

MANSFIELD DISTRICT LOCAL PLAN REVIEW

2023 - 2043



REGULATION 19 PUBLICATION DRAFT
SEPTEMBER 2026



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

About this document

2.1 This document is the Regulation 19 Publication 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.

2.2 The Local Plan Review has been informed by the following consultation:

- Local Plan Review Issues and Opportunities report (Regulation 18) - August 2023
- Local Plan Review Consultation (Regulation 18) - May 2025

2.3 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⁾.

2.4 The stages of plan-making are:

- Regulation 18 - This included the two consultations carried out in August 2023 and May 2025 and covered 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.
- 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 December 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.

Policies Map

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

1 https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF_December_2024.pdf
2 <https://www.legislation.gov.uk/uksi/2012/767/contents>

**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) is the district wide development plan that updates the 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:

- sets out an ambitious but realistic vision for the district in 2043 together with objectives which policies that ensure that key planning issues are tackled;
- sets 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;
- is 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;
- contains 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;
- provides 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

- consists 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.

1.4 All of the policies within the Local Plan Review, apart from IN5 Designated local green spaces, are strategic policies. These are overarching policies that guide the development and use of land within a local area. These policies are designed to address significant issues such as economic, environmental, and social development, ensuring the council can effectively manage growth and infrastructure needs.

1.5 The Local Plan Review covers the period from 2023 up to 2043 and forms part of the overall 'development plan' for the district together with:

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

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

1.7 The Local Plan Review covers 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?

1.8 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?

1.9 The Local Plan Review has been prepared to take account of:



- national planning policy as set out in the NPPF⁽³⁾ and related guidance;
- a range of evidence base studies; and
- the views of our strategic partners (which has been 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.

1.10 In addition to its evidence base, the Local Plan Review has also been supported by a number of technical assessments as follows:

Sustainability Appraisal

1.11 A Sustainability Appraisal (SA) is an integral part of the plan making process and the council undertook an SA for each iteration of the Local Plan Review. The SA was commissioned to build upon work that was done on the previous local plan and was framed around a number of objectives covering the different elements of sustainability. It was used to guide the Local Plan Review and ensure that it successfully balances; particularly the economic, social and environmental considerations of the plan's content and policy direction, and 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 Local Plan Review 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).

Health Impact Assessment

1.13 A Health Impact Assessment of the Local Plan Review 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.

Equalities Impact Assessment

1.14 An Equalities Impact Assessment of the Local Plan Review 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.

Duty to Cooperate / Effective co-operation

1.15 Local planning authorities were previously required, under the The Localism Act 2011, to cooperate with neighbouring local authorities and other bodies with a regulatory of strategic interest in the Local Plan issues. This was referred to as the Duty to Cooperate and included 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.

1.16 However, the government decided not to 'save' the Duty in the Town and Country Planning (Local Planning) (England) Regulations 2026⁽⁴⁾ and made this intention clear in the 'Reforming Local Plan-Making' Written Ministerial Statement (WMS) published on 27 November 2025⁽⁵⁾.

1.17 The Regulations 'save' the current plan-making system for a period to allow emerging plans such as the Mansfield District Local Plan Review to progress to examination by 31 December 2026. However they do not save the Duty, thereby removing this requirement for plans in the current system.

1.18 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.

3 2024 version (<https://www.gov.uk/government/publications/national-planning-policy-framework--2>) although please note a number of corrections were made in February 2025

4 <https://www.legislation.gov.uk/uksi/2026/186/contents/made>

5 <https://questions-statements.parliament.uk/written-statements/detail/2025-11-27/hcws1104>

1.19 The council has actively engaged with its strategic partners on a range of strategic matters throughout the preparation of the Local Plan Review. Details of how the council has maintained effective co-operation is set out in a separate statement.

Neighbourhood planning

1.20 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.

1.21 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.

1.22 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

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

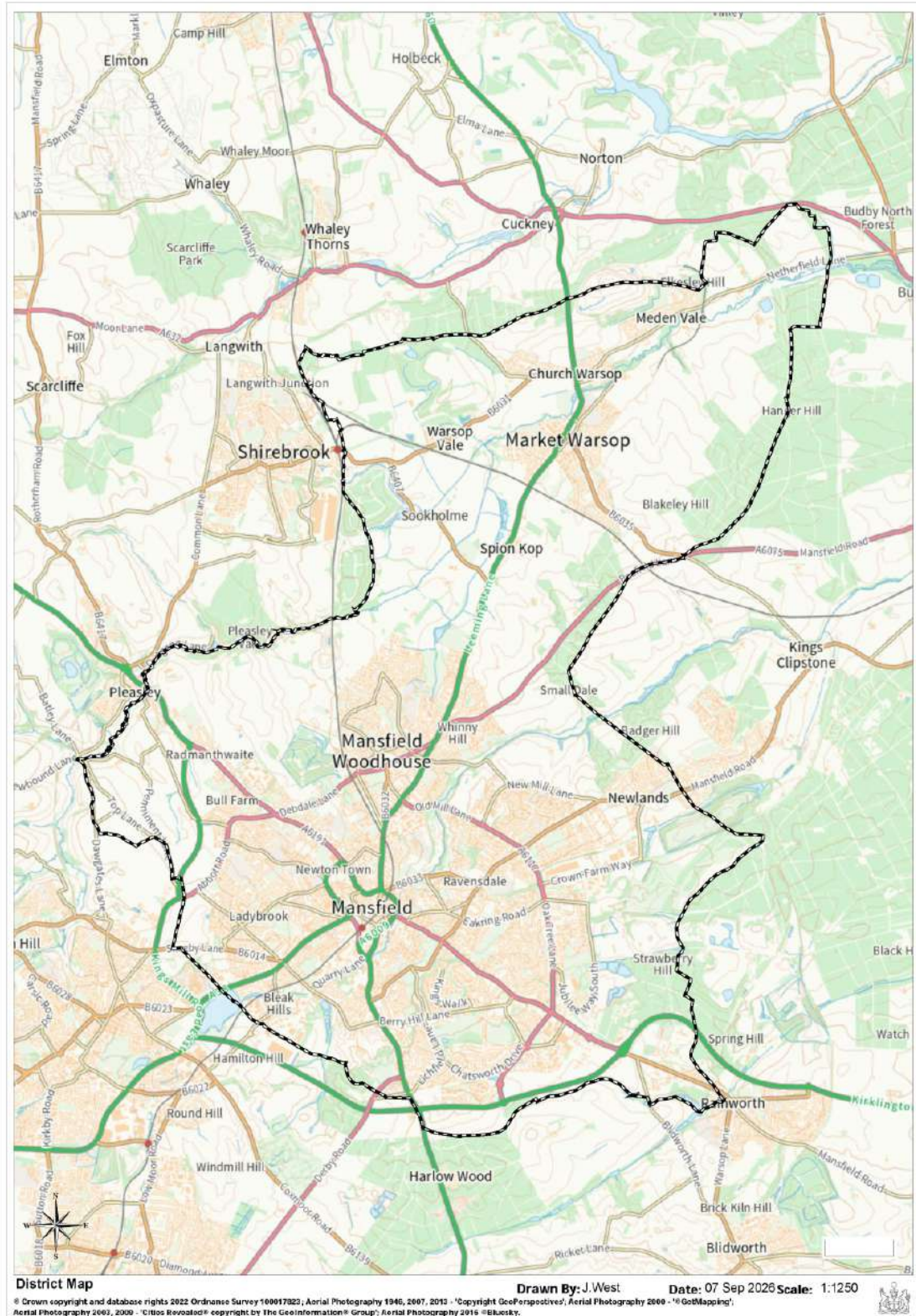
1.24 Neighbourhood plans should be in general conformity with national and strategic policies in this Local Plan Review. These are all the policies within the Local Plan Review apart from IN5 Designated local green spaces.

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 Policies Map which shows the location of allocations and designations of land, including areas of protection. This map can also be viewed online.



Picture 1.1



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) ⁽⁶⁾ 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



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 / Effective Cooperation

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 as appropriate dealing with relevant matters. Full details of these and the cooperation process will be set out in a separate statement.

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.

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 Review 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.

Table 3.1 Policy S1 - Supporting information

Policy S1: Presumption in favour of sustainable development	
Does it meet national planning policy?	Yes - principally NPPF (2024) paragraph 11 but also in accordance with the whole of the NPPF
What evidence has informed this policy?	The NPPF (2024)
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 41.06 ha of employment land between 2023 to 2043.
 - c. **Retail:** Whilst there is no specific need for more floorspace, Mansfield town centre will be the primary focus for new facilities that broaden the range and quality of it's offer, including new retail development, restaurants, leisure uses, and other uses that attract significant visitor numbers.



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.

3.6 The evidence base identifies the need for new housing, employment, retail and leisure developments over the period up to 2043. Policy S2 sets out the scale of new development required to achieve the Local Plan Review vision. The plan has been positively prepared, is flexible and does not 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.

Employment needs

3.10 The future employment land requirements of the district are based on the findings of a local update to the Nottingham Core HMA and Nottingham Outer HMA Employment Land Needs Study 2021. The study (Mansfield Employment Needs Study Update, 2025) sets the final requirements for office / research and development, light industrial, general industrial and warehousing uses and provides the basis for the employment provision made in this plan.

3.11 The evidence base sets an employment land requirement for the whole district and policy E2 allocates future employment sites.

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. Our evidence base (Mansfield Retail and Leisure Capacity Update 2026) has identified that there are no quantitative retail and leisure floorspace requirements within the district between 2023 and 2043.

3.13 However, this does not prevent future investment / development within town centres, particularly Mansfield town centre, which would have the potential to improve the range and quality of uses available for the community.

3.14 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.

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 around public transport hubs and along the route of the MARR. This would reduce the impact on the overall highway network across the district and, in the case of sites close to the MARR, take advantage of existing road capacity. These sites have good access to both Greater Nottingham and the M1.

3.18 Three strategic sites are identified within 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 and will contribute towards meeting the housing requirement. 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.

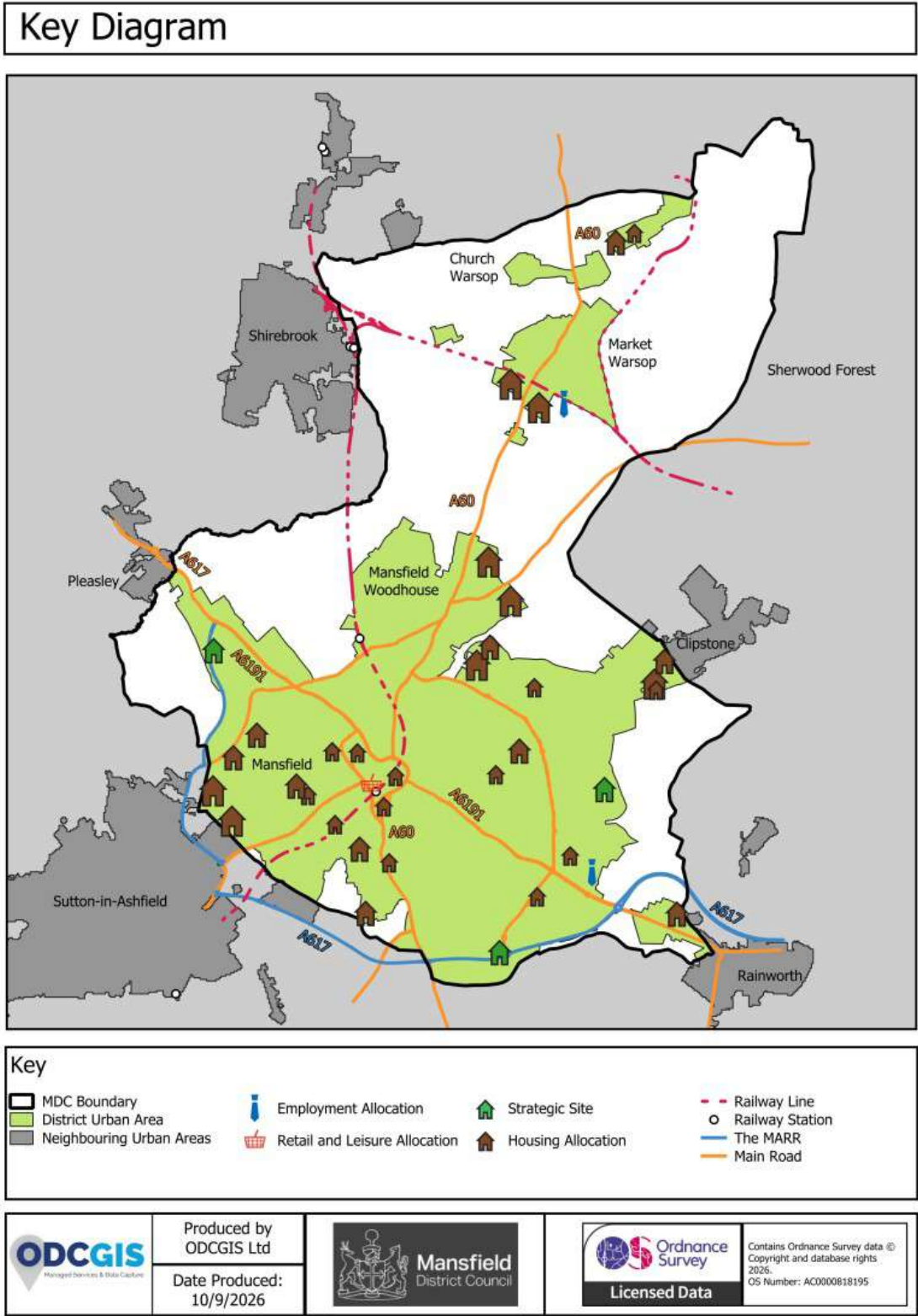
3.21 Church Warsop, Meden Vale, Warsop Vale and Spion Kop are small rural villages which surround Market Warsop. There are limited jobs and services provided in these areas; the residents of which generally look to Market Warsop for every day needs. Particular issues relate to levels of public transport, accessibility to job opportunities, the retention of local services and facilities, and the quality and affordability of housing.



Table 3.2 Policy S2 - Supporting information

Policy S2: The spatial strategy	
Does it meet national planning policy?	Yes - NPPF (2024) Paragraphs 11, 17, 32, 90, and 110.
What evidence has informed this policy?	Mansfield Employment Needs Study Update, 2025 Mansfield Retail and Leisure Capacity Update, 2026 Standard methodology for calculation of housing needs.
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





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;
 - o. employment land in accordance with the provisions of Policy E4; or
 - p. sites which are physically well-related to a railway station or a settlement within which the station is located.
2. Development falling within categories (a) to (o) above will only be supported where:
 - a. 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;

Policy S3 continued

- b. it does not lead to, either individually or cumulatively with existing or proposed development, the physical and perceived coalescence of settlements;
- c. it does not create or exacerbate ribbon development;
- d. any new development is well integrated with existing and the reuse of existing buildings has been explored where appropriate;
- e. 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
- f. 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 In relation to criteria 1b, c and f) it is recognised that some brownfield sites can be important for wildlife and be of high environmental value, particularly invertebrate diversity. Policy NE2 would apply in these circumstances and ecological assessments would be required as part of the planning application process in order to protect high value open mosaic habitat. Part 8 of policy NE2 would apply to all developments which trigger the need for an ecological assessment.

3.26 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.

3.27 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).

3.28 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 development would be of 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.



3.29 To demonstrate a scheme is 'truly outstanding' it is recommended that a design review is submitted as part of the planning application.

3.30 An assessment on 'appropriate accessibility' for new developments will be determined according to the scale of the development and the number of trips generated.

Table 3.3 Policy S3 - Supporting information

Policy S3: Development in the countryside	
Does it meet national planning policy?	Yes - NPPF (2024) 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 and blue 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

3.31 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.

3.32 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.

3.33 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). Policy CC4 will be an important consideration for schemes that may affect river corridors.

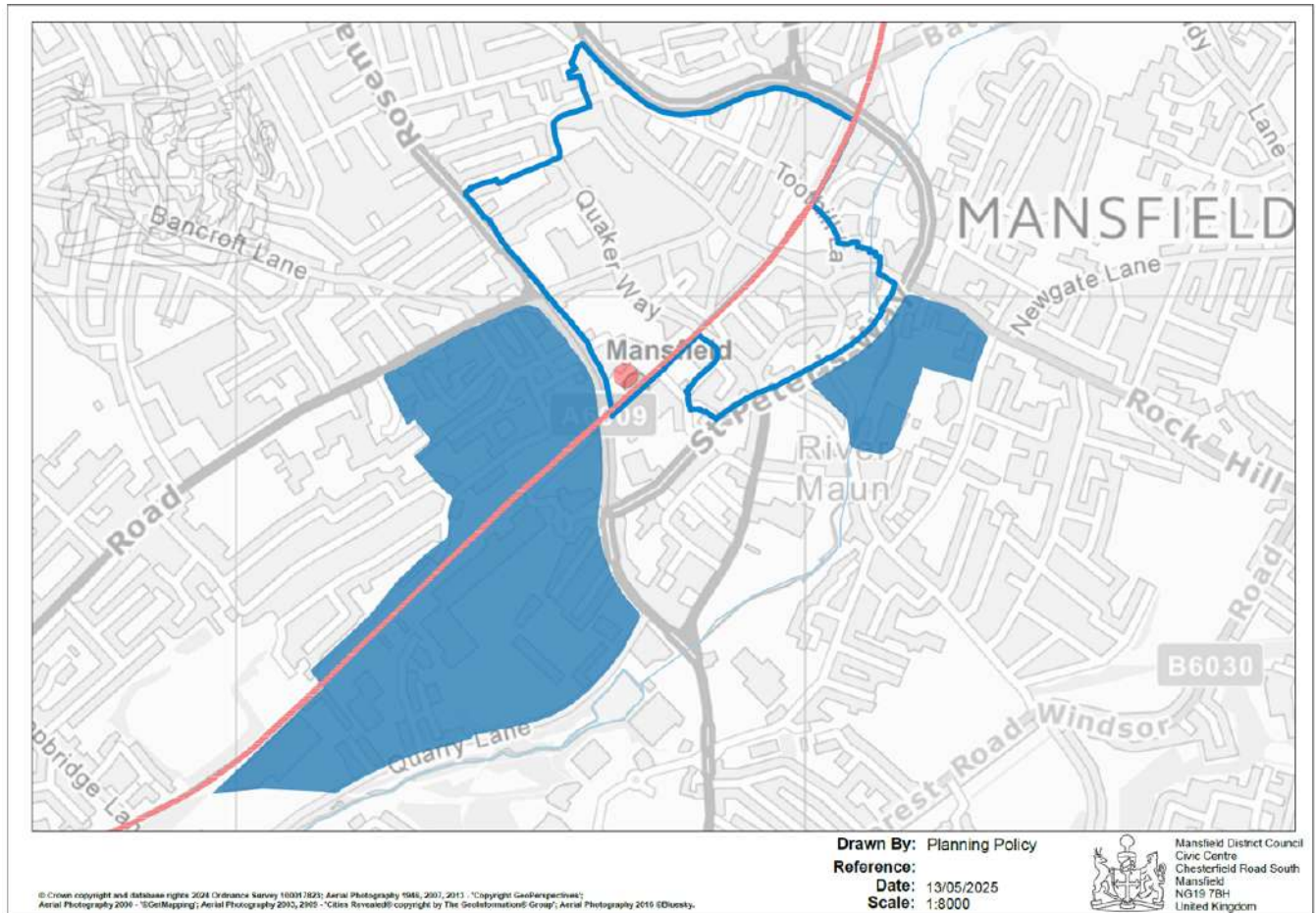
Gateway sites

3.34 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.

3.35 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.

3.36 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 3.3 Gateway sites



Key

 Gateway sites	 Town centre boundary
 Railway line	 Railway station

Table 3.4 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.



Table 3.5 Policy S4 - Supporting information

Policy S4: Urban regeneration	
Does it meet national planning policy?	Yes - NPPF (2024) Paragraphs 86, 125 and 131.
What evidence has informed this policy?	Mansfield Today, 2025; and Mansfield Town Centre Masterplan, 2023 Mansfield Town Centre Design Code, 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 give great importance to the creation of well-designed buildings and spaces. Good design is a key aspect of sustainable development as it creates better places for residents to live and work and helps make development more liveable and welcoming to communities. The purpose of the policies in this chapter is to offer applicants clarity about our expectations for well-designed buildings and places. The National Design Guide provides a broad framework to define well designed places.

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 in our efforts to set strong foundations for a more resilient, healthier future. New investment is responding to emerging opportunities and we see the future of Mansfield in knowledge rich, added value services and in a town that offers a good standard of living, providing 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 Healthy Life 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.

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;
- 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;
- 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;
- streets and spaces with inactive frontages; and
- lack of convenient, discreet and sufficient storage provision for waste and recycling containers.

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.

Figure 4.4 Disconnected street



Connectivity is often frustrated within new developments

Figure 4.5 Integration of landscape features



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

Figure 4.6 Left over spaces



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

Figure 4.7 Poor relationship (building & street)



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

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, methods and expertise. The council will seek to continuously and consistently improve 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. Applicants are strongly advised to commission an adequate level of design expertise; not doing so may lead to delays and additional costs.



4.1 Policy P1: Achieving high quality design

Policy P1

Achieving high quality design

1. All new development proposals (including new build, conversions and extensions) will be supported where the applicants demonstrate that they have:
 - a. undertaken a thorough and robust site and context analysis, identifying and responding to opportunities and constraints, including heritage and historic assets; and
 - b. responded positively to the Mansfield's Place Making Principles and / or Building for a Healthy Life.
2. For major development proposals, applicants will need to demonstrate that they have:
 - a. involved local communities and key stakeholders, including the local planning authority, at an early stage in the development of design solutions by summarising the process of engagement, it's outcomes and how they informed the proposals; and
 - b. engaged with and responded to the recommendations of a design review if / when a design review takes place.
3. 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.
4. Where possible all schemes within Mansfield town centre should be in accordance with the Mansfield Town Centre Masterplan and Mansfield Town Centre Design Code.

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

Figure 4.9 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 to help inform the design process; this will help to avoid the risk of modifying proposals at a later stage.

Figure 4.10 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 are expected to include the following sections:

- for all developments, the statement is expected to explain how the proposal responds to all relevant policies in the plan, the outcomes of any consultation that has been undertaken and how these have informed the proposal and the submitted design;
- for non-residential development, the statement is expected to explain how the design has considered and responded to the Mansfield Place Making Principles;
- for residential developments, the statement is expected to be structured against the Building for a Healthy Life questions; and
- for all development in Mansfield town centre, the statement is expected to include a description of how the design has considered and responded to the clauses in the Mansfield Town Centre Design Code and Mansfield Town Centre Masterplan.

4.12 In respect of schemes which relate to the historic environment justification for the approach taken to conduct the assessment for an application must be set out in the Design and Access Statement along with details about how the design response will preserve and enhance the heritage asset. Information on good practice for design when making changes to the built historic environment through development including the role of Historic England, design code basic principles and case studies can be found online⁽⁷⁾.

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 4.11 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 4.12 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 4.13 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 4.14 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 4.15 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 4.16 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 4.17 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.

Figure 4.18 Demarcation of public and private space



Public and private spaces must be clearly demarcated.

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.

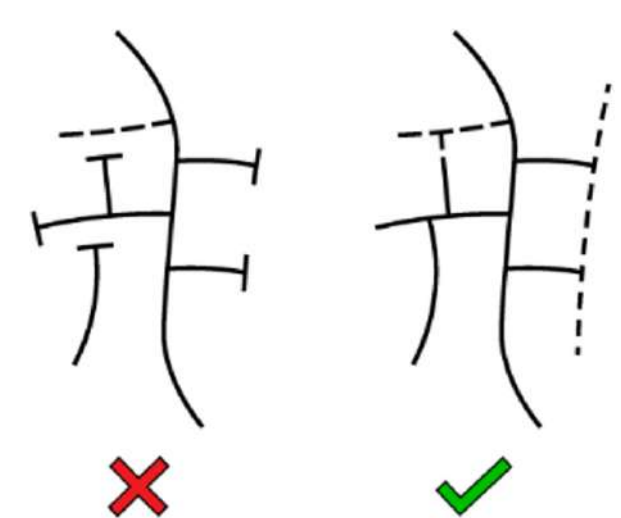
4.17 A well-designed scheme should perform well against all 12 questions. The best performing schemes will achieve 12 greens.

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 online⁽⁸⁾. Developers should also refer to the companion guide, Streets for a Healthy Life which is also online⁽⁹⁾. This document helps achieve the healthy streets envisaged by BHL.

Figure 4.19 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.

Pre application engagement

4.21 The council strongly recommends the use of the pre application engagement process for all schemes, expecting major schemes to engage at concept stage during the site and context analysis process. Engaging in pre application discussions is a good way to avoid delays and redesigns at later stages in the process.

Design Review

4.22 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.

4.23 The council has prepared a design code for Mansfield town centre⁽¹⁰⁾. The code has been produced to establish a clear set of rules and expectations of new town centre developments, offering clarity and certainty.

Table 4.1 Policy P1 - Supporting information

Policy P1: Achieving high quality design	
Does it meet national planning policy?	Yes - NPPF(2024) 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.

8 <https://www.udg.org.uk/publications/othermanuals/building-healthy-life>
9 <https://www.gov.uk/government/publications/streets-for-a-healthy-life>
10 <https://www.mansfield.gov.uk/planning-policy/town-centre>



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. responding positively to 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, architecture with design integrity*, landscape features (including street trees**), views and public art as an integral part of the design;
 - d. taking opportunities to promote physical activity;
 - e. demonstrating how opportunities for crime have been minimised by designing according to Secure by Design principles (or equivalent);
 - f. providing adequate and accessible external storage space for waste, recycling and bicycles;
 - g. avoiding obtrusive skyline views; and
 - h. 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. Major developments must also demonstrate that:
 - a. urban design parameters such as massing, building lines, scale and appearance have been used to achieve variation and they respond to existing site assets and features, incorporating heritage assets;
 - b. place hierarchy has been achieved by making spatial variation clear through the use of design choices that help indicate transitions in the sense of place and levels of vibrancy across different zones of the scheme.
3. A health impact assessment checklist, as set out in Appendix 3, will be required for applications for:
 - a. residential development of 50 dwellings or more;
 - b. non-residential developments of 1,000 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.

* Architectural design integrity refers to design that is clearly dictated by rules on modules, grids, proportions, volume definition, ratios, hierarchical façade composition, form according to function, durable materials and integration / response to context.

** Tree planting and landscaping areas should be located at the back of the public highway, for example as a landscaping strip maintained either by the future owners or a management company.

Figure 4.20 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

4.24 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.

4.25 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.

4.26 Policy P2 seeks to identify the key factors that will be taken into account when considering whether or not a development does this successfully. The NPPF 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 take aways to help tackle childhood obesity. 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 and Erewash (2016). Following a review the Spatial Planning and Health Framework 2025-2030 (SPHF)⁽¹¹⁾ was published in June 2025. This framework helps to ensure that the health and wellbeing of residents is given appropriate weight when applications are prepared and considered. 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.

4.27 Schemes will be subjected to internal design reviews by the council and depending on the size and impact of the scheme the council may request a design review by an independent consultant or panel.

4.28 Design and Access Statements are expected to demonstrate how the scheme addresses Policy P2 and how the design response to advice set out in both Secured by Design and Active Design.

11 <https://www.nottinghamshire.gov.uk/planning-and-environment/housing-and-health/spatial-planning-health-framework>



Table 4.2 Policy P2 - Supporting information

Policy P2: Safe, healthy and attractive development	
Does it meet national planning policy?	Yes - NPPF (2024) paragraphs 96, 131 - 135
What evidence has informed this policy?	Secured by Design: http://www.securedbydesign.com/industry-advice-and-guides/ Nottinghamshire Spatial Planning and Health Framework 2025-2030 (SPHF) 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

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 feel safe and are 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. connecting existing public/green/blue places through a well considered network of new places that compliment existing provision in the area, ensuring residents and users of both the new and existing zones can enjoy the whole integrated public realm network; and
 - d. designing new public/green/blue places with reference to existing local history, culture and heritage to celebrate local identity and to reinforce a sense of place.

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. It is important that these issues are considered and addressed at an early stage in the design of a scheme.

Figure 4.21 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, durable and with appropriate street lighting.



Figure 4.22 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 Schemes will be subjected to internal design reviews by the authorities and depending on the size and impact of the scheme, the authority will request a design review be an independent consultant or panel.

4.34 Design and Access statements are expected to demonstrate in clear, legible graphic format how the scheme addressed Policy P3.

Table 4.3 Policy P3 - Supporting information

Policy P3: Connected development	
Does it meet national planning policy?	Yes - NPPF (2024) 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. The Council will carry out internal design reviews and where appropriate external independent design reviews will be required.
Which local plan objectives will it meet?	5, 7, and 9

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. For sites of five hectares or more, or 150 dwellings or more:
 - a. a masterplan for the whole site should be submitted as part of any planning application in accordance with the masterplanning requirements within Appendix 6; and
 - b. sites which may be developed in phases must demonstrate how the whole scheme will work as one ensuring that:
 - i. open space contributes to the wider green infrastructure network;
 - ii. any cumulative infrastructure requirements can be delivered; and
 - iii. access arrangements are suitable for the total scale of development.
3. This policy also applies to sites in adjacent districts which straddle local authority boundaries.

Explanation

4.35 In order to future proof our district, protecting the potential of land being developed for future generations, the council needs to ensure that any proposal (for full sites or for phased development) will not prejudice the development of the remainder of a site or adjacent land, even when these might be reserved for future use. It is important to design schemes with the future in mind. By integrating strategic planting, water features, and environmental buffers, we can create flexible layouts that protect long-term development opportunities and benefit future generations.

4.36 Schemes will be subjected to internal design reviews by the authority and depending on the size and impact of the scheme, the authority will request a design review by an independent consultant or panel.

4.37 Design and Access Statements are expected to demonstrate in clear, legible graphic format how the scheme has addressed Policy P4.



Table 4.4 Policy P4 - Supporting information

Policy P4: Comprehensive development	
Does it meet national planning policy?	Yes - NPPF (2024) 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

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 optimises energy performance. In new-build developments of 1 or more homes or 100+sqm floorspace, applications are encouraged to demonstrate how their designs have followed the energy hierarchy by pursuing the following steps into the design in the following order of priority:
 - i. maximising energy efficiency (reducing energy demand) while avoiding overheating risks;
 - ii. utilising clean and efficient energy supply, especially for heating;
 - iii. Incorporating renewable and/or low carbon energy technologies or scope for their future provision;
 - b. green / blue infrastructure, biodiversity and landscaping (which, in schemes that include a significant landscape element, should make reference to how the proposed green/blue features support the Local Nature Recovery Strategy and meet policy IN2);
 - c. sustainable drainage and water management measures (which should achieve the Building Regulations Part G enhanced target of 110 litres/person/day water use unless unviable, and major schemes should also demonstrate how the proposed drainage scheme would be resilient to the future changes in rainfall);
 - d. appropriate flexibility to allow for future adaptation;
 - e. sustainable waste management facilities;
 - f. sustainable transport and travel facilities; and
 - g. construction designs and materials to minimise embodied carbon emissions.
2. Towards the achievement of points 1a.i, 1b, 1c, and 1d, major developments are strongly encouraged to demonstrate climate adaptation by taking into account the relevant future changes in climate conditions in a 2050 2° global warming scenario, in particular with regards to overheating risk, flood risk and infrastructure resilience.
3. Proposals that would deliver significant improvements to the energy/carbon performance or climate adaptation performance of an existing building will be granted material weight in favour of the development in proportion to the improvement that is quantitatively demonstrated. These benefits will be part of the overall planning balance in combination with heritage protection requirements outlined in policy HE1.



Explanation

4.38 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 to net zero by 2050 (and by circa 59% by 2030 and then circa 77% by 2035, compared to 1990 levels⁽¹²⁾). According to the latest UK, local authority and regional CO_{2e} emission⁽¹³⁾ estimates (2025) produced by the Government Department for Energy Security and Net Zero⁽¹⁴⁾, the top sources of greenhouse gas emissions in the district are from domestic gas usage (103.1kt) and vehicle use on minor roads (61.2kt). This same pattern is seen at county level, whereby across Nottinghamshire domestic gas usage is the highest-emitting sector at 748kt, whereas road transport minor roads emits 632kt and road transport on A-roads is the third highest (522kt). Overall trends in emissions in the Mansfield district have decreased between 2005 and 2023: the overall percentage change for CO_{2e} emissions between this period was -50% (from 706.0 to 352.1 kilotonnes CO₂). This is slightly more of a reduction in CO_{2e} when compared to the East Midlands region (-37%) and the UK (-46%). Emissions have decreased in all regions since 2005.

4.39 Paragraph 162 (and footnote 61) of the National Planning Policy Framework (NPPF 2024) instructs that local plans should take a proactive approach to mitigating and adapting to climate change, in line with the objectives of the Climate Change Act. Paragraph 166 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. Policy P5 part 1a), by expressing the best-practice 'energy hierarchy' approach, is therefore designed to define the information that would objectively enable the council to establish whether a proposed development's energy consumption is minimised and its renewable energy reasonably

maximised, compared to what the developer would have to do to meet Building Regulations in absence of the policy. In aid of this, applicants should note that:

- improvements at any of the 'energy hierarchy' steps will win weight in favour of the development, in proportion to the degree of improvement. An 'improvement' will only be recognised where the application demonstrates this as an improvement in comparison to the baseline of the applicable Building Regulations Part L notional building. However, the council accepts that the appropriate degree of improvement may vary between developments, and in some cases may be none for reasons of feasibility or viability;
- major developments are strongly encouraged to quantify the improvement made at each step of the energy hierarchy. Where the application claims that energy or carbon performance is a benefit of the development, this will only be valid where quantified versus the applicable Building Regulations notional building. Quantification may be expressed either as a % reduction on the Part L TER or TFEE, reduced kWh energy use, or increased kWh of renewable generation.

