Mansfield Local Plan Review 2023-2043
Regulation 19 Publication Draft
Summary

This is the publication draft Mansfield Local Plan Review 2023-2043, which will guide future planning decisions, housing growth, employment land, infrastructure investment, environmental protection and regeneration across the district until 2043.

Why a local plan matters.

Prepared in accordance with national planning policy, a local plan is a land use strategy to guide development across the district and is used to help determine planning applications once adopted.

The plan will influence where new homes are built, where businesses can grow, what infrastructure improvements are needed and how important environmental and heritage assets are protected. The Local Plan Review provides a strategy for delivering development over the period 2023 – 2043.

So far...

The council has already consulted on the Issues and Opportunities Report in 2023 and the Regulation 18 Local Plan Review Consultation in 2025.

Comments received from residents, businesses, landowners, organisations and stakeholders have been considered alongside updated technical evidence and background studies.

This feedback has helped shape the Publication (Regulation 19) Draft Local Plan Review.

What is the Regulation 19 Publication Draft?

The Regulation 19 consultation is what the council considers to be final version of the plan and the consultation period offers the opportunity to provide your comments on the plan before it is submitted to the Planning Inspectorate for independent examination.

The document sets out the final list of sites to be allocated for housing, employment and retail uses. It also sets out a range of land use policies intended to manage the form future development takes having regard to mitigating the impacts of climate change, protecting and enhancing the natural environment and heritage assets, and delivering the infrastructure needed to support the required growth in the district.

Our vision

The Local Plan Review sets out how growth will be managed over the next twenty years.

By 2043, Mansfield will be a healthier, greener and more vibrant place to live, work and enjoy.

The district will continue to grow in a way that supports existing communities, creates opportunities for future generations and protects the qualities that make Mansfield a distinctive place.

New homes, jobs, healthcare facilities, transport improvements and green spaces will help ensure Mansfield remains an attractive and sustainable place to live while responding to climate change and supporting town centre regeneration.



What and how much development are we planning for?

Housing: At least 9,900 new homes are planned between 2023 and 2043 to meet all accommodation needs of our community. This includes affordable housing, homes for older people, self-build and custom-build opportunities, for example.

