

Mansfield District Council

Authority's Monitoring Report and Local Plan Baseline

December 2018

www.mansfield.gov.uk



Mansfield
District Council



1 Introduction

- 1.1 The Town and Country Planning (Local Planning) (England) Regulations 2012 Regulation 34 requires Local Planning Authorities to produce an Authority Monitoring Report (AMR). The National Planning Practice Guidance provides guidance on the role of AMR's and what they should contain¹. This document has been structured to meet these requirements.
- 1.2 The purpose of AMRs is to provide information about the progress on and effectiveness of Local Plans. They help inform whether there is a need to undertake an early review of the Local Plan. AMRs should contain information on the following matters:
- progress with the Local Plan;
 - progress with any Neighbourhood Plans;
 - activity on the Duty to Cooperate;
 - performance on planning applications; and
 - how the policies in the Local Plan are being implemented.

The AMR also provides background information about the district.

- 1.3 This AMR reports on the period 1st April 2017 to 31st March 2018. Although the Local Plan has not yet been adopted this AMR assess the situation against the policies in the Publication Draft (September 2018) as this provides the most up to date position with regards to the Council's intentions for future policies. Future versions of the AMR will assess the situation against the adopted Local Plan. However, not every proposed indicator can currently be monitored for a variety of reasons.

¹ Paragraph: 027 Reference ID: 12-027-20170728



2 District Profile

- 2.1 Mansfield district is located in west Nottinghamshire at the heart of the United Kingdom, between Nottingham to the south, and Sheffield to the north.
- 2.2 Approximately 90% of the district's 108,576 (ONS, 2017) population live within the Mansfield urban area, which includes the market town of Mansfield and the communities of Mansfield Woodhouse, Clipstone, Pleasley and Forest Town; the separate settlement of Rainworth is located to the south east of Mansfield. As the largest county town in Nottinghamshire, Mansfield is the district's main business, shopping and service centre.
- 2.3 The remaining 10% of the population live within the various settlements located in Warsop Parish to the north of the district. The main settlement here is Market Warsop. It is much smaller in size than the Mansfield urban area and acts as service centre for the other settlements in the northern part of the district. This includes the settlements of Church Warsop, Meden Vale, Warsop Vale and Spion Kop.
- 2.4 Mansfield is fortunate to be surrounded on all sides by forests, green spaces and key destinations that are nationally and internationally well-known including Sherwood Forest, Clumber Park, Hardwick Hall and the Peak District. These create a stunning backdrop and opportunities for recreational access and biodiversity.
- 2.5 The district is easily accessible by road from the M1 in the west, the A1 to the east and by rail via the Robin Hood Line between Nottingham and Worksop. The A617 links the Mansfield urban area with Newark, the A60 to Nottingham and Worksop and the A38 to Sutton-in-Ashfield and Derby. Although there are a number of junctions which are heavily congested and require improvements, the Mansfield urban area itself is well served by a good local road network, and has a range of bus and rail services. However, accessibility is an issue for those living in the villages of Warsop Parish.
- 2.6 Throughout the district, there are well established walking and cycling routes, mostly running east to west alongside the river corridors of the Rivers Maun and Meden, and on former mineral railway lines. These provide great opportunities for recreation and for sustainable travel, linking where people live and work. There is also scope to further improve this network by adding new routes and joining existing ones together, to encourage more use of the district's green infrastructure network.



Demographics

2.7 At the time of the last census in 2011, Mansfield district had a population of 104,600 people. Since then, the population has estimated to have grown to 108,576 (ONS, 2017), a growth rate of 3.8%. It is projected to grow to around 116,200 people by 2033². The population split is 49.2% male and 50.8% female.

