protected and priority species and habitats, important landscape features and irreplaceable habitats, an ecological assessment will be required to support a planning application. These should be carried out by a certified ecologist as defined within the government's standing advice. National and European protected species are covered by specific legislation (see Table



10.3). Priority species and habitats are defined in Section 41 of the Natural Environment and Rural Communities Act (NERC 2006).

10.21 Where habitat buffers and compensatory habitat are required to mitigate and compensate adverse impacts on biodiversity (including designated sites), these should be designed early on in the planning process and should be accompanied by an agreed management plan.

10.22 Providing net gains in biodiversity is possible for all development proposals from a single house to larger strategic extensions. The biodiversity gain of at least a 10% is measured against the pre-development biodiversity value of the onsite habitat for the development. The post-development biodiversity value needs to exceed this by at least 10%. This can be achieved by measures such as:

- incorporating bird and bat boxes into the fabric of buildings;
- using native trees and shrubs in landscape planting (in keeping with the landscape character area);
- establishing areas of wildflower meadows, urban woodland, community orchards and / or heathland within open space, landscaping and other areas adjacent to nearby areas of existing wildlife value;
- designing in green roofs or walls;
- prioritising the integration of 'green' sustainable drainage systems (SuDS) to benefit wildlife; and
- restoring connections for wildlife (e.g. hedgerows) and re-moving barriers to movement (e.g. river culverts).

10.23 Simple measures can also be put in place to avoid creating additional barriers for wildlife, such as designing in gaps in garden fences and joining up landscaped areas with open spaces and habitat areas to facilitate movement for wildlife. Further information about the measures that can contribute towards the delivery of biodiversity net gain can be found in the council's Biodiversity Net Gain SPD at <https://www.mansfield.gov.uk/spd>.

Locally designated sites

10.24 Local wildlife sites (LWS) are designated by the Nottinghamshire Biological and Geological Records Centre (NBGRC). Local geological sites (LGS) are updated as and when new sites are put forward for consideration. Adoption criterion are set out in the 'Nottinghamshire LWS Handbook: Guidelines for the selection of Local Wildlife Sites in Nottinghamshire' and the 'Nottinghamshire LGS Handbook: Guidelines for the selection of Local Geological Sites in Nottinghamshire'. The location of LWS and LGS sites are published on Nottingham Insight⁽³¹⁾ hosted by Nottingham City Council.

Local Nature Recovery Strategy (LNRS)

10.25 Local Nature Recovery Strategies are a new England-wide system of spatial strategies established by the Environment Act 2021. The main purposes of these strategies are to:

- Help reverse the ongoing decline of nature in England by establishing priorities for nature recovery.
- Identify locations to create or improve habitats that are most likely to provide the greatest benefit for nature and the wider environment.
- Inform the delivery of mandatory Biodiversity Net Gain (BNG) and guide local planning policy for nature recovery.

10.26 Key elements of the strategy include:

- Biodiversity Priorities Statement: identifying priorities for nature's recovery.
- Local Habitat Map: mapping the most valuable existing areas for nature.
- Specific Proposals Map: highlighting habitat creation or wider environmental improvement goals.

10.27 Whilst the LNRS is not a delivery plan that would place restrictions on how land is developed it aims to help inform decisions about how land is used and how funding may be allocated. The council has a legal duty to take account of the LNRS during the preparation of local plans (Levelling Up and Regeneration Act ⁽³²⁾).

31 <http://maps.nottinghamcity.gov.uk/insightmapping/>

32 <https://www.legislation.gov.uk/ukpga/2023/55/schedule/7>

10.28 Nottinghamshire County Council have produced a draft LNRS for consultation. A final version is expected to be published in November 2025. Further information is available on their website⁽³³⁾.

Table 10.3 Policy NE2 - Supporting information

Policy NE2: Biodiversity and geodiversity	
Does it meet national planning policy?	Yes - NPPF Paragraphs 8, 20,32, 187, 188, 192 - 195, Planning Practice Guidance Biodiversity Net Gain
What evidence has informed this policy?	Mansfield Green Infrastructure Study, 2018; Habitat Regulations Screening Report, 2018 and subsequent updates; Biodiversity, 2020: A strategy for England's wildlife and ecosystem services; Environment Act 2021; Defra's planning guide to valuing ecosystem services (An introductory guide to valuing ecosystem services) , 2007; Mandatory Biodiversity Net Gain in England: a guide (C776c) 2024 CIRIA publication; Natural England's advice notes on the Sherwood ppSPA, 2014, or subsequent updates; National Government's Standing Advice on ancient woodland and protected species; Woodland Trust's Ancient Tree Inventory; Nottinghamshire Biological and Geological Records Centre - for local wildlife sites and geological information; Wildlife and Countryside Act, 1981; Countryside and Rights of Way Act , 2000; The Conservation of Habitats and Species Regulations, 2017 (as amended); Protection of Badgers, 1992; The Hedgerows Legislation, 1997; and Sections 40 and 41 of the Natural Environment & Rural Communities Act (2006). Environmental Improvement Plan 2023 First revision of the 25 Year Environment Plan Draft Nottinghamshire and Nottingham Local Nature Recovery Strategy (LNRS) Mansfield District Council Biodiversity Net Gain SPD 2023
How will it be delivered?	Through the development management process with consultation with Natural England and reference to appropriate as appropriate. Through implementation of the Biodiversity Net Gain SPD and Green Infrastructure SPD.
Which local plan objectives will it meet?	8 and 12

33 <https://www.nottinghamshire.gov.uk/planning-and-environment/countryside-and-green-spaces/local-nature-recovery-strategy-for-nottinghamshire>



What has changed?

In relation to biodiversity net gain, we removed the words 'seek to' from part 1c) of the policy and added the need for a minimum of 10% net gain. This is to reflect that BNG of at least 10% is now mandatory and is in accordance with the council's Biodiversity Net Gain SPD. This document was adopted in 2023 and we have added a link to it. We amended the supporting text in relation to the hierarchy of designated sites to ensure that it reflects changes to the NPPF. We have added an explanation about biodiversity net gain is calculated and that further information measures that can be used to deliver net gain can be found in the Biodiversity Net Gain SPD. We also referred to the council's Local Validation List. We have included reference to the Birklands & Bilhaugh SAC/Sherwood Forest NNR and Clumber Park SSSI zones of influence that affect the district and set out the requirements for development. We have added reference to the Nottinghamshire and Nottingham Local Nature Recovery Strategy (LNRS) and updated the NPPF paragraph numbers and supporting information references in table 10.3.

The main issue raised as part of the previous consultation related to provision above 10% BNG. The majority of developer responses considered that 10% (and no more) should be sought. Some environmental groups encouraged greater provision. There was some concern that the 'BNG hierarchy' could be too prescriptive. If we also felt that there should be alignment with the emerging Local Nature Recovery Strategy. Some of the issues raised have subsequently been addressed through both national and local guidance that has been published including the council's Biodiversity Net Gain SPD.

Question 56

Biodiversity and geodiversity

Please comment here to let us know if you agree with our approach to this policy.

10.3 Policy NE3: Pollution and land instability

Policy NE3

Pollution and land instability

1. Development proposals will be supported where they are sited, designed and constructed to avoid adversely impacting on human health and wellbeing, amenity and the natural environment through unacceptable levels of soil, air, light, water or noise pollution or land instability.
2. Development proposed to be located where such unacceptable levels of pollution or land instability already exist will only be supported in exceptional circumstances and it can be satisfactorily demonstrated that the risks of adverse impacts have been fully assessed and mitigated to an acceptable level.
3. Development proposals for remediating and mitigating existing occurrences of despoiled, degraded, derelict, potentially contaminated and unstable land or for reducing air, water, light or noise pollution will be supported.

Explanation

10.29 Pollution comes in many forms and types. In its broadest sense, pollution can be described as the result of the release to air, water or soil from any process or of any substance, which is capable of causing harm. This can occur when the source of the pollution is inadequately managed or controlled. The avoidance and minimising of pollution of air, water, soil, light and noise should be considered at all stages of development including the design and layout, construction and monitoring stages of development. Avoidance and prevention will most always be less costly than remediation. Any potential pollution scenario should be understood and addressed at the source, pathway and receptor stages.

10.30 The NPPF makes clear that local plans should aim to prevent unacceptable risks from pollution and land instability by addressing individual and cumulative impacts on human health and the natural environment (NPPF paragraphs 197 and 198). Where risks, existing or potential, are demonstrated to be unavoidable and the benefits of the development outweigh the harm, these should be minimised and mitigated for.

10.31 Thus, development should firstly be directed to locations that avoids risk. When planning for development, the sensitivity of its users, nearby residents and the local environment, including habitats and wildlife, should inform its location, type and design.

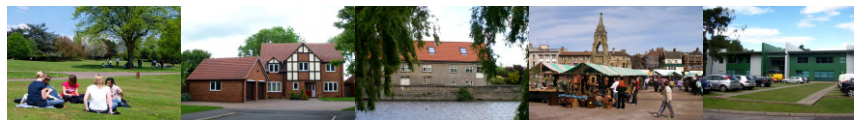
10.32 Policy NE3 considers impacts on air, soil and water quality, contaminated or potentially contaminated land, land stability, and light and noise pollution. A related but separate Policy P7 concerns impacts on local amenity.

Despoiled, degraded, derelict and contaminated land

10.33 Due to the mix of current and historical land uses within the district, there are many areas where the land or buildings could be contaminated.

10.34 Radon is a naturally occurring gas which may affect a small number of properties located over limestone geology in the north and west of the district. Where this is likely, new properties will need to ensure that measures are included to address this.

10.35 Redevelopment of a contaminated site is an ideal way to secure improvements to the environment, provided that the results create no unacceptable risks to human health or the environment. Developers / owners should have a full understanding of a site's history to determine the likelihood of risk from contamination and any associated costs.



10.36 Where development is proposed on or adjacent to land that is known or suspected to be contaminated, it should be accompanied by an appropriate and robust investigation such as tiered risk assessment which:

- a. identifies the level and precise nature of any contamination and need for removal or treatment;
- b. demonstrates that there is no unacceptable risks to human health, surface water, groundwater or environmental receptors both during and after construction;
- c. identifies acceptable decontamination/ mitigation measures required to achieve a level of land quality suitable for the proposed end use; and
- d. demonstrates measures to be taken to ensure that migrating gas is safely dealt with where development is proposed on land adjacent to an uncontrolled 'gassing' landfill site.

10.37 Where planning permission is granted, conditions may be imposed requiring the execution of any necessary remedial works. The measures for any contaminated site should deal with any unacceptable risks to health, safety or the environment, taking into account its actual or intended uses. Further advice and guidance on contaminated land is available on the environmental health pages of the council's website.

Land instability

10.38 Policy NE3 also aims to ensure that where development occurs, it can be made safe depending on the physical conditions of the land. Development that does not take account of unstable ground conditions can potentially suffer severe structural problems. The situation can result in rebuilding and high financial costs to occupiers / owners.

10.39 The Mining Remediation Authority (formerly The Coal Authority) manages the effects of past coal mining, including subsidence damage claims which are not the responsibility of licensed coal mine operators. It deals with mine water pollution and other mining legacy issues. This includes areas identified as being in the Development High Risk Coal Area. Details of areas in Mansfield district affected by coal mining and information requirements can be found online⁽³⁴⁾.

10.40 Unstable land also takes into consideration steep cliffs on or adjacent to the site. In former quarry locations, which are common in Mansfield, this is particularly relevant.

10.41 It will remain the responsibility of any developer to demonstrate to the local planning authority's satisfaction the precise nature, extent and effects of unstable ground conditions, as well as any remedial, preventative or precautionary measures required to overcome unstable ground conditions.

Air quality, water and soil quality

10.42 Poor air, water and soil quality can arise from a variety of sources but can be particularly associated with industrial and agricultural processes. All such emissions are subject to non-planning, pollution control legislation but the design and location of emitting developments and the siting of 'receptor' residential areas and the natural environment are within the scope of the planning system.

10.43 The majority of Nottinghamshire has particulate matter air pollution (PM2.5) above World Health Organisation (WHO) standards as described in the Nottinghamshire Joint Strategic Needs Assessment⁽³⁵⁾. In several parts of the district, there are locations with relative poor air quality arising from high volumes of slow moving road vehicles and, on a stretch of the A617 where the effects are compounded by enclosed topography. At present, none of the locations experience concentrations of nitrogen oxides or vehicle exhaust particulate matter that trigger a need to declare Air Quality Management Areas. The council will continue to monitor air quality as appropriate. Development proposals at risk of unacceptably adding to these poor air quality locations will be subject to strict implementation of appropriate mitigation measures.

10.44 It is important that both the occupiers or users of new development, and those elsewhere who may be affected by it indirectly, will not be subjected to below acceptable standards of air quality. Therefore, in controlling the potential impact of development upon air quality, the council will require an effective air pollution mitigation strategy for significant developments.

10.45 Habitats such as heathland can also be sensitive to airborne pollution in the form of nitrogen deposition. Sources can include road traffic, incineration, power facilities, agriculture and heavy industry. Highways England can provide further advice.

³⁴ <https://www.gov.uk/guidance/planning-applications-coal-mining-risk-assessments>

³⁵ <https://www.nottinghamshireinsight.org.uk>

Furthermore, detailed consideration of air quality impacts may be required for projects that would significantly increase traffic flows within 200m of the Sherwood ppSPA.

10.46 Much of the district is located on a principle aquifer where groundwater is sensitive to pollution. All previous and future uses of a development site must be investigated to determine whether there is potential to cause contamination to groundwater. Locations over principle aquifers also exhibit high permeability and usually provide high water storage. These are of strategic significance as they support water supply and base river flow. These are shown in the MDC Strategic Flood Risk Assessment (2008). Risk of contamination of principle aquifers and other open water bodies, during construction and post construction, should be assessed and satisfactorily demonstrated that a viable remediation can be implemented. Development proposals should take into account the Environment Agency's Source Protection Zone (SPZ) and Safe Guarding Zone policy, the principles of the Water Framework Directive and River Basin Management Plan for the Severn River Basin.

10.47 If a development is within close proximity to a river or other main water body, it will be important that the watercourse is protected from the release of

chemicals, sewage, soil and other suspended solids (i.e. silting), and also the spread of invasive weeds (e.g. Japanese knotweed, Himalayan balsam) during the construction phase and also during the development's lifetime (e.g. through erosion of river banks, surface water run-off, etc.). This could be controlled through the use of sustainable urban drainage systems (SuDS), retaining walls and landscaping. During the construction phase, appropriate management and monitoring measures should be put in place.

Lighting, noise and vibration

10.48 Artificial light can provide many benefits, such as addressing safety and extending opportunities to play sport. However, it can also cause negative impacts on people and wildlife, undermine the enjoyment of the countryside and detract from the night sky. Consideration will need to be given to ways to avoid adverse impacts. Sport England provides guidance on floodlights as part of sports pitch use and buffer distances to residential areas.

10.49 The location and choice of building materials are key considerations when taking account of noise and vibration, particularly from factories, vehicle traffic or music venues.

Table 10.4 Policy NE3 - Supporting information

Policy NE3: Pollution and land instability	
Does it meet national planning policy?	Yes - NPPF Paragraphs 187, 196 - 201
What evidence has informed this policy?	Mansfield Contaminated Land Inspection Strategy, 2002; The Mining Remediation Authority (formerly The Coal Authority) workings records; Mansfield Air Quality Review reports (various); The Nottinghamshire Joint Strategic Needs Assessment - Air Quality, 2015;
How will it be delivered?	Through the development management process, requiring detailed assessments in relation to potential pollution and in consultation with The Mining Remediation Authority (formerly The Coal Authority), Environment Agency, Natural England and MDC environmental health team, where appropriate.
Which local plan objectives will it meet?	12

What has changed?

We have updated the supporting text to reflect that The Coal Authority has been renamed to the The Mining Remediation Authority. Following a review of the supporting documents to be produced, we have removed reference to the preparation of an Air Quality SPD. We have updated the NPPF paragraphs and list of supporting evidence, some of which will be updated.



Question 57

Pollution and land instability

Please comment here to let us know if you agree with our approach to this policy.

10.4 Policy NE4: Mineral safeguarding areas

Policy NE4

Mineral safeguarding areas

1. In minerals safeguarding areas, the minerals planning authority will be consulted on non-exempt development proposals.
2. Planning permission in minerals safeguarding areas will not be granted for non-exempt development unless the requirements set out in the minerals safeguarding policies of the Minerals Local Plan have been met.

Explanation

10.50 The NPPF places requirements on both local planning authorities and mineral planning authorities in relation to planning for minerals (Paragraphs 222 to 230). The NPPF identifies that great weight should be given to the benefits of mineral extraction, and local planning authorities should identify minerals safeguarding areas. Nottinghamshire is a two-tier area for local government and under the Town and Country Planning legislation Nottinghamshire County Council is the minerals planning authority. The county council has identified minerals safeguarding areas and supporting policies as part of the adopted Minerals Local Plan 2021⁽³⁶⁾. Policy NE4 sets out the approach that the district council will take when determining proposals for non-minerals development within minerals safeguarding areas.

10.51 In accordance with NPPF para 223 (part c), proposals for non-mineral development in these areas need to demonstrate that mineral resources will not be unnecessarily sterilised. Where this cannot be demonstrated, or where the need for the non-mineral development is clear and demonstrable, the county council would require that the practicality of prior extraction be fully investigated.

Table 10.5 Policy NE4 - Supporting information

Policy NE4: Mineral safeguarding areas	
Does it meet national planning policy?	Yes - NPPF Para 32, 222 - 230.
What evidence has informed this policy?	Nottinghamshire Minerals Local Plan 2021
How will it be delivered?	This will be delivered by the determination of planning applications through the development management system in consultation with Nottinghamshire County where development lies within mineral safeguarding areas.
Which local plan objectives will it meet?	12

What has changed?

We have updated the supporting text to refer to the adopted Nottinghamshire Minerals Local Plan 2021 and updated the NPPF paragraph references.

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



Question 58

Mineral safeguarding areas

Please comment here to let us know if you agree with our approach to this policy.

Section Eleven

Historic environment

11.1 It is important that our historic environment is protected and enhanced for existing and future generations.

11.2 The most significant parts of our historic environment are designated heritage assets. These include listed buildings, scheduled monuments, conservation areas and registered parks and gardens, which are considered to be nationally important. At a more local level, non-designated local heritage assets include planned industrial housing and colliery villages, buildings of local interest, sites of archaeological interest, historic and cultural landscapes and places, unregistered parks and gardens and public monuments and sculptures.

11.3 The council will support development proposals that enhance the significance of heritage assets and their settings and add to their long term sustainability. New development should seek to make a positive contribution to local character and distinctiveness. This will require an analytical approach informed by a combination of historical information, such as historic maps, research, detailed examination, architectural or archaeological evidence. Conservation area appraisals, historic landscape assessments and the Nottinghamshire Historic Environment Record are key sources that may be used to inform this. Proposals which would harm a heritage asset or its setting, or where such harm cannot be avoided or mitigated should be refused unless there are substantial public benefits.

11.4 Our positive strategy for the historic environment will be achieved through:

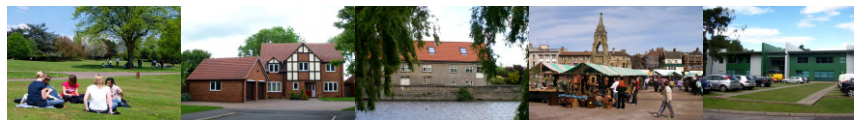
- supporting proposals which conserve and enhance the historic environment, including those which increase energy efficiency and resilience to flooding⁽³⁷⁾;
- keeping up-to-date conservation area appraisals and management plans, and using such up-to-date information in the determination of planning applications;
- identifying and considering new areas for designation as conservation areas;
- using Article 4 Directions⁽³⁸⁾ to protect conservation areas and traditional buildings of local significance;
- developing a list of locally listed heritage assets;
- working to reduce the number of heritage assets on the Heritage at Risk Register, and encouraging their sympathetic maintenance and restoration;
- supporting proposals for heritage led regeneration, ensuring that heritage assets are conserved, enhanced and their future secured;
- seeking the input of local heritage expertise;
- considering improvements to the public realm and the setting of heritage assets within it;
- providing guidance regarding the conservation of heritage assets; and
- implementation of the Mansfield Town Centre Masterplan and Mansfield Town Centre Design Code.

What has changed?

The reference to 'historic parks and gardens' has been corrected to 'registered parks and gardens' and paragraph 1.3 has been expanded to detail that harm should be avoided or mitigated. These changes have been made in response to feedback from Historic England. We have also inserted reference to the Mansfield Town Centre Masterplan and Mansfield Town Centre Design Code. We have also added support for measures that help increase energy efficiency and resilience to flooding and provided a link to guidance from Historic England.

³⁷ see <https://historicengland.org.uk/advice/climate-change/>

³⁸ An Article 4 Direction restricts the scope of permitted development rights either in relation to a particular area or site, or a particular type of development. Where an Article 4 Direction is in effect, a planning application may be required for development that would otherwise have permitted development. Article 4 Directions are used to control works that could threaten the character of an area acknowledged importance, such as conservation areas.



11.1 Policy HE1: Historic environment

Policy HE1

Historic environment

1. As part of ensuring the conservation and enhancement of Mansfield district's irreplaceable historic environment, development proposals should avoid causing harm to a heritage asset (whether designated or non-designated) including any contribution made to its setting. Where such harm cannot be firstly avoided or secondly mitigated, development proposals should be refused unless there are substantial public benefits. Where a development proposal would affect the significance of a heritage asset, it should be informed by proportionate historic environment assessments and evaluations (such as heritage impact assessments, desk-based appraisals, field evaluation and historic building reports) that:
 - a. identify all heritage assets likely to be affected by the proposal;
 - b. explain the nature and degree of any effect on elements that contribute to their significance and demonstrating how, in order of preference, any harm will be avoided, minimised or mitigated;
 - c. provide a clear explanation and justification for the proposal in order for the harm to be weighed against public benefits; and
 - d. demonstrate that all reasonable efforts have been made to sustain the existing use, find new uses or mitigate the extent of the harm to the significance of the asset; and whether the works proposed are the minimum required to secure the long term use of the asset.
2. Development proposals affecting conservation areas will be permitted where they make a positive contribution to the character, distinctiveness and appearance of the conservation area and its setting, and preserve or enhance its significance, including settlement patterns, important buildings, important spaces, landscapes, walls, trees and significant views within, into and out of the conservation area.
3. Development proposals affecting listed buildings, scheduled monuments or registered parks and gardens will be permitted where they conserve or enhance the significance of the heritage asset(s) and their settings.
4. Development affecting non-designated heritage assets (including those identified through the planning process and archaeological sites) will be considered according to the significance of the asset and the contribution that setting makes to the significance. A balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. Where development proposals are likely to affect non-designated archaeological sites, including sites with archaeological potential, the developer should submit sufficient information to allow the significance of the potential archaeological remains and the impacts of the proposals to be understood. Appropriate measures should be taken to ensure the protection of archaeological sites in-situ.