4.40 Part 2 of the policy encourages applicants to demonstrate that their development will support climate adaptation by being resilient to the anticipated impacts of climate change within the development's lifespan. Again, this is in line with NPPF 2024 paragraph 162 and footnote 61 which instruct the Local Plan Review to be proactive about climate change adaptation in line with the objectives of the Climate Change Act. While the relevant impacts and relevant solutions for each development may vary, some examples of how applications could effectively address this include:

- Overheating risks: Taking the more in-depth route to Part O compliance in dwellings. In non-residential, conducting a CIBSE TM52 assessment especially in uses that will accommodate vulnerable users, such as care homes and hospitals. In any overheating assessment, testing the designs against future weather files;

12 Data source: Climate Change Committee (2025), The Seventh Carbon Budget: Charts and data, tab ES1. 2030 is the middle year of the legislated 5th carbon budget (CB5) which covers 2028-2032, during which total emissions must not exceed 1725 megatonnes, meaning annual average emissions in 2030 should be 345 megatonnes, compared to 1990's emissions of 836.07 megatonnes. 2035 is the middle year of the legislated 6th carbon budget (6CB) which covers 2033-2037, during which total emissions must not exceed 965 megatonnes, meaning that annual emissions at 2035 should be 193 megatonnes. These figures are excluding headroom for international aviation/shipping.

13 CO_{2e} is carbon dioxide equivalent. The majority of this is carbon dioxide itself; the remainder is other gases expressed in terms of the climate-warming effect they would have over a 100-year period

14 <https://www.gov.uk/government/statistics/uk-local-authority-and-regional-greenhouse-gas-emissions-statistics-2005-to-2023>

- Flood risks: Demonstrating how the proposed drainage scheme would protect the building and its users from the anticipated changes in rainfall as per UK Climate Projections or successor dataset. Where development in a zone at current or future risk of flooding is unavoidable, flood resilience features should be designed-in;
- Infrastructure (including social infrastructure): Considering how the infrastructure can be resilient to failures in infrastructure that it relies upon, and vice versa.

4.41 NPPF paragraph 167 instructs the local planning authority to “give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings ... including ... heat pumps and solar panels where these do not already benefit from permitted development rights ... [while] also apply[ing] [heritage protection] policies” where relevant. Policy P5 part 3 is designed to make clear that energy retrofit improvements will be supported, subject to heritage impact (also see guidance from Historic England ⁽¹⁵⁾). The developer could demonstrate such benefits by submitting evidence of the building’s energy/carbon performance ‘before’ and ‘after’ the proposed development, for example in such indicators as:

- Energy efficiency:
 - Improvement in U-values of doors, windows, walls, roofs, or floors: The U-value is a measure regularly used in the construction industry (including Building Regulations Part L) to express how much heat will pass through a material or product. In this indicator, a reduction would be an improvement;
 - Air permeability: A measure regularly used in the construction industry (including Building Regulations Part L) to express how much air leakage will occur between indoor and outdoor air. In this indicator, a reduction would be an improvement;
 - Space heat demand in kWp per m2 of floor area. In this indicator, a reduction would be an improvement;
 - Energy demand in kWh per m2 of floor area (this could be regulated energy, or total energy). In this indicator, a reduction would be an improvement.

- Heat system type: An improvement would be demonstrated where the proposal includes a switch from fossil-fuelled heating (such as gas or oil boilers) to electric, renewable or otherwise reduced-carbon heating (such as heat pumps or connection to a heat network).
- Energy storage: Battery size in kWh. In this indicator, an increase would be an improvement. Alternatively, if the existing building does not have any energy storage capacity beforehand, then any addition of such systems to the site would represent an improvement. Energy storage can help reduce stress on the electricity grid by storing renewable energy that was generated on-site for later use. This can reduce the building’s peak demand on the grid, and can also reduce the peak export to the grid at times when on-site renewable energy generation systems are generating more than can be used on site.
- Renewable energy: Annual kWh generation from on-site renewable energy systems, or kWp capacity of on-site renewable energy generation systems. In this indicator, an increase would be an improvement. Alternatively, if the existing building does not have any renewable energy generation capacity beforehand, then any addition of such systems to the site would represent an improvement.
- Annual carbon emissions from operational energy, in kg/m2 floor area: In this indicator, a reduction would be an improvement.
- Where such an improvement is claimed, these ‘before’ and ‘after’ figures could be calculated by the developer via any of the following methods, although this is not an inexhaustive list and there may be alternative methods to demonstrate the figures:

1. Building Regulations Part L compliance calculation methodologies (SAP, HEM or SBEM).
2. PHPP (Passivhaus Planning Package).
3. CIBSE TM54 (aforementioned)
4. NABERS UK (an energy rating system that originally was developed in Australia but is now also available in the UK for office buildings, administrated by CIBSE).

4.42 Policy P5 along with the council’s Climate Change Strategy 2022⁽¹⁶⁾ sets out the council’s commitment to improve the sustainability and

15 <https://historicengland.org.uk/images-books/publications/adapting-historic-buildings-energy-carbon-efficiency-advice-note-18/>
 16 <https://www.mansfield.gov.uk/downloads/download/452/climate-change>



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

4.43 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. The council is aware that Building Regulations Part L 2021 already includes a certain amount of solar PV provision in the baseline by which its targets are set, and that the incoming Future Homes Standard (Part L 2026) requires a certain amount of renewable energy provision on-site unless this is technically unfeasible or if a building has a storey above 18m in height. Part (a) of the policy expresses a preferred order in which improvements on Building Regulations Part L could be pursued, where the developer proposes to make any such improvements.

4.44 Similarly, the council recognises that Building Regulations Part S 2021 already requires a certain level of EV charging. While the levels stipulated in Part S are the legal minimum requirement and should not be presented as a special benefit of a proposed scheme, the council will recognise the benefits brought by proposals to include a greater level of provision than this where it would make it significantly easier for development users to switch to EV. Examples include EV charging in on-street parking, and wider or faster charging at non-residential developments, both of which are not so generously provisioned in Part S. Table 4.5 highlights some examples of EV charging provision that would usefully go beyond that required by Part S.

4.45 The consideration of climate change in design and layout 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 4.23 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.

4.46 The sustainability of new development needs to be fully considered as part of 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.

4.47 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.

4.48 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 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).
	Building fabric	The level of insulation values in the walls, floors, roofs, doors and windows of a building, and the level of airtightness achieved, define the thermal performance of that building. This is termed 'space heat demand'. Improved building fabric works both to keep heat in (reducing space heat demand in winter) and to keep excess heat out when the outdoor temperatures are too high, so long as the building also has effective ventilation. While this Local Plan Review does not set any particular standards for fabric and space heat demand, the benefits of these will be recognised as a benefit of the development where they are proposed and demonstrably quantified. Where proposed, these could be quantified in terms of space heat demand (kWh/m² floorspace/year), % reduction on Building Regulations Part L TFEE metric, or simply laid out as the U-values ⁽¹⁷⁾ of each element of the building and/or air permeability of the building as a whole, in comparison to those of the Part L notional building.
	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. Where a development proposes to provide on-site renewable energy in excess of the minimum standards set by the applicable version of Part L at the time of application (whether Part L 2021 notional building or Part L 2026 FHS 'reasonable amount' of provision), this will be treated as a benefit of development. However, applicants should not present the basic Part L minimum PV amount (or the Part L 2026 notional building heat pump) as if it were a special planning-related benefit, as these are a legal requirement for regulatory compliance.
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 reflects the Building Regulations Part G 'optional requirement' that the Local Plan Review is empowered to seek, and reflects ambition set out in the National Framework for Water Resources which seeks to reduce average personal water consumption to this level by 2050. Mansfield is in a water supply categorised as being in severe water stress (this designation applies to the entire Severn Trent water supply area except Chester zone (see Environment Agency (2021), Water stressed areas – final classification 2021 report ⁽¹⁸⁾). In non-residential developments, while this Local Plan Review does not set any specific required targets for water efficiency, it will be considered a benefit of the development where the application proposes to achieve any of the following: ● RIBA Climate Challenge 2030 water consumption limits (currently only available for residential, schools and offices); ● BREEAM credits in BREEAM topic Wat01; ● in proposed data centres, comparison of the proposed development's water use efficiency in relation to an evidenced industry standard.

17 U-value is a number representing the amount of heat that will pass through a construction product or material. Improved U-values work both to keep heat in (reducing space heat demand) and to keep excess heat out when the outdoor temperatures are too high. A lower U-value means better performance

18 <https://www.gov.uk/government/publications/water-stressed-areas-2021-classification>



What?	How?	Why?
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. Trees, thanks to their height, are particularly useful for shading buildings, especially deciduous trees which provide shade in summer but lose their leaves to allow daylight into buildings in winter. All vegetation also provides evapotranspirative cooling (cooling that results when water evaporates from soil and plants, absorbing heat). 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 sequestration, 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, (for example resistance to droughts which are projected to be more frequent and more severe in coming decades, and/or resistance to the types of pests or diseases that are expected to become more prevalent as the UK gets warmer and wetter winters), but native species should be prioritised.
	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.
	Overheating risk mitigation assessment	While the council does not set any concrete requirement for enhanced overheating risk mitigation beyond what Part O already requires, the following steps would be seen as a benefit of a development where they are proposed: ● following the more in-depth assessment route to Part O compliance, in cases where Part O would have permitted the simplified route; ● conducting a full CIBSE TM59 assessment of proposed residential buildings, especially where the building is anticipated to have vulnerable residents; ● conducting a CIBSE TM52 assessment of proposed non-residential buildings, especially when they will be used by groups likely to have higher vulnerability to overheating (e.g. care facilities; medical/hospitals, infant daycare, facilities likely to be frequented by those with physical disabilities); ● utilising future climate scenarios (where at least 2°C global warming occurs by 2050) within the lifespan of the development. Future weather files can be obtained from CIBSE for use in their overheating risk assessments.
Flooding and drainage	Flood resilience	Measures that reduce dampness and support recovery following flood events can help maintain indoor environmental quality include: ● designing buildings to minimise moisture ingress during flood events; ● selecting materials that facilitate drying and recovery following flooding; ● reducing reliance on combustion-powered equipment during flood recovery where alternatives are available; ● considering indoor air quality implications during flood response and remediation activities; and ● avoiding high-VOC⁽¹⁹⁾ materials and products during building repair and reinstatement works.
	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.
	Adaptation to increased future rainfall intensity due to climate change	The projected level of global warming through to 2050 and 2100 is anticipated to bring more frequent intense rainfall to the UK. In line with the UK Climate Change Risk Assessment, applications are encouraged to have regard to the change in flood risk that will occur in the climate change scenario of at least 2°C global warming by 2050, when preparing their flood risk mitigation and drainage strategies. Future climate projections at the local level, including changes in peak rainfall, are available from the Met Office UKCP18 User Interface⁽²⁰⁾ Where development in a zone of existing or future flood risk is unavoidable, features that can assist in flood resilience (in addition to the SuDS features described above) could include: ● use of water-resistant materials up to the design flood level; ● elevation of electrical equipment above flood level; ● one-way valves on wastewater pipes; ● flood doors and flood barriers.

19 volatile organic compounds
 20 <https://ukclimateprojections-ui.metoffice.gov.uk/ui/home>

What?	How?	Why?
Waste re-use and recycling	Waste storage facilities	This can include the use of composting bins and convenient storage for recycling bins. Well-designed waste storage provision would include not just physical space for the anticipated waste volumes, but also layouts that enable easy transfer from the storage point to the collection point..
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 CO₂, NO_x and particulate matter emissions [note: NO₂ - nitrogen dioxide and particulate matter being the main pollutants of concern for motor vehicles which impact on human health]. Building Regulations Part S already requires a certain level of EV charging provision at developments that have associated parking. With some exceptions, the broad requirement in Part S is understood to be at least 1 EV charging space per proposed dwelling that has associated parking, and 1 EV charging space at parking associated with non-residential development if there are more than 10 parking spaces associated with the proposed non-residential development, and that all chargers must have a speed of at least 7kW. Part S compliance will not be seen as a 'benefit' of development but is a basic legal requirement. However, while Part S provisions in residential-associated parking are suitable to enable residents to switch to EV, its provision requirements for non-residential are worded in a way that does not appear to scale up in proportion to the number of proposed spaces. Additionally, it only applies to 'associated' parking, which it defines in a way that may not assist residents of homes that are proposed to use on-street parking or parking that is otherwise separated from the property by a public highway. Finally, the charging speed of 7kW would represent a duration of circa 10 hours to charge a typical car, which may not be useful at non-residential premises where the duration of parking tends to be far lower. Therefore, the following optional enhanced EV charging provision is not required but will be considered as a benefit of developments where such enhancements are proposed: ● EV charger provision to proposed spaces that do not meet the Building Regulations Part S definition of 'associated' parking (e.g. where it is proposed that residents or building users would park on-street or in parking separated from the building by a public highway). ● EV charger provision in proposed non-residential parking that is provided as e.g. at least 10% of spaces, rather than simply a single EV charger regardless of how many non-residential spaces are proposed. ● In non-residential car parking where parking duration is likely to be shorter, the inclusion of some chargers faster than the 7kW standard set by Part S (although the provision should also include some chargers of 7kW as some EVs are not able to use faster chargers).
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. See also the point above about water-resistant building materials up to the anticipated flood level in a future climate scenario whereby 2°C of global warming occurs by 2050.
	Reducing embodied carbon	Up-front embodied carbon is greenhouse gas emissions associated with the extraction, manufacturing, transport and construction of materials/products up to the completion of the building. Whole-life embodied carbon is all of the above, plus maintenance/replacement and eventual end of life of building products. Embodied carbon can be 50% or more of a development's total carbon emissions across its lifetime. Many common construction materials/products have very high embodied carbon, such as standard cement, standard concrete, and metals (steel, aluminium, copper and zinc) when not from recycled sources. Simple swaps can help reduce the embodied carbon of buildings, such as: ● using mortar/concrete with a high proportion of cement replacement; ● using recycled aggregates in concrete, instead of virgin aggregates; ● using timber or other plant-origin materials, as these plants absorb carbon and lock it up for as long as the product is in use. Examples of easy swaps in many cases include timber frame instead of steel or concrete, or wood fibre/hemp insulation instead of phenolic foam; ● avoiding unnecessary use of aluminium, zinc or other metals, or sourcing metal products from recycled origin or electric furnaces; ● sourcing products with EPDs (Environmental Product Declarations) which display many environmental attributes of the product, including greenhouse gas emissions, which you can compare to generic typical construction materials; and ● the Building Materials Pyramid can help identify which materials typically have highest or lowest embodied carbon: https://materialepyramiden.dk/ Simple narrative on material choices such as the above would fulfil Policy P5 part 1.h. However, if the developer wishes to demonstrate excellence in this topic, they could quantify their embodied carbon. The only appropriate industry methodology for quantifying embodied carbon is the RICS Whole Life Carbon Assessment for the Built Environment¹³ or successor document.



What?	How?	Why?
Resilience	Indoor air quality and ventilation	Measures that support good indoor air quality can help reduce and improve the resilience to future climatic conditions: • locating ventilation inlets away from outdoor pollution sources where practicable; • incorporating mechanical ventilation and filtration systems where natural ventilation alone may not provide acceptable indoor air quality; • promoting the use of low-VOC construction materials and finishes; • considering ventilation requirements alongside energy efficiency and building airtightness objectives; and • design buildings to minimise the accumulation of indoor pollutants and excess moisture.

Figure 4.24 Maximising solar gain through internal layout

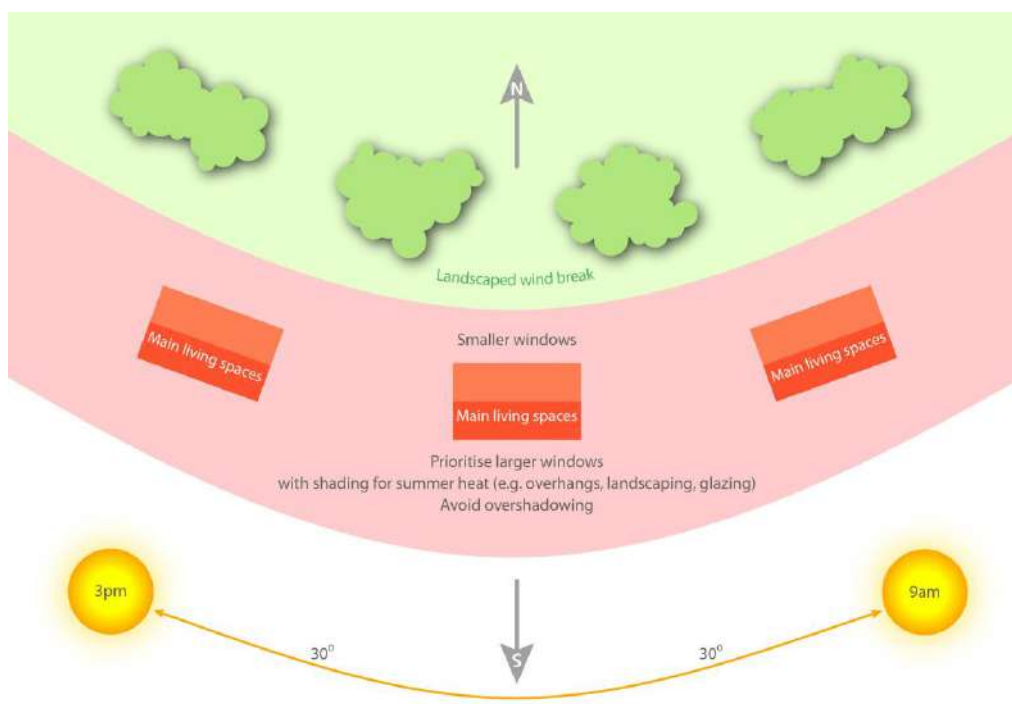


Table 4.6 Policy P5 - Supporting information

Policy P5: Climate change and new development	
Does it meet national planning policy?	Yes - NPPF (2024) Paragraphs 131, 161, 164 - 166 and 168.
What evidence has informed this policy?	Mansfield Climate Change Study, 2026; and Mansfield Green Infrastructure Study, 2018 UK Climate Projections: Headline Findings August 2022 ⁽²¹⁾
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

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



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

4.49 Applications for residential extensions and alterations are some of the most common applications that local planning authorities deal with. These 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. Not all extensions require planning permission, as certain alterations are covered by permitted development rights.

4.50 Applicants are advised to check with the council for information and submission requirements regarding extensions prior to undertaking works.

4.51 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 (2024) 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

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

4.52 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.

4.53 The relationship between the impact of the proposal 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.

4.54 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.

4.55 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.

4.56 Planning applications should demonstrate that they meet the requirements of Policy P7 through relevant and appropriate assessments carried out by qualified assessors. 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 (2024) 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 ⁽²²⁾
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

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;
 - e. avoid the provision of external shutters and the use of external roller shutter boxes unless this can be fully justified in appropriate circumstances; and
 - f. avoid creating recessed areas within the façade, as per the Secured by Design guidance.
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

4.57 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.

4.58 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.

4.59 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.

4.60 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”.

4.61 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.

4.62 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.

4.63 In relation to Mansfield town centre, further information is provided within the Mansfield Town Centre Design Code ⁽²³⁾. Further guidance on shop fronts can be found on the council's website ⁽²⁴⁾.

4.64 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 ⁽²⁵⁾.

4.65 Design and Access Statements are expected to demonstrate in clear, legible graphic format how the scheme addresses Policy P8.

Table 4.9 Policy P8 - Supporting information

Policy P8: Shop front design and signage	
Does it meet national planning policy?	Yes - NPPF (2024) 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 ⁽²⁶⁾
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

²³ <https://www.mansfield.gov.uk/downloads/file/6462/05867-final-issue-03-design-code-low-res-adopted->

²⁴ <https://www.mansfield.gov.uk/planning-building-guidance/planning-guidance-1>

²⁵ <https://www.mansfield.gov.uk/local-business/business-grant-schemes-1>

²⁶ <https://historicengland.org.uk/images-books/publications/easy-access-to-historic-buildings/heag010-easy-access-to-historic-buildings/>

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.



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:

Mansfield urban area:

Site H1Ma

Land off Skegby Lane

This site is allocated for approximately 215 new homes. The site adjoins land within the administrative boundary of Ashfield District Council and should be comprehensively planned, subject to:

- enhanced cycle provision along or parallel to Skegby Lane and provision of walking and cycling connectivity through the development and improvements to existing pathways leading to nearby open space, hospitals, shops and the Timberland Trail;
- enhancement of north to south ecological corridors through the retention of existing hedgerows;
- retention of areas of high/medium distinctiveness grassland where possible; and
- lighting that does not impact upon protected species or newly created habitats.

Access to the site should be off Skegby Lane with access to the adjoining development to the east limited to pedestrian, cycle and bus.

5.4 Masterplans submitted in support of this development (in accordance with Policy P4) should have regard to the indicative masterplan which is set out in Appendix 6.

Site H1Mb

Abbott Road

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

- an on-site provision of open space with play/formal provision enhancements and to maintain access for local residents;
- retention and enhancement of the on-site football pitches and associated facilities; and
- retention of existing trees and hedges.

5.5 Masterplans submitted in support of this development (in accordance with Policy P4) should have regard to the indicative masterplan that is set out in Appendix 6.

5.6 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 (Former Rosebrook Primary School) will also contribute towards this provision.

Site H1Mc

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.

5.7 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 H1Md

Ladybrook Lane / Tuckers Lane

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

- retention of the existing hedgerows and field trees within the design where possible;
- inclusion of new landscaping for wildlife within the design; and
- lighting that does not impact upon protected species or newly created habitats.

Site H1Me

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;
- improvement of access to Shining Cliff Plantation;
- protection of the buildings and other features that make up the non-designated local heritage assets at High Oakham Central School, High Oakham House, High Oakham Farm, Inglebrook High Oakham Road;
- a suitable buffer between the development and the woodland to the south and treeline to the east;
- retention of the existing hedgerows and field trees and provision of enhanced habitat connections between on-site woodland / open parkland habitats and adjacent woodland; and
- lighting that does not impact upon protected species or newly created habitats.



Site H1Mf

Land off Holly Road

This site is allocated for approximately 16 new homes subject to the creation of a green link north to south to nearby open space at Flint Avenue and Lark Hills.

Site H1Mg

Former Abbey Primary School

This site is allocated for approximately 62 new homes subject to:

- delivery of suitable access off The Patchills or Abbey Court; and
- the retention of existing hedgerows and trees.

Site H1Mh

Former Victoria Court Flats

This site is allocated for approximately 62 new homes subject to:

- maintaining and enhancing the wildlife corridor of habitat along the southern boundary and retention; and
- lighting that does not impact upon protected species or newly created habitats.

Site H1Mi

Land north of Skegby Lane

This site is allocated for approximately 350 new homes. It adjoins land within the administrative boundary of Ashfield District Council which has outline planning permission. Site H1Mi should be developed as a cohesive extension to the site, subject to:

- access via development to the west from Beck Lane;
- the main road corridor should be looped suitable for buses and interconnected throughout. Segregated enhanced pedestrian/cyclist routes should be integral to the development;
- a buffer to the woodland to the east through provision of green infrastructure and community open space and the creation of strong ecological corridors from north to south providing extensive new habitat creation; and
- lighting that does not impact upon protected species or newly created habitats.

5.8 Masterplans submitted in support of this development (in accordance with Policy P4) should have regard to the indicative masterplan that is set out in Appendix 6.

Site H1Mj

Land north of Peafield Lane

This site is allocated for approximately 330 new homes subject to:

- delivery of a roundabout on Peafield Lane to enable safe access to sites H1Mj and H1Mk;
- provision of open space including ecological corridor along the northern/north-eastern boundary, providing a buffer to the wider countryside;
- retention and enhancement of hedgerow boundaries to the site;
- avoiding development on higher ground to the north east of the site and incorporation of substantial tree, shrub and hedgerow planting; and
- lighting that does not impact upon protected species or newly created habitats.

5.9 Masterplans submitted in support of this development (in accordance with Policy P4) should have regard to the indicative masterplan that is set out in Appendix 6.

Site H1Mk

Land south of Peafield Lane

This site is allocated for approximately 254 new homes subject to:

- delivery of a roundabout on Peafield Lane to enable safe access to sites H1Mk and H1Mj;
- provision of a substantial area of open space in the southern part of the site in order to widen the existing ecological corridor and community open space;
- provision of walking and cycling access routes to the south, connecting to Peafield Park; and
- lighting that does not impact upon protected species or newly created habitats.

5.10 Masterplans submitted in support of this development (in accordance with Policy P4) should have regard to the indicative masterplan that is set out in Appendix 6.

Site H1Ml

Gregory Quarry

This site is allocated for approximately 117 new homes subject to:

- provision of a suitable buffer to the west and north of the site to mitigate against any potential adverse impacts on Quarry Lane LNR, Maun Woodland and Scrub LWS and the River Maun. This buffer should include habitat creation, and the retention and enhancement of existing green infrastructure where possible within the design;
- provision of pedestrian and cycle access to the north of the site facilitating connectivity to the Timberland Trail and Quarry Lane LNR;
- retention of the existing trees and hedgerows along the southern boundary;
- vehicular, pedestrian and cycle access off Garth Road; and
- lighting that does not impact upon protected species or newly created habitats.



Site H1Mm

Grove Street Car Park

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

- retention of trees where possible and inclusion of new landscaping within the design; and
- the design should be of an appropriate height, scale and massing to avoid dominating nearby designated and non-designated heritage assets and enhance the setting of these assets.

Site H1Mn

Former Kirkland Avenue Allotments

This site is allocated for approximately 42 new homes subject to:

- provision of landscaping of wildlife value; and
- lighting that does not impact upon newly created habitats.

Site H1Mo

Land off Forest Road

This site is allocated for approximately 35 new homes subject to a strong landscaping scheme including the retention of trees along the southern boundary.

Site H1Mp

Shirland Drive Boiler House

This site is allocated for approximately 7 new homes.

Site H1Mq

Land off Helmsley Road

This site is allocated for approximately 170 new homes subject to:

- provision of a sufficient buffer to the Rainworth Dismantled Railway local wildlife site to the south and the woodland to the south, providing an area of green infrastructure including creation of new habitat and walking and cycling access to Mansfield Way;
- lighting that does not impact upon protected species or newly created habitats; and
- access off Helmsley Road to the site must have regard to other access points to the neighbouring uses and create a junction / road design that provides safe access for all users.

5.11 Masterplans submitted in support of this development (in accordance with Policy P4) should have regard to the indicative masterplan that is set out in Appendix 6.

Site H1Mr

Land south of Clipstone Road East

This site is allocated for approximately 315 new homes delivered only on the land north of Newlands Road (circa 9ha) subject to:

- two points of access on to Crown Farm Way;
- connectivity for pedestrians and cyclists along Clipstone Road East and to adjacent PRow and cycle paths;
- provision of significant habitat buffer between built development and the adjacent local wildlife sites to the south, inclusive of community open space;
- the retention of existing hedgerows; and
- consideration of the potential for below-ground remains, with proportionate archaeological investigation where necessary.

The area south of Newlands Road (circa 15ha) is allocated for extensive green and blue infrastructure improvements including:

- extensive provision of new, and enhancements to existing, informal and formal open space and community open space, to reduce the pressure of increased visitor numbers on adjacent nearby designated sites; and
- the provision of walking and cycling routes connecting to the existing network, demonstrating improved access to Vicar Water Country Park and Sherwood Pines.

5.12 Masterplans submitted in support of this development (in accordance with Policy P4) should have regard to the indicative masterplan that is set out in Appendix 6.



Site H1Ms

Land north of Jenford Street

This site is allocated for approximately 120 new homes subject to:

- delivery of improvements in the quality of community open space provision at Ladybrook Park;
- provision of walking and cycle routes to Ladybrook Park and towards Ladybrook Lane;
- retention of existing trees where possible and provision of new landscaping of wildlife value; and
- lighting that does not impact upon protected species or newly created habitats.

Site H1Mt

Land between Old Mill Lane and New Mill Lane

This site is allocated for approximately 370 new homes subject to:

- a substantial buffer between development and the Maun Woodlands local wildlife site to the north, including the provision of new habitat, forming part of a wider area of on-site community open space;
- retention of existing woodland to the north and the retention of boundary hedgerows, woodland, trees and the pond located to the north west of the site;
- lighting that does not impact upon protected species or newly created habitats;
- a point of vehicular and pedestrian access off both New Mill Lane and Old Mill Lane with internal access throughout to both junctions;
- provision of walking and cycling access to Stinting Lane / Sandlands (Mansfield Woodhouse Byway 44) and connectivity to Sandering Way and Goldcrest Road; and
- consideration of the potential for below-ground remains, with proportionate archaeological investigation where necessary.

5.13 Masterplans submitted in support of this development (in accordance with Policy P4) should have regard to the indicative masterplan that is set out in Appendix 6.

Site H1Mu

Bridleways Guest House and Holiday Homes

This site is allocated for approximately 5 new homes subject to:

- the retention of and suitable buffer to the woodland corridors to the north and east;
- lighting that does not impact upon protected species or newly created habitats; and
- provision of suitable multi-user access to site H1Mr.

Site H1Mv

Toothill Lane Car Park (south)

This site is allocated for approximately 11 new homes subject to:

- sensitive design to mitigate the impact on nearby designated and non-designated heritage assets including consideration given to height and massing, ensuring that development does not compete with or obscure views of the Church of St Peter and St Paul; and
- the retention of the existing on-site trees.

Site H1Mw

Land at Lindley Street

This site is allocated for approximately of 8 new homes subject to a design which reflects the existing built form of an appropriate scale, massing and materials. Particular care should be taken to ensure that new development sits comfortably within local street views and reflects the existing built form.

Site H1Mx

Former Sherwood Hall School

This site is allocated for approximately 52 dwellings subject to:

- vehicular, pedestrian and cycle access from the corner of Princess Avenue and Pump Hollow Lane;
- provision of an alternative pedestrian and cycle access to the north of the site connecting to Stuart Avenue;
- provision of a suitable buffer to, and enhancement of, the woodland to the south of the site to strengthen the ecological corridor, including the delivery of community open space and areas of habitat creation/enhancement; and
- retention of the existing trees where possible within the design.

This site has a resolution to grant planning permission subject to S106.

Site H1My

Clipstone Road Football Ground

This site is allocated for approximately 130 dwellings subject to:

- equivalent or improved replacement facilities are delivered in full prior to commencement of redevelopment of the site;
- the retention of existing trees and hedgerows along the boundaries of the site;
- provision of on-site community open space; and
- consideration given to the potential for below-ground remains, with proportionate archaeological investigation where necessary.



This site has a resolution to grant planning permission subject to S106.

Site H1Mz

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;
- 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).

This site has a resolution to grant planning permission subject to S106.

Warsop Parish:

Site H1WPa

Land west of Mansfield Road

This site is allocated for approximately 300 new homes subject to:

- provision of a substantial buffer to the west of the site to mitigate against any potential adverse impacts on the River Meden and Hills Holes and Sookholme Brook Warsop SSSI. This buffer should deliver habitats compatible with the Local Nature Recovery Strategy (LNRS) objectives, incorporate nature-based SuDS to support to support habitat provision along the River Meden corridor, and include an area of community open space;
- strengthening the corridor of habitat along the railway line to ensure species can still move effectively from west to east;
- retention of the existing copse, pond, hedgerows and field trees within the design; and
- delivery of a roundabout on Mansfield Road to enable safe access to sites H1WPa and H1WPd.

5.14 Masterplans submitted in support of this development (in accordance with Policy P4) should have regard to the indicative masterplan that is set out in Appendix 6.

Site H1WPb

Land off Netherfield Lane

This site is allocated for approximately 107 new homes subject to:

- provision of on-site community open space;
- a sufficient landscaped buffer along the western boundary of the site to soften the settlement edge and ensure appropriate stand-off from the electricity pylons;
- the retention and strengthening of the existing hedgerow corridors to allow wildlife to move from north to south and retention of the existing boundary trees; and
- the retention of and enhancement of the existing PRow along the eastern boundary and provision of an additional pedestrian access point to the north west corner to connect to the existing PRow to the north of the site.

Site H1WPC

Melville Court

This site is allocated for approximately 13 new homes subject to a high-quality landscaping scheme including new tree planting.

Site H1WPd

Land south east of Mansfield Road

This site is allocated for residential-led mixed-use development comprising of 295 new homes (circa 10ha), supermarket, petrol filling station and café (circa 3ha*), subject to:

- provision of a significant buffer of green infrastructure between Warsop Sand Quarry local wildlife site and the woodland to the south and along the eastern boundary. The area of green infrastructure should include new habitat to form an extension to the LWS, community open space and tree planting along the southern boundary;
- strengthening the corridor of habitat along the northern boundary with new planting to ensure species can move effectively from west to east;
- lighting from the housing and commercial uses that does not impact upon the adjacent LWS and woodland to the south of the site; and
- delivery of a roundabout on Mansfield Road to enable safe access to sites H1WPd and H1WPa.

* Proposals for main town centre uses, as defined by the NPPF, will be determined against the criteria within Policy RT1.

5.15 Masterplans submitted in support of this development (in accordance with Policy P4) should have regard to the indicative masterplan that is set out in Appendix 6.



Explanation

5.16 Policy H1 sets out criteria for each of the housing allocations. These criteria 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 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). Additionally, Policy P4 (Comprehensive development) and Appendix 6 set out requirements for masterplans for large development sites (5 hectares and above or 150 dwellings). Appendix 6 provides illustrative masterplans for large housing allocations located on the urban edge.

5.17 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 regularly updated housing stock numbers and information about the affordability of properties to establish the number of homes needed in the local area. Applying this methodology initially resulted in a local housing need for 9,900 homes over the plan period (an average of 495 homes per year). However, to provide flexibility, we have over allocated by around 10%.