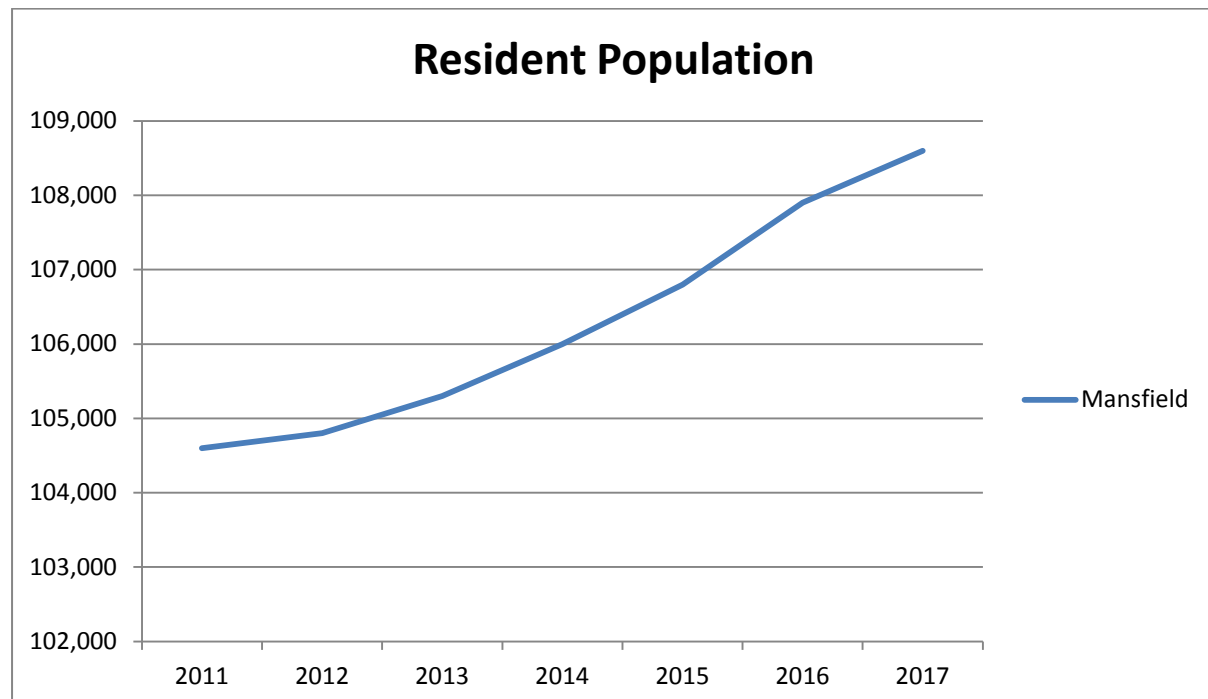


Figure 1: Resident Population of Mansfield district (2017)³

2.8 As can be seen below, the age split broadly reflects that of England as a whole, although there are fewer people aged 65+ when compared with Nottinghamshire figures. However, in common with the rest of the country, the population is expected to age in the period up to 2033. In Mansfield there is predicted to be a 52% increase in the population aged 65+ years.

² <https://www.nomisweb.co.uk/> (2017)

³ <https://www.nomisweb.co.uk/> (2017)