Explanation

11.5 The protection and enhancement of our historic environment is vital if the character of Mansfield district is to be maintained. Population growth and development will place greater demands on the historic environment which is a finite and non-renewable, or

irreplaceable, resource. It is therefore essential that development is managed to maintain our heritage assets for future generations, and to ensure that development proposals are well designed and do not detract from existing local characteristics and built form that make a positive contribution to the area.

11.6 The council will seek to conserve the heritage assets of the district for their historic, archaeological, architectural and artistic significance as well as their important contribution to local distinctiveness, character, culture, economy and sense of place.

11.7 The district's historic environment includes a number of listed buildings, conservation areas, scheduled monuments, a registered park and garden and many properties which are locally important for their historic value. These heritage assets are irreplaceable features which have helped to shape our environment and contribute to the local character of the district.

11.8 The three main historic settlements of Mansfield, Mansfield Woodhouse and Market Warsop are medieval settlements and contain early examples of distinctive plot sizes and street layouts, such as crofts and tofts, or burgage plots. The town and district centres contain a significant number of the district's listed buildings, and include conservation areas, which demonstrate vernacular design as well as examples of national styles and the use of local materials.

11.9 A number of buildings and structures throughout the district show a clear link to the area's industrial heritage which has helped to shape its growth and development. Some examples include the mills along the Maun Valley, the railway viaducts in the town centre and at Kings Mill Reservoir, and framework knitters cottages.

11.10 The council recognises that some change may be needed to ensure heritage assets can continue to be used in their current or alternative uses. Proposals will need to be informed by proportionate historic environment assessments and evaluations and will need to demonstrate that any changes of use are justified and that harm is avoided, minimised or mitigated.

11.11 All proposals will be expected to identify all heritage assets likely to be affected by the proposal and describe the significance of the asset(s) affected, identifying the impact of works on the significance and provide a clear justification for the work, including, where relevant, identification of public benefits. To enable planning decisions to be based on a full understanding of the significance of the heritage asset, the council will also expect the following assessment to have been carried out:

- an analysis of the asset to establish its significance both as a whole and specific parts affected by the proposal;

- an assessment of the contribution made by the setting of the asset to its significance; and
- explanation of how the assessment has informed the proposed development, including how the proposed detailed design, scale, layout, materials and architectural features would be appropriate and sympathetic.

11.12 Development proposals within Mansfield town centre will need to demonstrate how they comply with the relevant requirements of the Mansfield Town Centre Design Code ⁽³⁹⁾.

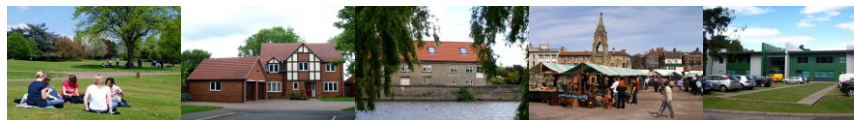
11.13 Where harm is unavoidable, and this may lead to loss of historic fabric / significance this should be recorded and added to the Historic Environment Record, as a minimum.

11.14 The merits of an alternative use may be considered where this would retain the viability of a heritage asset, providing that it would not result in the loss of significance. Where there is harm and loss of significance, the council will require clear and convincing demonstration that the development will be implemented, proof that it is economically viable and this represents the optimum viable use.

11.15 Where planning permission is granted, appropriate conditions may be applied and / or planning obligations may be secured to ensure that heritage assets are appropriately conserved and / or enhanced.

11.16 Should the loss of a heritage asset be agreed, the council will need to be satisfied that there are approved and detailed plans and delivery mechanisms in place for the implementation of the approved alternative proposal, including provision for the recording of assets prior to commencement of the work.

11.17 The setting of a heritage asset often makes an important contribution to its significance. Proposals for development will be carefully assessed to ensure that those elements or aspects of setting which make a positive contribution to the significance of the asset are preserved; these may include important views, designed settings, meaningful relationships between heritage assets or historic places or social, historic, economic or artistic relationships, which amplify the significance or appreciation of significance.



11.18 Non-designated heritage assets do not have statutory protection but still play an important role in the historic character of the district and have a degree of significance, meriting consideration in planning decisions. They can include locally listed buildings, landscapes, settlements, non-scheduled archaeological remains and those identified through local plan preparation or through the planning process.

11.19 Where the proposal would result in harm or loss of a non-designated heritage asset, the council will require evidence that there are considerable public benefits to justify its loss or that there are no other mechanisms for supporting the retention of the asset.

11.20 Proposals affecting a conservation area or its setting should demonstrate that they:

- are consistent with the special character as described in the statement or appraisal for that area; and
- will preserve or enhance the special character of the conservation area.

11.21 It is recognised that within conservation areas, not all buildings or spaces contribute to the area's significance as a designated heritage asset. Proposals which result in the loss of such buildings or spaces, and replacement by development which preserves or enhances the conservation area will be supported. Any proposal resulting in the alteration or loss of a building or space which makes a positive contribution to the conservation area would need to provide justification that the public benefit outweighs the harm.

11.22 The council is committed to improving the management of the conservation areas in the district through the preparation of conservation area appraisals and management plans, its development management procedures and the use of Article 4 Directions, as appropriate and where resources permit.

11.23 Where heritage assets are found to be at risk, or where they are in danger of falling into this category, the council will support proposals for the development of creative and sustainable uses to secure the future of such assets, in a manner appropriate to their significance.

11.24 In exceptional circumstances, where the conservation of a designated heritage asset can only be secured through 'enabling development', uses will be considered which may be contrary to the development plan or which may cause harm to the

setting of a designated heritage asset. In either event, a robust development appraisal, a condition survey and a delivery plan will be required to identify that the development is the optimum required to secure the future of the heritage asset and to address the 'conservation deficit', and demonstrate that there is no alternative means of delivering the same outcome. A Section 106 agreement and a phased programme of repairs, which may need to be executed in accordance with high conservation standards, may also be required.

11.25 In the case of archaeological sites, applications for planning permission will need to demonstrate:

- that any development which may impact on designated heritage assets has been sensitively located and designed taking into account the contribution its setting makes to its significance; and
- appropriate provision has been made for ensuring the preservation in situ with on-going management, conservation and protection of (whether above or below ground) the heritage asset.

11.26 Satisfying this requirement includes the submission of an appropriate desk-based assessment of the heritage asset, and where necessary, a field evaluation and trial trenching, carried out by an appropriately qualified professional. The findings of this assessment will be a material consideration which informs the determination of the planning application. Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, will be treated as designated heritage assets for policy purposes.

Table 11.1 Policy HE1 - Supporting information

Policy HE1: The historic environment	
Does it meet national planning policy?	Yes - NPPF Paragraphs 8, 20, and 202-221.
What evidence has informed this policy?	Conservation area character appraisals and management plans; Planning Practice Guide – Conserving and enhancing the historic environment List of Buildings of Special Architectural or Historic Interest; Mansfield Historic Buildings at Risk Register; Nottinghamshire Historic Environment Record; Register of Historic Parks and Gardens of special historic interest in England Nottinghamshire County list of Scheduled Monuments; Adopted criteria for assessing local Heritage Assets; List of Local Heritage Assets; Historic England Delivering on Climate Change Action and Heritage https://historicengland.org.uk/advice/climate-change/ Historic England The Planning System https://historicengland.org.uk/advice/planning/planning-system/and Nottinghamshire Heritage Gateway.
How will it be delivered?	This policy will be delivered through the development management system and the work of the council's conservation officer in commenting on planning applications.
Which local plan objectives will it meet?	4

What has changed?

We have inserted the word 'irreplaceable' into part 1 of the policy to make it clear that designated heritage assets are irreplaceable resources that should be conserved and enhanced. We have also added a statement to this part of the policy to set out the hierarchical approach to the consideration of harm and mitigation in development proposals. Both changes were suggested by Historic England during Duty to Cooperate discussions.

We have referred to the 'significance' of the heritage assets in part 3 of the policy, again on the advice of Historic England. We have also added in a reference to enhancing the heritage assets (as well as conserving them) to reflect wording in part 2.

The supporting text has been updated to include reference to recording any loss of significance and adding it to the Historic Environment Record, as a minimum, when harm is unavoidable. We have also added in a reference to trial trenching in relation to archaeology and the need for any assessment to be carried out by an appropriately qualified professional and deleted a repetitive sentence. We have also updated the NPPF references and deleted the 2018 Heritage Impact Assessment from the evidence list. This will be updated.

The supporting text has been updated to include reference development proposals needing to be in compliance with the relevant aspects of the Mansfield Town Centre Design Code.

During the Issues and Opportunities consultation the majority of responses supported policies that sought to protect designated and non-designated heritage assets (above and below ground). There was some concern that policies should follow national guidance and not be overly-prescriptive.



Question 59

Historic environment

Please comment here to let us know if you agree with our approach to this policy.

11.2 Policy HE2: Pleasley Vale regeneration area

Policy HE2

Pleasley Vale regeneration area

1. The council will support development proposals for the Pleasley Vale area which preserve and / or enhance the special appearance and character of the area, and provide a long term future for the existing buildings, preferably featuring employment, commercial, and tourism uses.
2. Proposals for development in this area will need to show how they have carefully considered and addressed issues related to:
 - a. access, highways and public transport improvements;
 - b. the environmental impact of any proposals on the nature conservation site and the wider area, in particular the Pleasley Vale Railway SSSI;
 - c. listed buildings, conservation area and archaeological issues; and
 - d. flooding alongside the watercourse.

Explanation

11.27 Pleasley Vale provides a high quality environment, bisected by the district and county administrative boundaries separating Bolsover and Derbyshire to the north from Mansfield and Nottinghamshire to the south.

11.28 The strong character and identity of the Vale was formally recognised with its designation as part of the Pleasley Park and Vale Conservation Area that was designated in Bolsover district in 1987 and in Mansfield district in 1992.

11.29 The Pleasley Vale part of the conservation area currently contains residential and employment uses, but the long term future of the area, especially in relation to the large mill buildings, is uncertain.

11.30 Generally this should be seen as a brownfield development opportunity involving the conversion and re-use of brownfield land and heritage assets, where the council would support employment, commercial and tourist related uses.

11.31 The site is in an area of flood risk, with a portion of the site in the highest category of flood risk (Flood Zone 3B (1 in 20 year event)). Therefore, only water compatible or essential infrastructure development should exist at that particular location. The remainder of the site lies within Flood Zone 3a and 2. Consequently, if the development were to be classified as anything other than Change of Use, the developer would need to demonstrate compliance with the sequential test. Any planning submission should be accompanied by a NPPF compliant Flood Risk Assessment.

11.32 This policy mirrors Policy SS8 of the Bolsover District Local Plan, March 2020 and is intended to ensure a coordinated approach to dealing with planning applications for this area which straddles the district administrative boundary.



Figure 11.1 Pleasley Vale

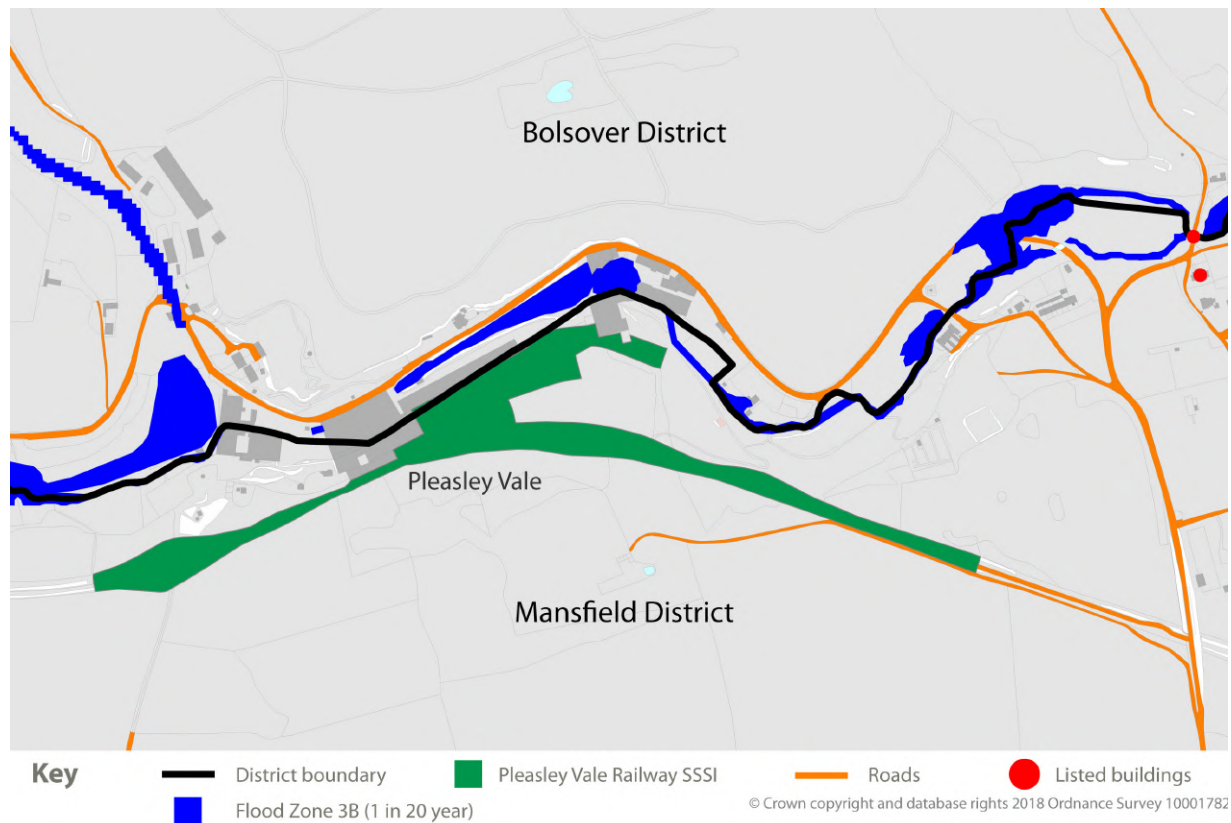


Table 11.2 Policy HE2 - Supporting information

Policy HE2: Pleasley Vale regeneration area	
Does it meet national planning policy?	Yes - NPPF - Paragraphs 8, 20, 202 - 221.
What evidence has informed this policy?	Pleasley Park and Vale Conservation Area: Appraisal and Management Plan - 2016; and Bolsover District Local Plan Policy SS8, 2020.
How will it be delivered?	Through the development management process. The council will liaise closely with Bolsover District Council on planning applications for the area.
Which local plan objectives will it meet?	1,2 and 4

What has changed?

We have updated the title of the policy to be more consistent with the policy in the adopted Bolsover Local Plan. We have updated the supporting text and supporting information regarding the NPPF paragraphs and status of the Bolsover Local Plan.

Question 60

Pleasley Vale Regeneration Area

Please comment here to let us know if you agree with our approach to this policy.

Wind Farm off Blidworth Road, Rainworth.



Section Twelve

Climate change

12.1 Mitigating and adapting to climate change is one of the most important challenges facing society today. It requires commitment and action at a local level, but within a national framework. The NPPF stresses that planning has an important role to play in helping to reduce CO₂ emissions, minimise vulnerability and provide resilience to the impacts of climate change.

12.2 The policies set out in this chapter are intended to assist with the move towards a sustainable, low carbon future and to help ensure that developments are designed to be resilient to flood risk, by:

- promoting energy efficiency and renewable energy technologies within developments and in appropriate locations;
- ensuring that new development is located and designed to not be at risk of flooding, and to adequately reduce and respond to the risks of flooding, over its lifetime; and
- protecting, restoring and enhancing the district's rivers and water bodies in order to help ensure their overall health is safeguarded and improved, including allowing for better connections for wildlife and flood resilience.

12.3 Design of new development in relation to climate change is addressed in Policy P5.



12.1 Policy CC1: Renewable and low carbon energy generation

Policy CC1

Renewable and low carbon energy generation

1. Development proposals for renewable and low carbon energy development will be supported provided there are no significant adverse impacts alone and in-combination, in terms of:
 - a. landscape character and visual effects when considered in conjunction with nearby developments and permitted proposals within the district or adjoining local authority areas;
 - b. ecology, biodiversity (including bird flight paths), and geodiversity;
 - c. pollution and emissions;
 - d. amenity of nearby residential and non-residential uses;
 - e. the built and natural environment resulting from the construction, operation and decommissioning of any equipment/infrastructure;
 - f. loss of best and most versatile agricultural land;
 - g. flooding;
 - h. operation of telecommunication systems;
 - i. aircraft safety;
 - j. highway safety and traffic; and
 - k. heritage assets and their setting.
2. Conditions will be applied to ensure scheme decommissioning and reinstatement of the previous use of land (if appropriate) when no longer in operation.

Explanation

12.4 The UK has a target, that 95% of energy generation will be from renewable sources (clean power) by 2030 ⁽⁴⁰⁾. In accordance with the NPPF (paragraph 165), this policy sets out a positive approach to encourage renewable and low carbon energy development while ensuring that adverse impacts are addressed satisfactorily. It provides support to encourage greater investment by the renewable energy industry and from community-led energy projects within the district.

12.5 The council declared a climate emergency in 2019 and have targets to reduce carbon emissions by 40% by 2030 and make Mansfield carbon neutral by 2040. To help achieve this, the council have produced a Climate Change Strategy ⁽⁴¹⁾ that seeks to enable and support renewable energy generation with a focus on low carbon energy options to residents and businesses.

12.6 The policy applies to various types of renewable and low carbon energy infrastructure including biomass generators, anaerobic digestion plants, ground mounted solar farms and wind turbines and ensures that such development is well located and designed to satisfactorily address potential landscape, biodiversity, traffic, and other impacts.

12.7 The impact of wind generation projects on communities has been recognised by the Government. Any proposals for wind turbines will be considered against the Planning Practice Guidance and the Written Ministerial Statement made on 18 June 2015. This can be viewed at <https://www.parliament.uk/documents/commons-vote-office/June%202015/18%20June/1-DCLG-Planning.pdf>.

12.8 Our evidence base will tell us what the key local energy opportunities are for the district.

12.9 Commercial renewable energy developments are expected to be accompanied by an environmental impact assessment and to ensure that important animal and bird species are properly safeguarded. Wild birds: surveys and monitoring for onshore wind farms 2015 provides standing advice for local planning authorities, developers and ecologists for assessing the impacts of wind farms on wild birds. (see Table 12.1). Habitat areas likely to support nightjar and woodlark are likely to be more sensitive to impacts from development, especially including areas adjacent to and within woodland

clearings. These are located primarily within the eastern part of the district (see Figure 12.1). Additionally, there may also be other areas where birds may be affected.

12.10 Community owned energy projects which meet the requirements of Policy CC1 will be supported within the district.

40 <https://www.gov.uk/government/publications/clean-power-2030-action-plan>
41 <https://www.mansfield.gov.uk/downloads/file/3037/mdc-climate-change-strategy-feb-2022>

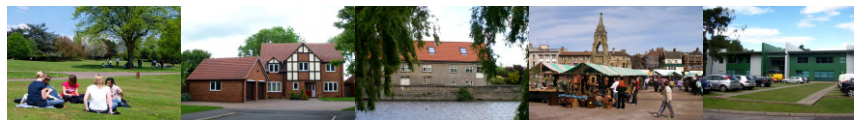


Table 12.1 Policy CC1 - Supporting information

Policy CC1: Renewable and low carbon energy generation	
Does it meet national planning policy?	Yes - NPPF Paragraphs 20, 161- 169
What evidence has informed this policy?	Wild birds: surveys and monitoring for onshore wind farms 2015 https://www.gov.uk/guidance/wild-birds-surveys-and-monitoring-for-onshore-wind-farms and House of Commons: Written Statement (HCWS42), Department for Communities and Local Government , 18 June 2015. Historic England Delivering on Climate Change Action and Heritage - https://historicengland.org.uk/advice/climate-change/
How will it be delivered?	Through private and public sector investment authorised as appropriate through the development management process.
Which local plan objectives will it meet?	8

What has changed?

We have updated the supporting text to include the UK target for clean energy by 2030 and added the district councils targets with reference to its Climate Change Strategy 2022. We updated references to the evidence base and noted that this needs updating in terms of identifying local energy opportunities. We have updated the NPPF paragraph references.

As part of the previous consultation, there was support for options A and C which concerned updating current policy and producing a specific SPD to provide more detail on this subject however it was noted that the latter should not introduce new policy. There was no support for option B (on site generation targets) unless combined with other options.

Some respondents felt that Local Plan policies should not be over prescriptive and should not repeat other national / statutory requirements. Various consultees make reference to specific documents that should be used to inform policy, and which could be used when justifying specific standards.

Reference was made to various types of renewable energy sources that could be explored. As part of this, some concern was expressed about biomass based renewable energy. The wider approach to sustainable power generation will be addressed as part of the updated evidence base.

What still needs to be done?

We need to update the evidence base which will identify local energy opportunities and update the policy if required.

Question 61**Renewable and low carbon energy generation**

Please comment here to let us know if you agree with our approach to this policy.

12.2 Policy CC2: Flood risk

Policy CC2

Flood risk

1. Development proposals in areas at risk of flooding will only be supported where it is satisfactorily demonstrated, through a site specific flood risk assessment, that:
 - a. the sequential test and, if required, the exception test have been met;
 - b. the development will remain flood resistant, resilient and safe throughout its lifetime, taking account of increases in flood levels due to climate change;
 - c. it will not increase flood risk on site or elsewhere and where possible reduce it;
 - d. water management measures are incorporated, on and / or off-site to reduce and manage flood risk in accordance with Policy CC3;
 - e. open access to flood defences are retained; and
 - f. where applicable, the functioning and integrity of natural systems or areas that benefit from flooding are not prejudiced.