5.18 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 Review 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.

5.19 In order to ensure the delivery of sufficient houses to meet the plan requirement of 9,900 homes, Policy H1 provides for the housing target plus an additional allowance in the supply of housing land. This flexibility allowance provides 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.

5.20 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.

Table 5.1 Sources of housing land supply during the plan period (as at 31st March 2026)

Windfall Allowance	528
Completions since 01/04/23 and sites under construction	2,266
Commitments (Policy H2 sites)	916
• Mansfield (H2M sites)	820
• Warsop Parish (H2WP sites)	96
Policy H1 Local Plan Allocations 2013-2033 without planning permission (carried forward into the Local Plan Review)	580
SUEs (with and without planning permission)	3,362
Policy H1 New Housing Allocations	3,165
• Mansfield	2,450
• Warsop Parish	715

5.21 Policy H1 allocates land for housing in accordance with the settlement hierarchy and strategic aims of Policy S2. The 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.

5.22 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 has 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.

5.23 Delivery of the sites will not be phased by the Local Plan Review. An envisaged start date and duration of constructing for each scheme has been 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.

5.24 All of these considerations have been 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 is set out in Appendix 4.

5.25 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. Development will be expected to provide, or contribute towards the provision of:

- i. measures to directly mitigate the impacts of the development and make it acceptable in planning terms; and
- ii. contribute towards the delivery of infrastructure identified in the IDP.

5.26 The timing and prioritisation in the delivery of infrastructure will accord with the priority needs established through the IDP.

5.27 As part of submitting any future planning application, applicants should consult relevant infrastructure and service providers to establish the level of contributions required to support development in accordance with policy IN1.

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), 2026; Windfall Allowance Note, 2025; Mansfield Local Plan Review Site Assessment, 2026.
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



5.2 Policy H2: Committed housing sites

Policy H2

Committed housing sites

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

Commitments (5 homes and above) - Mansfield urban area

Site ref	Site name	Number of dwellings
H2Ma	Fields Farm, Abbott Road	183
H2Mb	Land at Redruth Drive	156
H2Mc	Land off Balmoral Drive	35
H2Md	Hermitage Mill	31
H2Me	North Nottinghamshire Business Centre	10
H2Mf	19-21 Market Place	12
H2Mg	Land Adjacent 125 Princes Street	12
H2Mh	Land bounded by White Hart Street, Flogan Street and Church Street	60
H2Mi	Former Portland Mill, Victoria Street	78
H2Mj	Marshall's Site, Oxclose Lane	150
H2Mk	Forest Edge, 19 Oak Tree Lane	19
H2Ml	Land North of Church Hill Avenue	12
H2Mm	Former Mansfield Hosiery Mill Car Park And Electricity Board Workshops And Social Club, Botany Avenue	29
H2Mn	Land south of Debdale Lane	33

Commitments (5 homes and above) - Warsop Parish

Site ref	Site name	Number of dwellings
H2WPa	Land off Burns Lane/Church Street (Former Strand Cinema)	19
H2WPb	The Three Lions And Land Adj 15 Netherfield Lane, Meden Vale	41
H2WPc	Land At Oakfield Lane / Sherwood Street, Market Warsop	36

Explanation

5.28 As at 31 March 2026, some 2,254 dwellings had the benefit of planning permission for housing and were considered deliverable during the plan period.

5.29 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 (2024) Paragraphs 75 and 78.
What evidence has informed this policy?	Mansfield Housing and Economic Land Availability Assessment (HELAA), 2026.
How will it be delivered?	Through the development management process.Masterplans
Which local plan objectives will it meet?	1 and 3



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

5.30 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 paragraph 130, requires 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.

5.31 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.

5.32 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.

5.33 Information on the need for different sizes and types of properties in Mansfield district is contained in the Housing Needs of Particular Groups Study Update, 2026. This sets out requirements for the mix of properties over the plan period, as shown in Table 5.4.

Table 5.4 Housing mix

	1 bed	2 bed	3 bed	4 bed
Market	5%	35%	45%	15%
Low-cost home ownership	10%	45%	35%	10%
Affordable housing (rented)	20%	35%	30%	15%

5.34 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, particularly older people and people with disabilities. Development proposals will not be supported where the mix varies substantially from the mix identified above, unless there are specific benefits associated with the mix of homes proposed.

5.35 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.

5.36 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 full applications and reserved matters).

5.37 The Housing Needs of Particular Groups Study (2026) recommends that, as a starting point and subject to site-specific considerations and viability, all new dwellings should meet Building Regulations M4(2) (accessible and adaptable dwellings). The study further recommends that around 5% of market housing and around 10% of affordable housing should meet M4(3) wheelchair user standards. The council will apply these requirements flexibly having regard to site constraints, viability and the most up-to-date evidence.

Table 5.5 Policy H3 - Supporting information

Policy H3: Housing density and mix	
Does it meet national planning policy?	Yes, NPPF (2024) paragraphs 61, 63 and 130
What evidence has informed this policy?	Housing Needs of Particular Groups Study, 2026
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



5.4 Policy H4: Affordable housing

Policy H4

Affordable housing

1. The proportions of affordable housing required on market housing sites are:
 - a. 10% on greenfield land and 5% on brownfield land within Zone 1*^{*}; and
 - b. 20% on greenfield land and 5% on brownfield land within Zone 2*^{*}

These proportions apply to sites of:
2.
 - a. 10 or more dwellings; or,
 - b. where the site area is 0.5 hectares or more**.
3. The council will seek affordable housing in the following tenure split, unless a different split is justified by up-to-date evidence of local need and viability***:
 - a. 60% Social Rent;
 - b. 20% affordable housing to rent; and
 - c. 20% other affordable routes to home ownership (for example shared ownership and/rent to buy).
4. Off-site commuted sums of an equivalent value may be made in lieu of on-site provision (in total or in part) where:
 - a. on-site provision is satisfactorily demonstrated not to be justified;
 - b. such off-site contributions can be shown to contribute to the successful development of other affordable housing and/or regeneration schemes within the district****;
 - c. fewer than ten affordable homes are required to be provided on-site; or
 - d. no Registered Provider is willing or able to take on the affordable homes required on-site*****
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.

* As shown in Appendix 5

** These requirements do not apply to specialist housing (Use Class C2) developments, which are addressed in Policy H6.

*** Such an approach will also apply on schemes that are for 100% affordable housing.

**** The approach to calculating off-site contributions is set out in Appendix 5.

***** Subject to sufficient evidence being provided by the developer. Where required, a cascade clause will be inserted into the S106 agreement.

Explanation

5.38 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⁽²⁷⁾. Eligibility is determined with regard to local incomes and local house prices.

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

5.40 The need for affordable housing has been established in the Housing Needs of Particular Groups Study Update, although it does not set an overall or annual target for the Local Plan Review.

5.41 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.

5.42 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.

5.43 The Mansfield Whole Plan Viability Assessment has tested the viability of affordable housing on both brownfield and greenfield sites. The study has considered evidence of residential land and property values across Mansfield district, and concluded that there are sufficient distinctions between sales prices to warrant differential value assumptions being made in the study based on geographical zones. Appendix 5 shows the geographical locations to which Policy H4 applies.

5.44 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.

5.45 The council has determined the mix of affordable housing (part three of policy H4) and the size and type of homes (table 5.4) to be delivered, having regard to up-to-date evidence of local housing need, as set out in the Mansfield Housing Needs of Particular Groups Study, 2026, and discussions with registered affordable housing providers as appropriate. This ensures that delivery is well matched to local needs at the time when development is being delivered. However, the Mansfield Whole Plan Viability Assessment 2026 (WPVA) has identified that the tenure split may present viability challenges in some circumstances. It should therefore be used as a guide. Where a scheme proposes an alternative tenure mix, site-specific viability justification will be required. Where the proposed mix reflects a more viable scenario identified through the WPVA for the relevant site typology, this will be taken into account in considering whether further site-specific viability evidence is necessary.

5.46 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.



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?	Mansfield Housing Needs of Particular Groups Study, 2026 Mansfield Whole Plan Viability Assessment, 2026
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

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;
 - d. there is no significant adverse impact on highway safety and appropriate provision for parking is made; and
 - e. the plot is, or can be, connected to existing walking, cycling and public transport infrastructure, where available or appropriate.

Explanation

5.47 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.

5.48 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. Having regard to the register, and to the Housing Needs of Particular Groups Study 2026, the district has a shortfall in plots available. This policy seeks to proactively address this need by allowing sites to come forward as required. In addition, a number of plots are planned to come forward as part of the sustainable urban extension (SUE) at Jubilee Way.

5.49 Self and custom build dwellings were previously exempt from the mandatory biodiversity net gain requirement. However, as of 31 July 2026, it is no longer possible to apply for this exemption. It is anticipated that the new 0.2 hectare exemption will capture many of these developments instead. 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 (2024) 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.

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:
 - a. are conveniently situated in relation to local retail, community services and public transport facilities;
 - b. are of a design, layout and accessibility suitable for occupation by people with disabilities and people with care needs; and
 - c. provide sufficient car parking, cycle parking and parking for mobility scooters, based on the demonstrable requirements of residents and staff.

Explanation

5.50 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.

5.51 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 by the Housing Needs of Particular Groups Study (2026) as approximately 500 units with support (sheltered/retirement housing), 800 units with care (extra-care), and 700 nursing and residential care bedspaces. 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 IN9 (car and cycle parking)).

5.52 The Housing Needs of Particular Groups Study (2026) recommends that, as a starting point and subject to site-specific considerations and viability, all new dwellings should meet Building Regulations M4(2) (accessible and adaptable dwellings). The study further recommends that around 5% of market housing and around 10% of affordable housing should meet M4(3) wheelchair user standards. The council will apply these requirements flexibly having regard to site constraints, viability and the most up-to-date evidence.

Table 5.8 Policy H6 - Supporting information

Policy H6: Specialist housing	
Does it meet national planning policy?	Yes - NPPF (2024) paragraphs 63, 96b) and 102a)
What evidence has informed this policy?	Housing Needs of Particular Groups Study (2026).
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



5.7 Policy H7: Houses in multiple occupation, self-contained flats and bedsit accommodation

Policy H7

Houses in multiple occupation, self-contained flats 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 not lead to an existing residential property being sandwiched by an HMO / bedsit on both sides;
 - 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; and
 - d. provide adequate car parking and secure undercover cycle parking.

Explanation

5.53 Over recent years there has been a growth in the number of houses in multiple occupation (HMO) within Mansfield. HMOs provide a range of benefits, including accommodating students and young professionals who are house sharing, new migrants, and low-skilled and low-earning workers providing affordable accommodation for people who would otherwise be seeking affordable housing from the council and also allowing the council to discharge its homelessness duties.

5.54 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.

5.55 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 (including secure undercover cycle parking); 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.

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

5.57 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.

5.58 Where Class C3 residential properties are sandwiched between two HMOs or bedsits, issues commonly associated with these types of accommodation regarding disturbance and impact on amenity can be intensified. Criterion 1b) ensures there is a balance of dwellings and reduces the potential for negative impacts upon existing dwellings.

5.59 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 proposal's contribution towards a balanced community will be based on the information available at the time of the application.

5.60 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.

5.61 Where the council 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 (2024) 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

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

Policy H8

Accommodation for Gypsies, Travellers and Travelling Showpeople

1. The accommodation needs of Gypsies and Travellers between 2023 and 2043 is identified for a minimum of:
 - a. 2025-30: 6 pitches;
 - b. 2031-43: 3 pitches; and
 - c. 3 travelling showpeople plots over the plan period.
2. Proposals for new sites, and extensions/improvements to existing permitted or lawful sites to meet this need, will be supported where they meet the following criteria:
 - a. the site is located with reasonable access to a range of services, such as shops, schools, welfare facilities or public transport;
 - b. the site is proportionate to the scale of the nearest settlement; its local services and infrastructure;
 - c. there is suitable and safe highway access, and is not detrimental to public highway safety;
 - d. provides for adequate on-site parking and turning areas as well as appropriate facilities and space for servicing and storage, and in the case of a travelling showpeople site, has sufficient space for fairground equipment maintenance;
 - e. the proposal includes the provision of 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, new sites and yards 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

5.62 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.

5.63 The Gypsy and Traveller Accommodation Needs Assessment (GTAA), 2026 identifies the district's needs between 2025 and 2043 and provides 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. The GTAA identifies a need for 9 Gypsy and Traveller pitches over the plan period, 6 of which are required during the period 2025-2030. The study also identifies a need for 3 Travelling Showpeople plots over the plan period.

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

5.65 The GTAA recommends that the local authority implements a corporate policy to provide negotiated stopping arrangements to address unauthorised encampments. This would involve caravans being sited on suitable specific pieces of ground for an agreed and limited period of time, with the provision of services such as water, waste disposal and toilets.

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 (2024) Paragraphs 4, 63, Planning policy for traveller sites - December 2024
What evidence has informed this policy?	Mansfield District Council Gypsy and Traveller Accommodation Needs Assessment, March 2026.
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

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 ⁽²⁸⁾. 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 has prepared a Local Growth Plan ⁽²⁹⁾ 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 reflects the visions set out in the strategies referred to above. It also helps 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 infrastructure improvements that are proposed to enable the intensification of employment sites where appropriate;
- 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 and modern economy sectors;
- 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.

28 https://d2n2lep.org/wp-content/uploads/2022/11/Recovery-Strategy-2020_V4_190121-compressed.pdf
29 <https://www.eastmidlands-cca.gov.uk/the-east-midlands-growth-plan/>



6.9 As set out in Policy S2, provision needs to be made for a minimum of 41.06 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 employment development.

6.10 Table 6.1 identifies 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), 2026 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 7.54 hectares (ha) of employment land and the delivery of these sites will be supported under Policy E3. These sites are identified annually in the council's employment monitoring reports.

Table 6.1 Residual employment land requirement up-to 2043

Plan period floor space assessment 2023-2043	Employment Land (ha)
Total floor space requirement 2023-2043	41.06
Total amount of land/floor space developed between 1/04/2023 and 31/03/2025	1.42
Total amount of employment land losses between 01/04/2023 and 31/03/2025	0.27
Sites with planning permission at 31 March 2025	10.9
Vacant sites identified within key and general employment areas	7.54
Left to find	21.47

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 27 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) 2026.

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. meeting the needs of the modern economy*;
 - c. the creation of substantial new employment, particularly with skilled jobs; and
 - d. 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.

* Growth within the manufacturing, healthcare, freight and logistics sectors, and supply chain businesses in the laboratory sector may offer wider benefits to the district's economy.

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 seeks to direct development to the most sustainable and appropriate location for the given uses. These locations 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 also considers the employment needs that will help facilitate a modern economy as set out in the NPPF (paragraph 86) and the council will work with partners, such as EMCCA and the Mansfield Place Board⁽³⁰⁾, to reduce barriers to private sector investment where possible. Employment site allocations within policy E2, and sites within the council's employment land supply provide a good range of opportunities for the development of the modern



economy uses identified as most likely to come forward in the district within the Mansfield Employment Needs Study Update (2025). The new employment opportunities will not only provide a range of prospects for the growing population, but also for existing residents.

6.15 The evidence base shows that whilst there is a wider need for strategic logistic (B8) sites along the M1 corridor, Mansfield has a limited role in providing for it. A 2024 review of the Nottinghamshire Core & Outer HMA Logistics Study (2022) identified a need for strategic distribution land between 140 and 156 hectares within the Greater Nottingham FEMA (Core and Outer). It is anticipated that 97 hectares will be allocated in the Greater Nottingham Strategic Plan which will make a significant contribution towards the regional logistics requirements along the M1 corridor in Nottinghamshire. It has been agreed amongst the remaining LPAs that the residual need could and should be met across the

whole study area and neighbouring locations (in Nottinghamshire, Derbyshire and Leicestershire (on the M1 corridor)). This included a recognition that there are limited opportunities within Mansfield to deliver strategic distribution, given its tight administrative boundaries, absence of strategic sized sites and critically, its location and separation from the M1 corridor. Mansfield's contribution is likely to be towards meeting non-strategic need.

6.16 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 Growth Plan⁽³¹⁾.

Table 6.2 Policy E1 - Supporting information

Policy E1: Enabling economic development	
Does it meet national planning policy?	Yes - NPPF (2024) paragraphs 85 - 89.
What evidence has informed this policy?	INVEST 2035: The UK's Modern Industrial Strategy ⁽³²⁾ EMCCA - Growth Plan 2025-2035 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

31 <https://www.eastmidlands-cca.gov.uk/the-east-midlands-growth-plan/>

32 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. 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;
 - c. an application-specific assessment is provided to identify and address impacts on nightjar and woodlark and their habitats;
 - d. 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
 - e. an adequate foul drainage solution is proposed.



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. the 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.

Explanation

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

6.18 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.

Table 6.3 Employment land provision

Plan Period Employment Land Target ha	Employment Land ha
Target	41.06*
Total amount of floor space /employment land developed between 1/4/23 and 1/4/25	1.42
Loss of employment land 2023/2025	-0.27
Sites with planning permission at 31 March 2025	10.9
Land available on key and general employment areas	7.54
Local Plan Review allocations	27.45
Total	47.04

* This will contain both employment land and office space

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 41.06ha over the plan period 2023 to 2043, Policy E2 provides a supply of land to deliver approximately 6ha. 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 two employment allocations (a and b), 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 sites allocated for employment land make an important contribution to the meeting the district's employment needs. The sites were allocated in the Mansfield Local Plan (2020) and have been subject to review to ensure they remain deliverable over the plan period.

6.22 The majority of employment land is 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.

6.23 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. Development will be expected to provide, or contribute towards the provision of:

- i. measures to directly mitigate the impacts of the development and make it acceptable in planning terms; and
- ii. contribute towards the delivery of infrastructure identified in the IDP.

6.24 The timing and prioritisation in the delivery of infrastructure will accord with the priority needs established through the IDP.

6.25 As part of submitting any future planning application, applicants should consult relevant infrastructure and service providers to establish the level of contributions required to support development in accordance with Policy IN1.

Table 6.4 Policy E2 - Supporting information

Policy E2: Sites allocated as new employment areas	
Does it meet national planning policy?	Yes - NPPF (2024) paragraphs 85 - 89.
What evidence has informed this policy?	Mansfield District Council Employment Land Needs Update, 2025 Mansfield Housing and Economic Land Availability Assessment (HELAA), 2025; and Mansfield Employment 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



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
E3w	Penniment Farm

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

6.26 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.

6.27 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.

6.28 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;

6.29 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 and shown on the Policies Map. They can be viewed at Figure 6.2.

6.30 The vacant plots within these areas, identified annually within the council's employment monitoring reports, 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.

6.31 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.

6.32 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. The council will be supportive of proposals to intensify employment use in these areas, where appropriate.

6.33 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.

6.34 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.

6.35 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.

6.36 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.

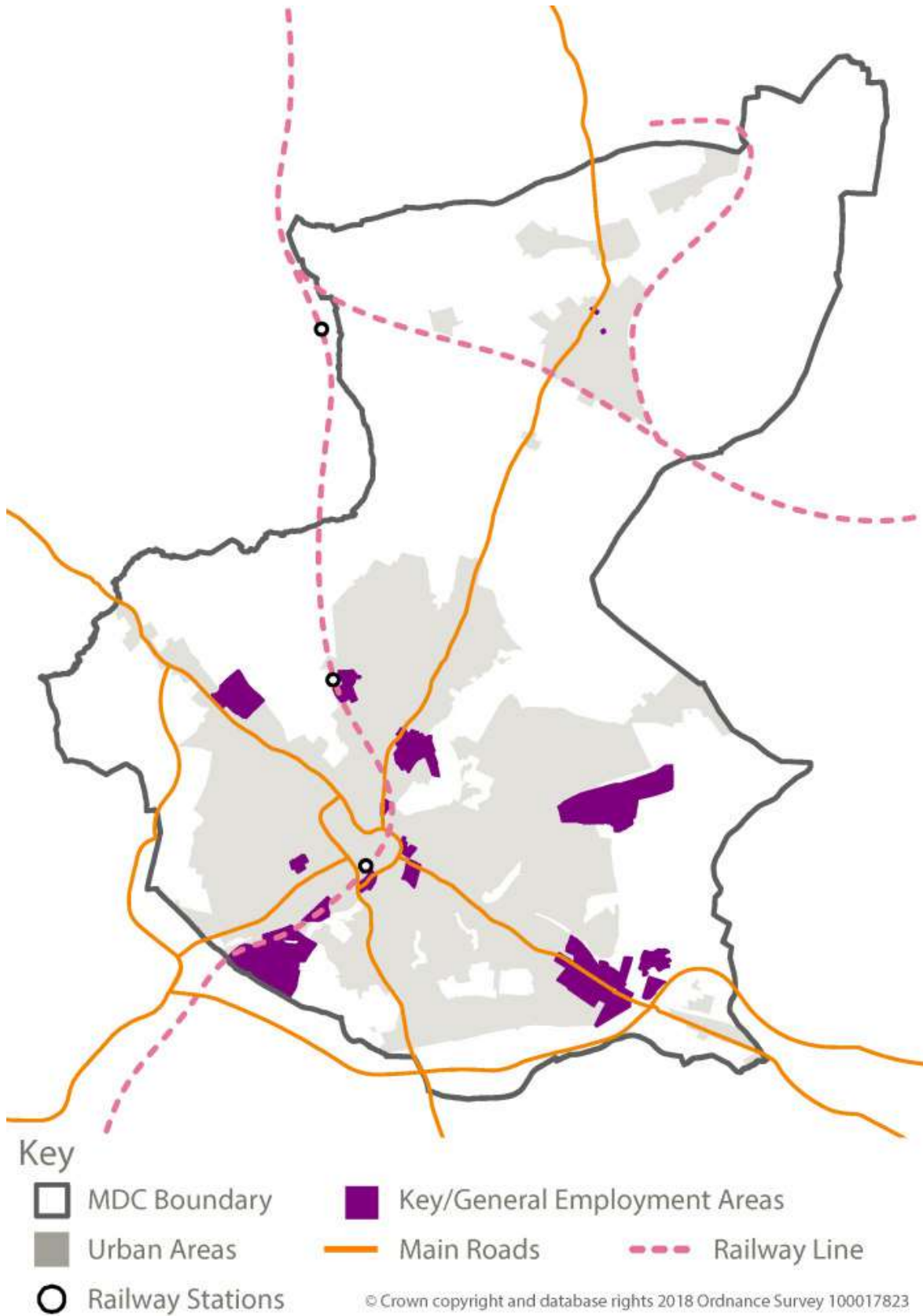
6.37 To demonstrate that there is no long term demand for the site, an applicant will be required to proactively market the site for a minimum period of 12 months for existing employment areas and for five years for sites within Policies E2, SUE1, SUE2 and SUE3. They will also be required to provide 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 (2024) Paragraphs 85 and 86. PPG (HELAA) Paragraph: 018 Reference ID: 3-018-20190722
What evidence has informed this policy?	Mansfield District Council Employment Land Needs Update, 2025 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



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, accessible for HGV's and 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

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

6.39 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 including those which are able to accommodate the needs of a modern economy.



Table 6.6 Policy E4 - Supporting information

Policy E4: Other industrial and business development	
Does it meet national planning policy?	Yes - NPPF (2024) 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

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

6.40 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.

6.41 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.

6.42 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.

6.43 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.

6.44 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⁽³³⁾. 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

33 <https://www.citb.co.uk/standards-and-delivering-training/national-skills-academy-for-construction>



normally seek a planning obligation to secure the submission of the Employment and Skills Plan and method statement by the developer. A template Local Labour Agreement can be viewed on the council's website⁽³⁴⁾.

Table 6.7 Policy E5 - Supporting information

Policy E5: Improving skills and economic inclusion	
Does it meet national planning policy?	Yes - NPPF (2024) 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

34 <https://www.mansfield.gov.uk/downloads/file/853/exam9-mdc-local-labour-agreements>

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. 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.

4. Retail and leisure developments over 350 sqm (gross) 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).

* A new local centre at Pleasley Hill Farm (SUE1) has outline planning permission. This will be shown on the Policies Map once the precise boundary has been confirmed at reserved matters stage.

**designated by Policies E2 or E3.

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⁽³⁵⁾ 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. Given the challenges

35 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.



facing town centres now and in the future, the local impact threshold has been set at 350 sqm (gross) to better align with small scale convenience provision.

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 7.2 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	District centre	RT1b / b	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
Market Warsop		RT1c / c	
Clipstone Road West	Local centre	RT1d / d	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.
Fulmar Close		RT1e / e	
Ladybrook Lane		RT1f / f	
Newgate Lane / Redcliffe Road		RT1g / g	
Nottingham Road		RT1h / h	
Ratcliffe Gate		RT1i / i	
Berry Hill*		RT1j / j	
Pleasley Hill Farm*		SUE1	

*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(2024) 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 District Retail & Leisure Study 2026 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



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; and
- 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.



Policy RT2

Mansfield town centre strategy

1. The council will work in partnership with developers and town centre stakeholders to help deliver 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. As set out in paragraph 7.14 eight key principles underpin the Town Centre vision and are designed to help deliver the vision by guiding new development, and strengthening Mansfield's USP. 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.

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 (2024) 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 District Retail & Leisure Study 2026 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 when determining planning applications and negotiations with developers and partners. Funding opportunities from government and other partnership bodies will be used to assist delivery where possible.
Which local plan objectives will it meet?	1, and 6



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 using permitted development regulations. 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(2024) paragraph 90
What evidence has informed this policy?	Mansfield District Retail and Leisure Study 2011, 2014 Addendum and 2017 Update; Mansfield District Retail & Leisure Study 2026 Mansfield Town Centre Masterplan (2023); and Mansfield Retail Update (annual reports)

Policy RT3: Mansfield town centre primary shopping area	
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



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, cycling and other green infrastructure 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; or
 - 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 have been approved 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 Rosemary Centre has recently been demolished ahead of the site's redevelopment after standing vacant for a number of years, and the Four Seasons Shopping Centre and Beales department store are 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 Appendix 7 which relates to planning obligations.

Table 7.5 Policy RT4 - Supporting information

Policy RT4: Mansfield town centre improvements	
Does it meet national planning policy?	Yes –NPPF (2024) 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 ⁽³⁶⁾
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

36 <https://www.protectuk.police.uk/advice-and-guidance/risk/venues-and-public-spaces-vaps-guidance>



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 carparks. - 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 (2024) 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



7.6 Policy RT6: Retail and leisure allocations

Policy RT6

Retail and leisure allocations

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

Site RT6a

Belvedere Street (approx. 0.5 ha)

This site is allocated for up to 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 designated and non-designated heritage assets and their settings.

* To meet the council's regeneration aspirations as set out in the Mansfield Town Centre Masterplan and Mansfield Town Centre Design Code.

Explanation

7.38 Whilst the Mansfield District Retail and Leisure Study 2026 does not identify any quantitative need for new retail and leisure floorspace over the plan period, this site allocation at Belvedere Street continues to represent a major regeneration opportunity to strengthen the town's commercial offer. The site is well located in relation to other town centre investment projects, including the redevelopment of the former Beale's Department Store and the Rosemary Centre. Development of this site would support the objectives of the Mansfield Town Centre Masterplan and improve the town's overall vitality, viability and expenditure retention.

7.7 Policy RT7: Retail and leisure commitments

Policy RT7

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:

Ref	Site name
SUE1	Land At Pleasley Hill Farm (local centre)
SUE3 / RT1j	Berry Hill (local centre**)
H2Mh	Land bounded by White Hart Street, Flogan Street and Church Street (residential development with some Class E space)
RT7a	Berry Hill Park (cafe)
RT7b	MARP Centre, Nursery Street (extension)
RT7c	Former BHS unit, West Gate (food court and cookery school)
RT7d	92A Leeming Lane North (cafe and shop)
RT7e	335 Chesterfield Road South (convenience store)
RT7f	Former Rosemary Centre, Walkden Street (convenience store and hot food takeaway)
RT7g	Morrisons, Mansfield Woodhouse (extension to petrol filling station)
RT7h	Morrisons, Sutton Road (extension to petrol filling station)
RT7i	99-101 Clipstone Road West (micropub)
RT7j	159 - 161 Newgate Lane (extension)

* Commitments as of 1 April 2026.

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

Explanation

7.39 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.

7.40 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.

7.41 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 Mansfield Retail and Leisure Capacity Study update 2026 has identified that there is no objectively assessed retail and leisure need for Mansfield district between 2023 and 2043.

7.42 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.

7.43 More details on the district's retail and leisure supply is set out annually in a Retail Monitoring Report⁽³⁷⁾.

Table 7.8 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 (2024) paragraphs 32 and 90.
What evidence has informed this policy?	Mansfield District Retail & Leisure Study 2026 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

37 see <https://www.mansfield.gov.uk/planning-policy/annual-monitoring-reports-1>

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:
 - a. public realm improvements;
 - b. reinstatement and enhancement of historic architectural detail;
 - c. reuse of vacant units;
 - d. shop front refurbishments;
 - e. conversions that enable the use of upper floors of premises;
 - f. improving the pedestrian environment / reducing the impact of vehicular traffic;
 - g. creation of a key focal point;
 - h. reduction of visual clutter through the rationalisation of street furniture, lighting columns, traffic signage, road markings and pedestrian guard rails; and
 - i. improvements to cycle parking provision.

Explanation

7.44 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.

7.45 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.

7.46 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.

7.47 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

7.48 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)

7.49 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.

7.50 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)

7.51 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.

7.52 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.

7.53 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)

7.54 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)

7.55 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)

7.56 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)

7.57 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)

7.58 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)

7.59 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)

7.60 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

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

7.62 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 7.9 Policy RT8 - Supporting information

Policy RT8: District and local centres	
Does it meet national planning policy?	Yes - NPPF (2024) paragraphs 90, 96, 98, 110, 135
What evidence has informed this policy?	Mansfield District Retail & Leisure Study 2026 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



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

7.63 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.

7.64 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.

7.65 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?

7.66 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.

7.67 There will be new neighbourhood parades developed as part of the Jubilee Way and Berry Hill strategic urban extensions (see policies SUE2 and SUE3). For Jubilee Way 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. At Berry Hill this will serve the southern part of the development.

7.68 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 7.10 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 / Scardcliffe Street	
RT9n	Ossington Close	
RT9o	Pecks Hill	
RT9p	Ravensdale Road	
RT9q	Southwell Road East	
RT9r	Southwell Road West	
RT9s	Thorpe Road	
SUE2	Jubilee Way*	
SUE3	Berry Hill*	

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

Table 7.11 Policy RT9 - Supporting information

Policy RT9: Neighbourhood parades	
Does it meet national planning policy?	Yes - NPPF (2024) paragraphs 90 and 98
What evidence has informed this policy?	Mansfield District Retail & Leisure Study 2026 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



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
 - a. 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, unless the proposal is within a designated town centre.
 - b. do not result in a cluster of such uses, taking account of the concentration and proximity of existing establishments in the immediate area.
2. In all cases, hot food takeaways must not cause significant harm to residential amenity in terms of: noise, vibration, odour, traffic disturbance, litter, hours of operation or anti-social behaviour.

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

Explanation

7.69 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.

7.70 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.

7.71 Changes to the NPPF in 2024 (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. However further changes in 2026 clarify that such proposal can be permitted if they are within a designated town centre. Other changes to the NPPF in 2026 require proposals to be refused where there is evidence that a concentration of such uses is having an adverse impact on local health, pollution or anti-social-behaviour.

7.72 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)⁽³⁸⁾ 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.

7.73 Mansfield district has a child obesity prevalence at Year 6 of 25.7% vs 22.2% in England in 2024/25⁽³⁹⁾. This compares to 22.9% vs 20.2% in England in 2018/19. Child obesity prevalence had been similar to England in this district since 2007/8 but has widened in more recent years. Mansfield has one of the highest figures in the East Midlands.

7.74 71.5% of adults are classified as overweight or obese in Mansfield (2023/24) compared with 64.5% in England. In Nottinghamshire 67.5% of adults are obese.

38 <https://www.tcpa.org.uk/resources/planning-for-healthy-places-a-guide-on-embedding-health-in-local-plans-and-planning-policy-in-england/>
 39 <https://fingertips.phe.org.uk/profile/obesity-physical-activity-nutrition/>

7.75 Information provided by Public Health England shows that Mansfield district also had a fast food outlet density of 116 per 100,000 residents in 2024 compared to 115.9 per 100,000 residents in England⁽⁴⁰⁾.

7.76 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.

7.77 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.

7.78 In addition, when there are clusters of hot food takeaways, the cumulative impacts can have harmful effects on the amenity of an area, and potentially the health of residents. The point when that harmful concentration is reached will vary from place to place depending on the character of the area and specific local circumstances such as: the number, distribution and proximity of other food and drink uses, (including those with unimplemented planning permission).

Table 7.12 Policy RT10 - Supporting information

Policy RT10: Hot food takeaways	
Does it meet national planning policy?	Yes - NPPF 2024 paragraph 97 NPPF 2026 - Policy HC5
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

40 <https://fingertips.phe.org.uk/search/fast%20food%20outlets#page/1/gid/1/pat/6/ati/501/are/E07000174/lid/94124/age/1/sex/4/cat/-1/ctp/-1/ymr/1/cid/4/tbm/1>



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

7.79 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 keeping with their surroundings. In April 2025, the council and its partners launched the We Are Mansfield website⁽⁴¹⁾. This seeks to promote the district as a place to live, work, visit and invest.

7.80 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.

7.81 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.

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

- Stockwell Gate North (former bus station site)(this now has extant planning permission);

41 <https://wearemansfield.com/>

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

7.83 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. Since the strategy was published a Travelodge hotel has been developed on the south east edge of Mansfield town centre.

7.84 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.

7.85 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.

7.86 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.