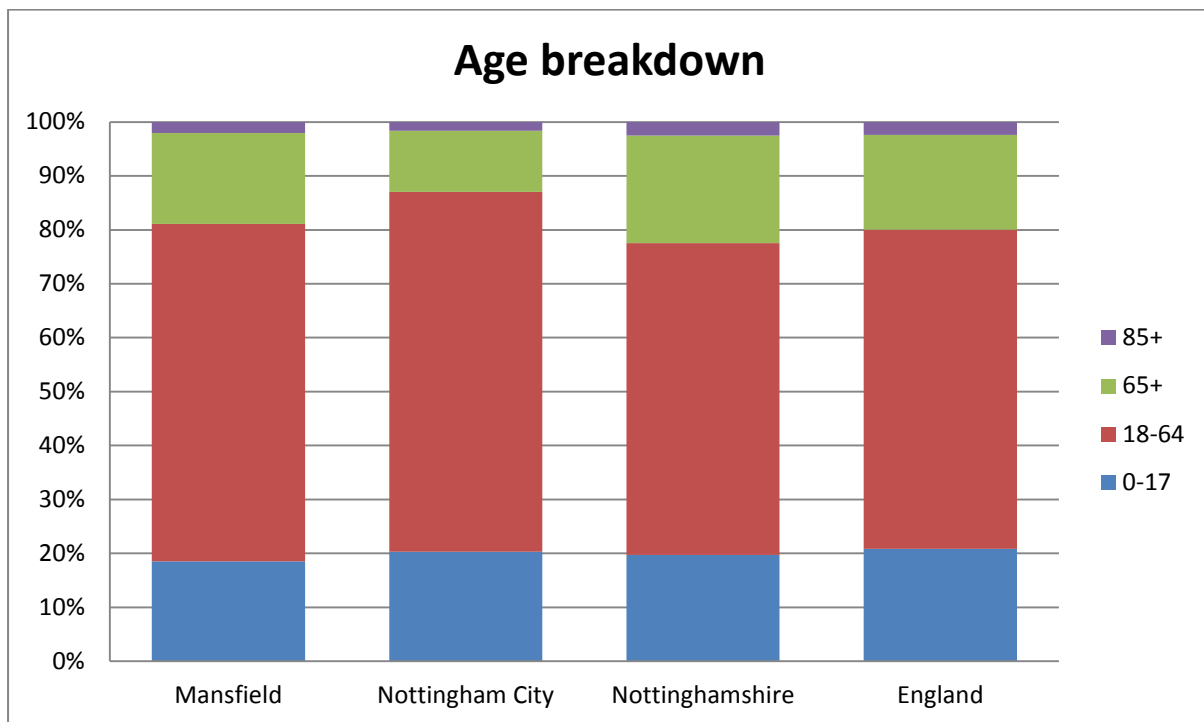


Figure 2: Age breakdown of resident population (2017)⁴

2.9 To accommodate this growth, the Local Plan identifies a number of sites which will be developed for new homes. There are also policies which encourage and support the provision of suitable accommodation for older people.

Employment and education

2.10 Economic activity levels in Mansfield have historically been lower than in the rest of the East Midlands and Great Britain, but have moved back in line with the average over the last few years.

⁴ <https://www.nottinghamshireinsight.org.uk/libraries/profile-library/district-profile-mansfield/>