Explanation

12.11 The Mansfield Strategic Flood Risk Assessment, 2008 (SFRA) indicates that around 3% of the district is at risk of river-related flooding, which is considered overall, a low risk. Areas historically and currently prone to river flooding are generally located around the central areas of Mansfield, in and around the town centre, and Market Warsop. Other sources of flooding include ground water, surface water and sewage water flooding. Surface water flooding is the primary source of flooding in the district. The Nottinghamshire Local Flood Risk Management Strategy (2021 - 2027) ⁽⁴²⁾ indicates that over 85,000 properties are at risk of flooding in Nottinghamshire and the document sets out the county council's approach and objectives for dealing with this issue.

12.12 In accordance with the NPPF (paragraphs 170 - 181), Policy CC2 requires that new development avoids risk by prioritising the location of development outside of areas with the greatest flood risk, as informed by the sequential test, and where required, the exceptions test. This may include safeguarding or creating open space or landscaped natural areas within areas prone to flooding, whilst locating more vulnerable development uses outside flood zones. Trees, hedgerows and woodland, planted in the right locations play positive flood alleviation and pollution prevention roles. The National Planning Practice Guidance (PPG) sets out how the tests should be applied, including assigning vulnerability levels to different types of development, and thus should inform the application of and compliance with the tests.



12.13 Compliance with Policy CC2 should be satisfactory demonstrated through a separate flood risk assessment in accordance with national guidance. It is important that the location, type, design and layout of the development are carefully considered so that the council can be confident that the development will remain flood resistant, resilient, safe and not increase risk throughout its lifetime. This includes taking account of flooding from all sources, consistent with river flooding in mapping probability and assessing vulnerability and potential increases in flood risk due to climate change.

12.14 A formal flood risk assessment is not necessarily required for minor development but the council must still be satisfied that flood risk has been appropriately avoided and managed, through supporting information.

12.15 Making a development safe from flood risk refers to designing buildings and developments such that they are resilient and flood risk infrastructure will be adequately managed and maintained through the development's lifetime.

'Safe' also concerns the safety and vulnerability of the users and not increasing the burden on emergency services through the design of appropriate access and egress routes and maintaining open access to flood defences within the development's design and layout.

12.16 The sources of information shown in Table 12.2 should be used to identify sources of flooding as relevant to the development, but may not be exhaustive.

12.17 This policy should be read alongside Policy CC3 regarding SuDS and CC4 regarding the protection, restoration and enhancement of river and waterbody corridors.

Table 12.2 Policy CC2 - Supporting information

Policy CC2: Managing flood risk	
Does it meet national planning policy?	Yes - NPPF Paragraphs 20, 32, 162, 164, 170 - 182
What evidence has informed this policy?	Mansfield Strategic Flood Risk Assessment, 2008 and Addendum, 2018 - To be updated Nottinghamshire Local Flood Risk Management Strategy, 2021 - 2027; and Environment Agency flood maps.
How will it be delivered?	Through the development management process in association with evidence and guidance provided by the Mansfield District Council Strategic Flood Risk Assessment, 2008 and Addendum, 2018
Which local plan objectives will it meet?	8 and 13

What has changed?

We have updated the supporting text to update reference to Nottinghamshire County Council's Local Flood Risk Management Strategy 2021 - 2027. We have also updated the NPPF and evidence base references.

What still needs to be done?

We need to update the flood risk evidence base to help inform the determination of development proposals.

Question 62

Flood risk

Please comment here to let us know if you agree with our approach to this policy.



12.3 Policy CC3: Sustainable drainage systems

Policy CC3

Sustainable drainage systems

1. All development proposals should, wherever possible, include measures to reduce and manage surface water through appropriate sustainable drainage systems (SuDS) so as to minimise and manage flooding, improve water quality, complement water efficiency, and enhance biodiversity, place shaping and amenity. To be supported, proposals are required to satisfactorily demonstrate all of the following:
 - a. that sustainable drainage systems have been incorporated in the development design unless:
 - i. for major developments, a SuDS is inappropriate and surface water run-off can be alternatively managed in an appropriate manner; or
 - ii. for minor developments a SuDS is not viable or technically feasible and surface water run-off can be alternatively managed in an appropriate manner; and
 - b. that adequate arrangements have been made for the adoption, management and maintenance of any SuDS provided over the lifetime of the development; and
 - c. that the discharge of surface run-off is as high up the SuDS hierarchy of drainage as possible.
2. Proposals for retrofitting of sustainable drainage systems will be supported.

Explanation

12.18 In order to effectively address and reduce flood risk and ensure resilience to flooding throughout a development's lifetime, development proposals are expected to actively pursue the use of sustainable drainage systems (SuDS). SuDS should also be designed to address water quality, benefit biodiversity and complement amenity, place shaping and water efficiency.

12.19 As part of their Green Recovery Scheme, Severn Trent Water have invested £76 million in Mansfield on a range of nature-based solutions to protect communities from flooding⁽⁴³⁾. Working alongside Mansfield District Council and Nottinghamshire County Council, this is the largest project of its kind ever to be attempted in the country. This has included:

- delivering approx. 30million litres of network equivalent storage.
- delivering over 340 interventions including 11 detention basins, 144 bioswales, 100 permeable paving interventions, and 68 rain gardens. Of these, detention basins and bioswales were found to be the most efficient
- alleviating flood risk & reduced storm overflow activation.
- being awarded the Water Industry Award and Flood & Coast 'Climate Resilient Built Environment' Award

12.20 The discharge of surface run-off should be provided as high up the following SuDS hierarchy of drainage options as reasonably practicable (highest to lowest priority):

1. into the ground (infiltration);

43 <https://www.stwater.co.uk/wonderful-on-tap/green-recovery/mansfield-sustainable-flood-resilience/>

2. to a surface water body;
3. to a surface water sewer;
4. highway drain, or another drainage system; and then
5. to a combined sewer.

In order for surface water needs to be managed sustainably, the design of SuDS should take into account impacts from climate change, including consequences of extreme rainfall, so that new developments can safely accommodate floods which exceed the design capacity of the sewers. The Natural drainage paths are important for informing the location of SuDS.

12.21 As SuDS take on a variety of forms, it is likely that there will be some form of SuDS which will be appropriate, viable and deliverable. In addition, consideration must be given to using SuDS to enhance water quality, biodiversity, green infrastructure, amenity, place shaping, and water efficiency, where appropriate.

12.22 Working with retained natural features such as ditches or ponds, can form an integral part of hard and soft landscaped areas, contributing to the attractiveness of an area. SuDS should not be considered as part of usable open space requirements, but rather as a feature complementing open space. Where SuDS are within public areas, safety measures should also be considered ⁽⁴⁴⁾.

12.23 A SuDS design and management plan should be provided as part of the application. Impacts from climate change and clear arrangements for the adoption and on-going maintenance should be incorporated into the design plans for SuDS. Information sought should have regard to the nature and scale of the development concerned, when determining the level of information provided.

12.24 SuDS may also complement environmental gains by improving low flows or avoiding/ controlling the release of suspended solids (e.g. silt) into rivers and other water bodies. This is covered by Policy CC4.

12.25 The district council have adopted a SuDS SPD ⁽⁴⁵⁾ that seeks to add further detail to this policy and will be a material consideration when determining planning applications.

Table 12.3 Policy CC3 - Supporting information

Policy CC3: Sustainable drainage systems	
Does it meet national planning policy?	Yes - NPPF Paragraph 164, 170 - 172, 181 and 182
What evidence has informed this policy?	Mansfield Strategic Flood Risk Assessment, 2008 and Addendum, 2018; and House of Commons: Written Statement (HCWS161) Department for Communities and Local Government Written Statement made by the the Secretary of State for Communities and Local Government, 18 Dec 2014. Mansfield District Council SuDS SPD 2023
How will it be delivered?	Through the development management process in consultation with the Environment Agency and the lead local flood authority
Which local plan objectives will it meet?	8 and 13

44 (Health and Safety Principles for SuDS: framework and checklists, Ciria 2013)

45 <https://www.mansfield.gov.uk/spd>



What has changed?

Within the supporting text we have inserted reference Severn Trent Water's Green Recovery Project and the council's SuDs SPD. We have updated the NPPF and evidence references.

As part of the previous consultation, a policy supporting the provision of SuDS was broadly supported. There was support for continued use of the adopted SPD and some suggestions regarding the potential policy areas that could be included, including those related to environmental improvements. Concerns were related to policies being viable and not overly prescriptive. It was felt that updated regulations and guidance needs to be monitored if the SuDS SPD is to be continued as a material consideration. Having been adopted in 2023, it is considered that the SuDS SPD is still fit for purpose. This includes a range of measures that can be used to help improve the environment of the district.

Question 63

Sustainable drainage systems

Please comment here to let us know if you agree with our approach to this policy.

12.4 Policy CC4: River and waterbody corridors

Policy CC4

River and waterbody corridors

1. Development proposals will be supported where they:
 - a. lead to the de-culverting and naturalising of watercourses which improves the overall connectivity for wildlife;
 - b. avoid the culverting of watercourses and not prejudicing future opportunities for de-culverting;
 - c. provide or retain a minimum 8m natural or semi-natural habitat buffer to a watercourse, and include a long term landscape and ecological management plan for this buffer; and
 - d. contribute to the creation and / or enhancement of green SuDS priority areas and low water flow areas.
2. Development proposals which would have a significant adverse impact on the water quality, functions and setting of any watercourse and its associated corridor will not be supported.

Explanation

12.26 The council seeks to ensure that the overall condition of rivers and other water bodies in the district is improved. In doing so, the biodiversity, landscape and recreational value of watercourses and their corridors should be conserved and enhanced through well-designed development. Watercourses and their associated corridors are a vital element of the green infrastructure of the district.

12.27 Policy CC4 aims to support the protection and enhancement of the river's overall health and improved status under the Water Framework Directive. This can be supported through the following:

- **Restoring heavily modified sections and supporting naturalisation:** this should be actively pursued for development which includes or is located within close proximity to modified sections, including culverts, weirs, redundant flood structures and artificially straightened sections. The aim is to seek design solutions to re-naturalise water courses where barriers exist, including measures to allow for the natural movement of wildlife within the watercourse. Enhancements that restore, as far as possible, natural flows and ecology of the watercourse, improving habitat connectivity and / or reducing barriers to movement for all related species (e.g. water voles, eels and fish) should also be prioritised.



- **Ensuring new development does not prejudice future opportunities for de-culverting:** this is especially important for the River Maun, as its ecological health is negatively impacted by culverts and other barriers and sections where the river channel has been artificially altered.
- **Buffering watercourses:** development adjacent to a watercourse should ensure that a minimum 8m buffer is retained. This width of buffer provides the minimum width of habitat needed to ensure the functioning of wildlife habitats, while being able to facilitate informal access for enjoyment of the river. This width also ensures that the river is buffered from land-based activities, reducing the levels of diffuse pollution reaching the watercourse.
- **Priority areas for green SuDS and restoring low flows:** the Mansfield District Council Strategic Flood Risk Assessment, 2008 (which is being updated) identified key areas for restoring habitats and enhancing water quality, known as green SuDS priority areas. This included improving the ecological conditions to support protected species. Low flow areas can result in higher pollution levels and less water to support biodiversity. Development within these areas can help improve flows by safely directing surface water run-off to support their enhancement.

12.28 Figure 12.2 (Opportunity areas to enhance rivers and waterbody corridors) illustrates where green SuDS priority areas, low flow restoration areas and important culverts identified for restoration, including opportunities for removal, are located in the district. The Mansfield District Council Strategic Flood Risk Assessment, 2008 and Addendum, 2018 and Mansfield Central Area Flood Risk Review, 2018 provide more detailed guidance on the above considerations. These will be updated as part of the Local Plan Review.

12.29 Consultation with the Environment Agency and Mansfield District Council should be sought early on in the design process. Enhancements sought are likely to inform the layout and orientation of development. Development proposals affecting watercourses classed as 'main river' will also be considered by the Environment Agency under separate legislation.

Table 12.4 Policy CC4 - Supporting information

Policy CC4: Protection, conservation and enhancement of river and water bodies	
Does it meet national planning policy?	Yes - NPPF Paragraphs 20, 32, 177, 178, 187, 188, 192 and 193.
What evidence has informed this policy?	Mansfield Strategic Flood Risk Assessment, 2008 and Addendum, 2018; Mansfield Central Area Flood Risk Review, 2018; Humber River Basin District River Basin Management Plan, 2022 https://www.gov.uk/guidance/humber-river-basin-district-river-management-plan-updated-2022 Environment Agency Catchment Data, https://environment.data.gov.uk/catchment-planning/ River Idle Catchment Plan, 2025 - published by CaBA; https://catchmentbasedapproach.org/get-involved/idle/ River Idle catchment data - published by The Environment Agency, https://environment.data.gov.uk/catchment-planning/OperationalCatchment/3229and
How will it be delivered?	Through the development management process in consultation with the Environment agency and reference to appropriate guidance.
Which local plan objectives will it meet?	8 and 13

What has changed?

We have updated the NPPF and evidence references. We also confirmed that the SFRA needs updating.

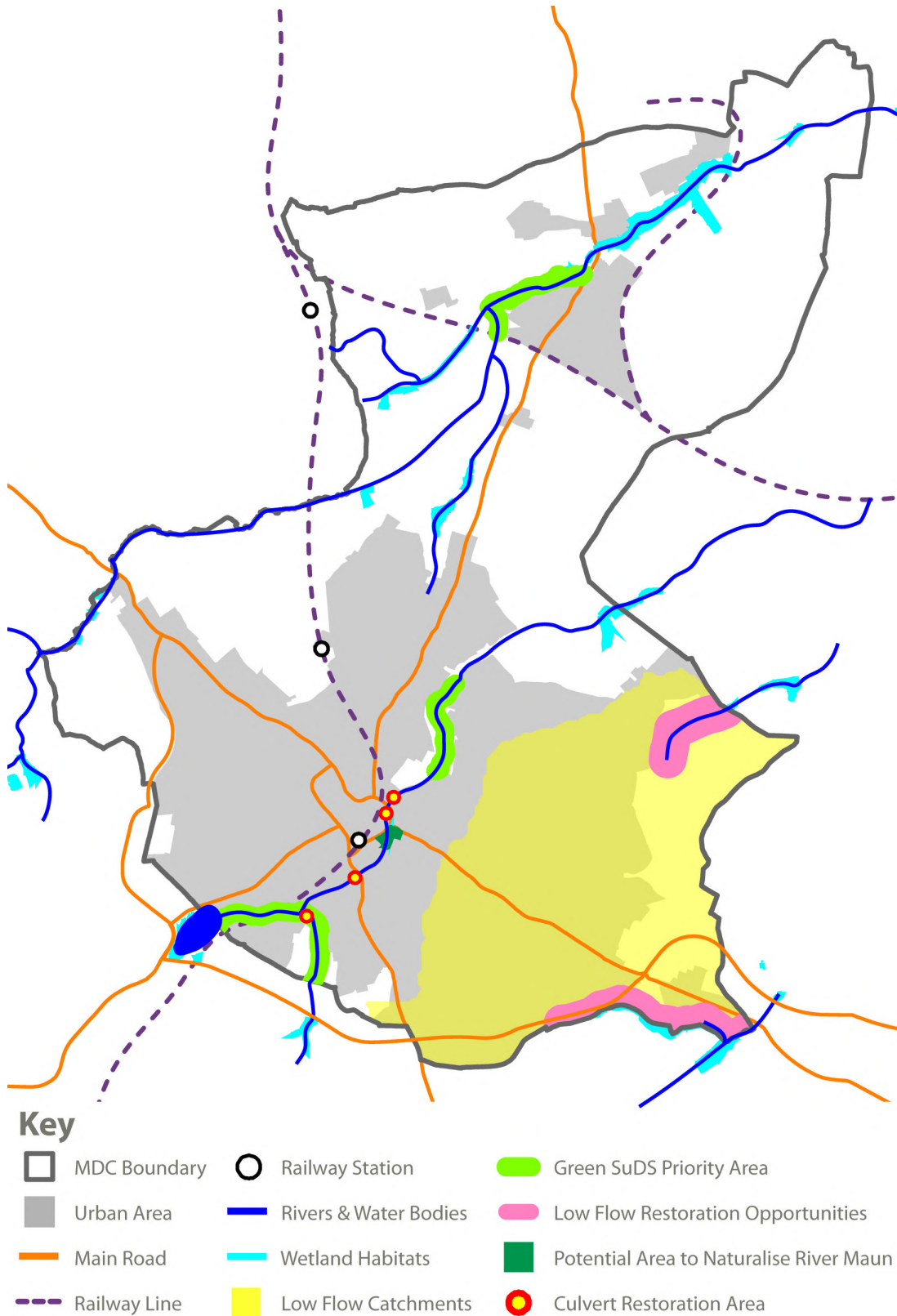
Question 64

River and waterbody corridors

Please comment here to let us know if you agree with our approach to this policy.



Figure 12.1 Opportunity areas to enhance rivers and waterbody corridors



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Section Thirteen

Implementation and monitoring

13.1 It is important that this Local Plan Review is capable of being implemented and that the delivery and effectiveness of its policies against objectives and timescales are monitored.

13.2 The supporting information under each policy sets out how it will be delivered. Most policies will be delivered through the development management process, and the council will ensure that it continues to offer a high quality and efficient service to all applicants, whether they be householders or major developers, to assist in the timely delivery of sustainable development.

13.3 Where required supplementary planning documents, such as development briefs or master plans, may be prepared, potentially in partnership with other organisations in order to support the development of specific sites or to provide clarity on the implementation and delivery of policies.

13.4 The council will ensure that new development in the district contributes towards the provision of infrastructure needed to support sustainable growth, and that this infrastructure is provided when needed to enable development to take place in accordance with the plan proposals.



13.1 Policy IM1: Monitoring and Review of the Local Plan

Policy IM1

Monitoring and review of the Local Plan

1. The council will monitor the delivery and effectiveness of policies of this Local Plan Review against specific performance indicators and targets set out in the Local Plan monitoring framework.
2. The council will commence a review of the Local Plan Review no later than five years from the date of adoption. The council will also consider a partial review of the Local Plan Review, or other actions considered necessary in the following circumstances:
 - a. the number of homes built falls below 50% of the annual requirement on a three year rolling average;
 - b. the supply of deliverable housing sites is below four years for three years in a row;
 - c. significant new evidence becomes available; or
 - d. significant implementation delays or issues are identified as part of the Authority Monitoring Report.

Explanation

Delivery

13.5 The council recognises the significant challenges to delivering housing and economic growth together with provision of essential infrastructure in the district. It has established a Growth Board which will keep under review the delivery of housing, employment, retail and key regeneration sites. It will seek to work with key partners including, for example, the development industry, adjoining local authorities, the county council, Homes England and the Local Enterprise Partnership to identify and resolve issues affecting delivery. The council has also established developer forums intended to improve the understanding of the local housing and employment markets and constraints to delivery.

13.6 Where necessary, the council will promote development in accordance with Local Plan Review policies by producing further guidance in the form of supplementary planning documents, development briefs or masterplans.

Monitoring

13.7 Monitoring will be based on the performance monitoring framework as set out in Appendix 12 which summarises the key indicators identified for each policy that will be used to monitor the delivery of the Local Plan Review objectives. The council's Authority Monitoring Report (AMR) will set out:

- how well policies are achieving their objectives;
- whether the targets in the Local Plan Review are being met; and
- whether there have been any unintended consequences.

13.8 The council will also keep under regular review the evidence base of the Local Plan Review, in particular housing and employment needs assessments and land availability as well as the wider social, economic and environmental context. Significant changes to the context of the Plan, revealed through updates to key evidence, will inform the need to undertake a formal review.

13.9 A key aim of the Local Plan Review is to ensure that sufficient homes are being built or in the pipeline to meet the identified need. The government uses two tests related to the delivery of new homes; the Housing Delivery Test and the Five Year Land Supply Assessment. The Housing Delivery Test looks at completions over a three year rolling average. If this falls below the Local Housing Need (LHN), produced by the standardised housing methodology, then certain actions have to be taken depending on the scale of the shortfall. The Five Year Land Supply Assessment looks at the supply of housing sites that could be built in the next five years. To form part of this supply, the sites must be suitable, available and achievable. The vast majority of such sites are likely to be those with extant planning permission.

13.10 Both the Housing Delivery Test and the Five Year Housing Land Supply, along with the other indicators identified in the Local Plan Review, will be reported in the AMR.

Review actions

13.11 Where the indicators in the monitoring framework, as presented in the AMR, show that the Local Plan Review is no longer delivering the vision and objectives, action will need to be taken. This could include the following:

- reviewing specific policies in the Local Plan Review to identify if they should be altered;
- reviewing the whole Local Plan Review
- issuing additional guidance;
- working with the development industry to identify the reasons for non-delivery; and
- working with neighbouring authorities through the Duty to Cooperate.

13.12 Regardless of whether the indicators and targets are being met, the Government require a review of the Local Plan Review every five years.

Table 13.1 Policy IM1 - Supporting information

Policy IM1: Review of the Local Plan	
Does it meet national planning policy?	Yes - NPPF paragraph 11, 32 and 34.
What evidence has informed this policy?	Ongoing Duty to Cooperate engagement
How will it be delivered?	Partial or total review of the plan could be triggered if no justifiable reason for recorded, or anticipated, poor performance against indicators of Plan's objectives identified during monitoring of key performance measures in the annual Authority Monitoring Report.
Which Local Plan objectives will it meet?	All objectives will be met through ensuring that, through monitoring and, where necessary, review, the plan will achieve its stated objectives

What has changed?

We have updated the NPPF and evidence base references.

Question 65

Monitoring and Review of the Local Plan Review

Please comment here to let us know if you agree with our approach to this policy.

Bentinck Memorial, Market Place



Appendix 1 - Glossary of terms

DISCLAIMER: The information below is not a statement of the law. While every effort has been taken to check the accuracy of the information below, we cannot be held liable for any financial loss resulting from the professional advice contained herein. Readers are advised to seek advice before proceeding on any matter.

Adjoining

A term used for development that directly abuts or is considered to be sufficiently close enough to another site or piece of land, strategic GI network etc to impact upon it. See *Corbett v Cornwall Council* [2022] EWCA Civ 1069.

Affordable housing

housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

a) **Social Rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent; (b) the landlord is a registered provider; and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.

b) **Other affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

c) **Discounted market sales housing:** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

d) **Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

Air Quality Management Areas (AQMA)

Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.

Ancient woodland

An area of woodland that has been wooded consistently since at least 1600 AD.

Authority Monitoring Report (AMR)

A report by the local planning authorities assessing progress with and the effectiveness of a Local Plan.

Best and most versatile agricultural

Land in grades 1, 2 and 3a of the Agricultural Land Classification. Mansfield does not have any grade 1 agricultural land.