7.87 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.

7.88 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
- provide access to green spaces and nature within the sites.



Table 7.13 Policy RT11 - Supporting information

Policy RT11: Visitor economy	
Does it meet national planning policy?	Yes - NPPF (2024) - 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

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 Review. 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 the majority of the allocation in 2023 (850 dwellings, 12,177 sqm of employment floorspace, a local centre, care home and hotel). Reserved matters applications for some of the site have been received.

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. A hybrid planning application has been submitted in respect of this site.

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.



8.1 Policy SUE1: Pleasley Hill Farm

Policy SUE1

Pleasley Hill Farm - strategic urban extension

1. Land at Pleasley Hill forms part of a wider strategic urban extension. The remaining land without planning permission is allocated and will deliver approximately 75 new homes.
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, independent design review and community/stakeholder consultation. The layout of this development should allow access to adjoining part of the SUE that has planning permission.
3. The development will create a sustainable and high quality living environment, including the provision of:
 - a. a network of green infrastructure linking into the rest of the SUE and surrounding area;
 - b. adequate SuDS to meet the needs of the development;
 - c. on-site open space and play facilities in locations which are accessible from surrounding areas; and
 - d. the protection of areas of archaeological significance informed by a Geophysical Survey.
4. 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.
5. Development will be expected to provide, or contribute towards, the provision of:
 - a. measures to directly mitigate the impacts of the development and make it acceptable in planning terms; and
 - b. contribute towards the delivery of infrastructure* identified in the IDP.

* The timing and prioritisation in the delivery of infrastructure will accord with the priority needs established throughout the IDP.

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.

8.6 The principle of development on this site has already been established via planning application 2020/0169/OUT. However there is a small section of the site where no progress has been made.

8.7 The status of various phases / elements of the development is shown below. Land with planning permission is treated as a commitment within the plan.

Table 8.1 Status of SUE1 - Land at Pleasley Hill Farm

Ref	Development proposed	Status
2020/0169/OUT	Outline application for mixed use development with all matters reserved except for access for up to 850 dwellings, class E/B8 business use, hotel, petrol filling station, care home and neighbourhood retail	Planning permission granted
2024/0608/RES	Reserved matters application of phase 1a (in part), phase 2a and phase 3a (Avant Homes parcel) for 358 dwellings, including 36 affordable dwellings, public open space a multi user game area, a neighbourhood equipped play area and associated infrastructure, pursuant to outline reference 2020/0169/OUT. The reserved matters application seeks consent in line with condition 1 for detailed matters of appearance, landscaping, layout and scale on land at Pleasley Hill Farm	Application registered and under consideration
2025/0395/RES	Reserved matters application of parcels 0, 1b, 2c and 3b for 332 dwellings, including 33 affordable dwellings, public open space (neap and lap) and associated infrastructure, pursuant to outline reference 2020/0169/OUT. This reserved matters application is submitted in accordance with condition 1 for the elements of detailed matters of appearance, landscaping, layout and scale	Application registered and under consideration
2026/0136/RES	Reserved matters application for approval of appearance, landscaping, layout and scale pursuant to phase 0 (incorporating access a, b, c, d and s278 works) of application reference 2020/0169/OUT as well as the discharge of associated pre commencement conditions 4 (drainage) 6 (lemp), 7 (ecological method statment), 19 (waste management plan), 35 (construction method statement)	Application registered and under consideration

8.8 The Heritage Impact Assessment, 2018 carried out to support the Local Plan (2013-2033) 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.

8.9 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.

8.10 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 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.

8.11 Due to the size and complexity of the overall scheme a masterplan is required. This should address the whole site showing how the different elements relate to each other and how the site will operate as one. Further guidance on masterplan requirements is set out in Appendix 6.



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. Development will be expected to provide, or contribute towards, the provision of:
 - a. measures to directly mitigate the impacts of the development and make it acceptable in planning terms; and
 - b. contribute towards the delivery of infrastructure* identified in the IDP.
7. 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. the identification and appropriate protection of areas of potential archaeological importance; and
- h. enhancement and integration of the former mineral railway line along Jubilee Way North, as a wooded landscaped buffer, where feasible.

* The timing and prioritisation in the delivery of infrastructure will accord with the priority needs established throughout the IDP.

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 IN8. 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 6. 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 6.

8.3 Policy SUE3: Land at Berry Hill

Policy SUE3

Land at Berry Hill - strategic urban extension

1. Land at Berry Hill forms part of a wider strategic urban extension. The remaining land without planning permission is allocated and will deliver:
 - a. approximately 1230 new homes (including 10% on site affordable housing);
 - b. new neighbourhood centre;
 - c. up to 15.7 ha (developable area) of mixed employment uses;
 - d. a new primary school; and
 - e. a community park, outdoor play space and equipped children's play provision.
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. The layout of this development should allow access to adjoining land to enable this to come forward in the future, if appropriate.
3. Development will be expected to provide, or contribute towards, the provision of:
 - a. measures to directly mitigate the impacts of the development and make it acceptable in planning terms; and
 - b. contribute towards the delivery of infrastructure* identified in the IDP.

* The timing and prioritisation in the delivery of infrastructure will accord with the priority needs established throughout the IDP.

Explanation

8.18 The principle of development on this site has already been established and key features of the scheme are shown on the masterplan at Appendix 6. The development of a new primary school is seen as a key aspect of the development due to its size and as it will help integrate the new community. Although the original outline permission has lapsed, the council would wish to support a new permission and Policy SUE3 allows for this. The further housing and employment land allocated by this policy would make an important contribution to meeting the district's land requirements for the plan period. The council will continue to work closely with the developers to support the delivery of this allocation.

8.19 The status of various phases / elements of the development is shown below. Land with planning permission is treated as a commitment within the plan.



Table 8.2 Status of SUE3 - Land at Berry Hill

Ref	Development proposed	Status
2010/0089/ST	Development of 169.3 hectares of land for employment, commercial, residential, retail, healthcare, community, educational and leisure uses including the provision of a new primary school, local centre, community park, landscaping, habitat creation and infrastructure including roads, drainage and services	Part completed, remaining part now lapsed
2015/0045/ST	Application for the approval of reserved matters (phase 1, infrastructure and earthworks)	Completed
2016/0599/ST	Application for approval of reserved matters (appearance, landscaping, layout and scale) for 95no. residential dwellings	Completed
2017/0014/RES	Application for approval of reserved matters (access, appearance, landscaping, layout and scale) for 277 no. residential dwellings	Completed
2017/0198/RES	Application for approval of reserved matters (landscaping of phase 1)	Completed
2017/0618/RES	Application for the reserved matters of landscaping, layout, scale and appearance for 146no. residential dwellings	Completed
2018/0198/RES	Application for the reserved matters of landscaping of phase 1, including phase 1 section 278 landscape works on highway land on planning permission 2010/0089/ST	Completed
2020/0394/RES	Application for reserved matter of layout on planning application 2010/0089/ST - for implementation of link road to serve phase 2 of Berry Hill development	Completed
2020/0435/RES	Approval of reserved matters application for the development of plots 8a and 8b for the matters to include landscape, appearance, layout and scale to deliver 63 no. dwellings	Completed
2021/0489/RES	Reserved matters approval for the development of phase 2 - plots 9a, 9b, 10 and 12a to deliver 484 no dwellings, comprising appearance, landscaping, layout and scale	Reserved matters application granted
2023/0209/RES	Reserved matters application for a new local centre	Reserved matters application granted
2023/0210/FUL	Erection of a single storey building to be used as a veterinary centre, a single storey building comprising of a medical centre and retail units and a two storey building to be used as a day nursery with associated access, parking, roads and infrastructure	Planning permission granted
2024/0254/FUL	Erection of a 2 storey 66 no. Bedroom care home including dementia care for the elderly (use class c2) with associated access, car parking, landscaping and ancillary buildings	Planning permission granted

Table 8.3 Policies SUE1, 2 and 3 - Supporting information

Policies SUE1, SUE2 and SUE3	
Does it meet national planning policy?	Yes – NPPF (2024) paragraphs 61, 77, 96 100, 111, 131, and 135.
What evidence has informed this policy?	Mansfield Housing and Economic Land Availability Assessment (HELAA), 2026.
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

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 2024) 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.



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. Appendix 7 sets out how such

infrastructure will be provided, whilst appendix 5 sets out the calculation for commuted sums towards off-site affordable housing. In addition, Nottinghamshire County Council have a Developer Contributions Strategy⁽⁴²⁾ 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 (2026). This includes the implementation of local transport schemes as agreed with the highway authority and East Midlands County Combined Authority (EMCCA) and a range of transport measures to ease traffic flows at identified road junctions.

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

42 <https://www.nottinghamshire.gov.uk/planning-and-environment/general-planning/developer-contributions-strategy>

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) 2026 identifies the need for new infrastructure to support new development proposed in the Local Plan Review. In particular, it:

- establishes the capacity of existing infrastructure to meet the needs of existing residents and businesses;
- identifies where capacity is insufficient or absent to meet the needs of new planned development;
- identifies priorities for the provision of infrastructure; and
- sets 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 includes 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 does not 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 provides the basis for strategic development viability assessment and will inform future work on infrastructure.

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 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 (2024) Paragraphs 7, 8, 11a) 20, 22, 24, 35, 77, 101 and 129
What evidence has informed this policy?	Mansfield Infrastructure Delivery Plan (2026);
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.



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, healthy neighbourhoods and supports the delivery of the Local Nature Recovery Strategy; 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 (GI) 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 benefits 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.

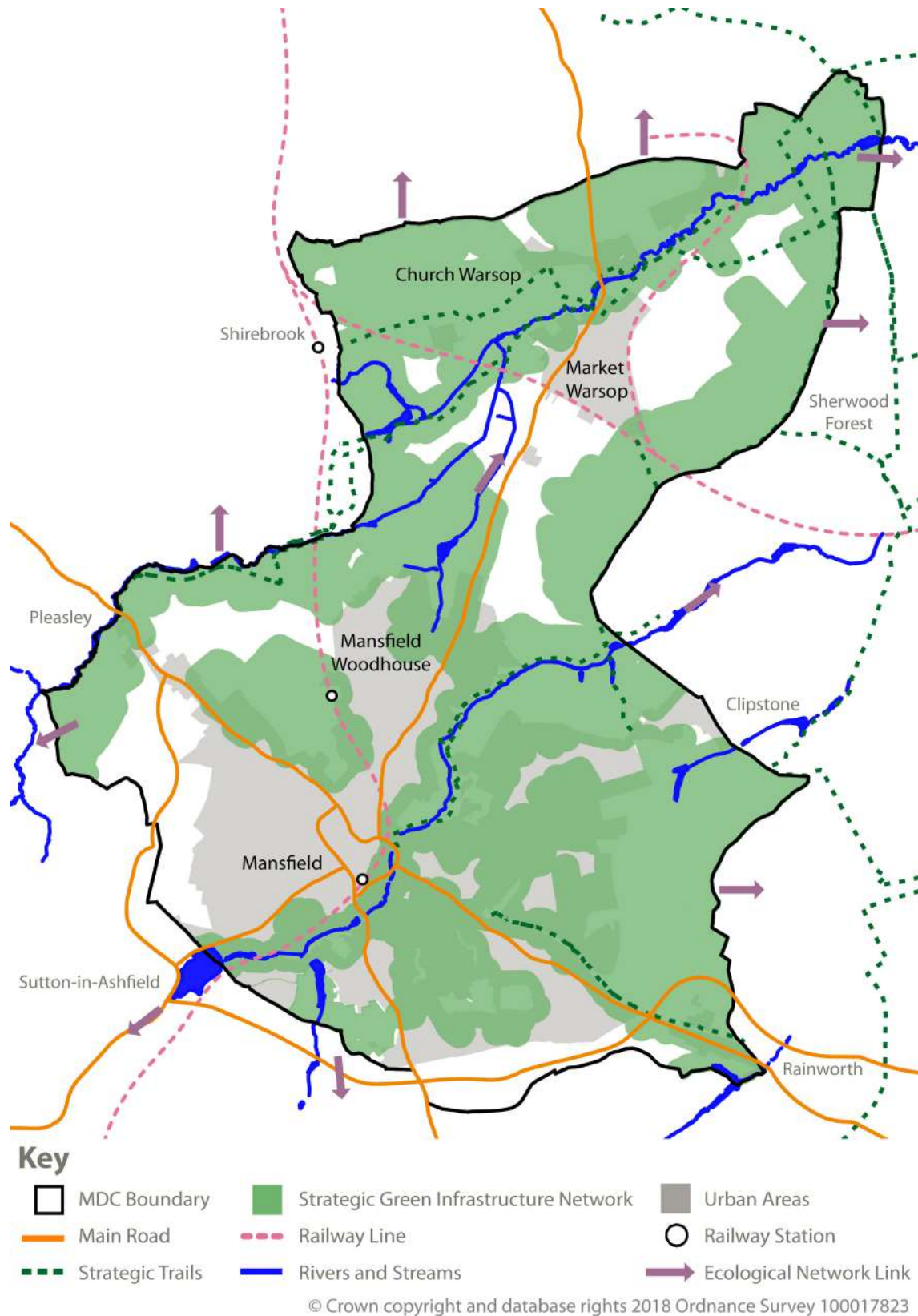
9.17 The county council's Local Nature Recovery Strategy provides a co-ordinated plan for nature including blue and green infrastructure.

9.18 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 .

9.19 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



9.20 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.

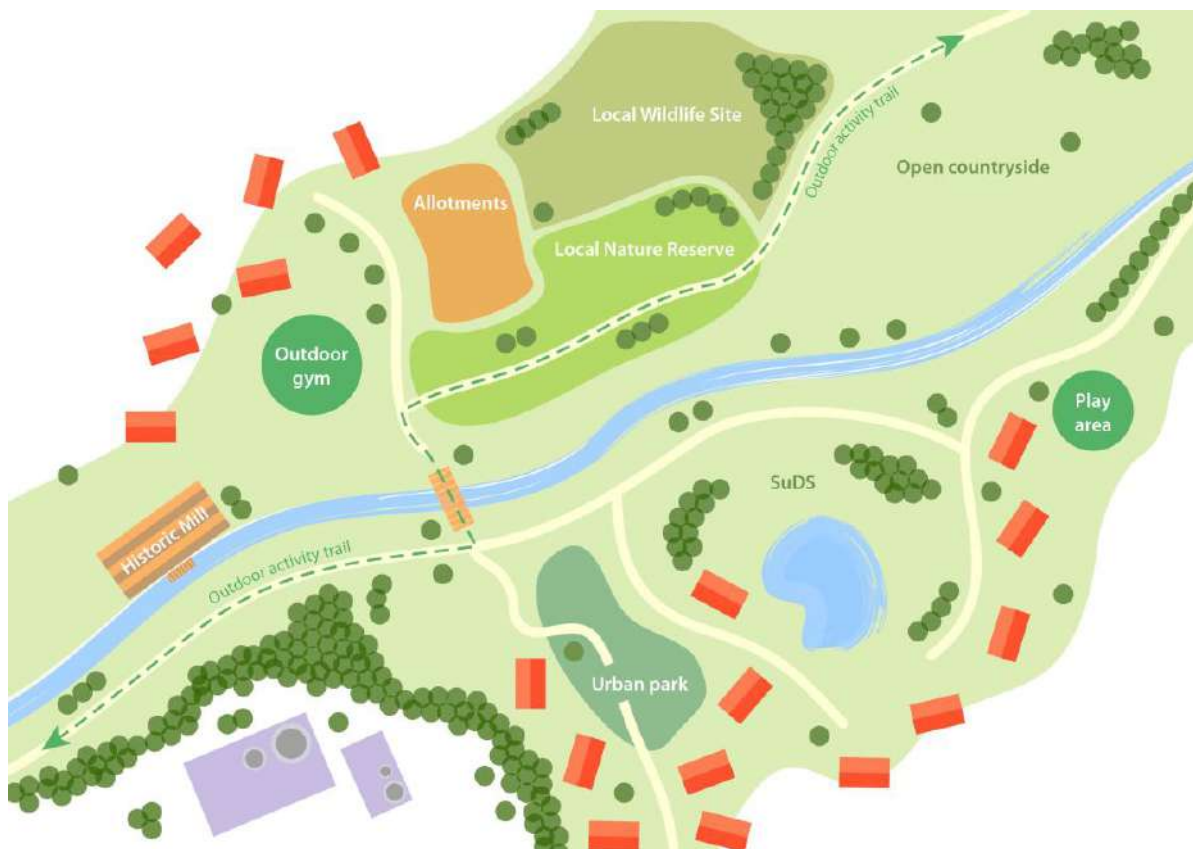
Table 9.2 Key green infrastructure functions

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?



9.21 Figure 9.2 below shows how the various components of GI can connect with each other:

Figure 9.2 Green infrastructure network



9.22 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

9.3 Policy IN3: Community open space and outdoor sports provision

Policy IN3

Community open space and outdoor sports provision

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 in Appendix 8, and any additional future provision made as part of new development will be protected, unless it is satisfactorily demonstrated that:
 - a. the proposed development is ancillary to the existing recreational use of the site or is for alternative sports and recreation provision, the benefits of which clearly outweigh the loss of the current or former use;
 - 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, in terms of quantity and quality, 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 requirements 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 requirements.

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 open space study and playing pitch strategy, including application of the Mansfield Green Space Standard (Appendix 9); 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 open space study. Any new green spaces developed after the Local Plan Review is adopted will be protected under this policy.

New community open space and outdoor sports provision

3. 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.
4. New on-site provision and/or contributions towards enhancements to existing provision should:



- a. be informed by the council's open space study and playing pitch strategy, including the Mansfield Green Space Standard and Sport England Playing Pitch Calculator*;
- b. be proportionate to the size of the development;
- c. be multi-functional, accessible, of good quality and fit for purpose;
- d. have appropriate mechanisms to ensure their future satisfactory maintenance, management and sustained community use; and
- e. when within an 8.9km radius of Birklands & Bilhaugh Special Area of Conservation (SAC), be designed to reflect the need to provide SANGs** in perpetuity to relieve pressure on the SAC.

* or subsequent replacement

** Suitable Alternative Natural Greenspaces (SANGs). Where SANGs are proposed, their quantity and quality should be developed and agreed in conjunction with the council and Natural England. In circumstances where site characteristics mean an on-site SANG is not possible, bespoke off-site solutions will be considered provided the council and Natural England are satisfied that they contribute to relieving recreational pressure on the SAC.

Explanation

9.23 Policy IN3 seeks 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.

9.24 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 IN4.

9.25 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.

9.26 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

9.27 Applications involving the loss of a community open space and outdoor sport provision and the creation of new provision should refer to standards and actions set out in the following evidence documents and demonstrate that these have been appropriately considered:

- Appendix 8 – protected outdoor sports pitches;
- Appendix 9 – Mansfield green space standard;
- Mansfield Open Space Study, 2026 (or equivalent updated version);
- Mansfield Playing Pitch Strategy, 2026 (or equivalent updated version);

- Sport England and national sports bodies' national standards and calculators;
- Mansfield Green Infrastructure Study, 2018 (or equivalent updated version); and
- Biodiversity Net Gain SPD and Green Infrastructure SPD .

9.28 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

9.29 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.

9.30 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 9) and Mansfield Open Space Study (2026). Also of note is the Mansfield Green Infrastructure Supplementary Planning Document⁽⁴³⁾ which refers to Natural England's Green Infrastructure Framework⁽⁴⁴⁾.

9.31 Given the potential for new housing development to result in increased recreational pressure on the Birklands & Bilhaugh Special Area of Conservation (SAC), the Habitat Regulations Assessment of the Local Plan Review (2026) recommends that new open spaces within 8.9km of the SAC are designed as SANGs to ensure an adverse effect on the integrity of the SAC will not arise (either alone or in combination).

9.32 The open space contribution can count towards biodiversity net gain and discussions will be required with the council's parks department and ecologist as part of the planning application process to ensure that appropriate provision is made.

9.33 Further guidance on requirements for on-site provision and / or financial contributions which will be sought to meet the recreational needs of new residential developments is set out in Appendix 7.

Table 9.4 Policy IN3 - Supporting information

Policy IN3: Community open space and outdoor sports provision	
Does it meet national planning policy?	Yes- NPPF (2024) paragraphs 8, 88, 96, 98, 103 and 104.
What evidence has informed this policy?	Mansfield Open Space Study 2026; Mansfield Playing Pitch Strategy 2026; and Mansfield Habitat Regulations Assessment 2026.
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 (2026) or subsequent updates, and other standards etc referred to above.
Which local plan objectives will it meet?	7 and 10

43 <https://www.mansfield.gov.uk/spd>

44 <https://designatedsites.naturalengland.org.uk/GreenInfrastructure/Home.aspx>



9.4 Policy IN4: Allotments

Policy IN4

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;
 - b. alternative equivalent, or better, replacement provision is being provided*; or
 - c. the development is for alternative sports, play or other recreational provision, the benefits of which clearly outweigh the loss of the allotment.

Creation of new allotments

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

* in terms of quantity and quality and which is accessible to the community it serves.

Explanation

9.34 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.

9.35 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.

9.36 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.

9.37 Whether replacement provision under Part 1b of Policy IN4 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 IN4 - Supporting information

Policy IN4: Protection and creation of allotments	
Does it meet national planning policy?	Yes- NPPF (2024) 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 ⁽⁴⁵⁾ Mansfield Open Space Study 2026
How will it be delivered?	Through the development management process.
Which local plan objectives will it meet?	7, 10 and 11

45 <https://www.mansfield.gov.uk/downloads/file/1157/mansfield-allotment-strategy>



9.5 Policy IN5: Designated local green space

Policy IN5

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

9.38 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.

9.39 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.

9.40 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.

9.41 Further details of local green space designations and their special benefits are detailed in Appendix 10 and the Mansfield Local Green Space Study, 2015 and its addendum, 2018.

Table 9.6 Policy IN5 - Supporting information

Policy IN5: Designated local green space	
Does it meet national planning policy?	Yes– NPPF (2024) 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

9.6 Policy IN6: Local shops, community and cultural facilities

Policy IN6

Local shops, community and cultural facilities

Protection of existing local facilities (excluding indoor sports 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.

Protection of existing indoor sports facilities

2. Development proposals which involve the loss of indoor sports facilities will only be supported where it is satisfactorily demonstrated that:
 - a. the proposed development is ancillary to the existing recreational use of the site or is for alternative sports and recreation provision, the benefits of which clearly outweigh the loss of the current or former use;
 - b. the indoor sports provision is surplus to requirements; or
 - c. alternative provision of an equivalent or greater standard, in terms of quantity and / or quality, will be provided in an accessible location nearby, or accessibility is improved to existing provision, such that sports provision requirements are met.

New or extended local facilities (all)

3. 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

9.42 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.

9.43 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 3d seeks that, where appropriate, new buildings can be easily adapted to accommodate multiple uses, or a suitable new use in the future.

9.44 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.

9.45 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>.

9.46 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.

9.47 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.

9.48 When considering applications for the loss of existing indoor sports facilities, or proposals for new provision, the council will have regard to the Built Facilities Strategy, 2026.

Table 9.7 Policy IN6 - Supporting information

Policy IN6: Local shops, community and cultural facilities	
Does it meet national planning policy?	Yes - NPPF (2024) - Paragraphs 88, 98 and 135
What evidence has informed this policy?	Mansfield Infrastructure Delivery Plan (IDP), 2026 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



9.7 Policy IN7: Protecting and improving the sustainable transport network

Policy IN7

Protecting and improving the sustainable transport network

1. Development proposals which enhance the existing sustainable transport network will be supported where they facilitate a reduction in the need to travel by private car, promote trip internalisation*, and reduce journey lengths by, where relevant:
 - a. protecting and improving 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 648 and the Local Cycling and Walking Infrastructure Plan (LCWIP) strategic cycle network;
 - b. providing or contributing towards new and/or improved sustainable transport measures such as pedestrian and cycle routes (in line with the LCWIP), public transport facilities and services, and provision for community transport and taxis;
 - c. assisting the extension of the Robin Hood railway line for passengers between Shirebrook and Ollerton, including the former Market Warsop railway station;
 - d. facilitating the shift towards the use of ultra-low emissions vehicles; and
 - e. facilitating the delivery of highway improvement schemes / sustainable transport solutions along the district's main arterial routes and public transport corridors as set out in the EMCCA Mayor's Transport Plan.
2. Proposals for development which do not adequately safeguard the following 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);
 - e. A60 Nottingham Road / Baums Lane / Park Lane (junction upgrade);
 - f. A60 Nottingham Road / Cauldwell Road (new signalised junction);
 - g. A60 Leeming Lane North / Warsop Road (signalisation of junction);
 - h. A60 Church Road / Eastlands Lane (widening of junction);
 - i. A617 Rainworth bypass / A6191 Southwell Road (signalised junction);
 - j. A60 Nottingham Road / Derby Road (enlarged signals and additional lane);

- k. Oak Tree Lane / Violet Hill / Eakring Road (upgrade of signals); and
- l. Robin Hood Line extension (rail).

* Where a large development meets its own needs and travel beyond the development is less important for day-to-day life.

Explanation

9.49 This policy follows the transport hierarchy approach⁽⁴⁶⁾ and 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.

9.50 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>.

9.51 To meet government aims 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 Mayor's Transport Plan, Local Transport Plan, and LCWIP schemes will also be safeguarded.

9.52 The East Midlands County Combined Authority (EMCCA) Mayor's Transport Plan will set out the main arterial routes where sustainable transport improvements are planned. These are likely to include:

- A60 corridor including Nottingham Road/ Woodhouse Road/ Leeming Lane/ Mansfield Road;
- A38 Sutton Road;
- A617 Chesterfield Road North / A6191 Chesterfield Road South;
- A6191 Southwell Road West / Ratcliffe Gate;
- A6075 Debdale Lane / Abbott Road;
- Mansfield town centre including its ring roads (A60, A6009 Chesterfield South and Rosemary Street); and
- A6117 Old Mill Lane/Pump Hollow Road/Violet Hill/Oak Tree Lane/Adamsway and Ladybrook Estate routes.

9.53 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;
- the Walk Wheel Cycle Trust's National Cycle Network Route 648 and EMCCA's strategic cycle network;
- LCWIP strategic cycle network;
- 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/shelters and bus stations, including Mansfield Transport Interchange within Mansfield's central area; and

46 This is the process of prioritising sustainable transport users over less sustainable methods of travel such as using a private car. The Energy Savings Trust updated this to a Sustainable Travel Hierarchy in 2024 to take account of the travel patterns that emerged after the Covid-19 pandemic. Please see <https://www.gov.uk/government/publications/sustainable-placemaking-guidance-for-mobility-hubs/delivering-quality-mobility-hubs-html> (section 1.2)



- community transport and taxi services.

9.54 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.

9.55 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⁽⁴⁷⁾ as well as the design standards set out in national guidance Local Transport Note (LTN) 1/20⁽⁴⁸⁾, the Rural Design Guide (2026) (published by Active Travel England)⁽⁴⁹⁾ and Inclusive Mobility – A Guide to Best Practice on Access to Pedestrian and Transport Infrastructure (published by DfT)⁽⁵⁰⁾. As per government policy, LTN 1/20 should be applied to all highway design whether the proposals are specifically intended to be cycling infrastructure improvements or not.

9.56 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. The East Midlands County Combined Authority's Bus Service Improvement Plan sets out its objectives and approach to delivering new and improved bus services and infrastructure within the county⁽⁵¹⁾. The local planning authority, working with the local transport authority, will wish to explore with developers the provision of contributions for the provision of waiting facilities/bus shelters 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. This is an indicative list that may change over time depending on the need for new/improved provision.

9.57 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.

9.58 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.

9.59 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 IN7 part 2 (a to l) are safeguarded to ensure that their implementation is not impeded during the life of this plan.

9.60 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>

47 <https://www.nottinghamshire.gov.uk/transport/d2n2-local-cycling-and-walking-infrastructure-plan-lcwip>

48 <https://www.gov.uk/government/publications/cycle-infrastructure-design-ltn-120>

49 <https://www.gov.uk/government/publications/designing-accessible-rural-active-travel>

50 <https://assets.publishing.service.gov.uk/media/61d32bb7d3bf71f72b5ff02/inclusive-mobility-a-guide-to-best-practice-on-access-to-pedestrian-and-transport-infrastructure.pdf>

51 <https://www.eastmidlands-cca.gov.uk/what-we-do/transport/bus-service-improvement-plan/>

Table 9.8 Sustainable transport network implementation programme (as at 2025)

A6191 Ratcliffe Gate Improvement (bus priority)	The 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 any implementation programme at this moment in time.
A60 Nottingham Road (bus priority)	The 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 any implementation programme at this moment in time.
A60 Woodhouse Road Improvements (bus priority)	The 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 any implementation programme at this moment in time.
A6075 Abbott Rd	The 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 any implementation programme. Please note that this scheme may be delivered as part of development proposals in Mansfield.
Robin Hood Line extension (rail)	The 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 any implementation programme at this moment in time.
Baums Lane/Park Lane/A60 Nottingham Road junction	The county council is looking to deliver a capacity junction improvement at the Baums Lane/Park Lane/A60 junction as part of the Bus Service Improvement Plan (BSIP). Subject to completion of detailed design and funding availability the county council intend to start construction in 2026.
LCWIP Strategic Cycle Route	Nottinghamshire County Council identified a prioritised strategic cycle network which has now been adopted by EMCCA. The network comprises a mix of existing routes and potential future routes or corridors which the county council seeks to create or upgrade. The proposals feature in a 15-year delivery plan and also include routes for consideration beyond 2036.

Table 9.9 Policy IN7 - Supporting information

Policy IN7: Protecting and improving the sustainable transport network	
Does it meet national planning policy?	Yes - NPPF (2024) 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 Bus Service Improvement Plan https://www.eastmidlands-cca.gov.uk/what-we-do/transport/bus-service-improvement-plan/
How will it be delivered?	Through the operation of the development management process.
Which local plan objectives will it meet?	9 and 10



9.8 Policy IN8: Impact of development on the transport network

Policy IN8

Impact of development on the transport network

1. To ensure that development has no unacceptable adverse impact on the Local Road Network, proposals must ensure that:
 - a. where a new vehicular access is accepted in principle, the number of access points will be kept to a minimum and new access points will be designed and constructed in accordance with the current highway design standards;
 - b. they have safe and adequate means of access, egress and internal circulation/turning arrangements for all modes of transport relevant to the proposal;
 - c. where an existing access is to be used, substandard accesses will be improved and/or upgraded in accordance with the current standards for the category of road;
 - d. they are assessed and determined against current standards for the category of road having regard to the capacity, safety and geometry of the highway network;
 - e. they have safe and convenient access for sustainable transport modes relevant to its location; and
 - f. they will not create a severe impact on the safe operation of the highway network; resulting in potential risk to all highway users with specific consideration given to vulnerable road users.
2. All developments that will generate significant amounts of movement will be required to:
 - a. 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;
 - b. provide a travel plan, and the application should be supported by a vision-led transport statement or transport assessment so that the likely impacts of the proposal can be assessed and monitored. This must demonstrate that appropriate mitigation measures can be delivered to ensure that there is no detrimental impact to the existing highway; and
 - c. demonstrate how sustainable transport measures set out in IN7 have been addressed.
3. Development proposals should safeguard the existing network of Definitive Public Rights of Way. If this cannot be accommodated, then a diversion and/or alternative route shall be provided.

Explanation

9.61 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, 2026 and any subsequent updates.

9.62 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.

9.63 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. Where appropriate, neighbouring Derbyshire County Council (as Highway Authority for Derbyshire) will also need to be consulted.

9.64 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 IN8 - Supporting information

Policy IN8: Impact of development on the transport network	
Does it meet national planning policy?	Yes - NPPF (2024) Paragraphs 32, 109 - 111, 118
What evidence has informed this policy?	Mansfield Transport Study, 2026
How will it be delivered?	Through the development management process
Which local plan objectives will it meet?	9



9.9 Policy IN9: Car and cycle parking

Policy IN9

Car and cycle parking

1. Development proposals will be supported where there is appropriate provision for vehicle and cycle parking / storage, 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; and
 - b. incorporates sustainable urban drainage paving systems where appropriate.

Explanation

9.65 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.

9.66 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.

9.67 It should be noted that minimum standards for electric vehicle charge points are set out in Regulation 44J and Part S of the Building Regulations. Relevant development will be required to make provision in accordance with these regulations.

9.68 Nottinghamshire County Council's Highway Design Guide⁽⁵²⁾ will be used to determine the appropriate provision of parking facilities.

Table 9.11 Policy IN9 - Supporting information

Policy IN9: Car and cycle parking	
Does it meet national planning policy?	Yes - NPPF (2024) 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 IN9.
Which local plan objectives will it meet?	9 and 10

52 <https://www.nottinghamshire.gov.uk/transport/roads/highway-design-guide>

9.10 Policy IN10: Telecommunications and broadband

Policy IN10

Telecommunications and broadband

1. 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. 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

9.69 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

9.70 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.

9.71 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.

9.72 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⁽⁵³⁾ that ensures everyone across the UK has the right to request a reasonable and affordable broadband connection.

9.73 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.

9.74 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.

9.75 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

9.76 Policy IN10 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.

9.77 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.

9.78 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 ⁽⁵⁴⁾, 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 IN10 - Supporting information

Policy IN10: Telecommunications	
Does it meet national planning policy?	Yes – NPPF (2024) 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

54 <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 having regard to the mitigation opportunities set out in the Mansfield Landscape Sensitivity Study (LSS); 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 (LCA) (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.