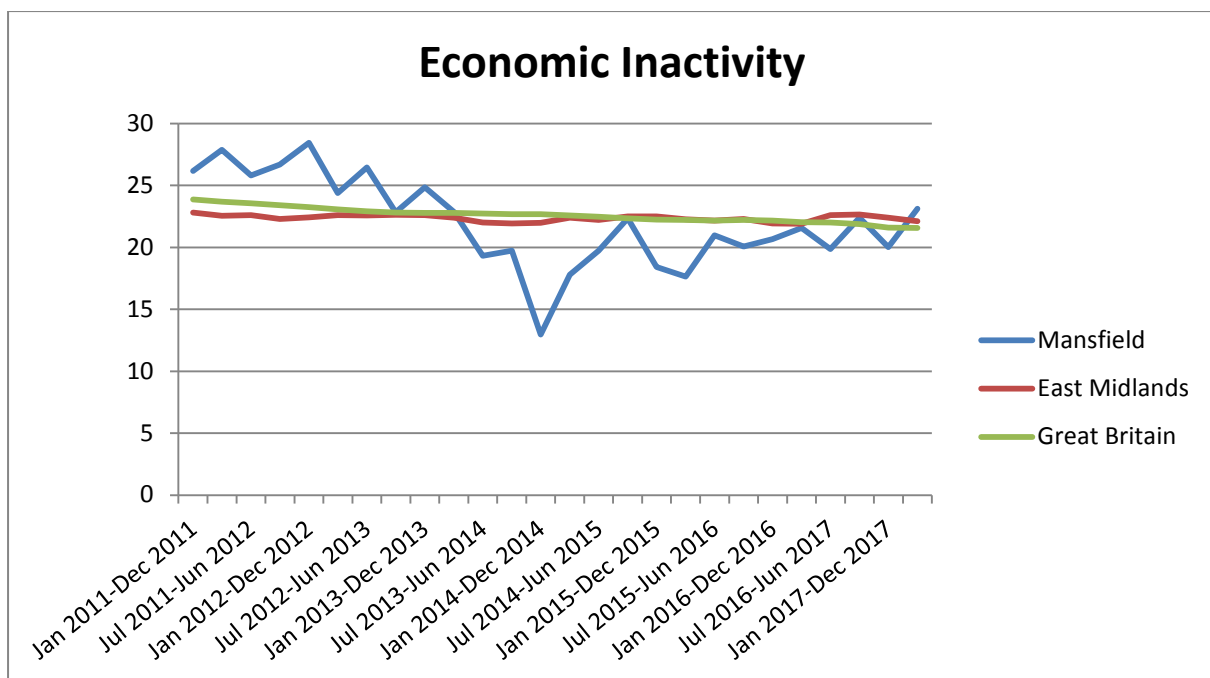


Figure 3: Economic Inactivity Rate⁵

2.11 The average resident of Mansfield district, however, has fewer qualifications and earns less than the average workers. Average gross weekly pay for residents of Mansfield is £447.5 compared to £515.7 in the East Midlands and £552.7 in Great Britain⁶.

⁵ <https://www.nomisweb.co.uk/> (2017)

⁶ <https://www.nomisweb.co.uk/> (2017)



Figure 4: Qualification of working age population (2017)⁷

2.12 The level of qualifications is being addressed in a number of ways. West Nottinghamshire College now offers degree level courses while the Local Plan will seek to negotiate local labour agreements with certain developments to deliver local jobs and training opportunities.

Health and Wellbeing

2.13 Residents of Mansfield district are more likely to have long term limiting illness. In 2011, 23.75% of the population had a limiting long term illness compared to 19.7% in Nottingham and Nottinghamshire, and 17.64% in England⁸. Life expectancy is also lower in Mansfield district; at birth, life expectancy is predicted to be 77.8 years compared to 79.5 in England.

⁷ <https://www.nomisweb.co.uk/> (2017)

⁸ <https://www.nottinghamshireinsight.org.uk/libraries/profile-library/district-profile-mansfield/>