Biodiversity

Biodiversity is a term commonly used to describe the variety of life on earth which encompasses the whole of the natural world and all living things which share the planet. It includes plants, animals even invisible micro-organisms and bacteria which, together, interact in complex ways with the inanimate environment to create ecosystems.

Brownfield land

See previously developed land below.



Building control/regulation

Control exercised through local authorities over the details and means of construction to secure health, safety, energy conservation and access.

Building for a Healthy Life (BHL)

Building for a Healthy Life is a design framework aimed at creating healthier living environments. It is widely used for new residential and mixed-use developments and is endorsed by organizations such as NHS England and Homes England. The framework emphasizes designing neighborhoods, streets, homes, and public spaces that promote well-being and sustainability. This toolkit encourages healthier lifestyles by integrating features that support physical activity, social interaction, and access to nature in housing developments.

Coal mining development high risk coal area

An area which contains a range of specific mining legacy risks to the surface and a Coal Mining Risk Assessment is required for non-householder planning applications. The Mining Remediation Authority will be consulted on all planning applications in these areas.

Change of use

A change in the way that land or buildings are used (see use class order). Planning permission is usually necessary in order to change a 'use class'.

Character

A term relating to conservation areas or listed buildings, but also to the appearance of any rural or urban location in terms of its landscape or the layout of streets and open spaces, often giving places their own distinct identity.

Climate change

A changing climate, which can be attributed directly or indirectly to human activity, which alters the composition of the global atmosphere.

Climate change adaptation

Adjustments made to natural or human systems in response to the actual or anticipated impacts of climate change, to mitigate harm or exploit beneficial opportunities.

Climate change mitigation

Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

Community Infrastructure Levy (CIL)

A levy allowing local authorities to raise funds from owners or developers of land undertaking new building in their area. The Community CIL Infrastructure Levy money can be used to fund the infrastructure needed as a result of development.

Community open space

A term relating to formal or informal open space that is publicly accessible, or provides community benefits. Includes sport, play, leisure and recreational land.

Community and cultural facilities

A building or space where community led facilities for community benefit is the primary use. They can provide for the health and wellbeing, social education, spiritual, recreational, leisure and cultural needs of the community. For example, public libraries, museums and places of worship.

Conditions (on a planning permission)

Requirements attached to a planning permission to limit or direct the manner in which development is carried out.

Conservation (for heritage policy)

The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Conservation areas

Areas of special architectural or historic interest, the character, appearance or setting of which it is desirable to preserve or enhance; permitted development rights may be restricted in these areas.

County councils

Responsible for the preparation of Waste and Minerals development plans, and dealing with applications for their own development for example, schools and libraries.

Curtilage

Land surrounding, and ancillary to, to a building which is necessary for its function and enjoyment, for example, the domestic garden of a dwelling or the storage yard of a factory.

Derelict Land

There is no statutory definition of derelict land, but it is defined administratively as 'land so damaged by industrial or other development that it is incapable of beneficial use without treatment'.

Design and Access Statement

A short report accompanying and supporting a planning application to illustrate the process that has led to the development proposal, and to explain and justify the proposal in a structured way.

Design Code

A set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area. The graphic and written components of the code should build upon a design vision, such as a masterplan or other design and development framework for a site or area.

Development

The legal definition of development is "the carrying out of building, mining, engineering or other operations in, on, under or over land, and the making of any material change in the use of buildings or other land" (Sec 55 of 1990 Town and Country Planning Act); this covers virtually all construction activities and changes of use.

Dwelling

A self-contained building or part of a building used as residential accommodation, and usually housing a single household. A dwelling may be a house, bungalow, flat, maisonette or converted farm building.

Development management

The process whereby a local planning authority receives and considers the merits of a planning application and whether it should be given permission having regard to the development plan and all other material considerations.

Development Plan

Includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made.

Duty to Cooperate (DtC)

Introduced by the Localism Act 2011. It places a legal duty on all local planning authorities to engage constructively, actively and on an ongoing basis with certain specified bodies to maximize the effectiveness of Local Plan preparation relating to strategic cross boundary issues.

East Midlands County Combined Authority (EMCCA)

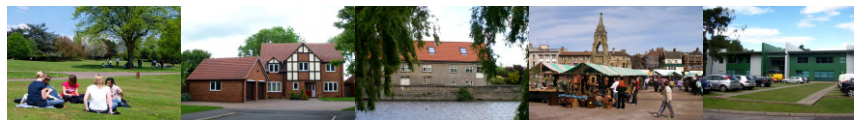
Approved by the government, EMCCA covers the four local authority areas of Derbyshire, Nottinghamshire, Derby and Nottingham. Through partnerships with key stakeholders across the region, its priorities are aimed at creating jobs, growing businesses and infrastructure improvements across the region. Its areas of focus will be transport, infrastructure development, housing, delivering Net Zero goals and economic development.

Edge of centre

For retail purposes, a location that is well connected to, and up to 300 metres from, the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.

Enforcement action

Procedures by a local planning authority to ensure that the terms and conditions of a planning decision are carried out, or that development carried out without planning permission is brought under control.



Examination

This is designed to test the soundness of the documents produced to form the development plan for the area. The Examination in Public (EiP) is overseen by an independently appointed Planning Inspector and held in public.

Flood risk assessment (FRA)

An assessment of the likelihood of flooding and associated risks in a particular area from all sources, in order that the development needs and mitigation measures can be carefully considered. This is defined in more detail in National Planning Practice Guidance.

Flood zones

All land is split into different flood zones to indicate the likelihood of flooding occurring. Flood Zone 1 indicates areas of surface water flooding. Flood Zone 2 indicates medium risk with a 1% to 0.1% risk of river flooding. Flood Zone 3 indicates a high risk of river flooding (greater than 1%). Flood Zone 3b is the Functional Floodplain.

Functional Economic Market Area (FEMA)

The geography of commercial property markets should be thought of in terms of the requirements of the market in terms of the location of premises, and the spatial factors used in analysing demand and supply - often referred to as the functional economic market area.

General employment areas

Sites identified within the employment evidence base as good quality employment sites worthy of protection from alternatives uses.

Geodiversity

The range of rocks, minerals, fossils, soils and landforms.

Green belt

A designation for land around certain cities and large built-up areas, which aims to keep this land permanently open or largely undeveloped. The purposes of the green belt are to:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;

c) to assist in safeguarding the countryside from encroachment;

d) to preserve the setting and special character of historic towns; and

e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Green belts are defined in a local planning authority's development plan. There is no green belt in Mansfield.

Greenfield land

Land that has never had any built development on it.

Green Infrastructure (GI)

A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity.

Gypsy and Traveller Accommodation Needs Assessment (GTANA)

An assessment of gypsy and traveller accommodation needs of the Gypsy and Traveller communities.

Habitats Regulations Assessment (HRA)

An assessment, as defined by the Habitat Regulations, 2017, of any proposals in an emerging plan on their likely significant effect on sites designated as being of European Habitats importance for their wildlife habitats and ecological value.

Habitable room

Any room used for sleeping, cooking, living or eating purposes. Enclosed spaces such as bath or toilet facilities, service rooms, corridors, laundries, hallways, utility rooms or similar spaces are excluded from this definition

Habitats site

Any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites.

Heritage asset

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

Highway Authority

An organisation responsible for the maintenance and safety of public roads as defined in the Highways Act 1980. National Highways is responsible for main trunk roads (e.g. motorways). In Mansfield district, Nottinghamshire County Council is the local highway authority responsible for all other roads and public rights of way. Duties include, for example: maintaining the safety and usability of highways, highway drainage, maintaining records and providing comments on planning applications.

Historic environment record

Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

Housing land availability

The total amount of land reserved for residential use awaiting development.

Housing needs assessment

A survey that estimates the number of households within an area that are in need of affordable housing and/or housing that meets their specific requirements.

Housing and Economic Land Availability Assessment (HELAA)

An assessment of land availability which identifies a future supply of land which is suitable, available and achievable for housing and economic development uses over the plan period. The assessment of land availability is an important step in the preparation of Local Plans.

Infrastructure

The basic requirements for the satisfactory development of an area and includes roads, footpaths, sewers, schools, open space and other community facilities.

Infrastructure Delivery Plan (IDP)

The IDP is a supporting document to the Local Plan. Its purpose is to provide background evidence regarding the physical and Infrastructure IDP Delivery Plan social infrastructure likely to be needed to support identified development in the district over the plan period. It sets out a baseline assessment of existing infrastructure provision and provides an indication of the existing capacity and shortfalls of all types of infrastructure. The document will be updated and monitored regularly and will assist in future delivery of infrastructure requirements.

Irreplaceable habitat

Habitats which would be technically very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity. They include ancient woodland, ancient and veteran trees, blanket bog, limestone pavement, sand dunes, salt marsh and lowland fen.

Key employment areas

Sites identified within the employment evidence base as good quality employment sites worthy of protection from alternatives uses.

Listed buildings

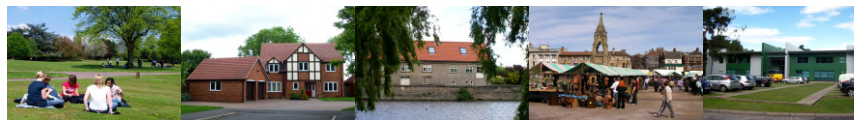
A building of special architectural or historic interest. Listed buildings are graded I, II* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (e.g. wells within its curtilage). Historic England is responsible for designating buildings for listing in England.

Local Development Scheme (LDS)

The Local Development Scheme is a document which sets out the local planning authority's programme for the production of Local Development Documents.

Local Enterprise Partnership (LEP)

A body of designated by the Government established for the purpose of creating or improving the conditions for economic growth in an area. In our area, this is the Local Enterprise Partnership for Derby, Derbyshire, Nottingham and Nottinghamshire (D2N2). The Derby and Nottingham Local Enterprise Partnership (LEP) covers Mansfield district.



Local Nature Partnership (LNP)

Designated by the Government, this is a partnership of individuals, businesses and organisations working together to better understand, appreciate, value and enhance the local natural environment. The Lowland Derbyshire and Nottinghamshire Local Nature Partnership (LDNLNP) covers Mansfield district.

Local planning authority (LPA)

The local authority or council that is empowered by law to exercise planning functions, often the local borough or district council. National parks and The Broads authority are also considered to be local planning authorities. County councils are the authority for waste and minerals matters.

Local Plan

A development plan prepared by district and other local planning authorities. The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as development plan documents adopted under the Planning and Compulsory Purchase Act 2004.

Local transport plan

Local transport plans, divided into full local transport plans and local implementation plans for transport, are an important part of transport planning in England. They are prepared by strategic transport authorities, in our case Nottinghamshire County Council.

Local wildlife sites (LWS)

Local wildlife sites are defined areas identified and designated locally for their nature conservation value.

Major Development

Includes applications for minerals and waste. It also includes housing development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more and the number of dwellings is unknown. It includes non-residential development with floorspace of 1,000m² or more, or a site of 1 hectare or more, or as otherwise defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Mansfield urban area

Mansfield urban area is the main built up settlement within the district comprising, Mansfield, Mansfield Woodhouse, Forest Town and parts of Rainworth and Clipstone that fall within Mansfield district.

Masterplan

A strategic plan setting out the overall framework and key principles for the development of a site.

Material considerations

A matter that should be taken into account in deciding a planning application or on an appeal against a planning decision.

Major development

Includes applications for minerals and waste. It also includes housing development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more and number of dwellings is unknown. It includes non-residential development with floorspace of 1,000m² or more, or a site of 1 hectare or more, or as otherwise defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Minor Development

Includes development that falls below the thresholds for major development, or as otherwise defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015. This may include, for example, householder applications, change of use.

National character areas (NCA)

National character areas are defined by Natural England and they are a natural subdivision of England based on a combination of landscape, biodiversity, geodiversity and economic activity. They follow natural, rather than administrative boundaries.

National Planning Policy Framework (NPPF)

This provides a national policy overview that is implemented in Development Plans and informs decision making.

Neighbourhood parade

Small shopping parades of purely neighbourhood significance.

Neighbourhood plans

A plan prepared by a Parish Council or Neighbourhood Forum for a particular designated neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

Nottinghamshire County Council Highway Design Guide

Sets out the general principles and minimum standards for the layout and dimensions of roads and paved areas in residential and industrial developments⁽⁴⁶⁾.

Out of centre

A location which is not in or on the edge of a centre, but not necessarily outside of the urban area. (See Town centre and Edge of centre.)

Parish council

Where an area is designated as a civil parish, the community it contains may be represented by a parish council which is an elected local government body. This provides a limited range of local public services and makes representations on behalf of the community to other organisations; particularly significant to planning in that it can make submissions on behalf of its community when development plan documents are being prepared and on planning applications submitted within the Parish. An increasingly important role is in being proactive in the preparation of Parish Plans and Neighbourhood Planning.

Permitted development

Permission to carry out certain limited forms of development without the need to make an application to a local planning authority, as granted under the terms of the Town and Country Planning (General Permitted Development) Order.

Planning Aid

Planning Aid is an organisation that provides free independent and professional advice on town and country planning issues to all callers. Community groups and individuals who are then eligible may receive further professional advice through a network of professional volunteers. It works with communities to help them understand, and play a role in, the planning process and Neighbourhood Planning. Planning Aid is an independent source of information.

Planning condition

A condition imposed on a grant of planning permission, for example, restricting what can be done on the premises, or requiring you get specific approval for aspects of the development, such as the materials to be used, before the development can proceed.

Planning Inspectorate

Is an executive agency of the Ministry of Housing, Communities and Local Government of the UK Government. It is responsible for determining final outcomes of planning and enforcement appeals and public examinations of local development plans.

Planning obligations

A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Policies Map

A map to illustrate specific policies such as development sites for housing, employment, retail, etc.

Planning Practice Guidance (PPG)

An online resource and tool that sets out the governments planning guidance on a range of issues.

Previously developed land (brownfield land)

Land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed). It also includes land comprising large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed. Previously developed land excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.



Primary shopping area

Defined area where retail development is concentrated.

Public consultation

A process by which the public's opinion on matters affecting them is sought.

Renewable and low carbon energy

Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbontechnologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Self-build and custom-build housing

Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act.

Setting of a heritage asset

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Sites of Special Scientific Interest (SSSI)

Sites of national importance designated by Natural England under the Wildlife and Countryside Act 1981. SSSIs are the country's very best wildlife and geological sites.

Special Areas of Conservation

Areas defined by regulation 3 of the Conservation of Habitats and Species Regulations 2017 which have been given special protection as important conservation sites.

Statement of Community Involvement (SCI)

This sets out the processes to be used by the local authority in involving the community in the preparation, alteration and continuing review of all local development documents and development management decisions.

Strategic Flood Risk Assessment (SFRA)

A Strategic Flood Risk Assessment (SFRA) provides information on the probability of flooding, such as that from rivers, surface run-off, groundwater sources and sewers.

Supplementary Planning Documents (SPD)

Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

Sustainable drainage systems (SuDS)

A sustainable drainage system controls surface water run off close to where it falls, combining a mixture of built and nature-based techniques to mimic natural drainage as closely as possible, and accounting for the predicted impacts of climate change. The type of system that would be appropriate will vary from small scale interventions such as permeable paving and soakaways that can be used in very small developments to larger integrated schemes in major developments.

Statutory undertakers

Organisations which have powers derived from statute to develop and operate utility services, including gas, water supply, electricity, and telecommunications.

Strategic Environmental Assessment (SEA)

A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

Surplus Land

Land or buildings which are not required for their current or previous use.

Sustainability Appraisal (including Environmental Appraisal) (SA)

An appraisal of the economic, environmental and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development. Usually includes the requirement to undertake SEA.

Town centre

Area defined on the local authority's policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres, but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in the development plan, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.

Town centre boundary

Boundary on the policies map showing land which is designated as a town centre. (Also see Edge of centre.)

Town centre uses (main)

Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Town centre uses (local)

Primarily convenience shopping uses. District centres often contain at least one supermarket or superstore, with some comparison shopping and a range of non-retail services, such as banks, building societies, restaurants and takeaways, as well as local public

facilities such as a doctor's surgery, dentist, opticians, post office and library for the settlement and the surrounding communities.

Local centres often include a range of small shops of a local nature, serving a small catchment. Typically, local centres might include, amongst other shops, a small supermarket, a newsagent, a sub-post office and a pharmacy. Other facilities could include a hot-food takeaway and launderette.

Transport Assessment

A comprehensive and systematic process that considers and sets out transport issues relating to a proposed development, in the context of the vision for the scheme. It identifies measures required to support alternatives to the car such as walking, cycling and public transport, and to promote accessibility and safety, together with measures that will be needed to deal with the anticipated transport impacts of the development. A transport assessment (TA) will normally be required for larger developments likely to have impacts over a wide area.

Transport Statement

A simplified version of a transport assessment where it is agreed the transport issues arising from development proposals are limited and a full transport assessment is not required.

Travel plans

A long-term management strategy for an organisation or site that details how agreed sustainable transport objectives are to be delivered, and which is monitored and regularly reviewed.

Tree Preservation Order (TPO)

A mechanism for securing the preservation of single or groups of trees of acknowledged amenity value. A tree subject to a tree preservation order may not normally be topped, lopped or felled without the consent of the local planning authority.

Use Classes Order

The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories. Planning permission is not needed for changes of use within the same use class. ⁽⁴⁷⁾



Waste

Is any material or object that is no longer wanted and requires disposal. If a material or object is re-usable, it is still classed as waste if it has first been discarded.

Windfall sites

Sites not specifically identified in the development plan.

What has changed?

Where appropriate we have updated and amended the definitions to reflect the NPPF.

Appendix 2 - Objective and policy links

Table A2.1 Objective and policy links

Objective	Policies which address this objective	Related strategic priorities
Objective 1		
Support economic growth and prosperity by promoting the regeneration of previously developed land and existing buildings, as well as identifying other sustainable areas, for job growth, services and new homes. In doing so, direct most development to the Mansfield urban area, including Mansfield Woodhouse, Forest Town and Rainworth, followed by Market Warsop, whilst seeking to mitigate against any significant adverse social, environmental and infrastructure impacts of development.	S1, S2, S3, S4, S5, P4, H1, H2, H7, E1, E2, E3, E4, RT1, RT2, RT3, RT6, RT7, RT11, SUE1, SUE2, SUE3, HE2, IM1	SP1, SP3, SP7, SP11
Objective 2		
Contribute to creating a stronger, more resilient local economy by bringing forward a diverse range of employment sites to reflect the changing economy and ensuring that residential areas are accessible to employment, education and training opportunities.	S1, S2, S3, S4, S5, P4, H6, E1, E2, E3, E4, E5, SUE1, SUE2, SUE3, HE2, IM1	SP3
Objective 3		
Increase the range and choice of housing throughout the urban areas and villages to better meet the needs of the whole community, through the provision of more diverse market, affordable, and specialist housing so creating inclusive, mixed neighbourhoods.	S1, S2, S3, H1, H2, H3, H4, H5, H6, H7, H8, SUE1, SUE2, SUE3, IM1	SP1, SP2
Objective 4		
Conserve and enhance the identity, character and diversity of the district's historic and cultural heritage assets and their settings.	S1, S2, S3, P1, P2, P8, RT4, HE1, HE2, IM1	SP9, SP15
Objective 5		
Ensure that all new development achieves a high standard of design and amenity which reflects local context, circumstances and opportunities to create healthy, safe and attractive neighbourhoods.	S1, S2, P1, P2, P3, P4, P5, P6, P7, H3, H5, H7, RT4, RT10, IM1	SP15
Objective 6		
Safeguard and enhance the vitality and viability of the district's town, district and local centres particularly through regeneration opportunities, in ways that help meet the consumers' needs. Attracting new and varied uses to bring increased activity, footfall and vibrancy into these locations, with a focus on cultural, residential and leisure activities to complement the retail and service role of these centres.	S1, S2, S5, P1, P2, RT1, RT2, RT3, RT4, RT5, RT6, RT7, RT8, RT9, , RT11, IM1	SP4
Objective 7		
Improve the health and wellbeing of the district's population and reduce health inequalities by ensuring residents and visitors have better opportunities to take exercise through convenient access to a range of good quality greenspace, green corridors, trails, leisure and community facilities and the countryside through appropriately designed places and well planned green infrastructure.	S1, S2, S3, P1, P2, P3, P5, P7, H3, RT9, RT10, IN2, IN3, IN4, IN5, IN6, IN7, IM1	SP8, SP12, SP13, SP15
Objective 8		
Ensure new development minimises, and is resilient to, the adverse impacts of climate change by adopting measures to appropriately address renewable and low carbon energy generation, flood mitigation, green infrastructure, resource and waste management.	S1, S2, P1, P2, P5, IN1, NE2, CC1, CC2, CC3, CC4, IM1	SP7
Objective 9		
Reduce the need to travel and support improvements to transport accessibility so that people can move around, across and beyond the district easily and sustainably, including by public transport, walking and cycling. Locating new development taking account of those areas of the highway network that are identified as being very congested with little capacity for expansion and managing impacts on air quality. Providing parking for vehicles to meet appropriate local needs and avoiding impacts on local highway safety.	S1, S2, S3, P1, P2, P3, P4, P5, RT5, IN1, IN2, IN8, IN9, IN10, IM1	SP5



Objective	Policies which address this objective	Related strategic priorities
Objective 1		
Objective 10		
Deliver the infrastructure requirements of the district's future population including access to high speed broadband.	S1, S2, P5, IN1, IN2, IN3, IN4, IN5, IN7, IN8, IN9, IN10, IN11, IM1	SP6, SP8, SP13, SP14, SP15
Objective 11		
Protect the vitality, identity and setting of the villages by safeguarding important areas of open land and enabling access to key community facilities and services.	S1, S2, S3, RT9, IN2, IN5, IN7, NE1, IM1	SP11
Objective 12		
Protect, enhance, restore and maintain important natural resources, in and adjoining the district including wildlife, soil, air quality and geological resources, and the network of habitats and designated sites.	S1, S2, IN2, NE2, NE3, NE4, IM1	SP12, SP14, SP10
Objective 13		
Encourage new development to be water sensitive by addressing water efficiency, protecting and enhancing the natural environment and reducing flood risk and pollution, whilst at the same time ensuring the effective design and location of sustainable urban drainage systems (SuDS) and naturalising the river environment to create a more attractive healthy environment for residents.	S1, S2, CC2, CC3, CC4, IM1	SP6
Objective 14		
Conserve and enhance the quality of the district's landscape character and key landscape features by positively addressing National Character area profiles and landscape policy actions with the Sherwood and Magnesian Limestone landscape areas through the design and location of new developments.	S1, S2, S3, NE1, IM1	SP11