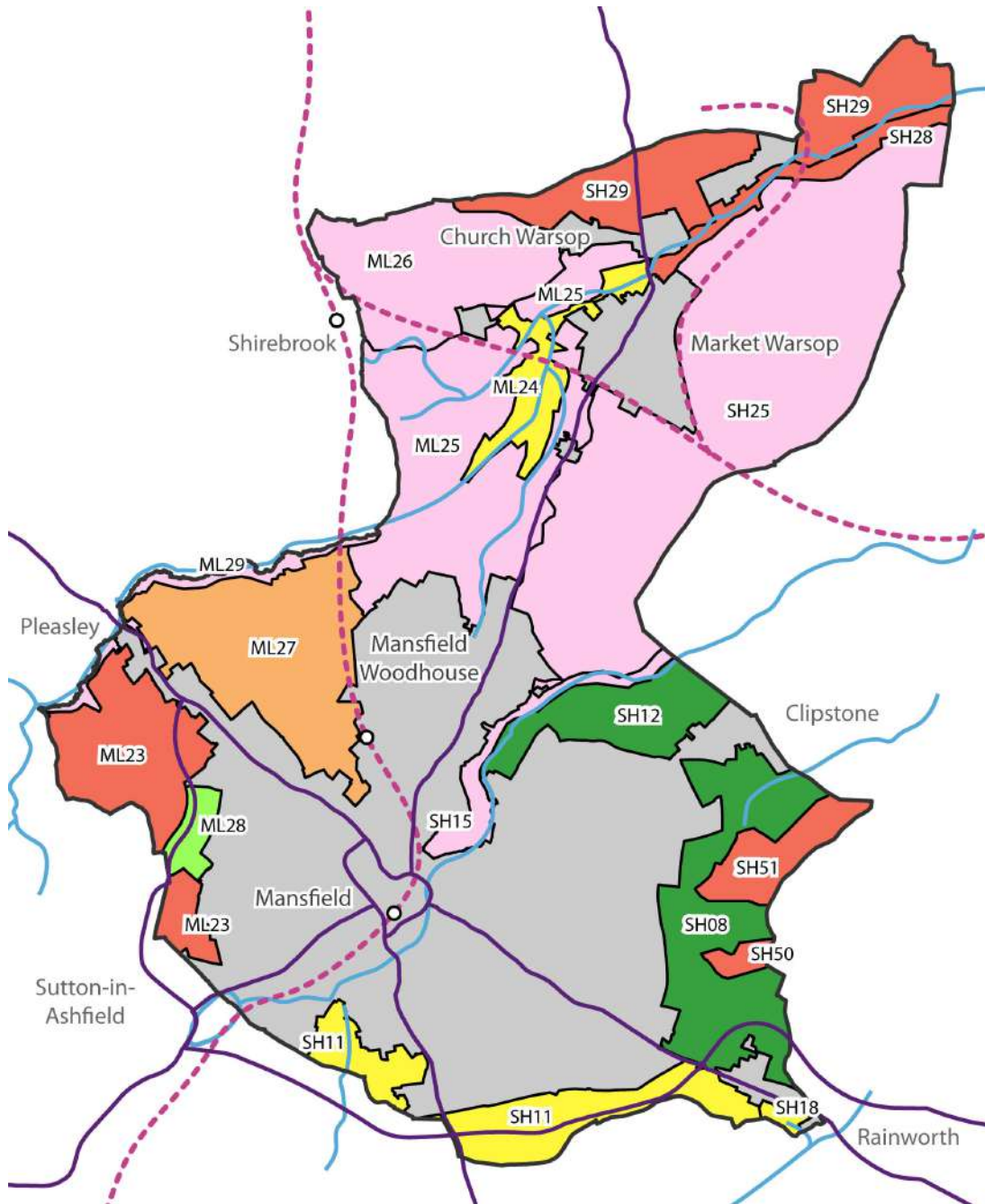
10.9 There may also be circumstances in which there are more sensitive, localised areas within LPZs without the term 'conserve' included in the strategic policy action.

10.10 The Mansfield Landscape Sensitivity Study (LSS) provides an assessment of landscape sensitivity around the towns and villages in the district. The LSS identifies a range of mitigation opportunities to reduce the the impact of development, or identifies locations where such mitigation is unlikely to adequately integrate a development and prevent significant adverse effects on landscape character, views and visual amenity.

10.11 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. The LCA and LSS are essential documents for applicants in seeking to assess and minimise the potential impacts of proposals on the landscape.



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 (2024) 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). Mansfield District Council Local Plan Review - Landscape Sensitivity Study (2026)
How will it be delivered?	Through the development management process.
Which local plan objectives will it meet?	11 and 14



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 cumulative impacts, on biodiversity, geodiversity and ecosystem services; and
 - c. prioritise the de-fragmentation, restoration, retention and sensitive management of habitats and landscape features, to allow for the movement of wildlife.

Designated European habitat sites

2. Development proposals will not be permitted where they would have an adverse impact on the integrity of a habitat 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 habitat sites, as a whole, is protected.

Designated national habitat sites

3. Development proposals will not be permitted where they would have an adverse impact on a designated national habitat site. Exceptions will only be considered where the benefits of the development clearly outweigh both the adverse impacts on the designated national habitat site and the national network of such sites.
4. A Recreational Impact Assessment (RIA) is required for planning applications for residential development for 50 or more dwellings falling within 10km of Clumber Park SSSI, setting out the appropriate measures to mitigate any adverse impacts e.g. alternative open space provision.

Designated local habitat sites

5. 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 considered where the reasons for, and benefits of, the proposed development clearly outweigh the adverse impact on the loss or deterioration of the designated habitat site.

Policy NE2 continued

Sherwood Forest possible potential Special Protection Area (ppSPA)

6. 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

7. 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

8. 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

9. 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.

* A 10% Biodiversity Net Gain uplift will need to be provided on affected designated sites, in addition to the mandatory requirement.



Explanation

10.12 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, and Section 40 of the Natural Environment and Rural Communities Act (NERC 2006), which places a duty on all local authorities to conserve biodiversity. In addition, Schedule 14 of the Environment Act 2021 mandates a minimum 10% biodiversity net gain on all non-exempt development. Therefore, whilst this is not in the policy, developers in England are required to provide 10% BNG on all habitats within the redline boundary of their development, whether or not they are impacted⁽⁵⁵⁾, unless exempt.

10.13 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 Nottinghamshire Local Nature Recovery Strategy and the Mansfield Green Infrastructure Study, 2018.

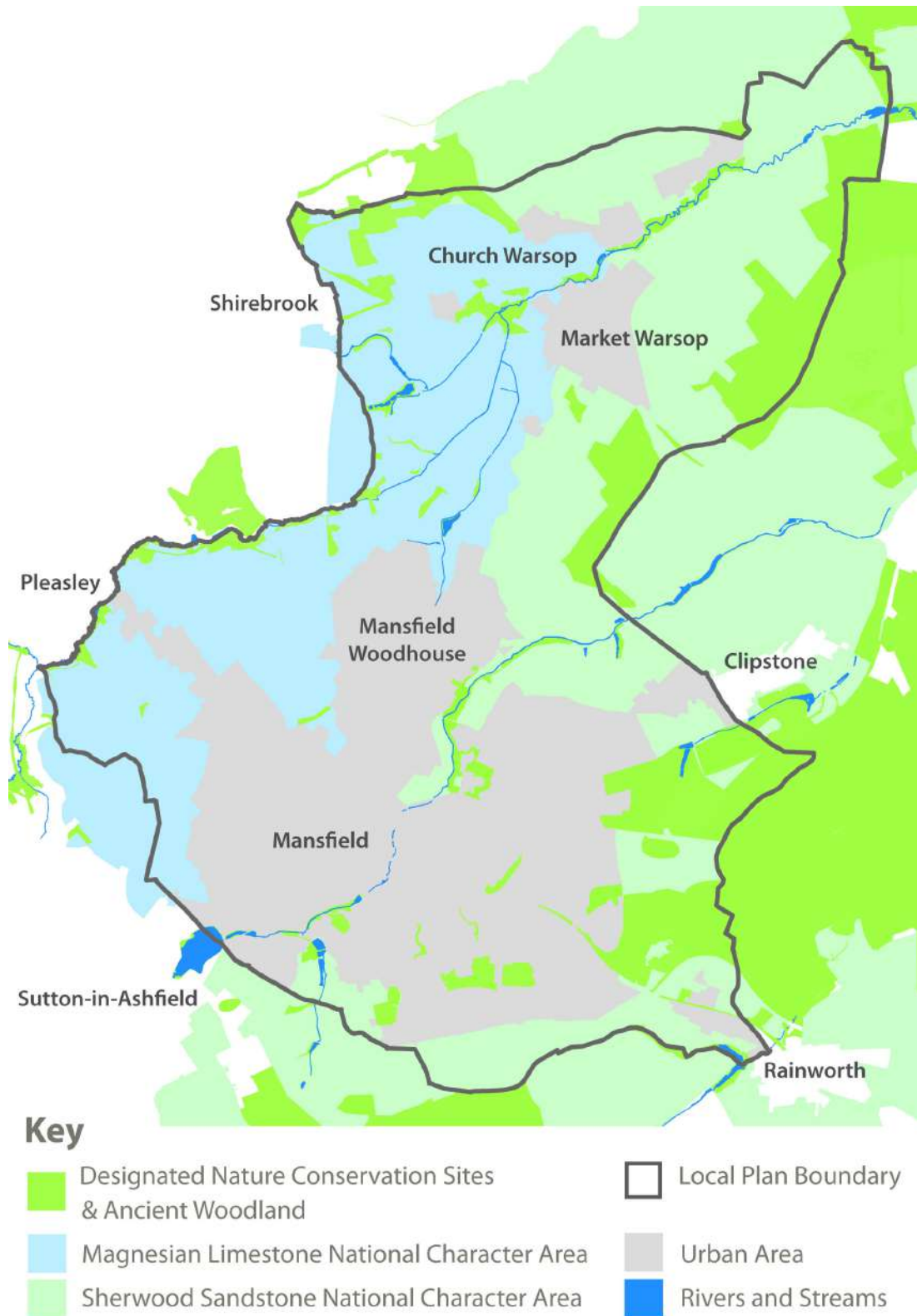
10.14 An appropriate level of ecological assessment will be required to demonstrate how development proposals meet the requirements of this policy. This can be viewed in the council's Scheme of Validation⁽⁵⁶⁾. Considering how new development can strengthen ecological networks is key to providing net gains in biodiversity whilst improving the natural environment's resilience to change. The statutory Biodiversity Metric and Guides⁽⁵⁷⁾, are key tools for assessing and demonstrating how net gains in biodiversity will be delivered and monitored through new development.

10.15 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.

10.16 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).

55 <https://www.gov.uk/guidance/understanding-biodiversity-net-gain>
 56 <https://www.mansfield.gov.uk/planning-permission/apply-planning-permission-2>
 57 <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>

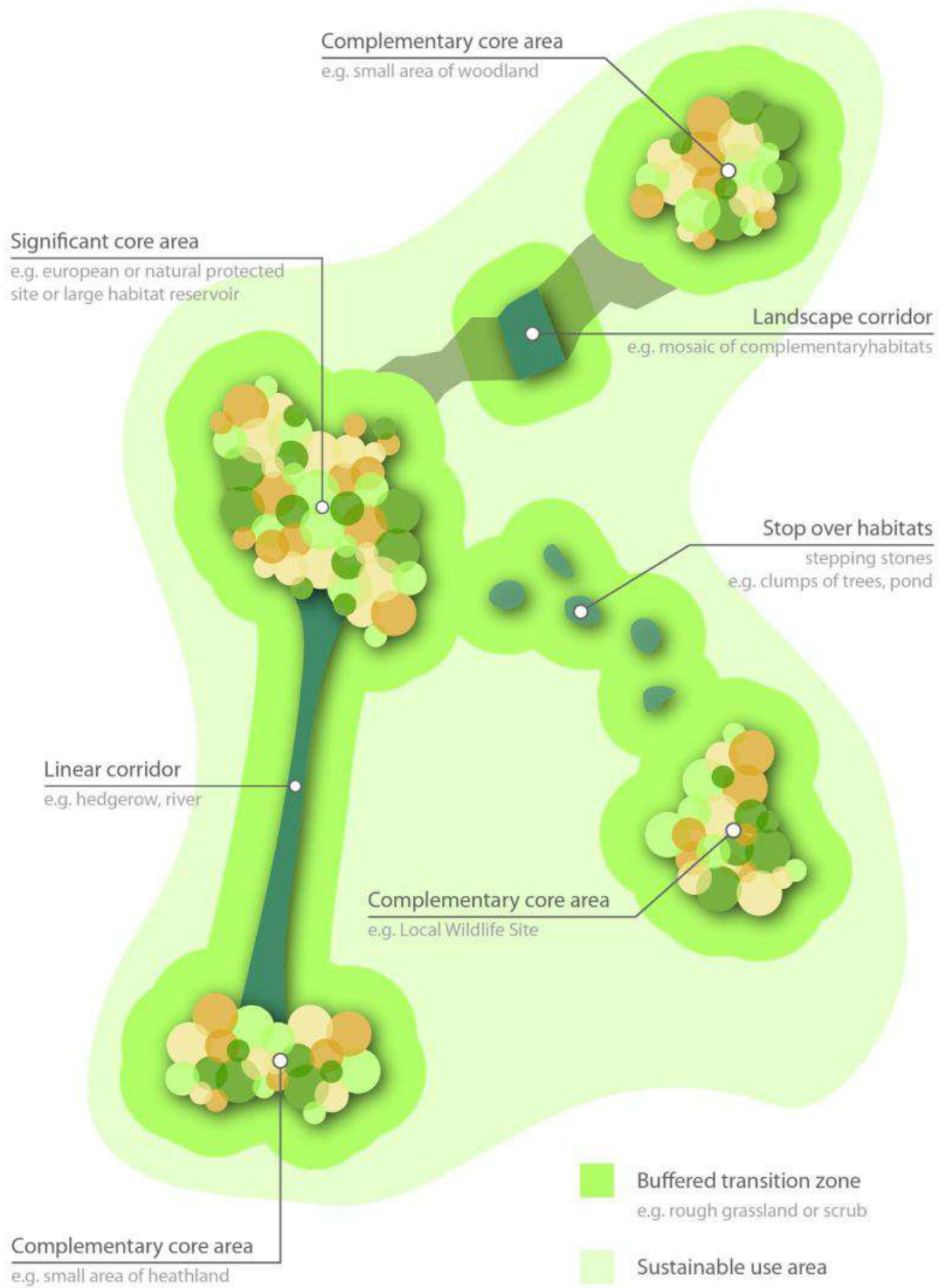
Figure 10.2 Habitats and designated sites



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Figure 10.3 Ecological network



10.17 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 habitat 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 habitat 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 habitat sites	- Local Nature Reserves (LNR) - Local Wildlife Sites (LWS) - Local Geological Sites (LGS)	(9) LNRs (over 80) LWS (around 11) LGS

10.18 The Habitat Regulations Assessment of the Local Plan Review (2026) identifies that there is potential for new housing development to result in increased recreational pressure on the Birklands & Bilhaugh Special Area of Conservation (SAC). Policy IN3 therefore includes a requirement for new community open spaces within an 8.9km radius of the SAC to be designed as Suitable Alternative Natural Greenspaces (SANGs) to ensure an adverse effect on the integrity of the SAC will not arise (either alone or in combination) as a result of this plan.

10.19 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). A 10km radius Impact Risk Zone has been calculated and a Recreational Impact Assessment (RIA) is required for planning applications for residential development for 50 or more dwellings falling within 10km of Clumber Park SSSI, setting out the appropriate measures to mitigate any adverse impacts e.g. alternative open space provision. This will 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.

10.20 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.

10.21 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.

10.22 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).

10.23 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.

Mandatory Biodiversity Net Gain

10.24 Providing net gains in biodiversity is possible on all non-exempt development proposals as set out in legislation. 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:

- 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;
- restoring connections for wildlife (e.g. hedgerows) and re-moving barriers to movement (e.g. river culverts);
- using native trees and shrubs in landscape planting (in keeping with the landscape character area);
- prioritising the integration of 'green' sustainable drainage systems (SuDS) to benefit wildlife;
- incorporating bird and bat boxes into the fabric of buildings; and
- designing in green roofs or walls.

10.25 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.

Locally designated sites

10.26 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⁽⁵⁸⁾ hosted by Nottingham City Council.

Local Nature Recovery Strategy (LNRS)

10.27 Local Nature Recovery Strategies are a new England-wide system of spatial strategies established by the Environment Act 2021 that provide important legal requirements and mechanisms to enable the governments goals for nature recovery. The main purposes of these strategies are to:

- Help reverse the ongoing decline of nature in England by establishing priorities for nature recovery.

10.30 Nottinghamshire County Council adopted the LNRS in November 2025. Further information is available on their website⁽⁶⁰⁾.

- 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.

10.28 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.

10.29 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⁽⁵⁹⁾).

Table 10.3 Policy NE2 - Supporting information

Policy NE2: Biodiversity and geodiversity	
Does it meet national planning policy?	Yes - NPPF (2024) 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;

58 <http://maps.nottinghamcity.gov.uk/insightmapping/>
59 <https://www.legislation.gov.uk/ukpga/2023/55/schedule/7>
60 <https://www.nottinghamshire.gov.uk/planning-and-environment/countryside-and-green-spaces/local-nature-recovery-strategy-for-nottinghamshire>



Policy NE2: Biodiversity and geodiversity	
	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 Nottinghamshire and Nottingham Local Nature Recovery Strategy (LNRS) 2025
How will it be delivered?	Through the development management process with consultation with Natural England and reference to appropriate as appropriate.
Which local plan objectives will it meet?	8 and 12

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

10.31 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.

10.32 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.

10.33 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.

10.34 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

10.35 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.

10.36 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.

10.37 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.



10.38 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.

10.39 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

10.40 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.

10.41 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⁽⁶¹⁾.

10.42 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.

10.43 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

10.44 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.

10.45 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⁽⁶²⁾. 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.

10.46 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.

10.47 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. National Highways can provide further advice.

61 <https://www.gov.uk/guidance/planning-applications-coal-mining-risk-assessments>

62 <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.

10.48 Much of the district is located on a principal 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 principal 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 principal 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 Safeguarding Zone policy, the principles of the Water Framework Directive and River Basin Management Plan for the Humber River Basin. Appropriate SUDs designs should be used to avoid the transfer of pollution into the underlying groundwater.

10.49 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) which will also contribute to managing flows into the sewerage network and watercourses, retaining walls and landscaping. During the construction phase, appropriate management and monitoring measures should be put in place.

Lighting, noise and vibration

10.50 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. The Institute of Lighting Professionals provides Guidance Note GN08 provides guidance on Bats and artificial lighting⁽⁶³⁾

10.51 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 (2024) 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

63 <https://theilp.org.uk/resource/gn08-bats-and-artificial-lighting-pdf.html>



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

10.52 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⁽⁶⁴⁾. Policy NE4 sets out the approach that the district council will take when determining proposals for non-minerals development within minerals safeguarding areas.

10.53 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 2024 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

64 <https://www.nottinghamshire.gov.uk/planning-and-environment/minerals-local-plan/adopted-minerals-local-plan>

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 Mansfield District contains a rich and varied historic environment comprising conservation areas, listed buildings, scheduled monuments, registered parks and gardens, locally important heritage assets and archaeological remains. The historic environment reflects the District's medieval origins, industrial development and later suburban expansion, with particular concentrations of heritage significance within Mansfield town centre, Mansfield Woodhouse, Market Warsop, Pleasley and the River Maun corridor. These heritage assets are an irreplaceable resource that contribute to local character, distinctiveness and sense of place and should be conserved in a manner appropriate to their significance.

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 ⁽⁶⁵⁾;
- 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 ⁽⁶⁶⁾ 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.

⁶⁵ see <https://historicengland.org.uk/advice/climate-change/>

⁶⁶ 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 by its setting. Where such harm cannot be firstly avoided or secondly mitigated, development proposals should be refused unless there are substantial public benefits (including measures to improve accessibility for disabled people). 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 and their significance;
 - b. explain the nature and degree of any effect on elements that contribute to their significance and demonstrating how 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. Proposals will also be required to demonstrate they are consistent with the special character as described in the statement or appraisal for that 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 and for satisfactory provision to be made for evaluation, excavation, recording and interpretation of the remains before and during the commencement of the development.

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 burgrave 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 ⁽⁶⁷⁾.

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 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 character and appearance of 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'. 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 and development management purposes.

Table 11.1 Policy HE1 - Supporting information

Policy HE1: The historic environment	
Does it meet national planning policy?	Yes - NPPF (2024) 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



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

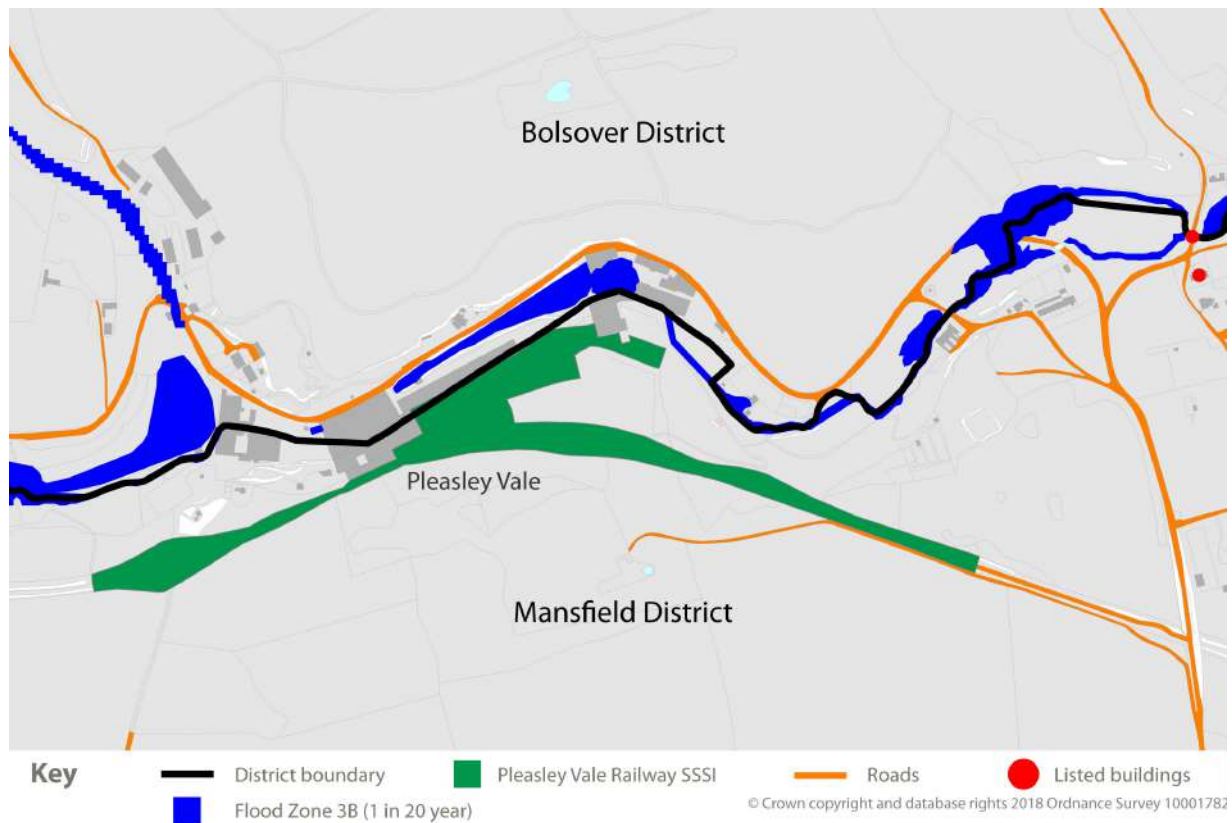


Table 11.2 Policy HE2 - Supporting information

Policy HE2: Pleasley Vale regeneration area	
Does it meet national planning policy?	Yes - NPPF (2024) - 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

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 schemes and supporting energy infrastructure will be permitted where their impact (including cumulative impact) is, or can be made, acceptable. In determining applications for renewable and low carbon energy, and associated infrastructure, the following issues will be considered:
 - 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;
 - k. heritage assets and their setting;
 - l. the contribution of the proposals, in the light of the council's pledge to be carbon neutral by 2040, to cutting greenhouse gas emissions and decarbonising our energy system;
 - m. the direct benefits to the area and local community; and
 - n. the additional benefit of utilising an established site where the re-powering and life-extension of an existing site is proposed.
2. Conditions will be applied to ensure scheme decommissioning and reinstatement of the previous use of land (if appropriate) when no longer in operation.

3. Particular support will be given to renewable and low carbon energy generation developments that are led by, or meet the needs of local communities.
4. Ground-mounted solar energy developments are more likely to be supported in areas identified as suitable in principle as set out on the Policies Map. Outside these areas, applicants will need to provide a clear justification for the suitability of the chosen development site for solar development at the relevant scale. Ground-mounted solar developments are more likely to be supported if they fall within Landscape Character Areas of lower sensitivity to the relevant development scale.

* This should include an assessment of impacts on best and most versatile agricultural land to avoid losses.

Explanation

12.4 The UK has a target, that 95% of energy generation will be from renewable sources (clean power) by 2030 ⁽⁶⁸⁾. In addition, the Clean Power 2030 Action Plan outlines the government's commitment to delivering clean power by 2030 ⁽⁶⁹⁾. 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 has targets to reduce carbon emissions by 40% by 2030 and to make Mansfield carbon neutral by 2040. To help achieve this, the council has produced a Climate Change Strategy ⁽⁷⁰⁾ 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. This ensures that such development are well located and designed to satisfactorily address potential landscape, biodiversity, traffic, and other impacts.

12.7 The key local energy opportunities for the district have been assessed as part of the Climate Change Study 2026 (Mansfield Renewable Energy Potential Study) and the Policies Map identifies those areas with most potential for ground mounted solar. There are no areas that are suitable for wind turbines due to various constraints.

12.8 Commercial renewable energy developments are expected to be accompanied by an environmental impact assessment and should ensure that important animal and bird species are properly safeguarded. Wild birds: surveys and monitoring for onshore wind farms 2015 ⁽⁷¹⁾ 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. Historic England's Advice Note 15 (February 2021) on commercial renewable energy development and the historic environment provides useful guidance for those involved in commercial renewable energy development, ensuring appropriate consideration is given to heritage issues.

12.9 Community owned energy projects which meet the requirements of Policy CC1 will be supported within the district .

68 <https://www.gov.uk/government/publications/clean-power-2030-action-plan>

69 <https://www.gov.uk/government/publications/clean-power-2030-action-plan>

70 <https://www.mansfield.gov.uk/downloads/file/3037/mdc-climate-change-strategy-feb-2022>

71 <https://www.gov.uk/guidance/wild-birds-surveys-and-monitoring-for-onshore-wind-farms>



Table 12.1 Policy CC1 - Supporting information

Policy CC1: Renewable and low carbon energy generation	
Does it meet national planning policy?	Yes - NPPF (2024) 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 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

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 development is an appropriate use having regard to its Flood Zone and Flood Risk Vulnerability Classification, as set out in Annex 3 of the National Planning Policy Framework (NPPF) and Table 2 of the Planning Practice Guidance on Flood Risk and Coastal Change;
 - b. the sequential test and, if required, the exception test have been met;
 - c. the development will remain flood resistant, resilient and safe throughout its lifetime, taking account of increases in flood levels due to climate change;
 - d. it will not increase flood risk on site or elsewhere and where possible reduce it;
 - e. water management measures are incorporated, on and / or off-site to reduce and manage flood risk in accordance with Policy CC3;
 - f. a minimum 10-metre buffer is provided to the top of the bank of a main river or ordinary watercourse, free from built development, and, where applicable, the development provides a safe, dry means of access and egress;
 - g. open access to flood defences are retained; and
 - h. where applicable, the functioning and integrity of natural systems or areas that benefit from flooding are not prejudiced, and opportunities to incorporate natural flood management (NFM) and the re-naturalisation of watercourses are supported wherever possible.
2. Where development is proposed in an area at risk of residual flooding - including land downstream of a reservoir (such as Kings Mill Reservoir) or where culvert blockage could increase flood depths or extents - the flood risk assessment should also address this residual risk, informed by advice from the Environment Agency and Nottinghamshire's emergency planning partners, with appropriate mitigation incorporated into the design.

Explanation

12.10 The Mansfield Strategic Flood Risk Assessment, 2026 (SFRA) identifies that the district has a relatively low level of fluvial flood risk overall, with areas at greatest risk generally associated with the River Maun, River Meden and their tributaries, including parts of Mansfield town centre, and Market Warsop. However, flooding can arise from a range of sources including rivers, surface water, groundwater, sewers and artificial sources. Surface water flooding remains

the principal source of flood risk across much of the district. The Nottinghamshire Local Flood Risk Management Strategy (2021 - 2027) ⁽⁷²⁾ 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.

12.11 In accordance with the NPPF (paragraphs 175 - 183), Policy CC2 requires that new development avoids risk by prioritising the location of development

72 <https://www.nottinghamshire.gov.uk/planning-and-environment/flooding-help-and-advice/the-councils-role>



outside of areas with the greatest flood risk, through the application of sequential test, and where necessary, 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.

12.12 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. The vulnerability of a proposed use and its compatibility with the relevant Flood Zone should be assessed against Annex 3 of the NPPF and Table 2 of the Planning Practice Guidance on Flood Risk and Coastal Change, as set out in Table 8 of the SFRA.

12.13 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.

12.14 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.

12.15 '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 Mansfield District Level 1 SFRA (WHS, 2026) has been prepared to update and replace the evidence previously provided by the 2008 SFRA and 2018 Addendum. It provides up-to-date flood zone, climate change and surface water mapping using the

Environment Agency's NaFRA2 national model, the Mansfield Maun (2024) and Meden EA (2021) detailed models, and identifies areas at risk from fluvial, surface water, groundwater, sewer and reservoir flooding. Where a proposed development would be located within an area of flood risk identified by the SFRA, a Level 2 SFRA or site-specific flood risk assessment with more detailed modelling will be required to determine whether development can be made safe and to inform appropriate mitigation.

12.17 The Level 2 SFRA for the Local Plan Review (WHS, 2026) includes site specific flood risk assessments for the following sites which should be referred to at planning application stage:

- H1Mh - Former Victoria Court Flats;
- H1Mo - Land off Forest Road;
- H1Mp - Shirland Drive Boiler House;
- H1Mr - Land south of Clipstone Road East;
- H1Mt (in part) - Land between Old Mill Lane and New Mill Lane;
- H1Mw - Land at Lindley Street; and
- H1WPc - Melville Court.

12.18 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.

12.19 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 (2024) Paragraphs 20, 32, 162, 164, 175 - 183
What evidence has informed this policy?	Mansfield District Level 1 Strategic Flood Risk Assessment (Wallingford HydroSolutions, 2026) Mansfield District Level 2 Strategic Flood Risk Assessment (Wallingford HydroSolutions, 2026) Mansfield Water Cycle Study Scoping Report (2026) 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



12.3 Policy CC3: Sustainable drainage systems

Policy CC3

Sustainable drainage systems

1. All development proposals should, wherever possible, incorporate measures to reduce and manage surface water through appropriate sustainable drainage systems (SuDS), designed in accordance with the government's National Standards for Sustainable Drainage Systems and the surface water drainage hierarchy, 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, discharging surface water as high up the drainage hierarchy as possible, prioritising collection for re-use (such as rainwater harvesting), then infiltration, followed by an attenuated discharge to a watercourse, surface water sewer or, as a last resort, a combined sewer, 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. where infiltration SuDS are not achievable, that surface water run-off rates and volumes are controlled so as not to exceed the equivalent greenfield rate of run-off (or, for previously developed sites, seek betterment on the site's existing rate of run-off, particularly where local drainage capacity is constrained);
 - c. that the design and location of any infiltration SuDS avoids the transfer of pollutants to groundwater, in accordance with Policy NE3, and has regard to the wider catchment and ultimate destination of surface water discharge, including the potential for an appropriately balanced and treated discharge to low flow watercourses;
 - d. that adequate arrangements have been made for the adoption, management and maintenance of any SuDS provided over the lifetime of the development;
 - e. that the discharge of surface run-off is as high up the SuDS hierarchy of drainage as possible; and
 - f. that the design and location of SuDS avoids adverse impacts on known or potential buried and waterlogged archaeological remains.
2. Proposals for retrofitting of sustainable drainage systems will be supported.

Explanation

12.20 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.

12.21 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 ⁽⁷³⁾. 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; and
- being awarded the Water Industry Award and Flood & Coast 'Climate Resilient Built Environment' Award.

12.22 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. through collection, storage and re-use (e.g. rainwater harvesting, greywater recycling), in accordance with the drainage hierarchy in Approved Document H of the Building Regulations;
2. into the ground (infiltration);
3. to a surface water body;
4. to a surface water sewer;
5. highway drain, or another drainage system; and then
6. to a combined sewer.

12.23 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.

12.24 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. This policy should be read alongside the council's SuDS Supplementary Planning Document (SPD, 2023) and the CIRIA SuDS Manual (C753), which provide further technical detail on the design, delivery and maintenance of SuDS.

12.25 Where SuDS involve infiltration, the design should avoid adverse impacts on groundwater quality and should have regard to buried and waterlogged archaeological remains, where relevant, in accordance with advice from the Lead Local Flood Authority, the Environment Agency and, where applicable, Historic England.

12.26 SuDS should not be considered as part of usable open space requirements, but rather as a feature complementing open space. 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. Where SuDS are within public areas, safety measures should also be considered ⁽⁷⁴⁾.

12.27 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.

12.28 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.