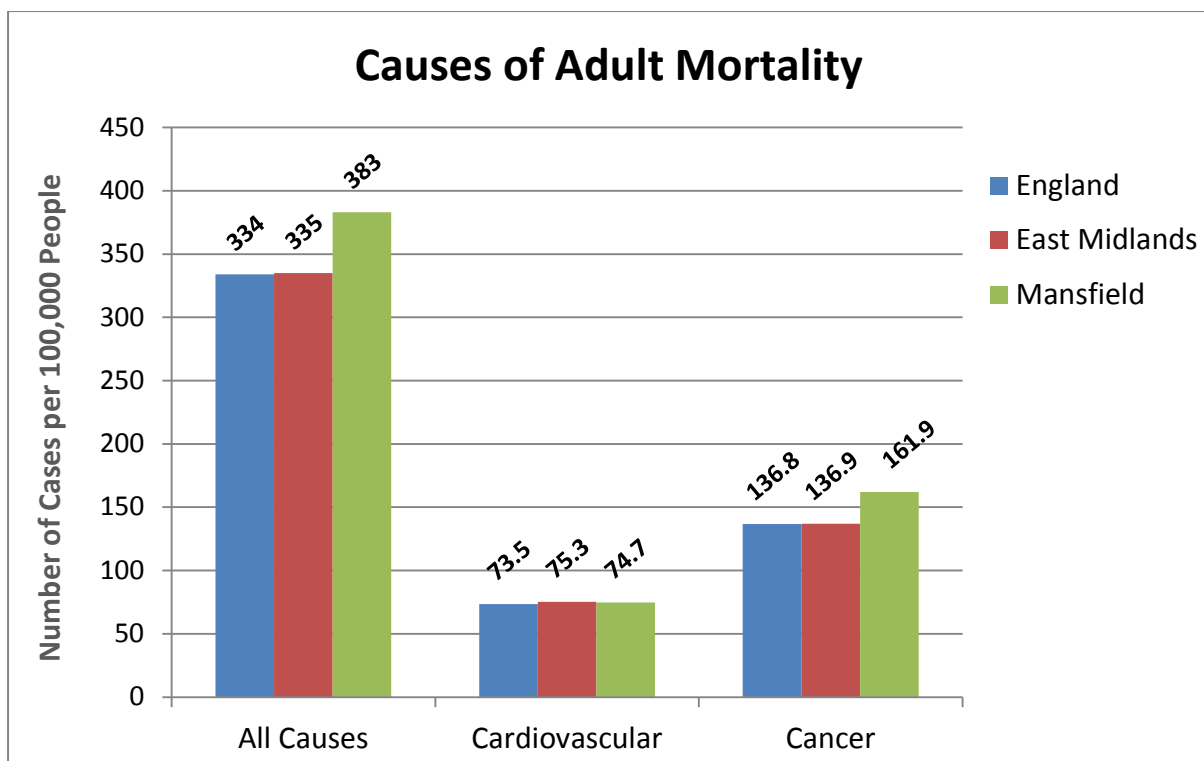


Figure 5: Causes of Mortality among Adults Under 75 (2014-16)⁹

Accessibility

2.14 As shown below, residents of Mansfield district are generally able to access services and facilities within 30 minutes¹⁰. However, residents in Warsop Parish are likely to face greater travel times for a number of different facilities.

⁹ <https://fingertips.phe.org.uk/profile/health-profiles/data#page/0/qid/1938132696/pat/6/par/E12000004/ati/101/are/E07000174/iid/40401/age/163/sex/4>

¹⁰ <https://www.nottinghamshireinsight.org.uk/libraries/profile-library/district-profile-mansfield/>



Travel time for Mansfield district	Percentage of residents
FE College - 15 mins	44%
FE college - 30 mins	93%
GP Surgery - 15 mins	74%
GP surgery - 30 mins	96%
Hospital - 15 mins	3%
Hospital - 30 mins	33%
Primary School - 15 mins	92%
Primary School - 30 mins	99%
Secondary School - 15 mins	41%
Secondary School - 30 mins	91%
Leisure Centre - 15 mins	48%
Leisure Centre - 30 mins	99%
Major employment centre - 15 mins	74%
Major employment centre - 30 mins	99%
Major retail centre - 15 mins	44%
Major retail centre - 30 mins	97%
Within 800m/10 mins walk of a bus stop with an hourly service weekdays 0600-1800 hrs	94%
Within 800m/10 mins walk of a bus stop with an hourly service weekday evenings 1800-2400 hrs	52%
Within 800m/10 mins walk of a bus stop with an hourly service weekday Sundays 1000-1800 hrs	82%

2.15 The Local Plan seeks to ensure that new homes are located close to existing facilities, and also requires new developments to contribute to the provision of new infrastructure including public transport.



3 Planning Applications

3.1 To ensure that decisions on developments are taken in a timely manner the Government requires that planning applications are determined within a set period following validation of the application. These periods are as follows:

- Non-major applications – 8 weeks; and
- Major applications – 13 weeks.

3.2 The table below sets out performance against these targets for 2017/18. It also provides performance information on a range of other indicators.