Appendix 3 - Health Impact Assessment checklist

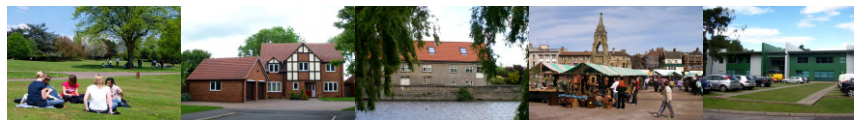
Table A3.1 Health Impact Assessment checklist

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
1. Housing quality and design				
1. Does the proposal seek to address the housing needs of the wider community by requiring provision of variation of house type that will meet multi generational needs of older or disabled people? [For example does it meet all Lifetime Homes Standards, Building for a Healthy Life etc?]	Yes Partial No		Positive Negative Neutral Uncertain	
2. Does the proposal promote development that will reduce energy requirements and living costs and ensure that homes are warm and dry in winter and cool in summer?	Yes Partial No		Positive Negative Neutral Uncertain	
2. Access to healthcare services and other social infrastructure				
3. Does the proposal seek to retain, replace or provide health and social care related infrastructure?	Yes Partial No		Positive Negative Neutral Uncertain	
4. Does the proposal address the proposed growth / assess the impact on healthcare services?	Yes Partial No		Positive Negative Neutral Uncertain	
5. Does the proposal explore / allow for opportunities for shared community use and co-location of services?	Yes Partial No		Positive Negative Neutral Uncertain	
3. Access to open space and nature				
6. Does the proposal seek to retain and enhance existing and provide new open and natural spaces to support healthy living and physical activity?	Yes Partial No		Positive Negative Neutral Uncertain	



Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
7. Does the proposal promote links between open and natural spaces and areas of residence, employment and commerce?	Yes Partial No		Positive Negative Neutral Uncertain	
8. Does the proposal seek to ensure that open and natural spaces are welcoming, safe and accessible to all?	Yes Partial No		Positive Negative Neutral Uncertain	
9. Does the proposal seek to provide a range of play spaces for children and young people (e.g. play pitches, play areas etc.) including provision for those that are disabled?	Yes Partial No		Positive Negative Neutral Uncertain	
4. Air quality, noise and neighbourhood amenity				
10. Does the proposal seek to minimise construction impacts such as dust, noise, vibration and odours?	Yes Partial No		Positive Negative Neutral Uncertain	
11. Does the proposal seek to minimise air pollution caused by traffic and employment/ commercial facilities?	Yes Partial No		Positive Negative Neutral Uncertain	
12. Does the proposal seek to minimise noise pollution caused by traffic and employment/ commercial facilities?	Yes Partial No		Positive Negative Neutral Uncertain	
5. Accessibility and active transport				
13. Does the proposal prioritise and encourage walking (such as through shared spaces) connecting to local walking networks?	Yes Partial No		Positive Negative Neutral Uncertain	

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
14. Does the proposal prioritise and promote cycling by providing secure bicycle parking, work place shower facilities and dedicated cycle lanes that connect to local and strategic bicycle networks?	Yes Partial No		Positive Negative Neutral Uncertain	
15. Does the proposal support traffic management and calming measures to help reduce and minimise road injuries?	Yes Partial No		Positive Negative Neutral Uncertain	
16. Does the proposal promote accessible buildings and places to enable access to people with mobility problems or a disability?	Yes Partial No		Positive Negative Neutral Uncertain	
6. Crime reduction and community safety				
17. Does the proposal create environments & buildings that make people feel safe, secure and free from crime?	Yes Partial No		Positive Negative Neutral Uncertain	
7. Access to healthy food				
18. Does the proposal support the retention and creation of food growing areas, allotments and community gardens in order to support a healthy diet and physical activity?	Yes Partial No		Positive Negative Neutral Uncertain	
19. Does the proposal seek to restrict the development of hot food takeaways in specific areas?	Yes Partial No		Positive Negative Neutral Uncertain	
8. Access to work and training				
20. Does the proposal seek to provide new employment opportunities and encourage local employment and training?	Yes Partial No		Positive Negative Neutral Uncertain	



Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
9. Social cohesion and lifetime neighbourhoods				
21. Does the proposal connect with existing communities where the layout and movement avoid physical barriers and severance and encourages social interaction? [For example does it address the components of Lifetime Neighbourhoods?]	Yes Partial No		Positive Negative Neutral Uncertain	
10. Minimising the use of resources				
22. Does the proposal seek to incorporate sustainable design and construction techniques?	Yes Partial No		Positive Negative Neutral Uncertain	
11. Climate change				
23. Does the proposal incorporate renewable energy and ensure that buildings and public spaces are designed to respond to winter and summer temperatures, i.e. ventilation, shading and landscaping?	Yes Partial No		Positive Negative Neutral Uncertain	
24. Does the proposal maintain or enhance biodiversity and net gain?	Yes Partial No		Positive Negative Neutral Uncertain	
12. Health inequalities - Building Blocks of Health to help Communities Thrive				
25. Does the proposal consider health inequalities and encourage engagement by priority communities and consider protected characteristics?	Yes Partial No		Positive Negative Neutral Uncertain	
Any other comments				
Name of assessor and organisation				
Date of assessment				

Appendix 4 - Housing trajectory

17.1 This will be updated at the Regulation 19 stage

Table A4.1 Housing trajectory

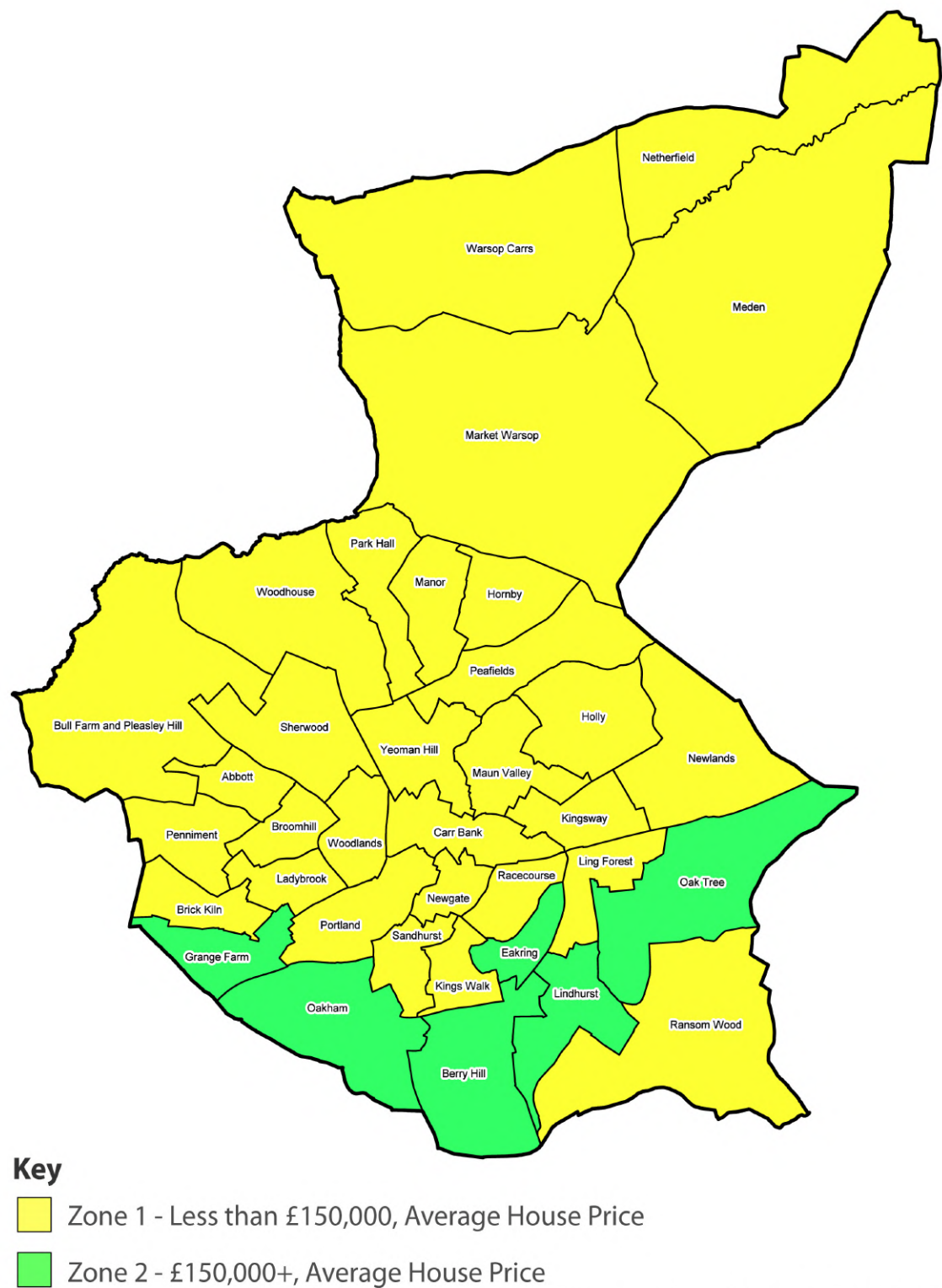
Year	Completions					Next five years															42/43 Plan period	Post plan	Total
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20			
	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42			
Large Site Completions - Sites not included in HELAA																							
Small Sites – Sites below HELAA threshold (5 dwellings)																							
Windfall Allowance																							
Mansfield Urban Area – Completed																							
Mansfield Urban Area – Permission Granted																							
Mansfield Urban Area - Pending Decision																							
Mansfield Urban Area - Proposed Allocations																							
Warsop Parish – Completed																							
Warsop Parish - Permission Granted																							
Warsop Parish - Pending Decision																							
Warsop Parish - Proposed Allocations																							
Gross Completions																							
Losses																							
Net Completions																							
Cumulative Net Completions																							
Annual Requirement	495	495	495	495	495	495	495	495	495	495	495	495	495	495	495	495	495	495	495	495			
Cumulative Requirement																							
Monitor - no of dwellings above or below annual requirement																							
Manage - Annual requirement taking account of cumulative net completions																							

The Poppy Fields extra care housing scheme, Mansfield.



Appendix 5 - Affordable housing zones

Figure A5.1 Affordable housing zones in Mansfield as at October 2017



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Historic railway viaduct, Mansfield.



Appendix 6 - Employment sites within key and general employment areas

Plan of Sherwood Oaks Business Park deleted as vacant sites now delivered.

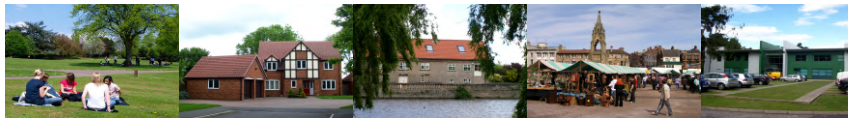
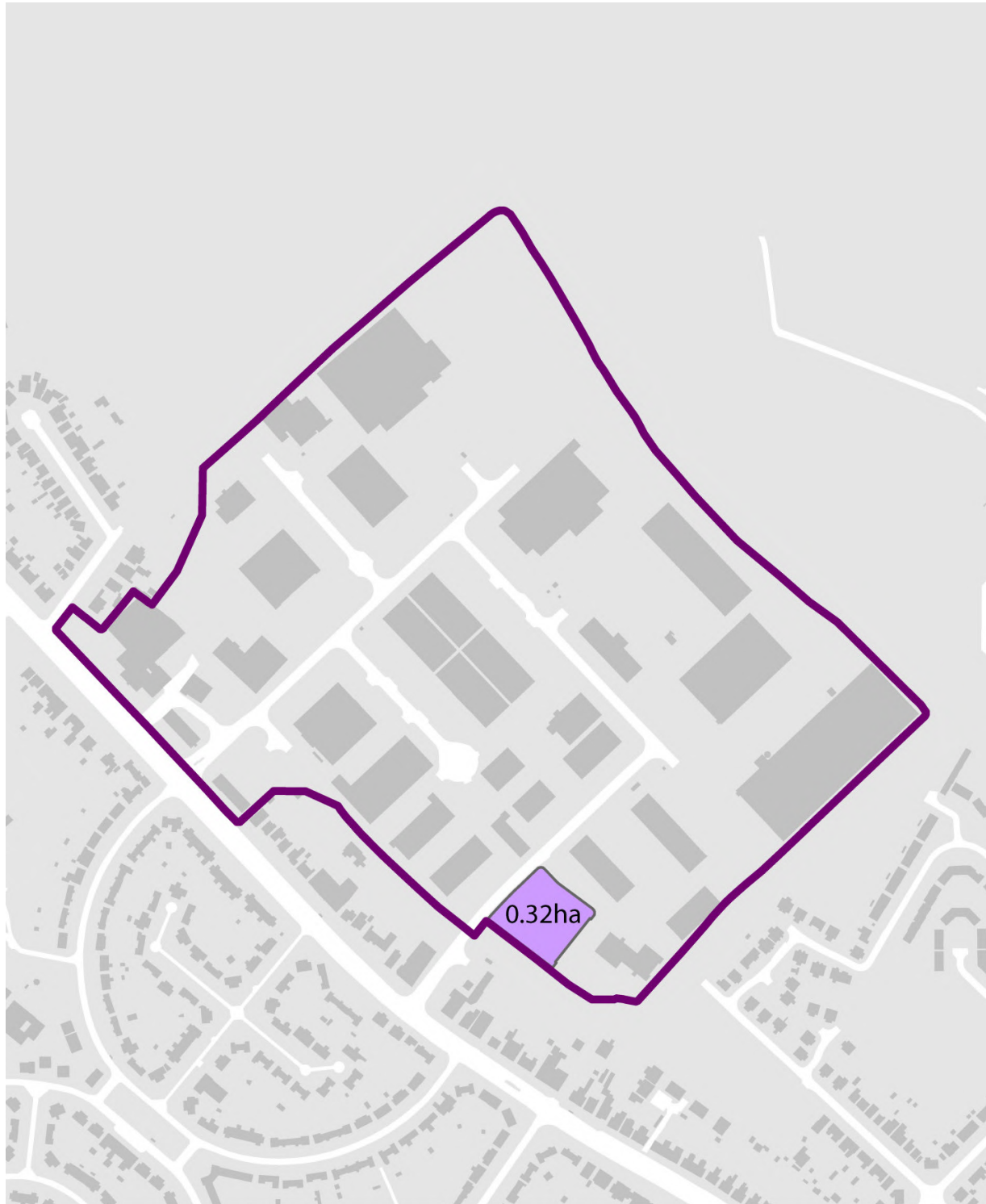


Figure A6.2 Millenium Business Park employment area



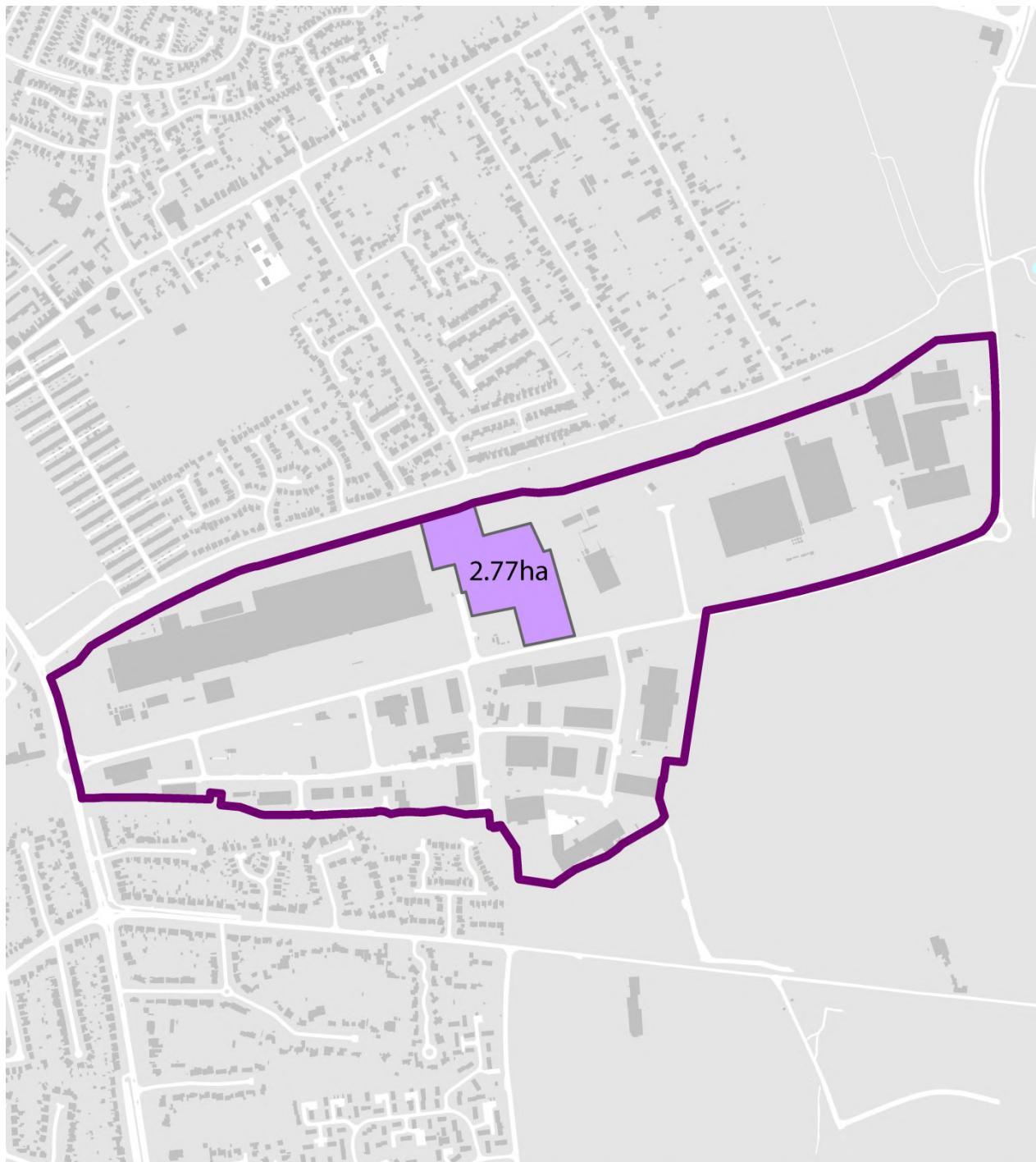
Key

 Millenium Business Park employment area

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 Potential development plots

Figure A6.3 Crown Farm Industrial Estate employment area



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Key



Crown Farm Industrial Estate
employment area



Potential development plots



Figure A6.4 Ransom Wood Business Park employment area



Key

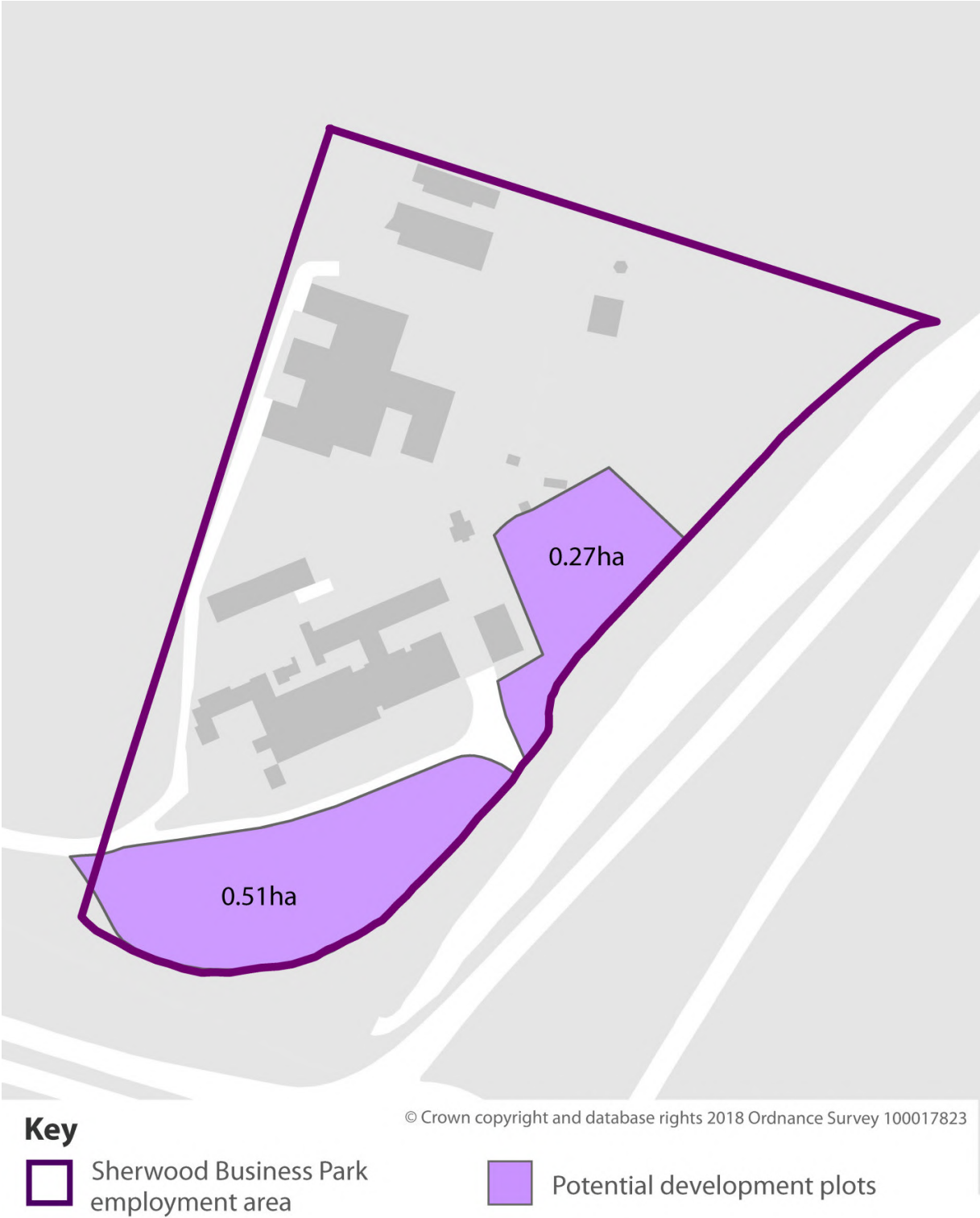
 Ransom Wood Business Park employment area

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 Potential development plots

19.1 Plan of Bellamy Road Industrial Estate deleted as vacant site now delivered.

Figure A6.6 Sherwood Business Park (adj. Ransom Wood Business Park)





Appendix 7 - Masterplanning requirements

Development of housing and employment sites identified in the Local Plan Review will be planned through a comprehensive masterplanning process proportionate to the scale of development. Preparation of masterplans will need to be informed by detailed discussions with the Highway Authority and relevant evidence taking into account any historic and natural environment constraints and taking the opportunity to enhance where possible these environments. Preparation will involve the active participation and input from all relevant stakeholders including the council, landowners, developers, the local community, service providers, relevant statutory consultees and other interested parties. Masterplans will be developed in consultation with the council prior to the submission of a planning application. Where appropriate they may be adopted as Supplementary Planning Documents. The masterplans are for indicative purposes only and are expected to be subject to alteration following a full detailed assessment of site opportunities and constraints (including archaeological evaluation).