⁷³ <https://www.stwater.co.uk/wonderful-on-tap/green-recovery/mansfield-sustainable-flood-resilience/>
⁷⁴ (Health and Safety Principles for SuDS: framework and checklists, Ciria 2013)



12.29 The district council have adopted a SuDS SPD⁽⁷⁵⁾ 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 (2024) 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 Mansfield District Level 1 Strategic Flood Risk Assessment (WHS, February 2026, v4.0); Mansfield Water Cycle Study Scoping Report (2026); Defra National Standards for Sustainable Drainage Systems (2025); CIRIA SuDS Manual (C753, 2015)
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

75 <https://www.mansfield.gov.uk/spd>

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, provided this is supported by hydraulic modelling which demonstrates there would be no detrimental third-party flood risk impacts;
 - b. avoid the culverting of watercourses and not prejudicing future opportunities for de-culverting;
 - c. provide or retain a minimum 10 metre natural or semi-natural habitat buffer* to a watercourse, on both sides, consistent with the riparian zone used to assess Biodiversity Net Gain and include a long term landscape and ecological management plan for this buffer; and
 - d. contribute to the creation and / or enhancement of blue-green infrastructure, including green SuDS priority areas and low water flow restoration areas, and native riparian tree and shrub buffer planting to form blue-green wildlife corridors; and
 - e. contribute to the recovery, expansion and protection of riparian and aquatic species, and avoid adverse impacts on locally, regionally or nationally important populations.
2. Development proposals which would have a significant adverse impact on the water quality, functions and setting of any watercourse and its associated corridor, or on riparian or aquatic habitats and species, will not be supported.
3. Where development affects, or is in proximity to, land with archaeological potential, the design of any watercourse restoration, buffer planting or associated works should have regard to the management of waterlogged archaeological remains.

* Where a development site is located within 10 metres of the top of a riverbank on land that has previously been developed, proposals should reinstate the buffer wherever feasible.

Explanation

12.30 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.

12.31 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. Where de-culverting is proposed, applicants should demonstrate through hydraulic modelling that there would be no increase in flood risk to third parties as a result of the works, in line with the Environment Agency's advice;
- **buffering watercourses:** development adjacent to a watercourse should ensure that a minimum 10 metre 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. This 10 metre distance is measured from the top of the bank on both sides of the watercourse and is consistent with the riparian buffer used nationally to assess Biodiversity Net Gain, reflecting the approach introduced by the Environment Act 2021. Where a site has previously been developed within 10 metres of a watercourse, proposals should reinstate the buffer wherever feasible; and
- **priority areas for green SuDS and restoring low flows:** the Mansfield District Council Strategic Flood Risk Assessment, 2008 (which has been updated) identified key areas for restoring habitats and enhancing water quality, known as green SuDS priority areas. These are still relevant and include recommendations to improve 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. Opportunities to link woodland and riparian tree/shrub planting with SuDS design should also be explored, to optimise

flood mitigation, water quality and landscape/wildlife-corridor benefits, and to help form coherent blue-green infrastructure networks across the district.

12.32 Figure 12.1 (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. Whilst the Mansfield District Level 1 SFRA (2026) and Mansfield Water Cycle Study Scoping Report (2026) have been updated, this information is still considered to be relevant.

12.33 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.

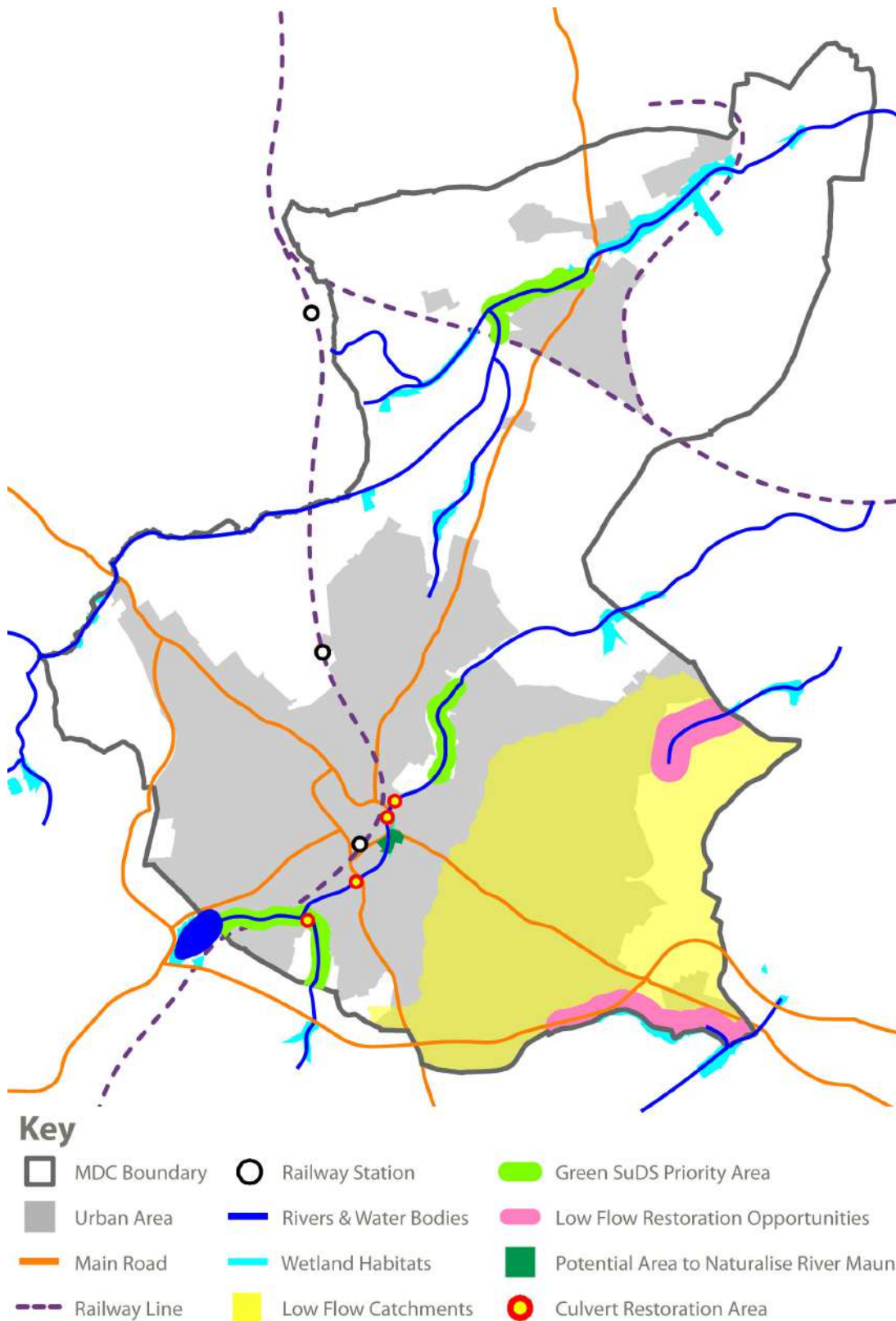
12.34 Applicants should also have regard to the potential for development, or associated works to watercourses and their buffers, to affect waterlogged or buried archaeological remains, and should consult Historic England's guidance on preserving archaeological remains where relevant.

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 (2024) 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 District Level 1 Strategic Flood Risk Assessment (2026); Mansfield Water Cycle Study Scoping Report (2026); 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 Idle and Torne Abstraction Licensing Strategy and Water Stressed Areas (2021 classification), GOV.UK.
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



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 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. changes in government planning policy;
 - d. changes to strategic priorities arising from local government reorganisation and / or an emerging Spatial Development Strategy;
 - e. significant new evidence becomes available; or
 - f. significant implementation delays or issues are identified as part of the Authority Monitoring Report.

Explanation

Delivery

13.4 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.

13.5 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

13.6 Monitoring will be based on the performance monitoring framework as set out in Appendix 11 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.

13.7 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, including unforeseen changes to infrastructure capacity or new infrastructure proposals will inform the need to undertake a formal review.

13.8 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.

13.9 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.

13.10 Subject to resources the council will explore how the AMR can summarise key performance data for instance through an online dashboard including environmental performance indicators.

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;
- working with the development industry to identify the reasons for non-delivery; and
- working with neighbouring authorities through effective cooperation.

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 (2024) paragraph 11, 32 and 34.
What evidence has informed this policy?	Ongoing effective cooperation with strategic partners
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

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⁽⁷⁶⁾:

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 the 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. NB: Under proposals published by the government in summer 2026, local government in Nottinghamshire is to be reorganised. Under these

proposals the current county council will be abolished and new unitary authorities responsible for all planning policy matters will be established.

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.

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.

Fast food

Fast food is food that is energy dense and available quickly, usually via a counter service, and for consumption on or off the premises. It covers a range of outlets selling foods including, but not limited to:



- burgers;
- pizza;
- kebabs;
- chicken;
- Indian takeaway;
- Chinese takeaway; and
- fish and chips.

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

The Environment Agency divides England into flood zones based on the probability of river and sea flooding, ignoring the presence of flood defences. These zones are important to the planning system and determine what developments can be built where.

Flood zones are defined by the annual probability of flooding:

Flood zone 2 - 1 in 1,000 (0.1%) means there's a 0.1% chance of flooding in any given year

Flood zone 3 - 1 in 100 (1%) means there's a 1% chance of flooding in any given year

These zones only consider fluvial (river) and tidal (sea) flooding. They don't include surface water flooding, groundwater flooding, or flooding from sewers—these require separate assessment.

Functional Economic Market Area (FEMA)

Functional Economic Market Areas (FEMAs), are the spatial level at which local economies and markets actually operate. They usually cover more than one local authority and are used to assess and plan economic needs.

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⁽⁷⁷⁾.

Housing land availability

A site can be considered available for development, when, on the best information available (confirmed by the call for sites and information from land owners and legal searches where appropriate), there is confidence that there are no legal or ownership impediments to

development. For example, land controlled by a developer or landowner who has expressed an intention to develop may be considered available.

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 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.

77 see <https://historicengland.org.uk/images-books/publications/guide-to-historic-environment-records-england/heag266-guide-hers-england/>



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 that was designated by the government for the purpose of creating or improving the conditions for economic growth in an area. In our area, this was the Local Enterprise Partnership for Derby, Derbyshire, Nottingham and Nottinghamshire (D2N2). The Derby and Nottingham Local Enterprise Partnership (LEP) covers Mansfield district and is transferring to EMCCA (see above).

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.

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⁽⁷⁸⁾.

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).

Suitable Alternative Natural Greenspaces (SANGs)

SANG is land that is designed and managed to provide an alternative recreational space for people, helping to reduce visitor pressure on protected habitats.

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. ⁽⁷⁹⁾

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 site

A windfall site refers to land that is not allocated in the local plan but becomes available for development during the life of that plan, often due to changes in ownership, market conditions, or the closure of existing facilities.

79 For further information please see <https://www.planningportal.co.uk/permission/common-projects/change-of-use/use-classes>.

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,, 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, 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 the el ocations, with a focus on cultural, residential and leisure activities to complement the retail and service role of these centres.	S1, S2, 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,, IM1	SP8, SP12, SP13, SP15
Objective 8		



Objective	Policies which address this objective	Related strategic priorities
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, SP12
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, IN6, IN7, IN8, IM1	SP5
Objective 10		
Deliver the infrastructure requirements of the district's future population including access to high speed broadband.	S1, S2, P5, IN1, IN2, IN3, IN5, IN6, IN7, IN8, IN9, 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, IN3, IN5, NE1, IM1	SP12
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
A. Housing quality and design				
Having suitable and sufficient housing is essential for health and wellness, notably for children and the elderly. Environmental conditions, excessive numbers of people living in one space, cleanliness within structures, as well as poorly designed urban locations, are known contributors to sickness, acknowledged since the inception of urban design. Additionally, the way a building is managed after it's built affects the welfare, unity, and psychological health of the community.				
1. Does the proposal seek to address the housing needs of the wider community by requiring provision of a variety 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	
B. Access to healthcare services and other social infrastructure				
Social infrastructure encompasses schools, healthcare facilities, social services, emergency responders, and community amenities like cultural centres and libraries. These are essential for creating strong, sustainable, and united communities with quality public services. Lifetime Neighbourhoods emphasize easy access to these facilities. The usage of local services depends on their proximity to homes, connectivity to transportation options, service quality, and building accessibility. Having access to high-quality education, healthcare, and community services significantly benefits physical health, while community involvement in service planning enhances mental wellbeing and promotes social unity.				
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		Positive	



Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
	Partial No		Negative Neutral Uncertain	
C. Access to open space and nature Ensuring secure, well connected, accessible and appealing open/green spaces can promote increased physical activity, which in turn may lower the occurrence of heart disease, stroke, and other health issues tied to sedentary work and high stress living. Evidence is accumulating that having parks, open spaces, and natural areas nearby that feel accessible, safe and that people are aware of and feel part of their community can aid in preserving or enhancing mental well-being. There is growing evidence around the impact of a lack of nature connectedness upon our health, and what is shaping our purpose for which we seek to connect with nature. The exercise habits formed during childhood often influence adult behavior; currently, more children are lacking daily exercise, with rising instances of overweight and obese diagnoses. Providing fully accessible and inclusive play areas and facilities for community use or sports, such as sports fields, play areas, and natural settings, can stimulate regular physical activity. There's a notable link between the possible use of an open space, how much it is valued, and how often it's used for exercise, socializing, or unwinding.				
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	
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	
D. Air quality, noise and neighbourhood amenity The condition of the surrounding environment plays a critical role in influencing both physical and mental well-being. The pollutants generated from building projects, vehicular movement, and business operations can lead to compromised air quality, disruptive noise, and structural vibrations. There's a known correlation between suboptimal air conditions and chronic respiratory illnesses (like chronic bronchitis or emphysema),				

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
cardiac issues, as well as increased asthma rates in children. Additionally, noise pollution can adversely affect health by causing sleep disruptions, cardiovascular stress, and psychophysiological problems. Through carefully considered urban design and positive planning, the negative effects of noise, air and other pollutants can be mitigated.				
10. Does the proposal seek to minimise construction impacts such as dust, noise, vibration and odours?	Yes		Positive	
	Partial		Negative	
	No		Neutral	
			Uncertain	
11. Does the proposal seek to minimise air pollution caused by traffic and employment/ commercial facilities?	Yes		Positive	
	Partial		Negative	
	No		Neutral	
			Uncertain	
12. Does the proposal seek to minimise noise pollution caused by traffic and employment/ commercial facilities?	Yes		Positive	
	Partial		Negative	
	No		Neutral	
			Uncertain	
E. Accessibility and active transport				
Easy, convenient and safe access to various services and amenities reduces the necessity for travel by car and enhances the chances for community engagement and enjoyment of our environment. When each step of the active travel journey is considered, such as secure bicycle parking and signage, people are much more likely to actively travel. Structures and areas designed for accessibility and security promote inclusion, allowing individuals such as the older adults and those living with disabilities or long-term health conditions to make use of them. How an environment looks and feels, including the amount of natural spaces, influences whether we chose to active travel. Limiting reliance on automobiles and promoting forms of active transportation like walking, wheeling and biking can boost physical exercise, aiding in the prevention of chronic illnesses, decreasing early mortality risks, creating more engagement between people and bettering mental wellbeing.				
13. Does the proposal prioritise and encourage walking (such as through shared spaces) connecting to local walking networks?	Yes		Positive	
	Partial		Negative	
	No		Neutral	
			Uncertain	
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		Positive	
	Partial		Negative	
	No		Neutral	
			Uncertain	



Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
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	
F. Crime reduction and community safety Careful urban planning and design that encourages visibility and community engagement can lower crime rates and the fear associated with crime, positively affecting residents' mental health. Beyond the direct physical and psychological effects of experiencing crime, individuals may also face lasting health issues, such as disability, repeated victimisation, and social withdrawal due to fear. People are much more likely to actively travel within neighbourhoods that they can navigate with ease and where they have positive interactions with others.				
17. Does the proposal create environments & buildings that make people feel safe, secure and free from crime?	Yes Partial No		Positive Negative Neutral Uncertain	
G. Access to healthy food Consuming healthy, nutritious food contributes to a better diet and reduces the risk of obesity-related chronic illnesses. Low-income individuals, including young families and the elderly, can struggle to find nutritious options and are more exposed to foods high in salt, oil, dense fats, and sugar. Increasing the availability of locally sourced, healthy foods and reducing the prevalence of fast-food outlets can positively influence dietary habits and enhance overall physical and mental well-being.				
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	

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
H. Access to work and training Good quality jobs and stable employment is one of the vital building blocks of a healthy life and healthy society. Decent work with adequate income is proven to benefit both physical and mental health in many ways, such as, providing a routine, sense of identity and purpose, and reducing isolation, loneliness, and financial stress. It is well researched that those in good, stable employment live more years in good health than those who are unemployed, with unemployed people being 5 times more likely to have poor health than people with jobs. Both employment and training can promote and support recovery from a range of physical and mental health conditions.				
20. Does the proposal seek to provide new employment opportunities and encourage local employment and training?	Yes Partial No		Positive Negative Neutral Uncertain	
I. Social cohesion and lifetime neighbourhoods Having friends and a supportive community can lessen depression, reduce chronic disease, and quicken healing while also enhancing overall well-being. However, the breakdown of social bonds can create isolated communities divided by wealth, age, or ethnicity, leading to insecurity and reduced community unity. Supported voluntary and community organisations can combat this isolation by fostering connections for those estranged and engaging in interactions that benefit mental health. Lifetime Neighbourhoods extend the design principles of Lifetime Homes to promote spaces accessible and enjoyable for everyone, irrespective of age or ability.				
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	
22. Does the proposal adequately provide internet and broadband access delivered and upgraded overtime from multiple providers?	Yes Partial No		Positive Negative Neutral Uncertain	
J. Minimising the use of resources Reducing or minimising waste including disposal, processes for construction as well as encouraging recycling at all levels can improve human health directly and indirectly by minimising environment impact, such as air pollution.				
23. Does the proposal seek to incorporate sustainable design and construction techniques?	Yes Partial No		Positive Negative Neutral Uncertain	
K. Climate change				



Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
The planning system is at the forefront of both trying to reduce carbon emissions and to adapt urban environments to cope with higher temperatures, more uncertain rainfall, and more extreme weather events and their impacts such as flooding. Poorly designed homes can lead to fuel poverty in winter and overheating in summer, contributing to excess winter and summer deaths. Developments that take advantage of sunlight, tree planting and accessible green/brown roofs have the potential to contribute towards the mental wellbeing of residents, as well as their physical wellbeing. Biodiversity Net Gain is an approach to development, land, and marine management that aims to leave biodiversity in a better state than before the development took place. In the future, most developments will be required to achieve a minimum of 10% Biodiversity Net Gain. When wildlife is included in the design of a development, it can benefit the local community, especially in terms of health and wellbeing.				
24. Does the proposal incorporate climate change mitigation measure such as renewable energy infrastructure and energy efficiency features?	Yes Partial No		Positive Negative Neutral Uncertain	
25. Does the proposal incorporate climate change adaption features such as buildings and public spaces that are designed to respond to adverse winter and summer temperatures i.e. ventilation, shading and landscaping?	Yes Partial No		Positive Negative Neutral Uncertain	
26. Does the proposal maintain or enhance biodiversity and net gain?	Yes Partial No		Positive Negative Neutral Uncertain	
L. Health inequalities - Building Blocks of Health to Help Communities Thrive Where people live in Nottinghamshire can shape their health and how long they can expect to live. Those in less advantaged areas can live 7.5 years shorter and spend 14 more years in ill-health. Disparities among neighbourhoods can influence important factors from air quality to local goods availability and can limit people's opportunity to live healthy lives. For everyone to thrive, we need all the right building blocks in place: including clean air, stable jobs, good pay, access to nutritious food, quality housing and education, and connections with family and friends. Right now, in some communities in Nottinghamshire, some of these blocks are missing. The completion of this health impact assessment is an opportunity to better understand and take action to address these gaps.				
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				

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
Planning application reference number				
Planning application description				
Name of assessor and organisation				
Date of assessment				

Examples of completed templates can be seen on Nottinghamshire County Council's website: <https://www.nottinghamshire.gov.uk> (search rapid health impact assessment).

Historic railway viaduct, Mansfield.



Appendix 4 - Housing trajectory

Table A4.1

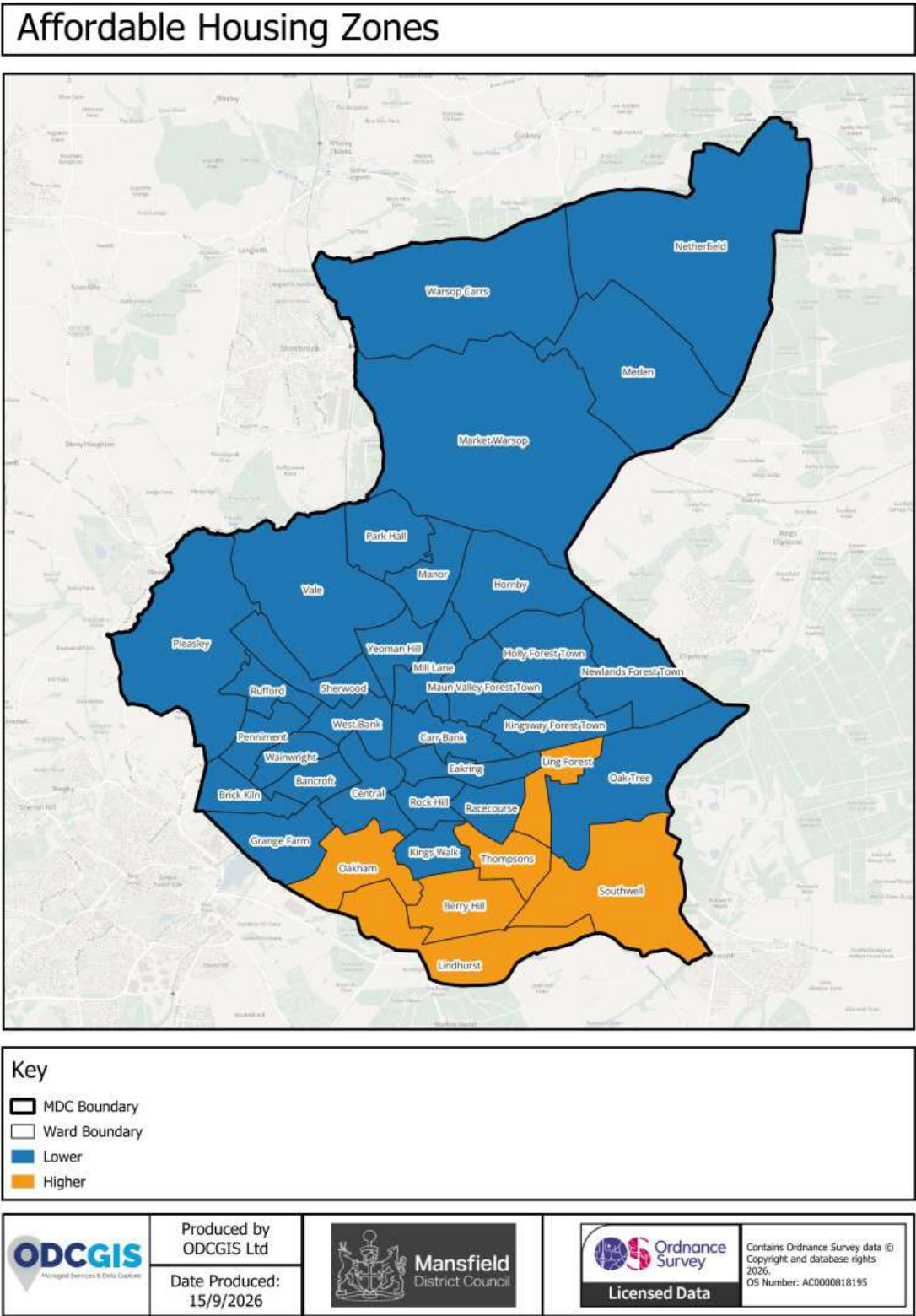
	Completions (as at 31 March)				Five year post adoption							32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	42/43	Total Plan Period
	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32														
Large site commenced	314	185	307	361	404	231	88	69	50	50	22	0	0	0	0	0	0	0	0	0	0	0	2081
Small site commenced	28	42	22	51	36	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	185
Windfall allowance	0	0	0	0	0	0	0	0	48	48	48	48	48	48	48	48	48	48	48	48	48	48	528
H2 committed housing sites	0	0	0	44	249	194	171	97	75	53	25	8	0	0	0	0	0	0	0	0	0	0	916
H1 site allocations	0	0	0	0	75	245	341	556	498	512	492	325	248	108	55	25	15	95	113	42	3745		
SUEs (committed and allocations)	0	0	0	100	100	100	130	248	260	220	220	250	250	250	265	265	219	205	189	91	3362		
Mansfield Urban Area (excluding SUEs)	314	197	329	465	634	594	464	581	543	545	482	283	198	108	55	25	15	95	106	36	6069		
Warsop Parish	0	0	0	25	94	135	136	141	80	70	57	50	50	0	0	0	0	0	7	6	851		
Annual requirement	495	495	495	495	495	495	495	495	495	495	495	495	495	495	495	495	495	495	495	495	495	9,900	
Annual total	342	227	329	556	864	776	730	970	883	883	807	631	546	406	368	338	282	348	350	181	10817		
Cumulative requirement	495	990	1485	1980	2475	2970	3465	3690	4455	4950	5445	5940	6435	6930	7425	7920	8415	8910	9405	9900			

The Poppy Fields extra care housing scheme, Mansfield.



Appendix 5 - Affordable housing zones

Figure A5.1 Affordable housing zones in Mansfield 2026





Example Commuted Sum Calculation

Scenario:

The district council has accepted an Affordable Housing Contribution in relation to a phase of the development consisting of 300 dwellings, in lieu of on-site provision of 30 affordable housing units in the following tenure mix:

- a. 18 Social Rented;
- b. 6 Affordable Rented; and
- c. 6 Shared ownership.

Application of affordable housing contribution calculation:

1. Determine Average Market Value (MV):

(i) calculate the aggregate value of all market dwellings in the phase, by combining limbs (i), (ii) and (iii) in the definition of “AV” within the definition of “Average Market Value”. For the purposes of this example, the assumed AV is 270 market dwellings x £300,000 = £81,000,000;

(ii) calculate the gross aggregate internal area (in square metres) of the market dwellings in the phase (“GIA”). For the purposes of this example, the assumed GIA is 270 market dwellings x 100 square metres = 27,000 square metres; and

(iii) divide AV by GIA = £81,000,000 / 27,000 square metres = an Average Market Value (MV) of £3,000 per square metre.

2. Determine the Average Transfer Value (TV):

This needs to be determined for each tenure type:

- (i) TV for Social Rent Units = 48% of MV = £1,440 per square metre;
- (ii) TV for Affordable Rent Units = 58% of MV = £1,740 per square metre; and
- (iii) TV for Shared Ownership Units = 68% of MV = £2,040 per square metre.

3. Determine the ‘first multiplier’ for each tenure type in accordance with the formula

MV – TV:

- (i) Social Rent Units = £3,000 - £1,440 = £1,560;
- (ii) Affordable Rent Units = £3,000 - £1,740 = £1,260; and
- (iii) Shared Ownership Units = £3,000 - £2,040 = £960.

4. Determine the ‘second multiplier’ for each tenure type in accordance with the formula AH policy x GIA. For the purposes of this example the GIA of the relevant phase is assumed to be 100 square metres x 300 dwellings = 30,000 square metres:

- (i) Social Rent Units = 6% x 30,000 square metres = 1,800 square metres;
- (ii) Affordable Rent Units = 2% x 30,000 square metres = 600 square metres; and
- (iii) Shared Ownership Units = 2% x 30,000 square metres = 600 square metres.

5. Determine (MV – TV) x (AH Policy x GIA) for each tenure type:

(i) Social Rent Units = $\text{£}1,560 \times 1,800$ square metres = $\text{£}2,808,000$;

(ii) Affordable Rent Units = $\text{£}1,260 \times 600$ square metres = $\text{£}756,000$; and

(iii) Shared Ownership Units = $\text{£}960 \times 600$ square metres = $\text{£}576,000$.

6. Combine the total for each tenure type:

$\text{£}2,808,000 + \text{£}756,000 + \text{£}576,000 = \text{£}4,140,000$.

7. Affordable housing contribution payable:

$\text{£}4,140,000$ (Index linked).



Appendix 6 - 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.

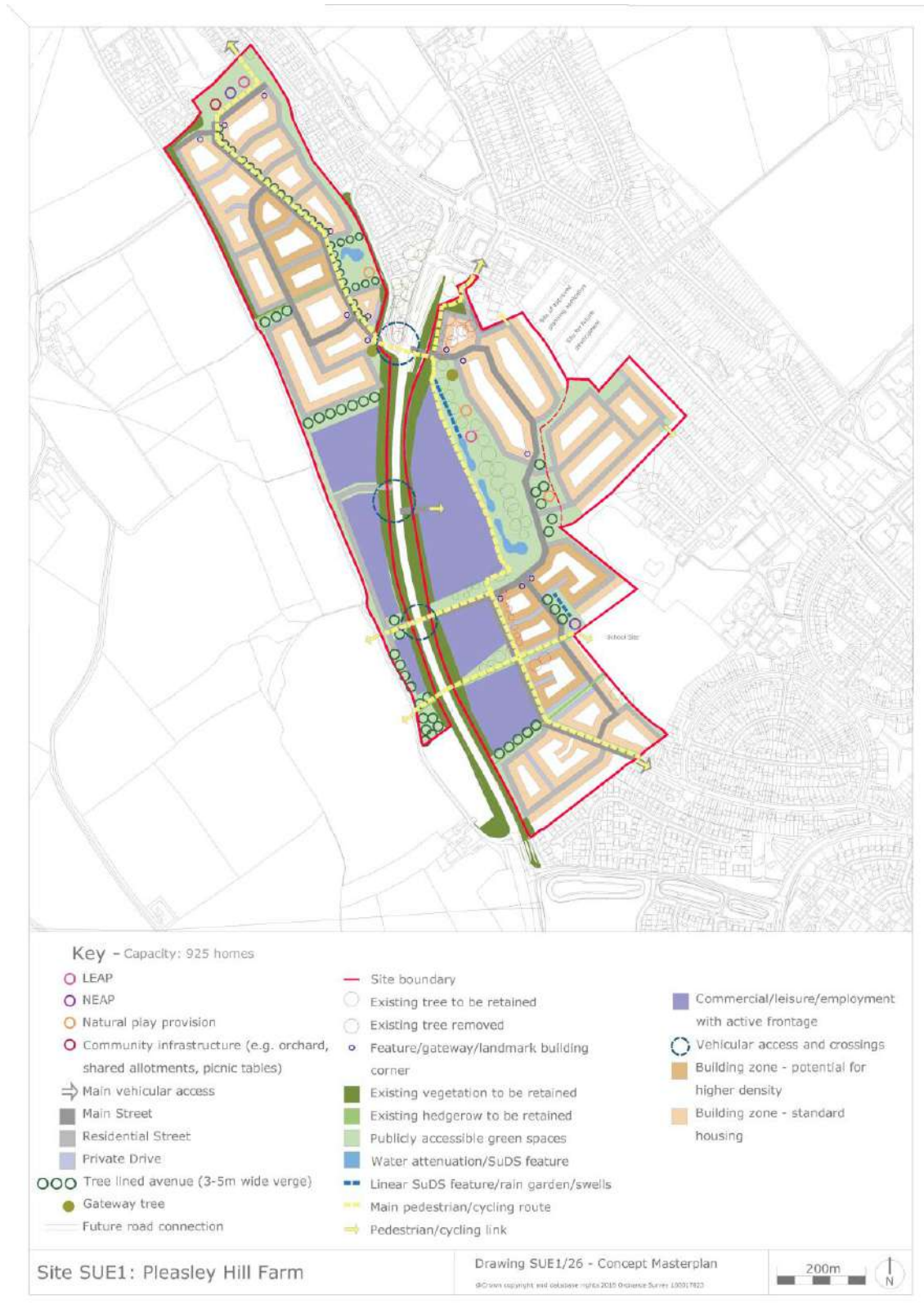
Indicative development masterplans have been created for the following sites on the edge of the urban area:

- SUE 1 - Pleasley Hill Farm;
- SUE 2 - Land off Jubilee Way;
- SUE 3 - Land at Berry Hill;
- H1Ma - Land off Skegby Lane;
- H1Mb - Abbott Road;
- H1Mi - Land north of Skegby Lane;
- H1Mj - Land north of Peafield Lane;
- H1Mk - Land south of Peafield Lane;
- H1Mq - Land off Helmsley Road;
- H1Mr - Land south of Clipstone Road South;
- H1Mt - Land between Old Mill Lane and New Mill Lane;
- H1WPa - Land west of Mansfield Road; and
- H1WPd - Land east of Mansfield Road.



SUE 1 - Pleasley Hill Farm

Figure A6.1



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.