Indicator	Number of applications	National Target	Local Target	Performance 2017/18
Major Planning Applications Determined within 13 weeks	31	60%	71%	100%
Minor Planning Applications Determined within 8 weeks	120	65%	81%	98.3%
Other Planning Applications Determined within 8 weeks	290	80%	91%	97.2%
% of Appeals allowed against Authority's decision to refuse planning permission	9	n/a	40%	44.4%
Delegated Decisions as a percentage of all decisions	n/a	90%	90%	89.3%
Pre-App Advice Enquiries responded to within 4 weeks	66	n/a	80%	54.6%
Conditions discharged within 8 weeks	65	n/a	80%	67.7%



4 Duty to Cooperate

- 4.1 The Duty to Cooperate requires that strategic plan making bodies cooperate with each other when preparing their plans. To do this the NPPF sets out that these authorities should produce, maintain and update one or more statements of common ground.
- 4.2 A statement of common ground is a written record of the progress made by strategic policy-making authorities during the process of planning for strategic cross-boundary matters. It documents where effective co-operation is and is not happening throughout the plan-making process, and is a way of demonstrating at examination that plans are deliverable over the plan period, and based on effective joint working across local authority boundaries. In the case of local planning authorities, it also forms part of the evidence required to demonstrate that they have complied with the duty to cooperate.
- 4.3 Below is a list of the statement of common grounds produced and agreed by Mansfield District Council. These are available online at <http://www.mansfield.gov.uk/article/5804/Planning-policies>

DTC Body	Date Statement of Common Ground Signed
Ashfield District Council and Newark & Sherwood District Council	December 2018
Nottinghamshire County Council	December 2018
Bolsover District Council	August 2018
Bassetlaw District Council	December 2018
Historic England	December 2018
Mansfield & Ashfield Clinical Commissioning Group	November 2018



5 Plan progress

- 5.1 As part of preparing the Local Plan, local planning authorities are required to set out, and keep up to date, a programme of work for preparation of the Local Plan and other planning documents. The most recent Local Development Scheme was adopted on 23rd March 2018¹¹. It identifies the Local Plan itself and the Gypsy & Traveller Site Allocations Development Plan Document. In addition, the AMR provides an update of progress with any neighbourhood plans being prepared by the local community.

Local Plan

- 5.2 The government requires that each local planning authority prepare and adopt a local plan. This Local Plan sets out a vision and a framework for the future development of the district addressing housing, employment and other needs as well as safeguarding the environment and adapting to climate change.
- 5.3 The table below shows the stages that have currently been completed and those that are still left to complete. Please note that this shows the situation at the time of writing (Autumn 2018).

	Stage	Period	Progress/ Status
1	Consultation on Local Plan Scoping Report	Summer 2015	Completed: Consultation statement can be viewed here: http://www.mansfield.gov.uk/CHttpHandler.ashx?id=8113&p=0
2	Evidence gathering	Ongoing until early summer 2018	Completed: You can view our current evidence here: http://www.mansfield.gov.uk/article/7920/Evidence-to-support-the-Local-Plan See also 5
3	Duty to cooperate	Ongoing	We are engaging our strategic partners including adjoining authorities, and infrastructure providers throughout the development of the local plan.
4	Local Plan Consultation Draft	Spring 2016	Completed: Full details of the consultation opportunities and events were on our web site at: http://www.mansfield.gov.uk/localplan
4a		Summer 2016	Completed: Full details of the consultation opportunities and events were on our web site at: http://www.mansfield.gov.uk/localplan