Masterplans will be expected (proportionate to the scale of development) to:

1. create a strong sense of place, ensuring the proposed development makes a positive contribution to local character and distinctiveness by addressing the following principles;

Connecting within:

Creating well-connected street and footpath networks, with major sites expected to explore the potential to integrate protected cycle ways into new primary streets. Perimeter edges must comprise of adopted and continuous streets. Cul de sacs must be used sparingly within a wider connected street network. Cul de sacs must not impede pedestrian and cycle connectivity; connections between cul de sacs must be provided.

The use of private and shared drives must not compromise ease of pedestrian and cycle movement.

Existing footpaths, desire lines and anticipated desire lines must be integrated into new street and path networks.

Connecting beyond:

Opportunities to connect developments to their wider surroundings must be explored and integrated into development proposals.

Development must connect visually to places beyond the site through the framing of key views and the position and alignment of streets and spaces.

Neighbourly:

Interfaces between new and existing development require sensitive consideration and careful design thought. Where possible, new back gardens should back onto existing back gardens to create strong perimeter blocks. The relationship between new and existing can be improved by respecting building heights, plot characteristics, building typologies and spaces between buildings, in particular spaces to the rears and the sides of homes.

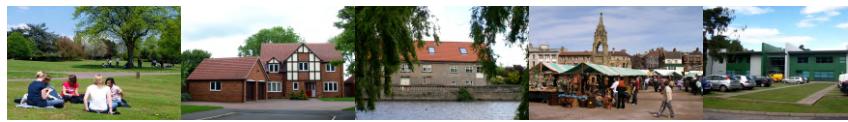
Streets:

Developments must create a legible network of streets that are meaningful and distinct from each other. For instance, primary streets should be visually and spatially distinct to lower order streets by virtue of their width (enclosure), building heights and typologies, parking arrangements and the use of street trees and structural landscaping (e.g. formal versus informal).

Streets must prioritise pedestrian and cycle movement above vehicle movement in accordance with Manual for Streets and Manual for Streets 2. Street design should seek to manage vehicle speeds without resorting to horizontal changes in street alignment (bends). The use of the horizontal calming approach contributes to creating places that are difficult to navigate whilst also wasting land.

Character:

Strong structural landscaping, in the form of individual trees, street trees, urban woodland and hedgerows, will be required to create Forest inspired developments. These landscape features must be protected in perpetuity, i.e. not in private ownership but either adopted by a public agency or management company.



Spatial definition:

Buildings must address the street with front doors facing onto them. Buildings must be arranged to form a perimeter block structure, with building frontages forming the outward facing edges and gardens spaces within the centre of the block. Careful attention must be afforded to buildings located on street corners and those located where streets change alignment.

Apartment buildings must be designed to have a positive relationship with the street through the provision of private front doors for ground floor apartments. Land around the base of apartments must be assigned to individual apartments through the creation of semi-private terraces and garden spaces.

Cycle and car parking:

To encourage modal shift from car to cycle, developments will be encouraged to provide households with convenient and secure cycle storage close to people's front doors; and ideally located closer to front doors than where residents park their cars.

Car parking must be integrated into the street scene through the careful balance of driveways and soft landscaping.

Where courtyard parking is used, these must be limited in size to ten spaces serving no more than five homes. Courtyards must benefit from strong natural surveillance opportunities at ground floors from habitable rooms. A property must overlook the entrance to the courtyard and a property must be located within the courtyard. Good quality hard and soft landscaping will be required, lighting must provide continuous illumination after dark.

Public open spaces and water management:

Public open spaces including pedestrian and cycle paths must benefit from strong levels of natural surveillance opportunity.

Public open spaces must be connected and allow people to move through them with ease.

Surface water attenuation must be designed to be usable, attractive and accessible part of the public open space provision provided as part of new development. Deep sided and enclosed basins

will not be included as part of the open space provision. Side profiles should not exceed 1 in 3 and will ideally be 1 in 4.

Waste management:

Bins and recycling container storage must be integrated into the design of development proposals to guard against 'bin blight'. Integrated and discrete waste storage to the front of homes must be provided for mid-terraced properties.

2. include a phasing and implementation plan;

Indicative masterplans:

In order to help guide the development of the district's largest housing allocations located on the urban edge, including strategic urban extensions (SUEs), within the Local Plan Review, the council will create indicative masterplans for each site. These master plans will complement the H1 and SUE policy wording to illustrate to potential developers and neighbouring residents the key characteristics of the site and how these should be positively utilised and enhanced through future development.

The masterplans will be for indicative purposes only and are expected to be subject to alteration following a full detailed assessment of site opportunities and constraints (including archaeological evaluation).

They will not provide detailed design requirements or illustrate a definitive layout. Rather, the information provided is intended to inform this process, together with discussions with Mansfield District Council and key stakeholders; and through the application of other relevant policies and guidance. The masterplans will be kept under review as further detailed technical work is undertaken. As such they may change in future.

These masterplans should be read in conjunction with other relevant policies in the Local Plan Review and evidence documents informing the Local Plan Review, as well as any additional supplementary planning documents.

The location of vehicular access points will be indicative, informed by 'in-principle' discussions with the Highway Authority. On some sites the

'in-principle' view will merely illustrate which existing road(s), access should be taken from. Further detailed discussions with the Highway Authority should be undertaken at the early design stage of any future proposals.

A number of the sites have recorded incidents of surface water flooding. These constraints should be appropriately managed on site, in discussion the Lead Local Flood Authority (Nottinghamshire County Council). In the majority of cases, a bespoke sustainable drainage system (SuDS) will be required and, where appropriate, enhance biodiversity through habitat creation.

All of these sites will have the potential to provide on-site enhanced recreational and ecological connections to nearby strategic green infrastructure networks or create new local green corridors connecting with nearby open space, walking/cycling trails and habitat areas. As these proposed development sites are located on the urban edges, key landscape character policy

zones characteristics and actions should be taken into consideration when information proposals for development. Additionally, visual and amenity impacts will need to be adequately addressed.

A8.3 Development masterplans will be updated for the following sites and created for any new large allocations on the edge of the urban area:

- SUE 1 - Pleasley Hill Farm
- SUE 2 - Land off Jubilee Way
- ~~H1(a) - Clipstone Road East~~
- H1(b) - Land off Skegby Lane
- H1(c) - Fields Farm, Abbott Road
- ~~H1(d) - Three Thorn Hollows Farm~~
- H1(g) - Abbott Road

Updated masterplan and key for Pleasley Hill Farm to be inserted

The development of the Pleasley site will include commercial uses on land that will be located across both sides of the Mansfield and Ashfield Regeneration Route (MARR). The Council expects these commercial areas to be designed to a high standard and as part of demonstrating the quality and robustness of design proposals, applicants will need to demonstrate that a series of options have been thoroughly explored.

Three key design principles will guide design proposals:

- human scale;
- ease of pedestrian and cycle movement, including across the MARR; and
- creating a local connection.

A strong emphasis will be placed on creating an environment that is of a human scale where the need for vehicular access does not compromise those on foot and those on a bicycle. This will include a strong movement strategy for enabling people to cross the MARR easily, directly and comfortably. The character of the MARR will need to change as it passed through the allocated site area; calming vehicle speeds and creating a more human scale environment. Options may include the use of tree planting, the use of different surface materials and street furniture (such as more modestly scaled lighting columns), carriageway narrowing, in line parking (which in turn will support the

vitality of the commercial facilities) and gateway features. Applicants will be expected to work closely with the Council and the Highway Authority to explore options which will be informed by appropriate precedents.

Particular attention must be afforded to the accessibility of these commercial uses, in particular access by foot and by bicycle from adjacent residential areas. To ensure a high degree of accessibility on foot and by bicycle the connections between residential development and the commercial areas will require careful consideration to ensure that routes are direct, convenient, generous, attractive, well-lit and overlooked; thereby guarding against isolated, non-direct and unpleasant routes that pass to the rear of buildings and associated service areas. The arrangement of commercial buildings and plots must not compromise the need to create a permeable block structure that allows direct connections to be made. In addition, the design of the commercial area must ensure that those arriving by bike are afforded secure and overlooked parking facilities that are located as close to the entrance as car parking spaces.

A strong, Forest inspired landscape strategy will create a local connection. Where appropriate, this will sensitively and creatively integrate the surface water management strategy.



Updated masterplan and key for Land off Jubilee Way to be inserted

Updated masterplan and key for Land off Skegby Lane to be inserted

Updated masterplan and key for Fields Farm, Abbott Road to be inserted

Updated masterplan and key for Abbott Road to be inserted

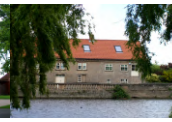
What has changed?

Within the masterplanning requirements, we have referred to street trees due to the emphasis given to them in the revised NPPF. We have removed the current indicative masterplans. This is to recognise that some will need to be updated and some sites have now been developed. We have updated the text under the indicative masterplans heading to make it clear that additional masterplanning work will be undertaken.

Appendix 8 - Key infrastructure requirements

Table A8.1 Key infrastructure requirements - Mansfield urban area

Category	Infrastructure Required	Cost Estimate	Funding Mechanism	Delivery Responsibility	Existing Provision	Requirement/ Additional Demand	Priority	Comments
Electricity	Significant development likely to require upgrades to the Skegby Lane and Rufford transformers and associated circuit reinforcement	N/A	Developer funded	Western Power Distribution	N/A	N/A	Medium	Delivered as part of development
Flood defences	Property-specific level improvement to flood defences	N/A	S106/Developer/ EA Grant in Aid Funding	EA	N/A	N/A	By 2027	Environment Agency (EA) planned project in FCRM pipeline programme which will reduce flood risk to existing properties in the Pleasley Vale area
GP practices	Contribution towards facilities to meet additional demand	£6,819,100	S106/Developer	NHS MACCG	53.6 FTE GPs	65 FTE GPs	Medium	New/expanded GP Practices
Libraries	Provision of additional library stock	£7,149,001	S106/Developer	NCC	Satisfactory	New Stock per Dwelling	Low	Funding towards library stock items only
Primary schools	Additional demand of 1507 primary school places	£22,650,628	S106/Developer	NCC	Satisfactory	£907	High	1x 2FE, 2x 1FE and 1x 1.5FE primary schools plus 210 new places at Crecent Primary School and 2 classroom extension at Leas Park Nettleworth. Cost estimate excludes land costs. NCC expect full cost recovery from developers including land costs.
Secondary schools	Additional demand of 1148 secondary school places	£19,745,440	S106/Developer	NCC	Satisfactory	1148 new places	Medium	Costs could be higher if a new classroom or new school is required. Cost estimate excludes land costs. NCC expect full cost recovery from developers including land costs.
Transport improvements	Chesterfield Road / Debdale Lane	£1,860,000	S106/Developer	Developer/ NCC	N/A	N/A	High	Junction capacity improvement. Cost estimate supplied by NCC.
Transport improvements	A60 Nottingham Road / Berry Hill Lane	£10,000	S106/Developer	Developer/ NCC	N/A	N/A	High	Junction capacity improvement. Cost estimate supplied by NCC.
Transport improvements	Carter Lane / Southwell Road / Windsor Road	£40,000	S106/Developer	Developer/ NCC	N/A	N/A	Medium	Junction capacity improvement. Cost estimate supplied by NCC.
Transport improvements	A6191 Ratcliffe Gate / A60 St Peters Way	£5,000	S106/Developer	Developer/ NCC	N/A	N/A	High	Junction capacity improvement. Cost estimate supplied by NCC.
Transport improvements	Sutton Road / Skegby Lane / Sheepbridge Lane	£50,000	S106/Developer	Developer/ NCC	N/A	N/A	High	Junction capacity improvement. Details yet to be determined. Cost estimate indicative at this stage.
Transport improvements	A6191 Southwell Road / Oak Tree Lane / Adamsway	£40,000	S106/Developer	Developer/ NCC	N/A	N/A	Medium	Junction capacity improvement. Cost estimate supplied by NCC.
Transport improvements	A6117 Oak Tree Lane / Eakring Road	£3,210,000	S106/Developer	Developer/ NCC	N/A	N/A	Medium	Junction capacity improvement. Cost estimate supplied by NCC.



Category	Infrastructure Required	Cost Estimate	Funding Mechanism	Delivery Responsibility	Existing Provision	Requirement/Additional Demand	Priority	Comments
Transport improvements	A60 Nottingham Road / A611 Derby Road	£0	Developer	Developer	N/A	N/A	Medium	Junction capacity improvement. Improvement to be delivered as part of development.
Transport improvements	A6191 Chesterfield Road / A617 MARR	£3,340,000	S106/Developer	Developer/ NCC	N/A	N/A	Medium	Junction capacity improvement. Cost estimate supplied by NCC.
Transport improvements	A60 Nottingham Road / Baums Lane / Park Lane	£2,010,000	S106/Developer	Developer/ NCC	N/A	N/A	Medium	Junction capacity improvement. Cost estimate supplied by NCC.
Transport improvements	A6191 Southwell Road / Berry Hill Lane	£5,000	S106/Developer	Developer/ NCC	N/A	N/A	Low	Junction capacity improvement. Cost estimate supplied by NCC.
Transport improvements	A6191 / Bellamy Road	£5,000	S106/Developer	Developer/ NCC	N/A	N/A	Medium	Junction capacity improvement. Cost estimate supplied by NCC.
Transport improvements	A6009 Rosemary Street / A38 Stockwell Gate	£50,000	S106/Developer	Developer/ NCC	N/A	N/A	Low	Junction capacity improvement. Details yet to be determined. Cost estimate indicative at this stage.
Transport improvements	A60 Leeming Lane / Peafield Lane	£3,310,000	S106/Developer	Developer/ NCC	N/A	N/A	Medium	Junction capacity improvement. Cost estimate supplied by NCC.
Transport Improvements	A60 Leeming Lane / A6075 Warsop Road	£500,000	NCC	NCC	N/A	N/A	High	NCC plan for a traffic signal junction with provision for the wider A60 bus priority scheme.
Transport improvements	A60 Leeming Lane / Old Mill Lane / Butt Lane	£10,000	S106/Developer	Developer/ NCC	N/A	N/A	Low	Junction capacity improvement. Cost estimate supplied by NCC.
Transport improvements	A60 Leeming Lane / New Mill Lane	£1,760,000	S106/Developer	Developer/ NCC	N/A	N/A	Medium	Junction capacity improvement. Cost estimate supplied by NCC.
Transport improvements	A6075 Debdale Lane / Priory Road	£50,000	S106/Developer	Developer/ NCC	N/A	N/A	Medium	Junction capacity improvement. Details yet to be determined. Cost estimate indicative at this stage.
Transport improvements	A6117 Old Mill Lane / B6030 Clipstone Road West	£260,000	S106/Developer	Developer/ NCC	N/A	N/A	High	Junction capacity improvement. Cost estimate supplied by NCC.

Table A8.2 Key infrastructure requirements - Warsop Parish

Category	Infrastructure Required	Cost Estimate	Funding Mechanism	Delivery Responsibility	Existing Provision	Requirement/ Additional Demand	Priority	Comments
GP practices	Contribution towards facilities to meet additional demand	£525,350	S106/Developer	NHS MACCG	13.9 FTE GPs	13.8 FTE GPs	Low	Additional FTE GPs at existing Practices
Libraries	Provision of additional library stock	£25,416	S106/Developer	NCC	Satisfactory	New Stock per Dwelling	Low	Funding towards library stock items only
Primary schools	Additional demand of 116 primary school places	£1,559,961	S106/Developer	NCC	Satisfactory	116 New Places	High	Three additional classrooms required at Birklands Primary School (subject to feasibility). Cost estimate excludes land costs. NCC expect full cost recovery from developers including land costs.
Secondary schools	Additional demand of 88 secondary school places	£1,536,140	S106/Developer	NCC	Satisfactory	88 New Places	High	Costs could be higher if a new classroom or new school is required. Cost estimate excludes land costs. NCC expect full cost recovery from developers including land costs.
Transport improvements	A60 Church Street / Wood Street, Warsop	£100,000	S106/Developer	Developer/ NCC	N/A	N/A	Medium	Junction capacity improvement. Cost estimate supplied by NCC.

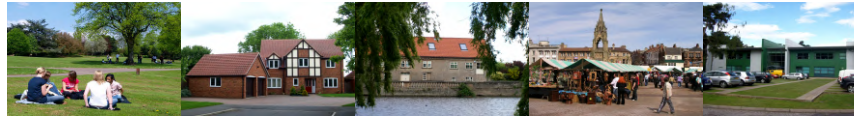


Table A8.3 Key infrastructure requirements - district wide

Category	Infrastructure Required	Cost Estimate	Funding Mechanism	Delivery Responsibility	Existing Provision	Requirement/ Additional Demand	Priority	Comments
Community open space, allotments, playing pitches/outdoor sports	Green Infrastructure required where shortfalls in provision have been identified. Green infrastructure to be provided through developer funding along with partner and grant funding where appropriate for wider strategic Green Infrastructure areas.	N/A	Developer funded, along with partner and grant funding where appropriate for strategic Green Infrastructure areas.	Developer (for provision required in connection to growth sites)	N/A	N/A	Consistent with development	Delivered as part of development
Electricity	Local connections to strategic infrastructure, potential upgrades to primary sub-stations to accommodate employment growth	N/A	Developer funded	Western Power Distribution	N/A	N/A	Consistent with development	Delivered as part of development
Energy from waste (EfW)	200,000 tonnes of extra EfW capacity is required within the county to meet future Commercial and Industrial needs that the district will contribute towards	N/A	NCC	NCC	N/A	N/A	By 2033	Enough capacity for Local Authority Collected Waste within County but a shortfall of approx 200,000 tonnes to meet future C&I waste management needs
Flood defences	Local measures to reduce the causes and impacts of flooding. Identified and delivered as part of individual developments	N/A	Developer funded	Developer	N/A	N/A	Consistent with development	Delivered as part of development
Gas	Local connections to strategic infrastructure	N/A	Developer funded	Cadent Gas	N/A	N/A	Consistent with development	Delivered as part of development
Landfill	3.6 million cubic metres non-hazardous Landfill capacity required within county to meet future demands that the district will contribute towards	N/A	NCC	NCC	N/A	N/A	By 2032/33	Landfill space is running out. Recycling and composting rates are increasing but new landfill capacity will need to be found.
Municipal recycling and composting	182,000 tonnes per annum extra recycling and composting capacity required within the county to meet future demands that the district will contribute towards	N/A	NCC	NCC	N/A	N/A	By 2033	Recycling and composting increasing to meet targets to help reduce demand for landfill.
Telecommunications	FTTP for all developments of 30+ dwellings	N/A	N/A	Openreach	N/A	N/A	Consistent with development	Openreach provide free of charge
Waste water	Water company charges for: connecting to the existing networks, requisitioning new assets and contributing to wider network reinforcement (where required)	N/A	Developer funded	Severn Trent Water	N/A	N/A	Consistent with development	Delivered as part of development
Water supply	Water company charges for: connecting to the existing networks, requisitioning new assets and contributing to wider network reinforcement (where required)	N/A	Developer funded	Severn Trent Water	N/A	N/A	Consistent with development	Delivered as part of development

More detailed information will be included in the Infrastructure Technical Paper.