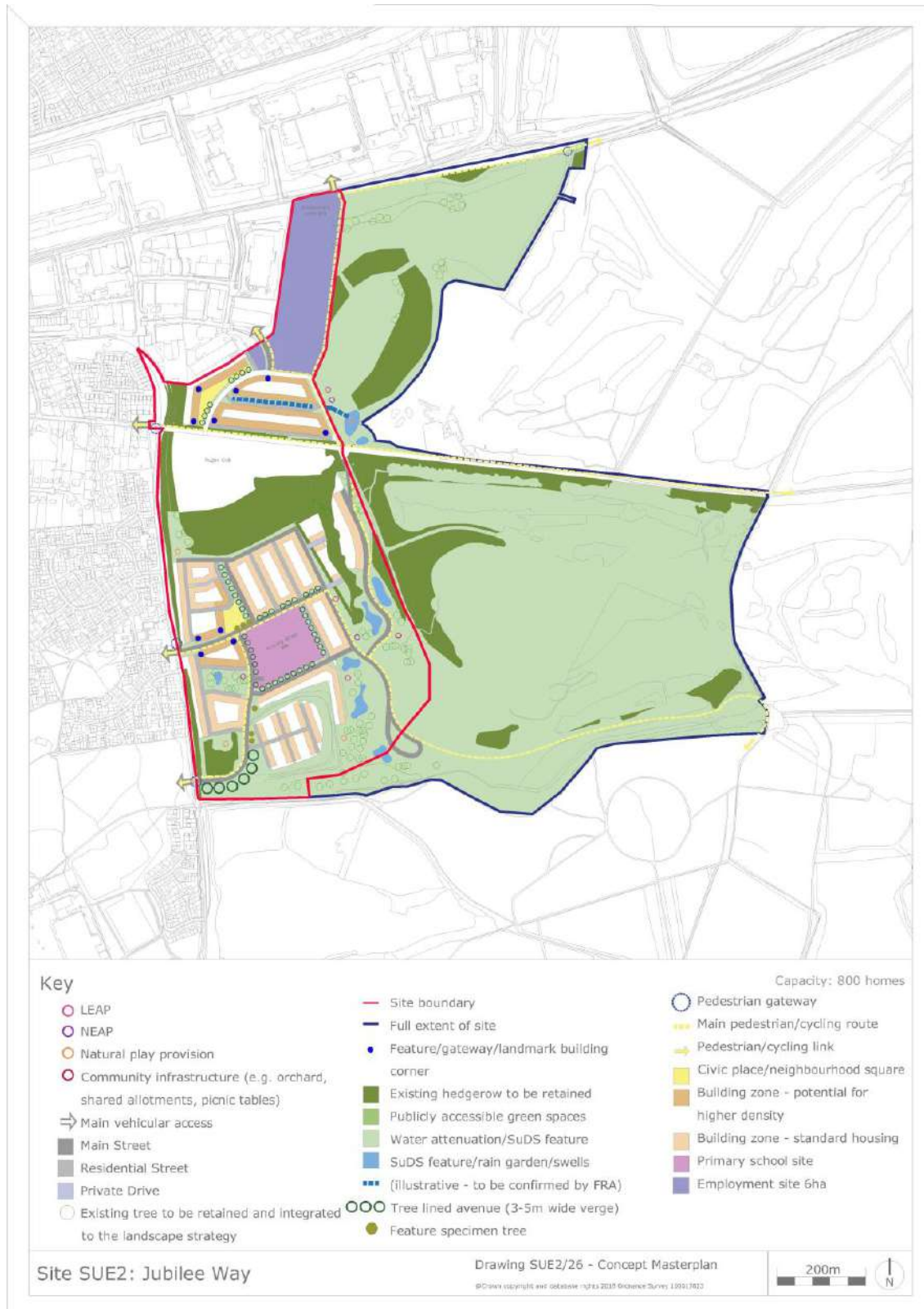
A strong emphasis will be placed on creating an environment that is of a human scale where the need for vehicular access does not compromise those on foot and those on a bicycle. This will include a strong movement strategy for enabling people to cross the MARR easily, directly and comfortably. The character 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.



SUE 2 - Land off Jubilee Way



SUE 3 - Land at Berry Hill

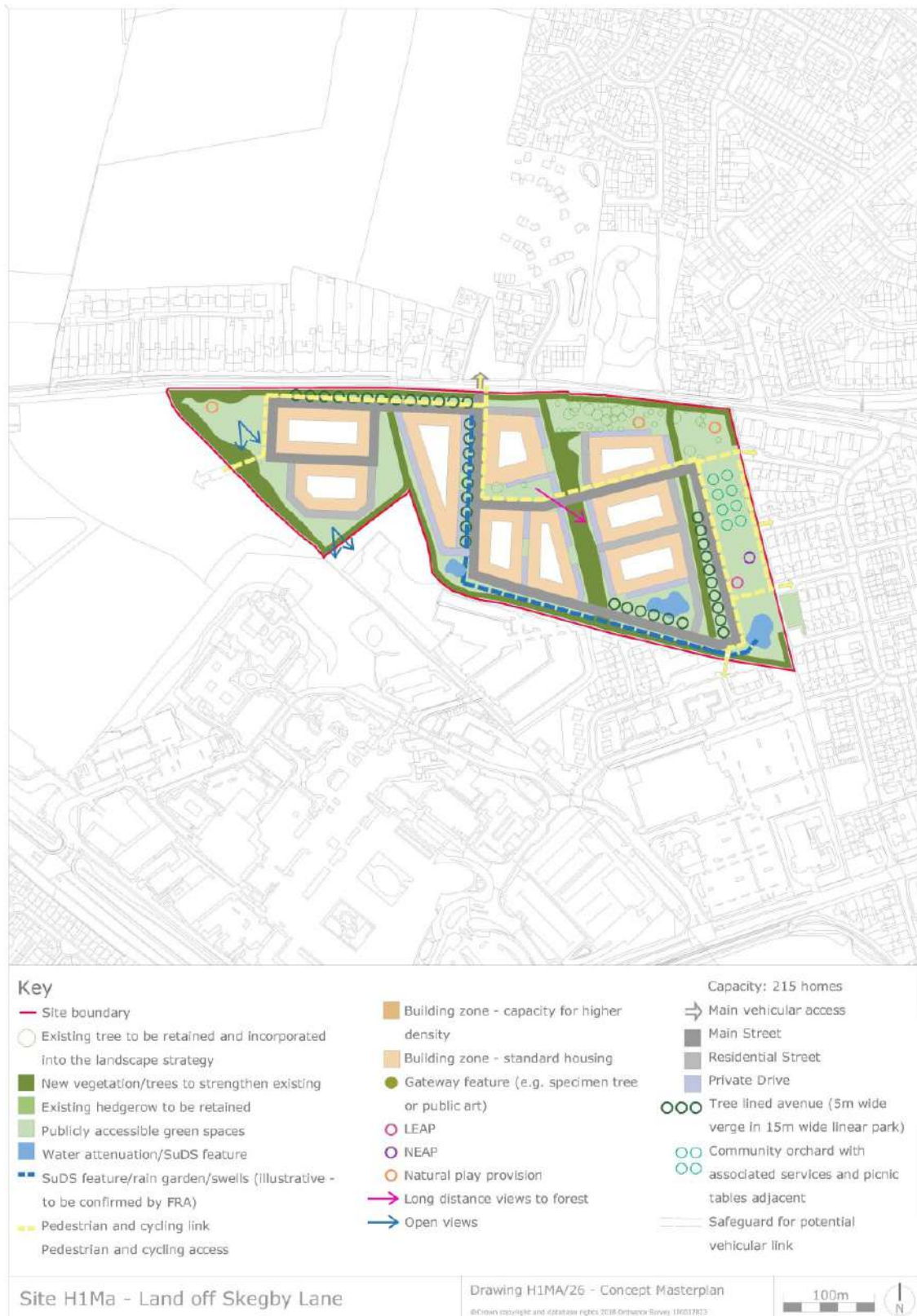
Figure A6.3





H1Ma - Land off Skegby Lane

Figure A6.4



H1Mb - Abbott Road

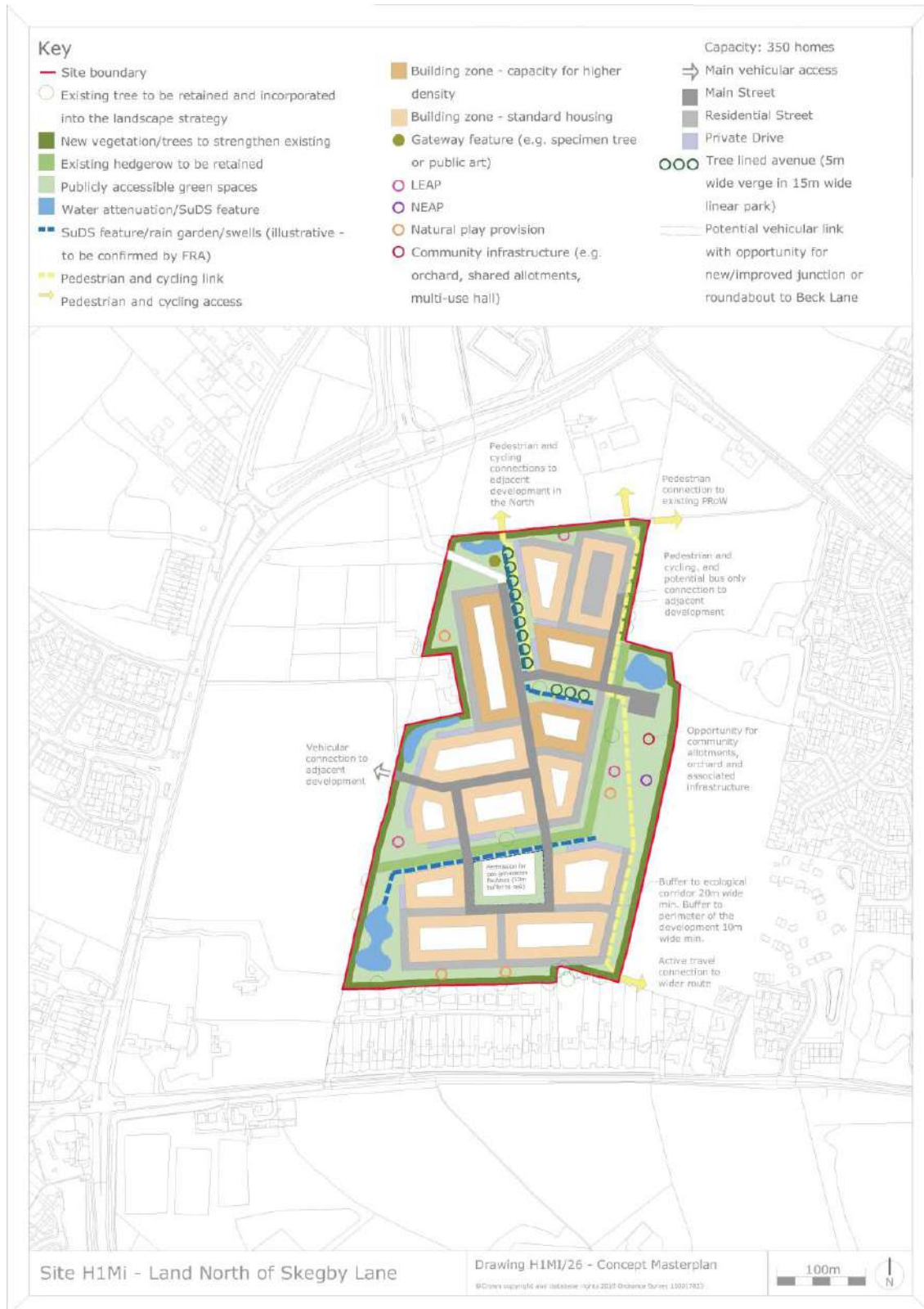
Figure A6.5





H1Mi - Land north of Skegby Lane

Figure A6.6



H1Mj - Land north of Peafield Lane and H1Mk - Land south of Peafield Lane

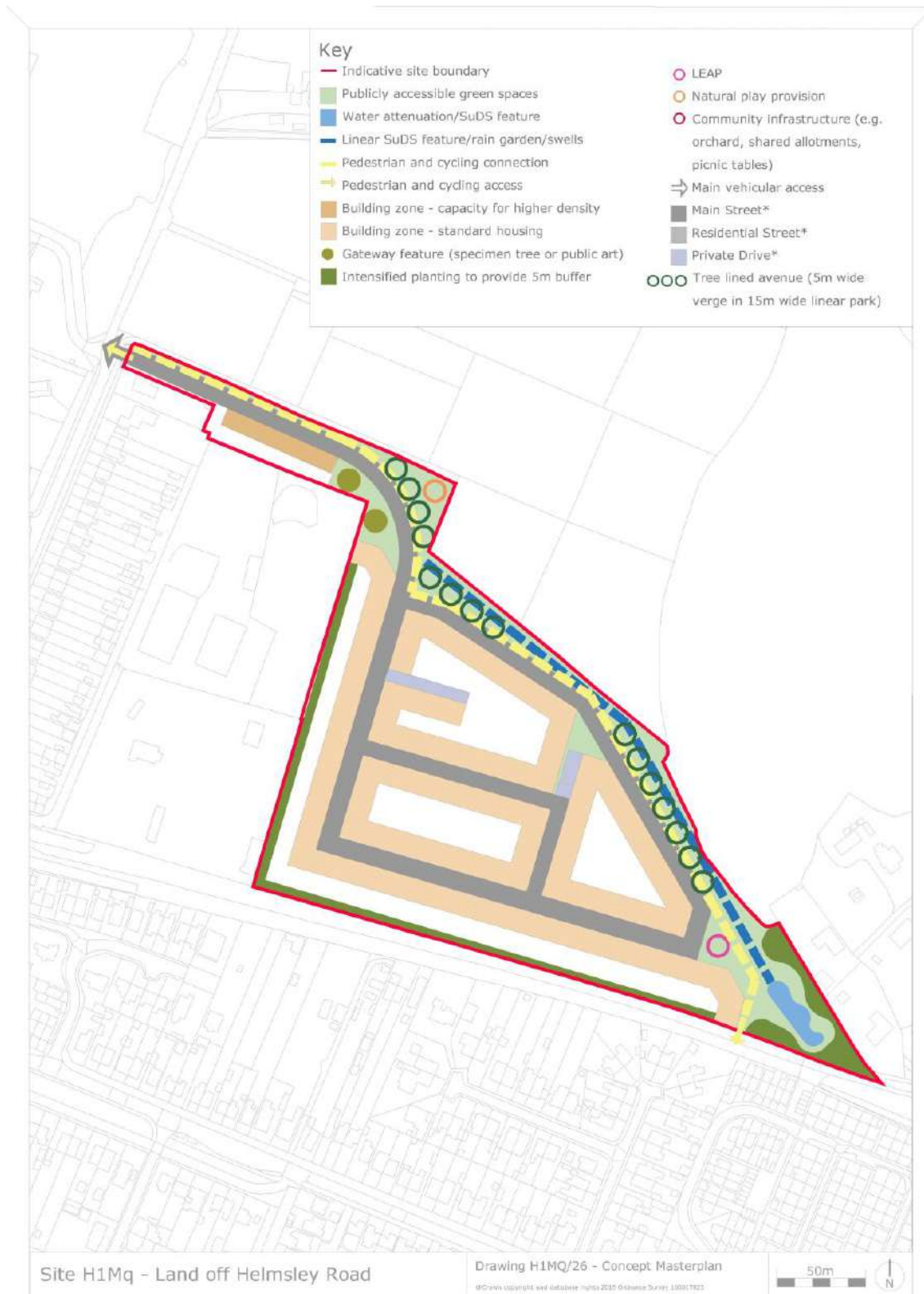
Figure A6.7





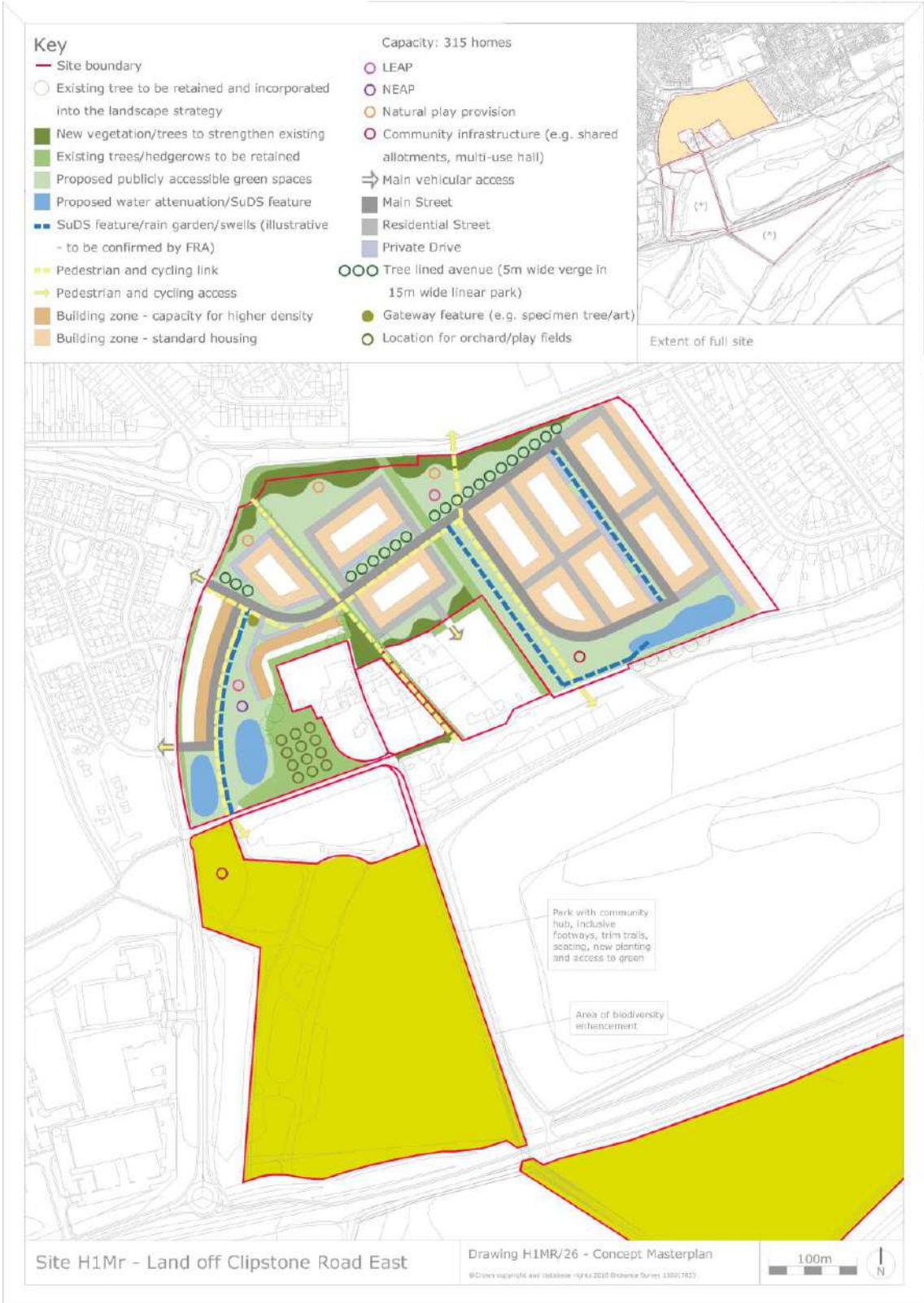
H1Mq - Land off Helmsley Road

Figure A6.8



H1Mr - Land south of Clipstone Road East

Figure A6.9





H1Mt - Land between Old Mill Lane and New Mill Lane

Figure A6.10



H1WPa - Land west of Mansfield Road and H1WPd - Land east of Mansfield Road

Figure A6.11





Appendix 7 - Planning obligations

As set out in policies within the Local Plan Review, the council and its partners e.g. Nottinghamshire County Council and the Integrated Care Board (ICB) may seek physical or financial planning obligations to mitigate the impacts that development may have on the area in which it is located.

The following sets out the approach that will be taken to securing such obligations. In circumstances where a trigger for seeking a contribution is specified as major development, this is defined as:

10 or more dwellings (gross) or if the site has an area of 0.5 hectares or more.

For non-residential development; obligations may be sought on schemes where there is new or additional floorspace of 1,000 square metres or more, or a site of 1 hectare or more, or as otherwise set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Affordable Housing

The approach to contributions for affordable housing is set out in appendix 5.

Table A7.1 Allotments

Current guidance	• National Planning Policy Framework (NPPF) (2024); • Planning Practice Guidance (PPG) - Open space, sports and recreation facilities, public rights of way and local green space; • Planning Practice Guidance (PPG) – Planning obligations; • Mansfield District Local Plan Review, policies IN1 and IN4; • Mansfield Infrastructure Delivery Plan (2026); • Mansfield Open Space Study (2026); • MDC Parks and Open Spaces Strategy (2023 – 2028); and • MDC Green Infrastructure Study.
Calculation of financial contributions	• See section on open space below for how this will be calculated.
Trigger	• New residential development - 30 or more dwellings (net); • It should be noted that smaller developments may be required to contribute where the development creates or exacerbates a deficiency of provision in the area.
Types of facilities for which provision may be required	• New or improvements to existing allotments including those specifically identified in sites allocated for housing in Local Plan Review policy H1 and as identified in the Mansfield Open Space Study 2026 or any superseding document.
Form in which contribution should be made	• Capital monies to provide new or enhanced facilities; and/or • Land may also form all or part of the contribution.
Maintenance	• Where a contribution towards the provision or improvement to allotments is required, a contribution towards its maintenance over a twenty-year period will also be sought.
How will the level of need be assessed?	• The level of need for obligations will be examined on a case-by-case basis. When an application is submitted, the district council will assess what plots it has close by and if there is a need to increase allotment plot numbers due to them being oversubscribed. • Consideration will also be given to the position regarding allotments as set out in the Mansfield Open Space Study 2026 or any superseding document.



Contact details	For further information please contact the district council's Parks team.
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Table A7.2 Community open space

Current guidance	- National Planning Policy Framework (NPPF) (2024); - Planning Practice Guidance (PPG) - Open space, sports and recreation facilities, public rights of way and local green space; - Planning Practice Guidance (PPG) – Planning obligations; - Mansfield District Local Plan Review policies IN1 and IN3; - Mansfield Green Space Standard (see Appendix 9 of Mansfield District Local Plan Review); - Mansfield place making principles (see paragraph 4.14 of Mansfield District Local Plan Review); - Mansfield Infrastructure Delivery Plan (2026); - Mansfield Open Space Study (2026); - MDC Parks and Open Spaces Strategy (2023 – 2028); and - Fields In Trust Guidance for Outdoor Sport and Play Beyond the Six Acre Standard for England (Nov 2020).
Calculation of financial contributions	£1,260 per dwelling for provision £1,053 per dwelling for maintenance The above will apply to open space, outdoor sports provision and allotments.
Trigger	New residential development - 10 or more dwellings (net) may be required to contribute towards on-site provision and / or off-site contributions, as per Local Plan Review Policy IN3; - Allocated development sites that are covered by Local Plan Review policies which have specific open space requirements; - Distance of new development in relation to existing areas of open space as per the Mansfield Green Space Standard (Local Plan Review Appendix 9).
Types of facilities for which provision may be required	- Obligations may be sought for new or improvements to existing open space including those specifically identified in sites allocated for housing in Local Plan Review Policy H1; - Amount - A minimum of open space provided on-site is 10% of the developable area (Local Plan Review Appendix 9, please see part D). The amount of off-site open space should be relative to the development to best fit the needs of future residents (see Fields in Trust guidance and consult with MDC); - Size of open spaces – the size of a new open space (either on or off-site) should be large enough to meet the needs of the development and to perform its required function(s) and design needs e.g. play space, natural green space, outdoor gym, SuDS, etc. The minimum size requirement for new open space is 0.16 hectare, which is based on Fields in Trust LEAP requirements. The size of open space should be of a functional and maintainable size. It should be noted that the minimum size requirement will apply, even where 0.16 hectares is greater than 10% of the developable area (see above); - The design of new open space and enhancements sought to existing open space should be informed by the Mansfield Green Space Standard (Local Plan Review Appendix 9, Part C). Further clarity on the quality requirements is also set out in this appendix.
Form in which contribution should be made	- Capital monies to provide new or enhanced facilities; and / or - Land or buildings may form all or part of the contribution.

Maintenance	- Contributions for future maintenance of on-site open space over a twenty-year period will be sought; - If public open space is not to be maintained by the district council, then a maintenance plan should be submitted as part of the planning obligations. This should include sufficient detail for those managing these areas to allow it to be practically applied. It should address what, where, how, who by, and when Green Infrastructure (GI) assets will be managed.
How will the level of need be assessed?	- By having consideration to the Mansfield Open Space Study 2026 or any superseding document. This identifies where there are general deficiencies in the open space in the district, at ward level, where this relates to type / function, location and quality of open space and play provision. - Through application of the Mansfield Green Space Standard (Local Plan Review Appendix 9) needs to, firstly, guide the type of open space and play provision required. Following on from this assessment, the type of facilities within the open space (e.g. Locally Equipped Area for Play (LEAP), Neighbourhood Equipped Area of Play (NEAP), skate park, outdoor gym, sensory garden, etc.) will be dependent on, for example: consultation with the following stakeholders: - Demographics of future residents; - MDC Parks team; - Elected Members (specific to the ward or wards affected by the development); - MDC Cabinet Portfolio Holder for Environment; - Relevant local community groups (including friend's groups, tenants and resident's groups specific to the ward or wards affected by the development); and - Other stakeholders where necessary.
Contact details	For further information please contact the district council's Parks team.

Table A7.3 Green / blue infrastructure

Current guidance	- National Planning Policy Framework (NPPF) (2024); - Planning Practice Guidance (PPG) - Open space, sports and recreation facilities, public rights of way and local green space; - Planning Practice Guidance (PPG) – Planning obligations; - National Design Guide; - Mansfield District Local Plan Review Policies P1, P2, P3, P4, P5, IN1, IN2, IN3, IN7, NE1, NE2, CC3 and CC4; - Mansfield Green Space Standard (see Appendix 9 of Mansfield District Local Plan Review); - Mansfield place making principles (see paragraph 4.14 of Mansfield District Local Plan Review); - Mansfield Infrastructure Delivery Plan (2026); - Mansfield Open Space Study (2026); - MDC Parks and Open Spaces Strategy (2023 – 2028); and - Green Infrastructure SPD
Calculation of financial contributions	Calculated on a case-by-case basis.
Trigger	- Development located within and adjacent to the Strategic GI network; - Allocated development sites that are covered by Local Plan Review policies which have specific GI policy requirements; and - New development located outside the strategic GI network (and not adjoining), - all major development (as defined above).



Types of facilities for which provision may be required	● Provision of new facilities including paths to existing trails / green corridors, new on-site green corridors (recreation) and wildlife corridors; interpretation and signage; sustainable drainage systems (SuDS)⁽⁸⁰⁾; open space; cycle lanes; new road crossings; new habitats (e.g. biodiversity net gain and buffering designated sites or rivers) and hedgerows and other landscape features; ● Enhancement / upgrades to existing provision including walking and cycling routes and green / blue corridors; restoring existing habitats to support improved ecological connections; restoring and protecting landscape features or heritage settings; improved flood resilience; and ● A green infrastructure and ecological management plan will be required for on and off-site GI provision, regardless of who is responsible for its management. This should include sufficient detail for those managing these areas to allow it to be practically applied. It should address what, where, how, who by and when GI assets will be managed.
Form in which contribution should be made	● Capital monies to provide new or enhanced facilities; and / or ● Land or buildings may also form all or part of the contribution.
Maintenance	● Contributions may be sought to maintain on and off-site GI, where this is not managed directly through a private management company.
How will the level of need be assessed?	● Having consideration to Local Plan Review policy IN2 and associated Table 9.2 along with any site-specific Local Plan Review policy requirements and relevant guidance referred to above; and ● The relationship with existing GI assets (e.g. woodland, trails, open space, flood zone, etc.), within and nearby to the development will influence the amount, type, size and design of new and enhanced GI features required.
Contact details	For further information please contact the district council's Parks team.

Table A7.4 Health

Current guidance	● National Planning Policy Framework (NPPF) (2024); ● Planning Practice Guidance (PPG) – Healthy and Safe Communities; ● Planning Practice Guidance (PPG) – Planning obligations; ● Mansfield District Local Plan Review Policy IN1; ● Mansfield Infrastructure Delivery Plan (2026); and ● Health Building Note 11-01: Facilities for primary and community care services.
Calculation of financial contributions	● The calculation showing the likely impact of the new population in terms of number of additional consultations is based on the Department of Health calculation in HBN11-01: Facilities for Primary and Community Care Services⁽⁸¹⁾; ● The number of patients generated by a development (B) is calculated by multiplying the number of dwellings proposed (A) by 2.5 (average household size in the Mansfield district);

80 SuDS will not be considered part of usable open space but rather as a feature complementing open space and contributing towards biodiversity net gain. Where SuDS are in public areas, safety measures should be considered (see also Local Plan Review paragraph 12.25).

81 <https://www.england.nhs.uk/publication/facilities-for-primary-and-community-care-services-hbn-11-01/>

	• The cost of providing an extension to a surgery (E) will be dependent on the specific requirements of the GP. Based on recent schemes it is approximately £5,000m2; • Financial obligations will be calculated based on the following formula: Table 20.1 <table><tr><td>(B) Additional patients to be accommodated</td><td>x</td><td>(D) Standard area m2/person Based on total list size of approx 82 0.085m2</td><td>x</td><td>(E) Cost of extension including fees £/m2 £5,000</td><td>=</td><td>Total cost (B) x (D) x (E)</td></tr></table> Worked Example – Scheme of 25 dwellings: 25 x 2.5 = 62.5 (B) 62.5 x 0.085m2 (D) = 5.3 5.3 x £5,000 (E) = contribution of £26,500 • The cost per square metre is based on the level NHS England and NHS Improvement (Midlands) have seen from recent developments. It includes: • Build costs; • Fees including architects, quantity surveyor and other professional fees; • Fit out in accordance with HBN 11-01; and • VAT. • The final figure requested from this equation is not the full costs needed for primary care projects, but it is the contribution required and no further monies would be expected from the developer; • Obligations that are secured for health infrastructure will be index linked to the BCIS All-In Tender Price Index. This is to reflect the inflation of costs associated with providing infrastructure in the time between an agreement being signed and the contribution becoming due for payment.	(B) Additional patients to be accommodated	x	(D) Standard area m2/person Based on total list size of approx 82 0.085m2	x	(E) Cost of extension including fees £/m2 £5,000	=	Total cost (B) x (D) x (E)
(B) Additional patients to be accommodated	x	(D) Standard area m2/person Based on total list size of approx 82 0.085m2	x	(E) Cost of extension including fees £/m2 £5,000	=	Total cost (B) x (D) x (E)		
Trigger	• Residential: 25 dwellings or more and / or development which places extra demand on the local health care provision through its operation and where there is insufficient available capacity; • Applications for the development of concentrated / multi-tenant housing such as residential care homes, nursing homes, sheltered housing or student accommodation will need to be assessed for their impact on local healthcare functions on a case-by-case basis; • Where there are multiple applications in the area, the cumulative impact of these schemes on health provision may be considered to calculate the contribution required.							
Types of facilities for which provision may be required	• Subject to an identified need in the locality, contributions may be sought for the following health infrastructure:							

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



	- Construction costs for additional facilities / extensions, adaptations or alterations; - New health facilities (these may be co-located with other health or social care providers).
Form in which contribution should be made	- Capital monies to provide new or enhanced facilities; - Land or buildings may also form all or part of the contribution.
Maintenance	N/A
How will the level of need be assessed?	In consultation with the Integrated Care Board.
Contact details	For further information please contact: Estates - NHS Nottingham and Nottinghamshire ICB nnicb-nn.estates@nhs.net

Table A7.4 Playing pitches / built sports facilities

Current guidance	- National Planning Policy Framework (NPPF) (2024); - Planning Practice Guidance (PPG) - Open space, sports and recreation facilities, public rights of way and local green space; - Planning Practice Guidance (PPG) – Planning obligations; - Mansfield District Local Plan Review Policies IN1, IN3 and IN6; - Mansfield Infrastructure Delivery Plan (2026); - Mansfield Playing Pitch Strategy (2026); - Mansfield Built Facilities Strategy and Action Plan (2026); and - MDC Parks and Open Spaces Strategy (2023 – 2028).
Calculation of financial contributions	Calculated on a case-by-case basis. For outdoor sports provision, see section above on open space for how this will be calculated.
Trigger	100 dwellings or more; - It should be noted that smaller developments may be required to contribute where the development creates or exacerbates a deficiency of provision in the area.
Types of facilities for which provision may be required	- Enhancements to existing facilities; - Contributions towards the provision of new pitches / built sports facilities; - These should be accessible and meet the needs of the community as set out in paragraphs 9.29 and 9.30 of the Local Plan Review; - All new and enhanced sports facilities must be designed in accordance with the relevant Sport England and (where applicable) National Governing Body (NGB) design guidance to ensure that the facilities are fit for purpose and of a suitable quality; - Sport England's web site⁽⁸³⁾ contains a range of current guidance documents which provide detailed specifications and information regarding the design of sporting and ancillary facilities; - Where there are requirements relating to improvements to specific sports facilities these should be discussed with Sport England, the appropriate governing body and the district council's Parks and Leisure teams.

Form in which contribution should be made	- Capital monies to provide new or enhanced facilities; and / or - Land or buildings may form all or part of the contribution.
Maintenance	N/A
How will the level of need be assessed?	- By having consideration to the Mansfield Playing Pitch Strategy (2026) and Mansfield Built Facilities Strategy and Action Plan (2026) or any superseding documents; - In addition, reference may be made to Sport England's Playing Pitch Calculator. This can be used to inform discussion at the pre-application and planning application stages on how the demand from proposed residential developments can be met. The calculator provides an estimate of the demand for match play during the relevant match play peak period for the pitch sports. In line with Sport England's Playing Pitch Strategy Guidance ⁽⁸⁴⁾, the demand is estimated in match equivalent sessions.
Contact details	For further information, please contact the district council's Parks and Leisure teams.