¹¹ <http://www.mansfield.gov.uk/CHttpHandler.ashx?id=9953&p=0>



	Stage	Period	Progress/ Status
5	Considering comments on the Local Plan Consultation Draft	Summer 2016/ to Late 2016	Completed: A summary of the representations received and the council's response will be published on the council's web site accompanying the consultation on the Preferred Options consultation.
6	Preparation of the Housing and Economic Land Availability Assessment	Autumn 2016 – Spring 2017	Completed: The HELAA will be updated and published annually and can be viewed at: http://www.mansfield.gov.uk/HELAA
7	Update to evidence to support the Local Plan	Autumn 2016- Ongoing	Completed: You can view our current evidence here: http://www.mansfield.gov.uk/article/7920/Evidence-to-support-the-Local-Plan
8	Consultation on the results of the Housing Economic Land Availability Assessment "Preferred Options" Consultation	Autumn 2017	Completed: We sought your views on the Preferred Options, over a 6 week period. Full details of the consultation opportunities and events were on our web site at: http://www.mansfield.gov.uk/localplan
9	Considering comments on the Local Plan "Preferred Options Consultation"	Winter 2017 – Summer 2018	Completed: A summary of the representations received and the council's response will be published on the council's website accompanying the consultation on the draft Publication Local Plan consultation.
10	Update evidence to reflect the outcome of the Preferred Options Consultation	Early - Summer 2018	Completed: You can view our current evidence here: http://www.mansfield.gov.uk/article/7920/Evidence-to-support-the-Local-Plan
9	Commencement of Consultation on the Local Plan Publication draft	September 2018	Completed: Consultation began 18 th Sept 18 and will run until 1 st Nov 18.
8	Submission of Local Plan	November / December 2018	In progress: Submission will follow the close of the consultation on 1 st Nov 18 and the review of the representations made.



Gypsy & Traveller Site Allocations DPD

- 5.4 We have identified a need to provide a small number of pitches/yards to meet the needs of gypsies, travellers and travelling show people. To ensure that appropriate sites are identified, a separate development plan document is being prepared.

	Stage	Period	Progress/ Status
1	Consultation on Local Plan Scoping Report	Summer 2018	We will carry out a call for Gypsy and Traveller sites and carry out the initial Regulation 18 consultation on what the Gypsy and Traveller DPD ought to contain. The Sustainability Appraisal (SA) Scoping Report will also be prepared.
2	Prepare Site Options	Ongoing from Summer 2018 to Early 2019	During this period we will be agreeing the site selection methodology, preparing the SA draft site selections, draft viability appraisal and discussing the purchasing of sites with landowners.
3	Gypsy and Traveller Preferred Site Consultation	Early 2019	We will consult on the Preferred Gypsy and Traveller Sites
4	Prepare Submission draft of the Gypsy and Traveller DPD.	Spring 2019	We will be drafting the final document having taken account of the representations received to the Regulation 18 consultation.
5	Consultation on the draft Gypsy and Traveller DPD- Regulation 19	Summer 2019	We will ask for your views on whether the Local Plan meets the government's tests of soundness, over a 6 week period. Comments received will be provided to the Inspector when the Local Plan is submitted for examination.
6	Submission Local Plan	Autumn 2019	We will be submitting the Local Plan to the Secretary of State to be examined by an Independent Inspector



Neighbourhood plans

- 5.5 Neighbourhood planning provides local communities with the ability to directly shape their local area and the development within it. There are a number of different tools which can be used including neighbourhood plans which form, together with the Local Plan, the statutory development plan used to determine planning applications.
- 5.6 A neighbourhood plan can only be prepared by a formally designated neighbourhood forum. All parish councils are designated as such but communities outside of parished areas must apply to the district council to be designated and meet certain criteria. Neighbourhood plans must go through a set process before they are adopted including formal consultation, examination and a referendum.
- 5.7 Within Mansfield district, there is only one Parish Council (Warsop Parish Council); no neighbourhood forums have yet been designated. Warsop Parish Council are currently preparing a neighbourhood plan but have not yet formally submitted it to the district council for formal consultation.