Appendix 9 - Protected sports pitches (referred to in Policy IN3)

Table A9.1

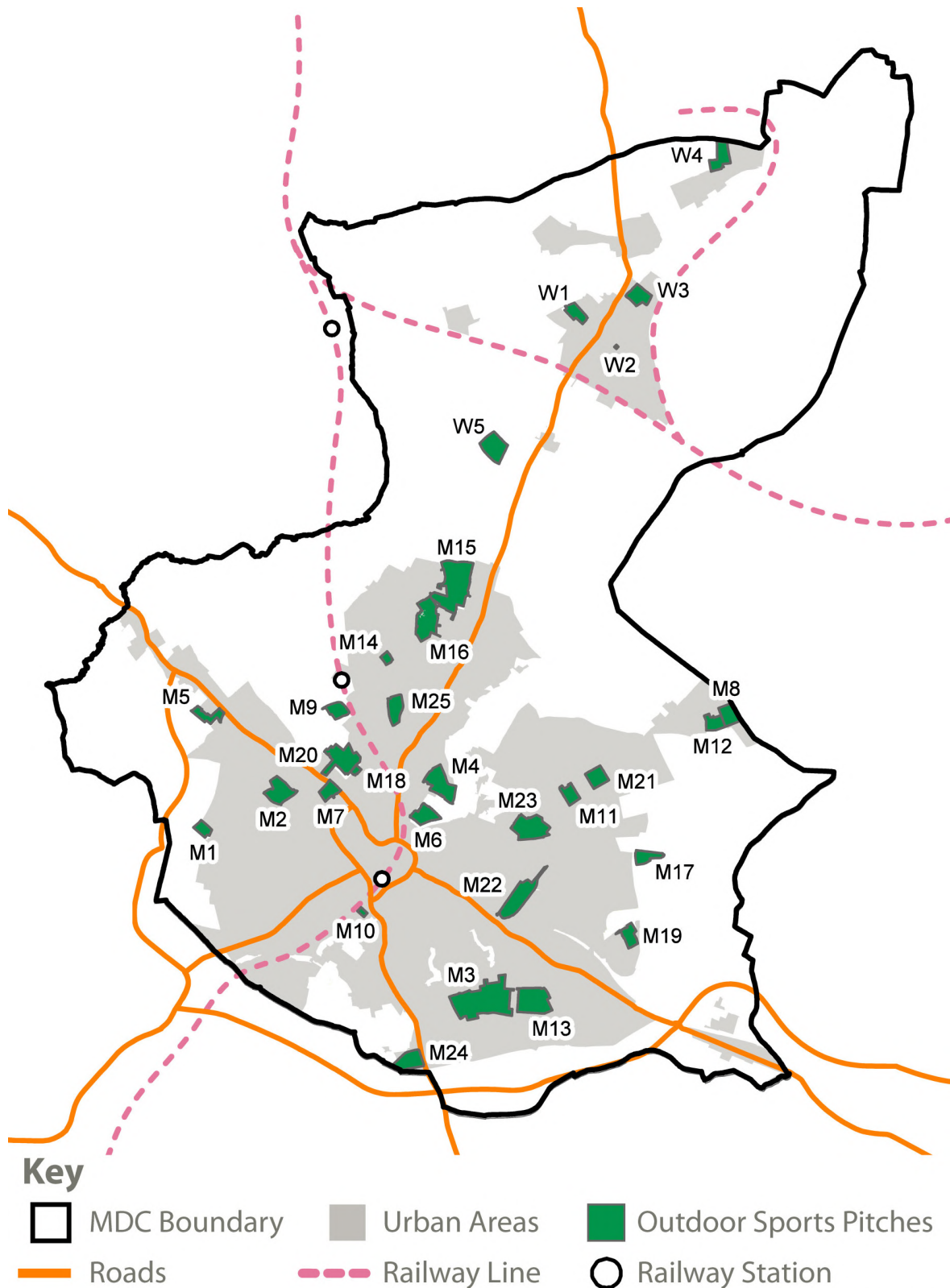
Outdoor sports pitches protected under Policy IN3: Protection of community open space and outdoor sports provision											
Ref	Area	Site name	Cricket	Rugby League	Rugby Union	Hockey	Bowls	Tennis	Athletics	Football	AGP
W1	Warsop Parish	Carr Lane Park, Market Warsop								/	
W2	Warsop Parish	Longden Terrace Miners Welfare bowling green, Market Warsop					/				
W3	Warsop Parish	The Meden School / Meden Sports Centre	/		/			/		/	/
W4	Warsop Parish	Welbeck Colliery Miners Welfare, Meden Vale			/					/	
W5	Warsop Parish	The John Fretwell Sporting Complex, Spion Kop	/				/			/	
M1	Mansfield	Abbott Road Playing Fields								/	
M2	Mansfield	All Saints Catholic Academy	/					/		/	/
M3	Mansfield	Berry Hill Park							/	/	
M4	Mansfield	The Brunts Academy	/		/			/		/	/
M5	Mansfield	Bull Farm Park					/			/	
M6	Mansfield	Carr Bank Park						/			
M7	Mansfield	Chesterfield Road Recreation Ground	/								
M8	Mansfield	Clipstone Welfare Miners Welfare (Seventh Avenue site)	/								
M9	Mansfield	Debdale Park Sports and Recreation Ground	/	/						/	/
M10	Mansfield	Field Mill Ground (Mansfield Town Football Club)								/	/
M11	Mansfield	Forest Town Arena (Kingsway Park)								/	
M12	Mansfield	Garibaldi College						/		/	/
M13	Mansfield	King George V Park								/	
M14	Mansfield	Lords Ground, Mansfield Woodhouse			/						
M15	Mansfield	Manor Park Complex (Mansfield District Council)					/			/	
M16	Mansfield	Manor Sport and Recreation Centre (Manor Academy)			/	/		/		/	/



Outdoor sports pitches protected under Policy IN3: Protection of community open space and outdoor sports provision

Ref	Area	Site name	Cricket	Rugby League	Rugby Union	Hockey	Bowls	Tennis	Athletics	Football	AGP
M17	Mansfield	Mansfield Rugby Union Football Club (RUFC)			/						/
M18	Mansfield	Mansfield Tennis Club						/			
M19	Mansfield	Oak Tree Leisure Centre (playing pitches to the rear of)								/	
M20	Mansfield	Queen Elizabeth Academy School	/		/		/	/		/	
M21	Mansfield	Queensway Park					/			/	
M22	Mansfield	Racecourse Park					/	/		/	
M23	Mansfield	Samworth Church Academy	/		/			/		/	
M24	Mansfield	West Nottinghamshire College						/		/	
M25	Mansfield	Yeoman Hill Park					/			/	

Figure A9.1 Protected outdoor playing pitches



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King George V Park, Mansfield.

Appendix 10 - The Mansfield green space standard

Please note: the pedestrian journey distances, indicated in the standard, relate to on-the-ground walking journeys, not as-the-crow-flies.

A. Core Green space requirements

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

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

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

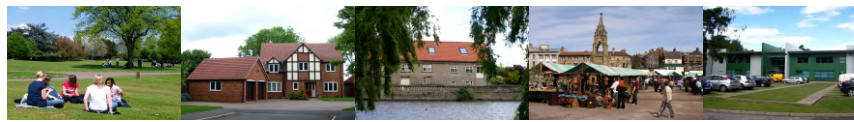
Where the access requirements are not met, new on-site open space within a development and/or off-site contributions to existing open space will be required. See Part D below.

B. Access requirements to wider facilities

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

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

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



The following relates to Parts A and B above

- a. It is recommended that 100% of residents within a proposed development should, where practicable, have access to provision within the defined walking distances in the standard. The size of existing nearby open space also needs to be taken into account and should be adequate to meet the needs of new development. In these cases, a common sense approach and consultation with the council will be needed to inform requirements.
- b. Access should be measured based on realistic walking routes (on the ground) between the proposed development and existing open space entrance points (or, where feasible to new entrances). The walking journey also needs to take into consideration geographical access barriers (e.g. busy roads, railway lines, rivers) **and** awkward road layouts that are likely to lengthen or restrict journeys. This should consider how these can be most appropriately addressed (e.g. new safe crossing points, new entrances/pathways to nearby open space, permeability of layout, access for people with disabilities, etc).
- c. Where feasible, new play or other form of formal provision should cater for a range of ages, disabilities and abilities, as it relates to the community it is likely to serve.
- d. Natural green space is open space where around one-third (1/3) or more of its area consists of natural areas/features (e.g. trees, woodland, orchards, wildflower meadows, sensory gardens, nature trails or areas of natural play). Formal landscaping can be included where it contributes to the park's overall setting and feeling of tranquillity, softening impacts from any nearby urban influences. Natural green space are places where *human control and activities are not intensive so that a feeling of naturalness is allowed to predominate*.
- e. New provision for district parks and teenagers facilities will most likely depend on available land and viability factors. Addressing deficiencies in Part A should be prioritised before Part B, although new play facilities should cater for a range of ages, disabilities and abilities where feasible.
- f. District level parks are typically medium to larger parks that provide a range of recreational facilities, including play, sports facilities, or other features such as formalised gardens, sensory gardens, etc.). They may also support community facilities such as cafe, bandstand, outdoor theatre, or organised social events.
- g. Teenager provision includes open space with facilities such as, NEAPs, skate/BMX parks, trim trails, multi-use games areas, outdoor gyms, etc.

C. Quality Requirement

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

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



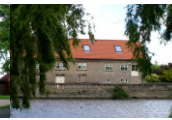
D. Amount of open space within new residential development

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

Appendix 11 – Designated local green space for protection and reasons for designation

Table A11.1 Designated local green space for protection and reasons for designation

Policy Reference	Name/Location	Reason for Designation
IN6 (a)	Titchfield Park, Mansfield	Titchfield Park is designated for its beauty, historic significance and recreational value. The River Maun runs through the park and contributes to its beauty, as does its overall setting and formal landscaping. It is one of the first formal parks in the district. It is one of a few parks that support petanque facilities in the county. It also has a special relationship with Water Meadows leisure centre and is an important walking and cycling link within the long-distance Timberland Trail network. It provides a variety of formal and informal facilities that support a district-wide catchment.
IN6 (b)	Berry Hill Park, Mansfield	Berry Hill Park is designated for its beauty, historic significance, recreational value, tranquillity, and richness of wildlife. It is akin to a country park-like resource due to its size and facilities. It was donated by the miners' union for the recreation of Mansfield. It is historically significant to the district as it formed part of an estate to Bury Hall (1730-1920s). The park was included in the grounds to the hall when it became a rehabilitation hospital (1920s). The existing form of the park has changed very little. It holds a unique beauty due to its combined features (e.g. pond, surrounding woodlands). Most of the site could be considered tranquil. A majority of the site is designated as a Local Wildlife Site and contains accessible urban woodland.
IN6 (c)	Carr Bank Park, Mansfield	Carr Bank Park is designated for its beauty, historic significance and recreational value. This is a historic memorial park with three war memorials. Very little of the park's structure and features have changed since the early 1800s. It offers a variety of informal and formal recreational opportunities/facilities that would be difficult to replicate elsewhere within the local area or the district, including an historic pavilion, formal rose gardens, pentanque, tennis, play area, Santa's grotto and parkland setting. It offers a unique setting for community events and adds to the historic setting of local area and 'The Park' conservation area.
IN6 (d)	Fisher Lane Park, Mansfield	Fisher Lane Park is designated for its recreational value as it supports a significant skateboard plaza that offers a unique facility within the district. It is also an important walking and cycling link within the long-distance Timberland Trail network.
IN6 (e)	Land between Brunts Academy and Carr Bank Park	This land is designated for its historic significance. The fields retain their historic enclosed field patterns and are the last remaining examples in the locality. They contribute to the setting of 'The Park' conservation area and nearby listed buildings.
IN6 (f)	Larkhills Park, Forest Town	Larkhills Park is designated for its beauty and recreational value. The park offers an opportunity to experience views of the adjacent countryside which is unique for this type of public open space in the district. It also plays an important role for local residents as there is an overall lack of this type of open space in this part of Forest Town.
IN6 (g)	Urban Woodland at Litchfield Lane/Chatsworth Drive, Mansfield	This woodland is designated for its beauty, historic significance, recreational value, tranquillity and richness of wildlife. This is a rare pocket of publically accessible, historic woodland within urban the urban area. The site has been woodland since at least 1875 and links with Berry Hill Park woodland. It offers a uniquely beautiful and tranquil setting for walking and cycling.
IN6 (h)	Millennium Green, Mansfield Woodhouse	Millennium Green, Mansfield Woodhouse is designated for its historic significance and richness of wildlife. The site is a significant green space within the 'Mansfield Woodhouse' conservation area and is one of the few areas in Mansfield Woodhouse that affords views of the wider countryside and

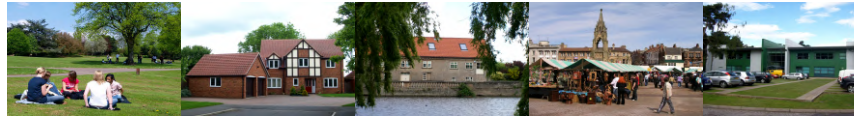


Policy Reference	Name/Location	Reason for Designation
		townscape in an otherwise densely urbanised setting. It contains important semi-natural neutral grassland which is rare in a densely built-up area of which it would be difficult to replicate elsewhere on any nearby urban green space.
IN6 (i)	Old Meeting House Unitarian Church, Mill Walk/Quaker Way, Mansfield Town Centre	This amenity space is designated for its historic significance and recreational value. It is historically associated with the Unitarian Meeting House on Quaker Way which is the oldest purpose-built nonconformist place of worship in Nottinghamshire and is a Grade II* listed building. This green space is important to the listed building's and the town centre's historical setting. It is the only publically accessible green space within the town centre.
IN6 (j)	Spa Ponds off Clipstone Drive, Forest Town	Spa Ponds is designated for its beauty, historic significance, recreational value, tranquillity, and richness of wildlife. This green space offers a unique and tranquil recreational experience on the edge of urban area (Forest Town). It has special historic significance within the context of Clipstone Park and associated medieval peel enclosure and King's Houses. King Edward II had the pond constructed in 1316, and was one of many Plantagenet Kings to frequent Kings Clipstone and make use of the royal hunting grounds of Clipstone Park. The beauty of the LGS is due to its unique woodland and wetland setting which forms an important part of the Sherwood Landscape Character Area. The majority of this site is designated as a local wildlife site and support priority habitats. The green space provides a variety of recreational opportunities which include: walking, organised community conservation volunteering events and horse riding.
IN6 (k)	The Carrs Recreation Ground, Market Warsop	The Carrs Recreation Ground is designated for its beauty, historic significance, recreational value, and richness of wildlife. It is an uniquely important green space within Warsop Parish. The site is central to the area's landscape character and its local and historical settings. It has historically held, and still supports, the annual Warsop Carnival. It supports protected and priority species. It also plays a role in providing a special recreational resource within a mixture of town and rural settings. It is an important recreational link along the long-distance Meden Trail and provides local connections to public rights of way linking to Church Warsop.
IN6 (l)	The Scrape and picnic area at, Quarry Lane Local Nature Reserve, Mansfield	This designation includes two separate areas within the Quarry Lane local nature reserve (LNR) that provide a unique a resource for local community groups, school groups and residents. Set within the context of the LNR, these areas enable inclusive access for visitors to an outdoor classroom and training area, pond dipping area, paths, interpretation areas, and picnic area. It is a natural oasis within close proximity to the town centre and includes heritage assets symbolic of the district's past mining history. It is designated for its beauty, historic significance, recreational value, and richness of wildlife.
IN6 (m)	Yeoman Hill Park, Mansfield Woodhouse	Yeoman Hill Park is designated for its historic significance and recreational value. This park is the only formal park in Mansfield Woodhouse and contributes to the historical setting of 'Mansfield Woodhouse' conservation area. It also contains World War I and World War II memorials. Important regular community recreational and cultural/social events occur here. It offers a range of formal and informal facilities, including a large children's play area and bandstand/amphitheatre.
IN6 (n)	Forest Park, Mansfield	The section of Forest Park designated as LGS is the local wildlife site curving around the eastern boundary of the park. It is special to the community as it serves as it provides a unique opportunity to enjoy a richness of wildlife. It is also designated for its beauty as the cliff edge represents a unique feature in the area.

Appendix 12 - Monitoring framework

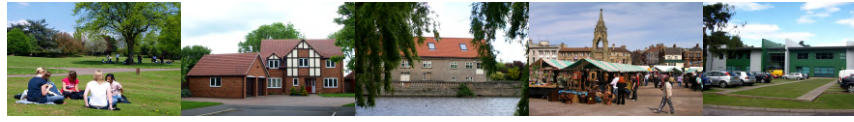
Table A12.1 Monitoring framework

Policy	Objective	Indicator<	Target	Trigger	Possible Remedial Actions
S1: Presumption in favour of sustainable development	All	No indicators proposed as policy sets out approach to take towards planning applications and is unlikely to be used to determine planning applications.			
S2: The spatial strategy	All	Net additional dwellings completed by location[1]. Meeting local housing need when assessed on a three year rolling average. A13	50% of retail growth delivered not in accordance with S2 2c Less than 4 years supply for 3 years in a row	95% of target 85% of target 75% of target 50% of target	Work with partners, developers and land owners through the developer forum and growth delivery group to understand issues affecting policy delivery. Development of further supplementary guidance. If net additional dwellings against a three year rolling average is: below 95%— prepare Action Plan below 85% - require a buffer of 20% on the five year housing land supply below 75%— apply presumption in favour of sustainable development below 50% - partially review Local Plan
		Net additional economic land. 41ha Targets and distribution in accordance with S2 2c No. of years supply of deliverable specific housing 5 years supply including any shortfall and an appropriate buffer depending on past delivery. Supply of deliverable / developable employment land. 10 years supply			
		% of planning applications granted contrary to policy[2].	0%	30% of applications granted contrary to policy	Review relevant applications to establish reasons non-compliance with policy did not result in refusal. Development of further supplementary guidance.
S4: Supporting economy and housing growth through urban regeneration	1 and 2	No. of additional dwellings on brownfield land. Amount of additional economic land on brownfield land. Amount of net additional retail floor space on brownfield land.	Increase Increase Increase		Work with partners, developers and land owners through the developer forum and growth delivery group to understand barriers to development of brownfield land in Mansfield district. Seek additional gap funding.



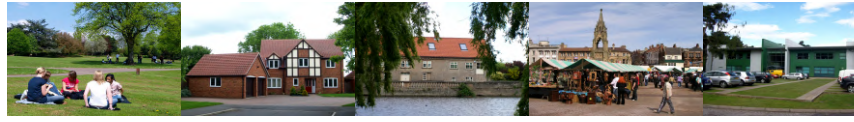
Policy	Objective	Indicator	Target	Trigger	Possible Remedial Actions
S5: Delivering key regeneration sites					Consider use of Council powers including Brownfield Register/PIP, LDO and CPO. Development of further supplementary planning guidance.
	1, 2 and 6	Progress towards development of identified sites.[3]	Progress in the preparation of master plan/ design briefs for the site. Planning Application submitted Planning Permission granted. Delivery of the regeneration sites	Substantial delay to preparation of master plan/ design briefs for the site. No progress made on the regeneration sites within the first 10 years of the plan period.	Work with partners, developers and land owners through the developer forum and growth delivery group to understand barriers to development of identified sites. Development of a town centre masterplan and further supplementary guidance. Seek additional gap funding.
Policy P1: Achieving high quality design	4, 5, 6, 7, 8 and 9	% of major non-residential applications approved contrary to policy. % of major residential applications approved with red scores on Buildings for Life assessment. Progress with adoption of Design SPD % of major planning applications where a design review was carried out.	0% 0% Progress as per agreed timetable. 100%	30% of applications granted contrary to policy 30% of major residential applications approved with red assessments against Buildings for Life Substantial delay to timetable 30% of planning applications where a design review is not carried out	Review relevant applications to establish reasons non-compliance with policy did not result in refusal. Development of further supplementary guidance. Partial review of the Local Plan.
Policy P2: Safe, healthy and attractive development	4, 5, 6, 7, 8 and 9	% of planning applications granted contrary to policy. % of qualifying applications which submit a Health Impact Assessment	0% 100%	30% of applications granted contrary to policy 30% of qualifying applications failing to submit a Health Impact Assessment	Review relevant applications to establish reasons non-compliance with policy did not result in refusal. Development of further supplementary guidance. Partial review of the Local Plan.
Policy P3: Connected development	5, 7 and 9	% of planning applications granted contrary to policy.	0%	30% of applications granted contrary to policy	Review relevant applications to establish reasons non-compliance with policy did not result in refusal. Development of further supplementary guidance. Partial review of the Local Plan.
P4: Comprehensive development	1, 2, 5 and 9	% of planning applications granted contrary to policy. % of large sites (5ha or more or 150 dwellings) granted planning permission where a masterplan has been agreed	0% 100%	30% of applications granted contrary to policy 30% of large sites without an agreed masterplan	Review relevant applications to establish reasons non-compliance with policy did not result in refusal. Development of further supplementary guidance. Partial review of the Local Plan.

Policy	Objective/Indicator< 5, 7, 8, 9 and 10	Target	Trigger	Possible Remedial Actions
P5: Climate change and new development	% of planning applications granted contrary to policy.	0%	30% of applications granted contrary to policy	Review relevant applications to establish reasons non-compliance with policy did not result in refusal. Development of further supplementary guidance. Partial review of the Local Plan.
P6: Home extensions and alterations	5 % of planning applications granted contrary to policy.	0%	30% of applications granted contrary to policy	Review relevant applications to establish reasons non-compliance with policy did not result in refusal. Development of further supplementary guidance.
P7: Amenity	5 and 7 % of planning applications granted contrary to policy.	0%	30% of applications granted contrary to policy	Review relevant applications to establish reasons non-compliance with policy did not result in refusal. Development of further supplementary guidance.
P8: Shop front design and signage	4 % of planning applications granted contrary to policy. No. of grants made through the Shop Fronts scheme	0% Information only	30% of applications granted contrary to policy	Review relevant applications to establish reasons non-compliance with policy did not result in refusal. Development of further supplementary guidance.
H1: Housing allocations	1 and 3 Progress with delivery of identified sites. Key stages: · EIA Screening (if required) · Submission of application · Determination of application · Agreement of s106 · Approval of Reserved Matters · Commencement of development · Site complete	Progress as per identified timetable	Substantial delay to timetable	Work with partners, developers and land owners through the developer forum and growth delivery group to understand barriers to development of identified sites. Development of further supplementary guidance. Seek additional gap funding. Partial review of the Local Plan.
H2: Committed Sites	1 and 3 No. of homes completed Net completed dwellings on identified sites.	Progress as per identified trajectory Progress as per Local Plan trajectory.	Covered by other indicators Covered by other indicators	Work with partners, developers and land owners through the developer forum and growth delivery group to understand barriers to development of identified sites.



Policy	Objective/Indicator<	Target	Trigger	Possible Remedial Actions
H3: Housing Density and Mix	3, 5 and 7 Average density of major residential planning permissions Mix of house types on major residential planning permissions % of planning applications granted contrary to policy.	Information only Information only 0%		Development of further supplementary guidance.
				Seek additional gap funding.
				Partial review of the Local Plan.
H4: Affordable housing	3 Number of Affordable homes completed Number on housing waiting list % of planning applications granted contrary to policy. Number of affordable homes granted planning permission	55dpa when assessed on a three year rolling average Reduce 0% Information only	30% of applications granted contrary to policy 75% or less of annual target when assessed on a three year rolling average Substantial increase 30% of applications granted contrary to policy	Review relevant applications to establish reasons non-compliance with policy did not result in refusal.
				Development of further supplementary guidance.
				Partial review of the Local Plan.
H5: Custom and Self Build	3 and 5 Number of custom or self-build homes completed Number of custom or self-build plots granted planning permission Number of people on self-build register % of planning applications granted contrary to policy.	Increase Information only Delivery of sufficient plots with planning permission to meet need identified on self/custom build register. Information only Information only 0%	30% of qualifying sites granted planning permission without inclusion of custom or self-build plots 30% of applications granted contrary to policy	Work with partners, developers and land owners through the developer forum and growth delivery group to understand reasons delivery of custom and self-build plots is substantially below level required.
				Review relevant applications to establish reasons non-compliance with policy did not result in refusal.
				Development of further supplementary guidance.
H6: Specialist Housing	2 and 3 Number of net additional C2 beds granted planning permission % of planning applications granted contrary to policy.	Increase 0%	30% of applications granted contrary to policy	Work with partners, developers and land owners to understand barriers to delivery of C2 uses.
				Review relevant applications to establish reasons non-compliance with policy did not result in refusal.
				Development of further supplementary guidance.