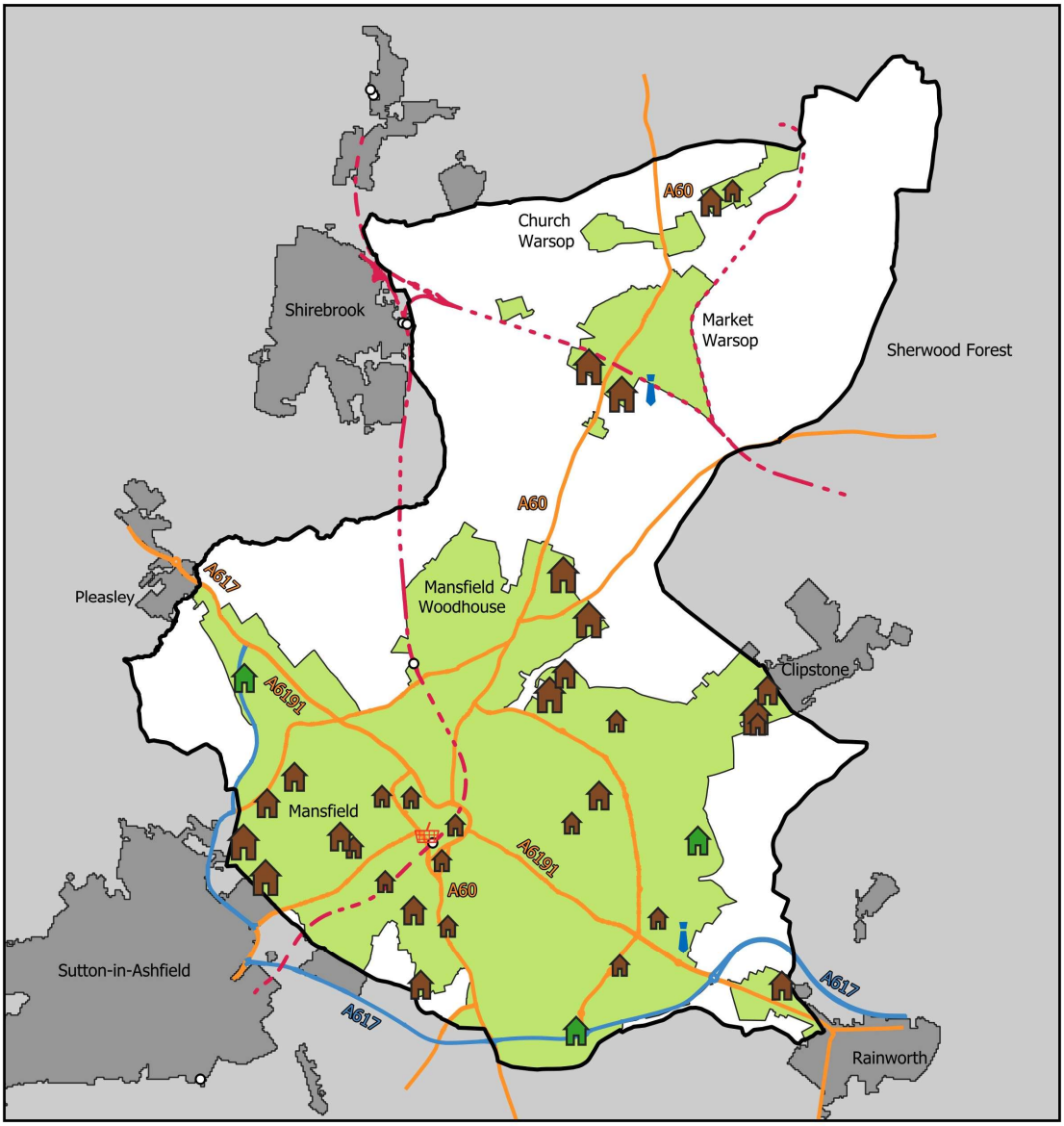
Jobs and business growth: The plan provides at least 41 hectares of employment land and policies to support investment, business expansion and job creation across the district.

Town centres: Mansfield town centre will remain the district's principal shopping, leisure and cultural destination, supported by regeneration and investment opportunities.



The distribution of the allocations is shown in the Key Diagram below.

Key Diagram



Key

- MDC Boundary
- District Urban Area
- Neighbouring Urban Areas
- Employment Allocation
- Retail and Leisure Allocation
- Strategic Site
- Housing Allocation
- Railway Line
- Railway Station
- The MARR
- Main Road

ODCGIS Managed Services & Data Capture

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Mansfield District Council

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Where will housing growth take place?

The plan continues to support the delivery of the three following Strategic Urban Extensions (SUEs) which will provide housing, employment land, schools, local centres, green infrastructure and transport improvements.

- Pleasley Hill Farm;
- Land off Jubilee Way; and
- Berry Hill

In addition to delivery of the SUEs, the plan identifies a number of housing allocations across Mansfield and Warsop Parish to deliver the number of homes needed in the district. Policy H1 of the plan allocates land on non-strategic sites for around 3,200 additional homes, with 2,500 in the Mansfield urban area and circa 700 in Warsop Parish. These allocations are in addition to existing land with planning permission or sites under construction (called commitments). The housing allocations are:



Mansfield Urban Area

Ref	Site	Approx. Homes
H1Ma	Land off Skegby Lane	215
H1Mb	Abbott Road	102
H1Mc	Bellamy Road	40
H1Md	Ladybrook Lane / Tuckers Lane	33
H1Me	High Oakham Farm East	40
H1Mf	Land off Holly Road	16
H1Mg	Former Abbey Primary School	62
H1Mh	Former Victoria Court Flats	62



Cont.