Table A7.5 Public realm / public art

Current guidance	- Planning Practice Guidance (PPG) – Planning obligations; - Local Plan Review Policies RT2 and RT4; and - Mansfield Town Centre Masterplan (2023).
Calculation of financial contributions	- Calculated on a case-by-case basis; and - Other sources of funding from the district council or other organisations may also be directed towards a project where appropriate, and therefore developers may only provide a proportion of the total investment required to deliver the project.
Trigger	Residential developments: Schemes of 10 or more dwellings or 0.5 hectares or more; Non-residential development: Additional floorspace of 1,000 square metres or 1 hectare or more.
Types of facilities for which provision may be required	- Contributions may be directed towards the provision of or the improvement to public realm / public art in Mansfield Town Centre. Examples include: - Environmental enhancements; - Footpath, footway or cycleway improvements, including public realm repaving schemes; - Tree planting, landscaping and other green infrastructure; - Provision / improvement of public space, such as public squares; - New / improved signage and interpretation boards; - Street lighting; - Pedestrian prioritisation; - Street furniture; and - Public artwork

84 <https://www.sportengland.org/guidance-and-support/facilities-and-planning/planning-sport/assessing-needs-and-playing-pitch>



Maintenance	- Where a contribution towards the provision or improvement of public realm / public art is required, a contribution towards its maintenance over a twenty-year period will also be sought; - It will generally only be appropriate for contributions to be directed towards the ongoing maintenance of those facilities that have been subject to provision or improvement via planning obligations, or where public realm / art investment has been forward funded utilising public funding in advance of development coming forward.
How will the level of need be assessed?	Assessed on a case-by-case basis.
Contact details	For further information please contact the district council's regeneration team.

Nottinghamshire County Council Infrastructure

In addition to the above, Nottinghamshire County Council may seek obligations for the following:

- education;
- green spaces;
- libraries;
- transport; and
- waste management.

To ensure that they access the most up to date information, developers and agents are encouraged to view the county council's Developer Contributions Strategy that can be viewed online⁽⁸⁵⁾.

For further information please contact the county council on 0300 500 8080 or email planning.policy@nottsccl.gov.uk

Indexation

Funds secured through section 106 agreements will be index-linked, using the Retail Price Index or Building Cost Information Service (BCIS) All-in Tender Price Index, (unless otherwise stated) to reflect the inflation of costs associated with providing infrastructure in the time between an agreement being signed and the contribution becoming due for payment. If any payment due to either the district council or county council is paid late, interest will be payable. This will be from the date the contribution is due to the date the contribution is paid. It will be at 8% above the Bank of England base lending rate that is in place at the time.

Financial obligations that are secured for Nottinghamshire County Council infrastructure will be included in the legal agreement. These will be payable direct to the county council on the reaching of the trigger set out within the signed legal agreement. As with other obligations, these will be index linked. In some cases, the county council may request that the BCIS All-in Tender Price Index be used, as this form of indexation relates to build costs.

Monitoring of planning obligations

The district council will track compliance with each provision contained in a legal agreement as a development proceeds to ensure that payment of financial contributions and delivery of infrastructure is in accordance with the terms in the agreements.

It will require a contribution towards the monitoring and administrative costs of doing these tasks. The fee per agreement is a minimum of £270 or 2% of the total financial contribution, whichever is the greater. For large-scale residential developments (150 units or more) monitoring fees will be negotiated on an individual basis.

85 <https://www.nottinghamshire.gov.uk/planning-and-environment/general-planning/developer-contributions-strategy>

The council produces an Infrastructure Funding Statement (IFS) annually⁽⁸⁶⁾ which provides a summary of financial and non-financial developer contributions relating to Section 106 Legal Agreements (S106) (also known as planning obligations) within the Mansfield district for a given financial year. It sets out a range of information including:

- the amount of monies to be provided under any planning obligations signed during the reported year;
- the amount of monies collected during the reported year;
- the amount of monies spent during the reported year, including on what project; and
- the amount of monies received but not allocated to a project over the reported year.

86 see <https://www.mansfield.gov.uk/planning/infrastructure-funding-statement/1>



King George V Park, Mansfield.

Appendix 8 - Protected sports pitches (referred to in Policy IN3)

Table A8.1

Outdoor sports pitches protected under Policy IN3: Protection of community open space and outdoor sports provision													
Ref	Area	Site name	Football	3G AGPs	Hockey	Rugby Union	Rugby League	Cricket	Tennis	Netball	Outdoor Bowls	Petanque	Disused
W1	Warsop Parish	Carr Lane Park	/										
W2	Warsop Parish	Meden School	/		/	/		/	/	/			
W3	Warsop Parish	Elkesley Road Ground	/			/							
W4	Warsop Parish	The John Fretwell Sporting Complex	/					/			/		
W5	Warsop Parish	Burns Lane		/									/
M1	Mansfield	All Saints' Catholic Academy	/		/				/				
M2	Mansfield	Carr Bank Park							/			/	
M3	Mansfield	Chesfield Road Recreation Ground						/					
M4	Mansfield	Clipstone Bowls Club									/		
M5	Mansfield	Beech Academy	/										/
M6	Mansfield	Dawn House School	/										
M7	Mansfield	Debdale Park Sports And Recreation Club	/	/			/	/					
M8	Mansfield	Farmilo Primary School And Nursery	/										



Outdoor sports pitches protected under Policy IN3: Protection of community open space and outdoor sports provision													
Ref	Area	Site name	Football	3G AGPs	Hockey	Rugby Union	Rugby League	Cricket	Tennis	Netball	Outdoor Bowls	Petanque	Disused
M9	Mansfield	Forest Town Arena	/										
M10	Mansfield	Forest Town Primary School	/										
M11	Mansfield	High Oakham Primary School	/										
M12	Mansfield	Holly Primary School	/										
M13	Mansfield	King Edward Primary And Nursery School	/										
M14	Mansfield	King George V Recreation Ground	/										
M15	Mansfield	Mansfield Lawn Tennis Club							/				
M16	Mansfield	Manor Park (Mansfield)	/						/				
M17	Mansfield	Manor Sport And Recreation Centre	/		/						/		
M18	Mansfield	Mansfield Bowling Club									/		
M19	Mansfield	Mansfield Primary Academy	/										
M20	Mansfield	Mansfield Rugby Union Football Club		/		/							
M21	Mansfield	Mansfield Town Fc	/	/									

Outdoor sports pitches protected under Policy IN3: Protection of community open space and outdoor sports provision													
Ref	Area	Site name	Football	3G AGPs	Hockey	Rugby Union	Rugby League	Cricket	Tennis	Netball	Outdoor Bowls	Petanque	Disused
		(One Call Stadium)											
M22	Mansfield	Oak Tree Leisure Centre		/									
M23	Mansfield	Queen Elizabeth's Academy	/			/		/	/	/			
M24	Mansfield	Queensway Park	/								/		
M25	Mansfield	Racecourse Park (Mansfield)	/						/				
M26	Mansfield	Radford & Hymas Academy	/	/									
M27	Mansfield	Samwoth Church Academy	/			/			/	/			
M28	Mansfield	St Philip Neri With St Bede Catholic Voluntary Academy	/										
M29	Mansfield	Sutton Road Primary And Nursery School	/										
M30	Mansfield	The Brunts Academy	/			/			/	/			
M31	Mansfield	The Flying High Academy	/										
M32	Mansfield	The Garibaldi School	/										
M33	Mansfield	The Manor Academy						/	/	/			



Outdoor sports pitches protected under Policy IN3: Protection of community open space and outdoor sports provision													
Ref	Area	Site name	Football	3G AGPs	Hockey	Rugby Union	Rugby League	Cricket	Tennis	Netball	Outdoor Bowls	Petanque	Disused
M34	Mansfield	Titchfield Park										/	
M35	Mansfield	West Nottingham College		/					/	/			
M36	Mansfield	Wainwright Primary Academy	/										
M37	Mansfield	Yeoman Hill Park	/								/		

Appendix 9 - 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

1. 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:
 - a. open space within a 5-minute (400 metres) pedestrian journey;
 - b. 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
 - c. natural green space^(d) within a 10-minute pedestrian journey (800 metres).
2. 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.
3. 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

1. The council will seek, where feasible^(e), to ensure that the majority^(a) of residents have safe and easy access^(b) to:
 - a. a district level park^(f) within a 15-minute pedestrian journey (1,200 metres); and
 - b. teenager provision^(g) with a 15-minute pedestrian journey (1,200 metres).
2. 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

1. The council will seek to ensure that all new and enhanced community open space is designed to meet the quality standard set out below:
 - a. **Overall quality** - All green spaces will be of overall 'good' quality, with priority given to the following:
 - i. be welcoming and accessible, and be designed to be inclusive and accessible for all, including meeting disability access requirements;
 - ii. incorporate safe and secure and active design principles and relevant codes of practice;
 - iii. support social interaction through design and available facilities;
 - iv. contribute positively to wildlife and access to natural green space, including natural play;
 - v. contribute positively to the surrounding area through place shaping;
 - vi. meet the needs of local communities, for which the open space serves;
 - vii. incorporate principles and features which enable easy and cost-effective maintenance;
 - viii. offer a proportional range of facilities for supporting choice and active and healthy lifestyles; and
 - ix. integrate with and enhance nearby strategic and local green infrastructure.
 - b. **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 residential development, and where possible the wider setting. Its location, where all reasonably practicable, should meet the 5-minute accessibility standard.
 - c. **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.).



To expand and provide further clarity on the quality requirements detailed in Part C, the following are key considerations to the design / quality for different types of open spaces.

Table 22.1 Design / quality key considerations

Open space	Key considerations
Parks and gardens	• Appropriate design and layout of interest including suitable planting, seating, bins, etc; • larger sites may host other provision types (i.e. formal sport pitches, play and youth facilities) and features. Sites large enough to accommodate pitch sports should be, in part, of a level gradient to accommodate such activities; • larger facilities should offer secure bicycle parking, toilets, café, EV charging etc; • access for passive recreation encouraged through especially generous provision of seating and hard surfaced paths. Particular attention should also be given to surveillance; • fencing must integrate aesthetically into the surroundings and be of durable materials; and • signage to welcome users, contact details, and set out any constraints of use. These features are indicative of good practice and may inform discussions around contributions where appropriate, but specific requirements should be determined through site context and planning negotiations.
Amenity greenspace	• Closely integrated with any development to provide a greening effect to the environment; • open space provision should be meaningful and at the "heart" of new developments. 'Meaningful' in this context refers to spaces that are usable, accessible, and contribute positively to the character and function of the development, rather than being residual or leftover land; • close positioning of multiple space, can contribute to connectivity and landscape quality; • focus for such provision is for informal recreational activities such as 'kickabout' football, sitting, and dog walking etc. Consider appropriate provision of seating, bins etc; • ideally incorporate shade from existing mature trees or planting of new trees; • open views for natural surveillance; • signage to welcome users, contact details, and set out any constraints of use; • grass species to be hard wearing but not rich species for biodiversity which can be provided with a 1m biodiversity edge; • to be located adjacent to equipped area of open space; and • all required sqm of this typology to be provided in one area (not to be made up of small inadequate parcels of left over areas of land which are undevelopable).
Natural and semi-natural greenspace	• Expected to contribute to green infrastructure by reinforcing existing and creation of new corridors to link and close gaps on the existing networks; • minimise severance impact of road networks on wider green infrastructure; • existing wildlife value protected & enhanced through restoration and creation of new habitats. This should recognise Biodiversity Net Gain requirements and not look to double count land use; • variations in vegetation structure and topography to ensure habitat diversity/landscape effect; • SuDS may count towards semi-natural provision only if they are publicly accessible and without restriction; • appropriate footpaths and materials. Main paths should be hard surfaced with tarmac or gravel loose fill material with pathways within grassed areas simply marked by mowing where natural drainage is adequate. For wet areas, timber boardwalks should be installed as appropriate; • fencing and gates/stiles installed as appropriate to reduce user pressure on zones of conservation importance; • appropriate inclusion of ancillary facilities e.g., seating, bins, etc; and • entrance/Interpretation signage installed as appropriate.

Open space	Key considerations
Equipped play space / provision for young people	● To be located adjacent or within amenity greenspaces or parks and close enough to pedestrian routes or dwellings to enable natural surveillance; ● incorporate necessary buffer zones (20-30m subject to type of play) from dwellings; ● away from exposure to prevailing winds; ● linked to pedestrian and vehicular routes by hard surfaced paths, accessible for all; ● larger facilities should offer secure bicycle parking; ● attractive and stimulating environment for both active and passive play; designed for aesthetic cohesion to a unified theme. Active play involves physical movement (e.g. climbing, running), while passive play supports quieter or imaginative activities (e.g. sensory panels, role play, seating areas). Developers can demonstrate this through layout plans and equipment specifications; ● equipment designed and installed in accordance with EN1176 and EN1177 (or subsequent updates). Equipment selected and positioned to avoid the possibility of views into neighbouring properties. All play features must be continuous with a shared common surface (not grass); ● features to encourage inclusive play, e.g. wide transfer platforms on multi-play units, roundabouts flush with ground level, back supports on equipment, play panels, handrails, sound chimes and textured surfaces; ● separate zones for younger and older children, possibly within the same activity area, or by means of two distinct activity areas in proximity at the same location; ● maximise opportunities for physical/mental wellbeing such as outdoor gym provision; ● equipped areas of open space to be appropriately fenced. Fencing should be durable, safe, and visually appropriate to the setting. It should support safety without creating a hostile or overly enclosed environment; ● signage to name the site and welcome users, also to indicate constraints on use and provide contact details. It is essential that dogs are discouraged, at least through the signage, but sometimes also through fencing; ● creatively designed and suitably located seating. This refers to seating that is visually engaging, well-integrated into the play environment, and encourages social interaction or imaginative use; ● any trees and shrubs should be strategically placed to provide areas of shade and play opportunities without obstructing informal surveillance; ● all plants selected are tough and resistant to damage with low maintenance requirements and not poisonous, thorny or otherwise hazardous; ● play features must be sustainable and robust to achieve the longest possible life. Sustainability can be demonstrated through material choice (e.g. recycled or low-maintenance materials), durability, and lifecycle considerations; and ● post installation inspection of the play items must be carried out by an accredited company on completion of the installation.
Allotments	● Linked to pedestrian and cycle paths; ● plots should ideally be situated away from the shade of trees; ● adhere to the National Allotment Society Guidance – 21st Century Allotments in New Developments; ● minimum of one water point; ● secure perimeter fencing with rabbit netting and a lockable gate (including vehicular access for larger sites); ● sign/noticeboard detailing any applicable ownership, rules, emergency contact etc; and ● parking on site. On-site parking is considered an ancillary feature that supports the accessibility and functionality of allotment sites, particularly for users transporting tools or produce. However, it does not contribute to the quantitative provision area required for allotments. The provision area should be calculated based on usable plot space and associated communal areas, excluding infrastructure such as parking.



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 10 – Designated local green space for protection and reasons for designation

Table A10.1 Designated local green space for protection and reasons for designation

Policy Reference	Name/Location	Reason for Designation
IN5 (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.
IN5 (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.
IN5 (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.
IN5 (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.
IN5 (e)	Land between Brunts Academy and Carr Bank Park, Mansfield	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.
IN5 (f)	Larkhills Park, Forest Town, Mansfield	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.
IN5 (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 publicly 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.
IN5 (h)	Millennium Green, Mansfield Woodhouse, Mansfield	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 townscape in an otherwise densely urbanised setting. It contains



Policy Reference	Name/Location	Reason for Designation
		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.
IN5 (i)	Old Meeting House Unitarian Church, Mill Walk/Quaker Way, Mansfield Town Centre, Mansfield	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.
IN5 (j)	Spa Ponds off Clipstone Drive, Forest Town, Mansfield	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.
IN5 (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.
IN5 (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.
IN5 (m)	Yeoman Hill Park, Mansfield Woodhouse, Mansfield	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.
IN5 (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 is 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 11 - Monitoring framework

Table A11.1 Monitoring framework

Policy	Objective	Indicator<	Target	Trigger	Possible Remedial Actions
Policy 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.			
Policy S2: The spatial strategy	All	Net additional dwellings completed by location[1].	Meeting local housing need when assessed on a three year rolling average.	95% of target 85% of target	Work with partners, developers and land owners through the developer forum and growth delivery group to understand issues affecting policy delivery.
				75% of target 50% of target	If net additional dwellings against a three year rolling average is: · below 95%— prepare Action Plan
		Net additional economic land.	41.06ha		· below 85% - require a buffer of 20% on the five year housing land supply
		Net additional retail floor space by location and type.	Targets and distribution in accordance with S2 2c	50% of retail growth delivered not in accordance with S2 2c	· below 75%— apply presumption in favour of sustainable development
		No. of years supply of deliverable specific housing sites.	5 years supply including any shortfall and an appropriate buffer depending on past delivery.	Less than 4 years supply for 3 years in a row	· below 50% - partially review Local Plan
		Supply of deliverable / developable employment land.	10 years supply	Less than 5 years supply	If the supply of deliverable specific employment sites falls: · below 5 years – apply presumption in favour of sustainable development. · below 3 years— partially review local plan
Policy S3: Development in the countryside	1, 3, 4, 7, 9, 11 and 14	% of planning applications granted contrary to policy[2].	0%	30% of applications granted contrary to policy	If supply of deliverable housing land is below a 5 years supply – partial review of Local Plan. Review relevant applications to establish reasons non-compliance with policy did not result in refusal.
Policy S4: Urban Regeneration	1,2 and 6	No. of additional dwellings on brownfield land.	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.
		Amount of additional economic land on brownfield land.	Increase		



Policy	Objective	Indicator<	Target	Trigger	Possible Remedial Actions
		Amount of net additional retail floor space on brownfield land.	Increase		Seek additional gap funding.
		Schemes implemented to address barrier effect of Mansfield town centre ring road	Information only		Consider use of Council powers including Brownfield Register/Pip, LDO, CPO or new Supplementary Plans
		Improvements to key gateways and prominent 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.
		Progress towards development of identified sites.[3]	Progress in the preparation of master plan/ design briefs for the site.		
			Planning Application submitted		
Policy P1: Achieving high quality design	4, 5, 6, 7, 8 and 9		Planning Permission granted.		
			Delivery of the regeneration sites		
		% of major non-residential applications approved 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.
Policy P2: Safe, healthy and attractive development	4, 5, 6, 7, 8 and 9	% of major residential applications approved with red scores on Buildings for Life assessment.	0%	30% of major residential applications approved with red assessments against Buildings for a Healthy Life	Partial review of the Local Plan.
		% of major planning applications where a design review was carried out.	100%	30% of planning applications where a design review is not carried out	
		% 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.
Policy P3: Connected developments	5, 7 and 9	% of qualifying applications which submit a Health Impact Assessment	100%	30% of qualifying applications failing to submit a Health Impact Assessment with 3 year period.	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.
Policy P4: Comprehensive development	1, 2, 5 and 9	% of planning applications granted contrary to policy.	0%	30% of applications granted contrary to policy	Partial review of the Local Plan.
					Review relevant applications to establish reasons non-compliance with policy did not result in refusal.

Policy	Objective	Indicator<	Target	Trigger	Possible Remedial Actions
		% of large sites (5ha or more or 150 dwellings) granted planning permission where a masterplan has been agreed	100%	30% of large sites without an agreed masterplan	Partial review of the Local Plan.
Policy P5: Climate change and new development	5, 7, 8, 9 and 10	% 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. Partial review of the Local Plan.
Policy 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.
Policy 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.
Policy P8: Shop front design and signage	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.
		No. of grants made through the Shop Fronts scheme	Information only		
Policy 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 housing trajectory and impact upon five year housing land supply.	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 H2: Committed Housing Sites	1 and 3	Net completed dwellings on identified sites.	Progress as per Local Plan trajectory.	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
Policy H3: Housing Density and Mix	3, 5 and 7	Average density of major residential planning permissions	Information only		Seek additional gap funding. Partial review of the Local Plan.
		Mix of house types on major residential planning permissions	Information only		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	
Policy H4: Affordable housing	3	Number of Affordable homes completed	55dpa when assessed on a three year rolling average	75% or less of annual target when assessed on a three year rolling average	Work with partners, developers and land owners through the developer forum and growth delivery group to understand reasons affordable housing is substantially below target.
		Number on housing waiting list	Reduce	Substantial increase	
		% 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.
		Number of affordable homes granted planning permission	Information only		Partial review of the Local Plan.
Policy H5: Custom and Self Build Homes	3 and 5	Number of custom or self-build homes completed	Increase	Information only	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.
		Number of custom or self-build plots granted planning permission	Delivery of sufficient plots with planning permission to meet need identified on self/custom build register.	30% of qualifying sites granted planning permission without inclusion of custom or self-build plots	Review relevant applications to establish reasons non-compliance with policy did not result in refusal.
		Number of people on self-build register	Information only		Partial review of the Local Plan.
		% of planning applications granted contrary to policy.	0%	30% of applications granted contrary to policy	
Policy H6: Specialist Housing	2 and 3	Number of net additional C2 beds granted planning permission	Increase		Work with partners, developers and land owners to understand barriers to delivery of C2 uses.
		% 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.
Policy H7: Homes in multiple occupation, self-contained flats and bedsit accommodation	1, 3 and 5	Net additional HMOs granted planning permission	Information only		Review relevant applications to establish reasons non-compliance with policy did not result in refusal.
		Number of HMO licenses granted	Information only		

Appendix 11 - Monitoring Framework

Policy	Objective	Indicator<	Target	Trigger	Possible Remedial Actions
Policy H8: Accommodation for Gypsies, Travellers and travelling show people	3	% of planning applications granted contrary to policy.	0%	30% of applications granted contrary to policy	Review and determine reasons for lack of progress.
		Net additional pitches / sites delivered.	6 pitches within first 5 years of the plan		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.
		Number of Travelling Show People plots delivered.	Increase		Review relevant applications to establish reasons non-compliance with policy did not result in refusal.
Policy E1: Enabling economic development	1 and 2	% 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.
Policy E2: Sites allocated as new employment areas	1 and 2	Progress with delivery of identified sites. Key stages:	Progress as per identified timetable	Substantial delay in sites coming forward	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) - Submission of application - Determination of application - Agreement of s106 - Approval of Reserved Matters - Commencement of development - Site complete			Seek additional gap funding. Partial review of local plan.
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	Information only		



Policy	Objective	Indicator<	Target	Trigger	Possible Remedial Actions
		Vacancy rate on key employment areas	Reduce	Substantial increase in vacancy rate on a key employment area	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	Partial review of the Local Plan.
Policy E4: Other industrial and business development	1 and 2	% 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.
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.
Policy RT1: Main town centres	1 and 6	% 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 350sqm or more without an Impact Assessment	0%	30% of 350sqm plus retail applications granted without an Impact Assessment	Review relevant applications to establish reasons non-compliance with policy did not result in refusal.
Policy RT2: Mansfield Town centre vision and 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 of town centre vision.
		Progress with preparation of town centre masterplan / investment framework.	Preparation in accordance with key stages[6]	Substantial delay to preparation.	Review of Town Centre Masterplan
Policy RT3: Mansfield town centre primary shopping area	1 and 6	% of ground floor units in non-retail use	Information only.		Partial review of the Local Plan.
		Loss of units of 500sqm or more from retail use	Zero		Work with partners, developers and land owners through the developer forum and growth delivery group to understand barriers to improving Mansfield town centre.
		% 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.
					Review of town centre vision.

Policy	Objective	Indicator<	Target	Trigger	Possible Remedial Actions
					Review of Town Centre Masterplan Partial review of the Local Plan.
Policy 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. . Review of Town Centre Masterplan Seek additional gap funding.
Policy RT5: Accessing Mansfield town centre	6 and 9	Details of improvements secured as part of major development proposals	N/a	None	None
Policy RT6: Retail and leisure allocations	1 and 6	Progress with development of identified sites · EIA Screening (if required) · Submission of application · Agreement of s106 · Approval of Reserved Matters · Commencement of development · Site complete	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. Seek additional gap funding.
Policy RT7: Retail and leisure commitments	1 and 6	Progress with development of identified sites · Approval of Reserved Matters (if applicable) · Commencement of development · Site complete	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. Seek additional gap funding.
Policy RT8: District and Local Centres	6	% of town centre units vacant % of planning applications granted contrary to policy	Reduce 0%	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.



Policy	Objective	Indicator<	Target	Trigger	Possible Remedial Actions
Policy RT9: Neighbourhood Parades	6, 7 and 11				Review relevant applications to establish reasons non-compliance with policy did not result in refusal. Partial review of the Local Plan.
		% of units vacant	Reduce	Substantial increase in vacancy rates	Work with partners, developers and land owners through the developer forum and growth delivery group to understand barriers to improving neighbourhood parades.
		% 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 units vacant	Information only		
		% 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 RT10: Hot food takeaways	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.
Policy RT11: Visitor economy	1 and 6	Number of new hotel rooms / floor space of visitor accommodation built.	Information only		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.
		Details of new visitor and tourist attractions provided	Information only		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	
Policy SUE1: Pleasley Hill Farm	1, 2 and 3	Progress with delivery of site. Key stages: - EIA Screening (if required) - Agreement of masterplan - Submission of application - Determination of application - Agreement of s106 - Approval of Reserved Matters - Commencement of development	Progress as per housing trajectory	Substantial delay to housing trajectory	Work with partners, developers and land owners through the developer forum and growth delivery group to understand barriers to development of site. Seek additional gap funding. Partial review of the Local Plan

Policy	Objective	Indicator<	Target	Trigger	Possible Remedial Actions
Policy SUE2: Land off Jubilee Way		· 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	
	1, 2 and 3	Progress with delivery of site. Key stages:	Progress as per housing trajectory	Substantial delay to housing trajectory	Work with partners, developers and land owners through the developer forum and growth delivery group to understand barriers to development of site.
		· EIA Screening (if required)			Seek additional gap funding.
		· Agreement of masterplan			Partial review of the Local Plan
		· Submission of application			
		· Determination of application			
		· Agreement of s106			
Policy SUE3: Land at Berry Hill		· Approval of Reserved Matters			
		· Commencement of development			
		· Site complete			
		No. of homes completed	Progress as per identified trajectory	Covered by other indicators	
	1, 2 and 3	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 housing trajectory	Substantial delay to housing trajectory	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)			Seek additional gap funding.
		· Commencement of development			Partial review of the Local Plan
		· Site complete			
		No. of homes completed	Progress as per identified trajectory	Covered by other indicators	



Policy	Objective	Indicator<	Target	Trigger	Possible Remedial Actions
Policy IN1: Infrastructure delivery	8, 9 and 10	Amount of retail floorspace provided	Progress as per identified trajectory	Covered by other indicators	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. Seek additional gap funding. Partial review of the Local Plan
		Amount of employment ha / floorspace provided	Progress as per identified trajectory	Covered by other indicators	
		Progress with delivery of priority infrastructure required in district	Provision of priority infrastructure	Failure to provided priority infrastructure	
		% of planning applications granted contrary to policy.	0%	30% of applications granted contrary to policy	
Policy 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. Seek additional gap funding.
Policy IN3: 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]	No net loss of those identified for protection in the Local Plan	Substantial loss of open space and sports provision	Review relevant applications to establish reasons non-compliance with policy did not result in refusal. Seek additional gap funding. Partial review of the Local Plan
		% of major residential planning permissions which accord with Mansfield Green Space Standard	100%	30% of major residential planning permissions which do not accord with Mansfield Green Space Standard	
		% of applications granted contrary to the recommendations in the Playing Pitch Strategy	0%	Substantial % of applications granted contrary to policy	
		Details of new community open space and sports provision	Information only		
		% of major residential planning permissions which accord with Mansfield Green Space Standard	100%	30% of major residential planning permissions which do not accord with Mansfield Green Space Standard	Review relevant applications to establish reasons non-compliance with policy did not result in refusal. Seek additional gap funding. Partial review of the Local Plan

Policy	Objective	Indicator<	Target	Trigger	Possible Remedial Actions
Policy IN4: Allotments	7, 10 and 11	% of planning applications granted contrary to policy.	0%	30% of applications granted contrary to policy	
		Net change in allotments (ha).	No net loss (ha)	Substantial loss of allotments (ha)	Work with partners, developers and land owners through the developer forum and growth delivery group to understand barriers to provision of allotments.
		Number of people on waiting list.	Reduce	Substantial increase in numbers on waiting list	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	Seek additional gap funding.
Policy IN5: Designated local green space	7	loss of designated local green space	No loss	Substantial loss of local green space	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	Seek additional gap funding.
		Details of planning permissions granted on Local Green Space	Information only		Partial review of the Local Plan
Policy IN6: 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.
Policy IN7: Protecting and improving the sustainable transport network	9 and 10	Progress with delivery of identified transport schemes	Progress as per agreed timetable	Substantial delays to agreed timetable	Work with partners, developers and land owners through the developer forum and growth delivery group to understand barriers to delivering highway improvements
		No. of new planning permissions for residential, employment and retail within 400m of a bus stop.	Information only		Review relevant applications to establish reasons non-compliance with policy did not result in refusal.
		% of new dwellings and retail and employment floorspace within 400m of a train station.	Information only		Seek additional gap funding.
		% of planning applications granted contrary to policy.	0%	Substantial % of applications granted contrary to policy	Partial review of the Local Plan
Policy IN8: Impact of development on the transport network	9 and 10	Number and type of incidents in Mansfield	Reduce	Substantial increase in incidents	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	Seek additional gap funding.



Policy	Objective	Indicator<	Target	Trigger	Possible Remedial Actions
Policy IN9: Car and cycle parking	9 and 10	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. Seek additional gap funding.
		% of planning applications granted contrary to policy.	0%	30% of applications granted contrary to policy	
Policy IN10: Telecommunications and broadband	10	Average broadband speed in Mansfield district.	Information only		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. 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	
Policy NE1: Protection and enhancement of landscape character	11 and 14				Seek additional gap funding.
		% 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. Seek additional gap funding. Partial review of the Local Plan
Policy NE2: Biodiversity and geodiversity	7, 8 and 12	Biodiversity Net Gain	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. Review relevant applications to establish reasons non-compliance with policy did not result in refusal. Seek additional gap funding. Partial review of the Local Plan
		Net change in ha of LWS, LGS and LNR	No net loss	Substantial net loss	
		% of LWS / LGS in positive management[8]	Information only		
		Number of planning applications delivering biodiversity net gain or those refused for not achieving it and appeals upheld.	Deliver a minimum of 10% net gain in biodiversity across local and landscape scales.	30% of applications granted contrary to policy	
		Details of habitat areas created by new development	Information only		
		Change in ha of SSSIs	No loss		

Policy	Objective	Indicator<	Target	Trigger	Possible Remedial Actions
		No. of planning permissions granted within SSSI impact zones[9].	Information only		
		% of major applications with management plans (where relevant) for habitats, species and designated sites.	100%		
		Change in Ancient Woodland	No loss	Substantial loss	
		Number of applications granted within 400m of ppSPA	Information only		
		% of planning applications granted contrary to policy.	0%	Substantial % of applications granted contrary to policy	
Policy NE3: Pollution and land instability	12	Ha of land that is contaminated as defined by Part 2a of the Environmental Protection Act (1990)	Information only		Undertake monitoring of air quality.
		Air quality modelling	PM _{2.5} no more than 10µgm ³	Substantial worsening of air quality	Follow actions required by designation of an AQMA.
		No. of AQMAs designated within the district	Zero	Designation of AQMA	Review relevant applications to establish reasons non-compliance with policy did not result in refusal.
		% of planning applications granted contrary to policy.	0%	Substantial % of applications granted contrary to policy	
Policy 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.
Policy HE1: Historic environment	4	% of districts heritage assets classified as 'at risk'.	Reduce	Substantial increase in heritage assets classed as 'at risk'	Work with partners, developers and land owners through the developer forum and growth delivery group to understand reasons for increased risk
		Date of most recent Conservation Area Appraisal	Information only		
		No. of applications approved against Historic England advice	Information only		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	Seek additional gap funding. Partial review of the Local Plan
Policy 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. Seek additional gap funding.



Policy	Objective	Indicator<	Target	Trigger	Possible Remedial Actions
Policy CC1: Renewable and low carbon energy generation	8	Details of applications renewable and low carbon energy[10]	Information only		Review relevant applications to establish reasons non-compliance with policy did not result in refusal. Seek additional gap funding.
		% of planning applications granted contrary to policy.	0%	30% of applications granted contrary to policy	
Policy 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. Seek additional gap funding. Partial review of the Local Plan
		Number of applications approved in Flood Zone 2,3a or 3b	Information only	N/a	
		% of planning applications granted contrary to policy.	0%	30% of applications granted contrary to policy	
Policy CC3: Sustainable drainage systems	8 and 13	Number of planning permissions which incorporate SUDs.	Information only		Review relevant applications to establish reasons non-compliance with policy did not result in refusal. Seek additional gap funding. Partial review of the Local Plan
		Number of applications within surface water high risk areas.	Information only		
Policy CC4: River and waterbody corridors	8 and 13	Details of de-culverting schemes taken forward	Information only		Review relevant applications to establish reasons non-compliance with policy did not result in refusal. Seek additional gap funding.
		No. of applications approved in Green SUDs Priority Areas	Information only		
		No. of applications approved in low flow areas	Information only		
		Details of schemes to re-naturalise the River Maun	Information only		
		Quality of water bodies assessed through the Water Framework Directive	No deterioration	Substantial deterioration	
		% of planning applications granted contrary to policy.	0%	30% of applications granted contrary to policy	
Policy IM1: Monitoring and review of the Local Plan	All	Review of Local Plan	Complete no more than 5 years from date of adoption	Delay of review beyond five years from date of adoption	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.
		Net additional dwellings	Meeting local housing need when assessed on a three year rolling average.	50%	

Policy	Objective	Indicator<	Target	Trigger	Possible Remedial Actions
		Supply of deliverable specific housing sites.	5 years supply including any shortfall and an appropriate buffer depending on past delivery.	Below 4 years for 3 years in a row	Partial or full review of the Local Plan.
		Availability of new evidence; including unforeseen infrastructure capacity constraints or new infrastructure proposals	New evidence becomes available.	New evidence becomes available which significantly impacts on the Local Plan	
		Progress with key sites.	Progress with sites as identified	Substantial delays on key sites	
		Changes in Government planning policy		New NPPF is published meaning adopted policy/ policies become outdated	
		Changes to strategic policies arising from local government reorganisation, and/ or emerging Spatial Development Strategy		Local Government Reorganisation results in requirement for new Local Plan based on new administrative boundaries	

[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 IN3.

[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