Policy	Objective/Indicator<	Target	Trigger	Possible Remedial Actions
H7: Homes in multiple occupation	1, 3 and 5 Net additional HMOs granted planning permission contrary to policy.	Number of HMO licenses granted		Review relevant applications to establish reasons non-compliance with policy did not result in refusal.
		% of planning applications granted contrary to policy.	0%	30% of applications granted contrary to policy Development of further supplementary guidance.
H8: Accommodation for Gypsies, Travellers 3 and travelling show people	Net additional pitches / sites delivered.	Delivery of transit site	3 pitches	Review and address reasons for lack of progress with DPD.
		Number of Travelling Show People plots delivered.	1 transit site	Work with partners, developers and land owners through the developer forum and growth delivery group to understand barriers to delivery of pitches and transit site.
		Progress towards adoption of DPD:	Increase Identified dates for key stages	Review relevant applications to establish reasons non-compliance with policy did not result in refusal.
		• Reg 18 consultation		
		• Reg 19 consultation		
Policy E1: Enabling economic development 1 and 2	% of planning applications granted contrary to policy.	• Submission to SoS		
		• Examination		
		• Adoption		
		% of planning applications granted contrary to policy.	0%	30% of applications granted contrary to policy
		% of planning applications granted contrary to policy.	0%	30% of applications granted contrary to policy Work with partners, developers and land owners through the developer forum and growth delivery group to understand barriers to delivery of economic development site. Review relevant applications to establish reasons non-compliance with policy did not result in refusal. Development of further supplementary guidance.
Policy E2: Sites allocated as new employment areas	Progress with delivery of identified sites. Key stages:	EIA Screening (if required)	Progress as per identified timetable	Work with partners, developers and land owners through the developer forum and growth delivery group to understand barriers to development of identified sites.
		Submission of application		Development of further supplementary guidance.
		Determination of application		Seek additional gap funding.
		Agreement of s106		Partial review of local plan.
		Approval of Reserved Matters		
		Commencement of development		
		Site complete		



Policy	Objective	Indicator<	Target	Trigger	Possible Remedial Actions
Policy E3: Retaining land for employment uses	1 and 2	Amount of employment land (ha) completed on site information only			
		Development completed on Key Employment Areas information only			Work with partners, developers and land owners through the developer forum and growth delivery group to understand barriers to delivery of economic development sites.
		Planning applications granted on Key Employment Areas			
		Vacancy rate on key employment areas	Reduce	Substantial increase in vacancy rate on a key employment area	
		% of planning applications granted contrary to policy.	0%	30% of applications granted contrary to policy	Review relevant applications to establish reasons non-compliance with policy did not result in refusal.
					Development of further supplementary guidance.
Policy E4: Other industrial and business development	1 and 2				Partial review of the Local Plan.
		% of planning applications granted contrary to policy.	0%	30% of applications granted contrary to policy	Review relevant applications to establish reasons non-compliance with policy did not result in refusal.
					Development of further supplementary guidance.
Policy E5: Improving skills and economic inclusion	2				
		% of major schemes where a local labour agreement is secured.	50%	30% of major schemes approved without a local labour agreement.	Work with partners, developers and land owners through the developer forum and growth delivery group to understand barriers to delivery of local labour agreements.
					Review relevant applications to establish reasons non-compliance with policy did not result in refusal.
RT1: Main town centres	1 and 6				Development of further supplementary guidance.
		% of planning applications granted contrary to policy.	0%	30% of applications granted contrary to policy	Review relevant applications to establish reasons non-compliance with policy did not result in refusal.
		% of retail applications of 500sqm or more without an Impact Assessment	0%	30% of 500sqm plus retail applications granted without an Impact Assessment	Development of further supplementary guidance.
RT2: Mansfield Town centre strategy	1 and 6				
		Venue score ranking[4]	Improve	Substantial worsening of ranking	Work with partners, developers and land owners through the developer forum and growth delivery group to understand barriers to improving Mansfield town centre.
		% of town centre units vacant[5]	Reduce	Substantial increase in town centre vacancy rates	Review town centre vision and / or development of further supplementary guidance.
		Progress with preparation of town centre masterplan / investment framework.	Preparation in accordance with key stages[6]	Substantial delay to preparation.	Preparation of Town Centre Masterplan
					Partial review of the Local Plan.

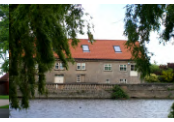
Policy	Objective	Indicator <	Target	Trigger	Possible Remedial Actions
RT3: Mansfield town centre primary shopping area	1 and 6	% of ground floor units in non-A1 use	No more than 25% in primary frontages		Work with partners, developers and land owners through the developer forum and growth delivery group to understand barriers to improving Mansfield town centre.
		Loss of units of 500sqm or more from A1 use	Zero		Review relevant applications to establish reasons non-compliance with policy did not result in refusal.
		Instances of continuous frontage of non-A1 units	Zero instances of 3 or more in primary frontages		Review of town centre vision and / or development of further supplementary guidance.
		% of planning applications granted contrary to policy.	Zero instances of 4 or more in secondary frontages	30% of applications granted contrary to policy	Preparation of Town Centre Masterplan Partial review of the Local Plan.
RT4: Mansfield town centre improvements	1, 4, 5 and 6	Progress with enhancements to Old Town Hall, Four Seasons Shopping Centre, Rosemary Centre and Beales Department Store.	Information only		Work with partners, developers and land owners through the developer forum and growth delivery group to understand barriers to improving Mansfield town centre. Review of town centre vision and / or development of further supplementary guidance. Preparation of Town Centre Masterplan Seek additional gap funding.
RT5: Accessing Mansfield town centre	6 and 9	Details of improvements secured as part of major development proposals	N/a	None	None
RT6: Retail and leisure allocations	1 and 6	Progress with development of identified sites	Information only		Work with partners, developers and land owners through the developer forum and growth delivery group to understand barriers to development of identified sites.
		• EIA Screening (if required)			Development of further supplementary guidance.
		• Submission of application			Seek additional gap funding.
		• Determination of application			
		• Agreement of s106			
		• Approval of Reserved Matters			
RT7: Retail and leisure commitments	1 and 6	Commencement of development			
		• Site complete			
		Progress with development of identified sites	Progress as per agreed timetable	Substantial delay to timetable	Work with partners, developers and land owners through the developer forum and growth delivery group to understand barriers to development of identified sites.
		• Approval of Reserved Matters (if applicable)			
		• Commencement of development			



Policy	Objective	Indicator	Target	Trigger	Possible Remedial Actions
		Site complete			Development of further supplementary guidance. Seek additional gap funding.
RT8: District and Local Centres	6	% of A1 retail use within centres % of town centre units vacant % of planning applications granted contrary to policy	A1 remains at 40% Reduce 0%	A1 is no longer the predominate use Substantial increase in town centre vacancy rates Substantial % of applications granted contrary to policy	Work with partners, developers and land owners through the developer forum and growth delivery group to understand barriers to improving district and local centres. Review relevant applications to establish reasons non-compliance with policy did not result in refusal. Development of further supplementary guidance. Partial review of the Local Plan.
RT9: Neighbourhood Parades	6, 7 and 11	% of A1 retail use within parades % of units vacant % of planning applications granted contrary to policy. % of units vacant % of planning applications granted contrary to policy.	A1 remains at 40% Reduce 0% Information only 0%	A1 is no longer the predominate use Substantial increase in vacancy rates 30% of applications granted contrary to policy 30% of applications granted contrary to policy	Work with partners, developers and land owners through the developer forum and growth delivery group to understand barriers to improving neighbourhood parades. Review relevant applications to establish reasons non-compliance with policy did not result in refusal. Development of further supplementary guidance.
RT10: Hot food takeaways	5 and 7	No. of applications for A5 uses approved within 400m of a secondary school or college. % of planning applications granted contrary to policy.	Zero 0%	Substantial number of applications approved within 400m 30% of applications granted contrary to policy	Review relevant applications to establish reasons non-compliance with policy did not result in refusal. Development of further supplementary guidance.
RT11: Visitor economy	1 and 6	Number of new hotel rooms / floor space of visitor accommodation built. Details of new visitor and tourist attractions provided % of planning applications granted contrary to policy.	Information only Information only 0%	Work with partners, developers and land owners through the developer forum and growth delivery group to understand barriers to provision of tourist and visitor facilities in district. Review relevant applications to establish reasons non-compliance with policy did not result in refusal. Development of further supplementary guidance.	Work with partners, developers and land owners through the developer forum and growth delivery group to understand barriers to provision of tourist and visitor facilities in district. Review relevant applications to establish reasons non-compliance with policy did not result in refusal. Development of further supplementary guidance.
SUE1: Pleasley Hill Farm	1, 2 and 3	Progress with delivery of site. Key stages: EIA Screening (if required)	Progress as per agreed timetable	Substantial delay to timetable	Work with partners, developers and land owners through the developer forum and growth delivery group to understand barriers to development of site.

Appendix 12 - Monitoring Framework

Policy	Objective/Indicator<	Target	Trigger	Possible Remedial Actions
SUE2: Land off Jubilee Way	- Agreement of masterplan - Submission of application - Determination of application - Agreement of s106 - Approval of Reserved Matters - Commencement of development - Site complete	No. of homes completed	Progress as per identified trajectory	Covered by other indicators
		Amount of retail floorspace provided	Progress as per identified trajectory	Covered by other indicators
		Amount of economic ha provided	Progress as per identified trajectory	Covered by other indicators
		Progress with delivery of site. Key stages:	Progress as per agreed timetable	Substantial delay to timetable
	- EIA Screening (if required) - Agreement of masterplan - Submission of application - Determination of application - Agreement of s106 - Approval of Reserved Matters - Commencement of development - Site complete			Work with partners, developers and land owners through the developer forum and growth delivery group to understand barriers to development of site.
				Development of further supplementary guidance.
				Seek additional gap funding.
				Partial review of the Local Plan
SUE3: Committed strategic urban extensions 1, 2 and 3	- No. of homes completed - Amount of retail floorspace provided - Amount of economic ha / floorspace provided	No. of homes completed	Progress as per identified trajectory	Covered by other indicators
		Amount of retail floorspace provided	Progress as per identified trajectory	Covered by other indicators
		Amount of economic ha / floorspace provided	Progress as per identified trajectory	Covered by other indicators
		Progress with development of identified sites	Progress as per agreed timetable	Substantial delay to timetable
	- Approval of Reserved Matters (if applicable) - Commencement of development - Site complete			Work with partners, developers and land owners through the developer forum and growth delivery group to understand barriers to development of identified sites.
				Seek additional gap funding.
				Partial review of the Local Plan
		No. of homes completed	Progress as per identified trajectory	Covered by other indicators



Policy	Objective	Indicator	Target	Trigger	Possible Remedial Actions
		Amount of retail floorspace provided	Progress as per identified trajectory	Covered by other indicators	
		Amount of employment ha / floorspace provided	Progress as per identified trajectory	Covered by other indicators	
IN1: Infrastructure delivery	8, 9 and 10	Progress with delivery of priority infrastructure required in district % of planning applications granted contrary to policy.	Provision of priority infrastructure 0%	Failure to provided priority infrastructure 30% of applications granted contrary to policy	Work with partners, developers and land owners to through the developer forum and growth delivery group understand barriers to provision of priority infrastructure. Review relevant applications to establish reasons non-compliance with policy did not result in refusal. Development of further supplementary guidance. Seek additional gap funding. Partial review of the Local Plan
IN2: Green Infrastructure	7, 9, 10, 11 and 12	% of planning applications granted contrary to policy.	0%	30% of applications granted contrary to policy	Work with partners, developers and land owners through the developer forum and growth delivery group to understand barriers to provision of green infrastructure. Review relevant applications to establish reasons non-compliance with policy did not result in refusal. Development of further supplementary guidance. Seek additional gap funding.
IN3: Protection of community open space and outdoor sports provision	7 and 10	Net change in ha of community open space and sports provision identified for protection in the Local Plan[7] % of major residential planning permissions which accord with Mansfield Green Space Standard % of applications granted contrary to the recommendations in the Playing Pitch Strategy % of planning applications granted contrary to policy.	No net loss of those identified for protection in the Local Plan 100% 0% 0%	Substantial loss of open space and the sports provision 30% of major residential planning permissions which do not accord with Mansfield Green Space Standard Substantial % of applications granted contrary to policy	Review relevant applications to establish reasons non-compliance with policy did not result in refusal. Development of further supplementary guidance. Seek additional gap funding. Partial review of the Local Plan
IN4: Creation of community open space and outdoor sports provision in new development	7 and 10	Details of new community open space and sports provision % of major residential planning permissions which accord with Mansfield Green Space Standard % of planning applications granted contrary to policy.	Information only 100% 0%	30% of major residential planning permissions which do not accord with Mansfield Green Space Standard 30% of applications granted contrary to policy	Review relevant applications to establish reasons non-compliance with policy did not result in refusal. Development of further supplementary guidance. Seek additional gap funding. Partial review of the Local Plan

Policy	Objective	Indicator	Target	Trigger	Possible Remedial Actions
IN5: Protection and creation of allotments	7, 10 and 11	Net change in allotments (ha). Number of people on waiting list. % of planning applications granted contrary to policy.	No net loss (ha) Reduce 0%	Substantial loss of allotments (ha) Substantial increase in numbers on waiting list 30% of applications granted contrary to policy	Work with partners, developers and land owners through the developer forum and growth delivery group to understand barriers to provision of allotments. Review relevant applications to establish reasons non-compliance with policy did not result in refusal. Development of further supplementary guidance. Seek additional gap funding.
IN6: Designated local green space	7	loss of designated local green space % of planning applications granted contrary to policy. Details of planning permissions granted on Local Green Space	No loss 0% Information only	Substantial loss of local green space 30% of applications granted contrary to policy	Review relevant applications to establish reasons non-compliance with policy did not result in refusal. Development of further supplementary guidance. Seek additional gap funding. Partial review of the Local Plan
IN7: Local shops, community and cultural facilities	7, 10 and 11	% of planning applications granted contrary to policy.	0%	30% of applications granted contrary to policy	Review relevant applications to establish reasons non-compliance with policy did not result in refusal. Development of further supplementary guidance.
IN8: Protecting and improving the sustainable transport network	9 and 10	Progress with delivery of identified transport schemes No. of new planning permissions for residential, employment and retail within 400m of a bus stop. % of new dwellings and retail and employment floorspace within 400m of a train station. % of planning applications granted contrary to policy.	Progress as per agreed timetable Information only Information only 0%	Substantial delays to agreed timetable Substantial % of applications granted contrary to policy	Work with partners, developers and land owners through the developer forum and growth delivery group to understand barriers to delivering highway improvements Review relevant applications to establish reasons non-compliance with policy did not result in refusal. Development of further supplementary guidance. Seek additional gap funding. Partial review of the Local Plan
IN9: Impact of development on the transport network	9 and 10	Number and type of incidents in Mansfield % of planning applications granted contrary to policy.	Reduce 0%	Substantial increase in incidents 30% of applications granted contrary to policy	Review relevant applications to establish reasons non-compliance with policy did not result in refusal. Development of further supplementary guidance.



Policy	Objective	Indicator	Target	Trigger	Possible Remedial Actions
IN10: Car and cycle parking	9 and 10	Progress with adoption of Parking Standards SPD	Progress in accordance with agreed timetable	Substantial delay with progress of Parking Standards SPD	Seek additional gap funding.
		Number of electric charging points within district accessible to the public.	Increase		Review relevant applications to establish reasons non-compliance with policy did not result in refusal.
		% of planning applications granted contrary to policy.	0%		Development of further supplementary guidance. Seek additional gap funding.
IN11: Telecommunications and broadband	10	Average broadband speed in Mansfield district.	Information only	30% of applications granted contrary to policy	Work with partners, developers and land owners through the developer forum and growth delivery group to understand barriers to providing telecommunications and broadband infrastructure in Mansfield.
		% of planning applications granted contrary to policy.	0%		Review relevant applications to establish reasons non-compliance with policy did not result in refusal.
					Development of further supplementary guidance. Seek additional gap funding.
NE1: Protection and enhancement of landscape character	11 and 14	% of planning applications granted contrary to policy.	0%	30% of applications granted contrary to policy	Review relevant applications to establish reasons non-compliance with policy did not result in refusal.
					Development of further supplementary guidance.
					Seek additional gap funding. Partial review of the Local Plan
NE2: Biodiversity and geodiversity	7, 8 and 12	Biodiversity	Net gain in biodiversity reflecting DEFRA biodiversity metric	Insufficient net gain in biodiversity.	Work with partners, developers and land owners through the developer forum and growth delivery group to understand barriers to protection/enhancement of biodiversity and geodiversity.
		Net change in ha of LWS, LGS and LNR	No net loss	Substantial net loss	Review relevant applications to establish reasons non-compliance with policy did not result in refusal.
		% of LWS / LGS in positive management[8]	Information only		Development of further supplementary guidance.
		Details of habitat areas created by new development	Information only		Seek additional gap funding.
		Change in ha of SSSIs	No loss		Partial review of the Local Plan
		No. of planning permissions granted within SSSI impact zones[9].	Information only		Work with partners, developers and land owners through the developer forum and growth delivery group to understand barriers to protection/enhancement of biodiversity and geodiversity.
		% of major applications with management plans (where relevant) for habitats, species and designated sites.	100%		Review relevant applications to establish reasons non-compliance with policy did not result in refusal.
		Change in Ancient Woodland	No loss		Development of further supplementary guidance.
		Number of applications granted within 400m of ppSPA	Information only	Substantial loss	Seek additional gap funding.
					Partial review of the Local Plan

Policy	Objective	Indicator<	Target	Trigger	Possible Remedial Actions
NE3: Pollution and land instability	12	% of planning applications granted contrary to policy. Ha of land that is contaminated as defined by Part 2a of the Environmental Protection Act (1990) Air quality modelling No. of AQMAs designated within the district % of planning applications granted contrary to policy.	0% Information only PM _{2.5} no more than 10µgm ³ Zero 0%	Substantial % of applications granted contrary to policy Substantial worsening of air quality Designation of AQMA Substantial % of applications granted contrary to policy	Undertake monitoring of air quality. Follow actions required by designation of an AQMA. Review relevant applications to establish reasons non-compliance with policy did not result in refusal. Development of further supplementary guidance.
NE4: Mineral Safeguarding Areas	12	% of planning applications granted contrary to policy.	0%	30% of applications granted contrary to policy	Review relevant applications to establish reasons non-compliance with policy did not result in refusal.
HE1: Historic environment	4	% of districts heritage assets classified as 'at risk'. Date of most recent Conservation Area Appraisal No. of applications approved against Historic England advice % of planning applications granted contrary to policy.	Reduce Information only Information only 0%	Substantial increase in heritage assets classed as 'at risk' 30% of applications granted contrary to policy	Work with partners, developers and land owners through the developer forum and growth delivery group to understand reasons for increased risk Review relevant applications to establish reasons non-compliance with policy did not result in refusal. Development of further supplementary guidance. Seek additional gap funding. Partial review of the Local Plan
HE2: Pleasley Vale Regeneration Area	1, 2 and 4	% of planning applications granted contrary to policy.	0%	30% of applications granted contrary to policy	Review relevant applications to establish reasons non-compliance with policy did not result in refusal. Development of further supplementary guidance. Seek additional gap funding.
CC1: Renewable and low carbon energy generation	8	Details of applications renewable and low carbon energy[10] % of planning applications granted contrary to policy.	Information only 0%	30% of applications granted contrary to policy	Review relevant applications to establish reasons non-compliance with policy did not result in refusal. Development of further supplementary guidance. Seek additional gap funding.
CC2: Flood Risk	8 and 13	Number of applications granted against Environment Agency advice	0	Substantial number approved against Environment Agency advice	Review relevant applications to establish reasons non-compliance with policy did not result in refusal.



Policy	Objective/Indicator<	Target	Trigger	Possible Remedial Actions
	Number of applications approved in Flood Zone 2, 3a or 3b % of planning applications granted contrary to policy.	Information only 0%	N/a 30% of applications granted contrary to policy	Development of further supplementary guidance. Seek additional gap funding. Partial review of the Local Plan
CC3: Sustainable drainage systems	8 and 13 Number of planning permissions which incorporate SUDs. Number of applications within surface water high risk areas.	Information only Information only		Review relevant applications to establish reasons non-compliance with policy did not result in refusal. Development of further supplementary guidance. Seek additional gap funding. Partial review of the Local Plan
CC4: Protection, restoration and enhancement of river and waterbody corridors	8 and 13 Details of de-culverting schemes taken forward No. of applications approved in Green SUDs Priority Areas No. of applications approved in low flow areas Details of schemes to re-naturalise the River Maun Quality of water bodies assessed through the Water Framework Directive % of planning applications granted contrary to policy.	Information only Information only Information only No deterioration		Review relevant applications to establish reasons non-compliance with policy did not result in refusal. Development of further supplementary guidance. Seek additional gap funding.
IM1: Monitoring and review of the Local Plan All	Review of Local Plan Net additional dwellings Supply of deliverable specific housing sites. Availability of new evidence. Progress with key sites.	Complete no more than 5 years from date of adoption Meeting local housing need when assessed on a three year rolling average. 5 years supply including any shortfall and an appropriate buffer depending on past delivery. New evidence becomes available. Progress with sites as identified	Delay of review beyond five years from date of adoption 50% Below 4 years for 3 years in a row New evidence becomes available which significantly impacts on the Local Plan Substantial delays on key sites	Work with partners, developers and land owners through the developer forum and growth delivery group to understand issues affecting delivery. Review new evidence to establish if it significantly impacts on the evidence underpinning the local plans and the choices made in its preparation. Partial or full review of the Local Plan.

[1] The Housing Monitoring Report will continue to set out a range of indicators including: no. of homes with extant planning permission (full and outline) and the no. of homes under construction.

[2] This will include identifying the nature of the application, the route of decision (i.e. LPA decision or appeal) and reasons granted planning permission.

[3] Key stages to be confirmed following review of sites.

[4] Due to cost this will be obtained every three years.

- [5] Town centre health checks will be carried out annually and published as part of the Retail Monitoring Report.
- [6] Key stages to be confirmed following scoping work
- [7] Includes replacements for the loss of those identified in the Local Plan. Fully new open space is monitored under IN4.
- [8] Include caveats as only monitors council owned sites
- [9] Assessed using http://magic.gov.uk/Metadata_for_magic/SSSI%20IRZ%20User%20Guidance%20MAGIC.pdf
- [10] Details to include type of renewable or low carbon energy and installed capacity