Ref	Site	Approx. Homes
H1Mi	Land North of Skegby Lane	350
H1Mj	Land North of Peafield Lane	330
H1Mk	Land South of Peafield Lane	254
H1Ml	Gregory Quarry	117
H1Mm	Grove Street Car Park	10
H1Mn	Former Kirkland Avenue Allotments	42
H1Mo	Land off Forest Road	35
H1Mp	Shirland Drive Boiler House	7
H1Mq	Land off Helmsley Road	170
H1Mr	Land South of Clipstone Road East	315
H1Ms	Land North of Jenford Street	120
H1Mt	Land Between Old Mill Lane and New Mill Lane	370
H1Mu	Bridleways Guest House and Holiday Homes	5
H1Mv	Toothill Lane Car Park (South)	11
H1Mw	Land at Lindley Street	8
H1Mx	Former Sherwood Hall School	52
H1My	Clipstone Road Football Ground	130
H1Mz	Former Rosebrook Primary School	134

Warsop Parish

Ref	Site	Approx. Homes
H1WPa	Land West of Mansfield Road	300
H1WPb	Land off Netherfield Lane	107
H1WPc	Melville Court	13
H1WPd	Land South East of Mansfield Road	295*

*H1WPd is a **mixed-use allocation** comprising approximately **295 homes plus a supermarket, petrol filling station and café**.



Economy and employment

Alongside new housing, the plan identifies sufficient employment land in the right locations to meet the needs of businesses, 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. The plan provides the framework which:

- protects existing employment areas;
- allocates new employment land;
- encourages economic investment, modern industries and skilled jobs; and
- requires local labour agreements on larger developments to improve employment opportunities for residents.

How does the plan protect and enhance the natural and historic environment?

The Local Plan Review includes a range of measures to address climate change and support environmental improvement across the district. Policies support renewable energy, energy efficiency, sustainable drainage systems, green infrastructure, biodiversity net gain and measures to reduce flood risk. New development will be expected to contribute towards a more resilient and sustainable future.

The Local Plan Review seeks to balance growth with protection of the district's valuable natural assets and the historic environment. Policies will help protect and enhance heritage assets, conservation areas, landscapes, wildlife habitats, green spaces, rivers and watercourses. Wherever possible, development will be expected to respect local character while delivering environmental improvements.



Will the infrastructure cope?

Growth must be supported by the right infrastructure at the right time. The Infrastructure Delivery Plan (IDP) identifies the infrastructure required to support future growth across the district.

New development will contribute toward road improvements and opportunities for sustainable travel, education facilities, healthcare provision, open space, recreation facilities and broadband infrastructure.

What happens next?

This is your opportunity to comment on the Publication Draft Local Plan Review before it is submitted for independent examination. The consultation on the Regulation 19 Publication Draft Local Plan Review runs from 29 September 2026 to 11:59pm on Tuesday 10 November 2026. No comments will be accepted outside of this period so please try and reply within the consultation period and well ahead of the final deadline.

We will submit the plan, your comments and the evidence we have used to prepare the plan to the Planning Inspectorate in December 2026. A Planning Inspector will be appointed to test the Local Plan Review to make sure it is 'sound' and aligns with national policies, is positive development, and is justified and deliverable (explained in the December 2024 version of the National Planning Policy Framework[1], page 12). You can find out more about independent examinations and the meetings, known as hearings, explained further in the below video:

Local Plans - YouTube[2]

The independent examination timetable is set by the Planning Inspector, but we expect it to start in early 2027 with hearing sessions taking place in mid-2027. Our target date for adoption of the plan is the end of 2027.

How to respond to the consultation

The Local Plan Review and all of the supporting evidence is available to view: https://www.mansfield.gov.uk/planning-policy/local-plan-review/1 Or hard copies of the Local Plan Review are available to view at all libraries in the district or the Mansfield Civic Centre. Submit your comments: https://mansfield-consult.objective.co.uk/kse	Find out more: Please contact lp@mansfield.gov.uk or call Contact us: Planning Policy Mansfield District Council Civic Centre Chesterfield Road South MANSFIELD NG19 7BH

[1] https://www.gov.uk/guidance/national-planning-policy-framework
[2] https://www.youtube.com/playlist?list=PLwvNeOAdprpFJ5JT1B6qJpwbOhKMVzl7s