Stage	Date	Duration
Consultation on draft Neighbourhood Plan (reg 14)	Summer 2018	6 weeks (8 weeks if over the summer holidays)
Amendments of draft plan	Autumn / winter 2018 / 2019	4 – 6 months
Pre-submission consultation (reg 14)	February 2019	6 weeks (8 weeks if over the Easter holidays)
Submission	April 2019	
Independent Examination	Summer 2019	2 – 4 weeks
Referendum	Autumn 2019	To be held within 56 dates from date which the council makes a formal decision on the plan or a different date if agreed
Adoption (Made)	Winter 2019	



6 Local Plan

- 6.1 The Local Plan includes policies on a range of topics including climate change, design, the historic environment, housing and employment. For the majority of policies indicators are included to establish whether the policy is effective or not. A number of indicators will usually be used to build up a picture of whether the policy is being
- 6.2 For each indicator the target and current status are identified along with a conclusion on progress. A traffic light system has been used to allow easy identification of progress and highlight where action needs to be taken:
- **Green** – the policy is being delivered effectively or delivery of sites and the identified targets is on track / further ahead than anticipated
 - **Amber** - the policy is being delivered effectively or delivery of sites is on track although the trend may be declining or risks have been identified which may require future action to ensure delivery / effectiveness is maintained
 - **Red** – the policy is not being delivered effectively or delivery of sites and against identified target has slipped; action is required to address the situation.
- 6.3 In addition to this overarching AMR a number of other documents are prepared on an annual basis. These focus on key areas and provide more detail about those areas and the associated planning applications. These include:
- Housing Monitoring Report (including five year housing land supply assessment);
 - Employment Monitoring Report; and
 - Retail Update



The Spatial Strategy

6.4 The spatial strategy seeks to deliver the Local Plan's vision and objectives, addressing the key issues and meeting the 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.

Policy S1: Presumption in favour of sustainable development			
Indicator	Target	Status	Progress
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			
Indicator	Target	Status	Progress
Net additional dwellings completed by location	An average of 325dpa between 2015/16 and 2017/18. An average of 293dpa in Mansfield urban area and 32dpa in Warsop Parish	An average of 331dpa Mansfield urban area = 281dpa Warsop Parish = 50dpa	Satisfactory Overall target has been exceeded although below target within the Mansfield urban area.
Net additional economic land	41ha or an average of 2.05ha a year over the plan period	1.7ha completed; an average of 0.34ha per annum.	Poor Delivery is below average completions rates.
Net additional retail floor space	Targets and distribution in accordance with S2 2c	See Table Below	Satisfactory Further work is required to ensure the delivery of retail and leisure uses especially in the district centres.



No of years supply of deliverable specific housing sites	5 years supply plus any shortfall and an appropriate buffer depending on past delivery.	5.4 years supply	Good Target has been exceeded including consideration of shortfall and appropriate buffer.
Supply of deliverable / developable employment land	10 years supply or 21ha	24.65ha with planning permission	Good Sufficient sites with extant planning permission for the next 10 years

	Mansfield Town Centre		Mansfield Woodhouse district centre		Market Warsop district centre		Housing Growth areas	
	Target	Supply (net)	Target	Supply (net)	Target	Supply (net)	Target	Supply (net)
Comparison (A1)	11,100sqm	1715sqm	700sqm	0sqm	700sqm	0sqm	700sqm	84sqm
Convenience (A1)	0sqm	210.7sqm	0sqm	0sqm	0sqm	0sqm	540sqm	0sqm
Food and Drink, Leisure (A3, A4, A5)	2,800sqm	408sqm	350sqm	0sqm	350sqm	0sqm	0sqm	0sqm

Policy S3: Supporting economic and housing growth through urban regeneration			
Indicator	Target	Status	Progress
No. of additional dwellings on brownfield land	Increase	<ul style="list-style-type: none"> 2013/14 = 153 2014/15 = 89 2015/16 = 177 2016/17 = 85 2017/18 = 120 	Satisfactory Progress is variable over time.



Amount of additional economic land on brownfield land	Increase	To be monitored following adoption of the Local Plan.	
Amount of net additional retail floor space on brownfield land	Increase	To be monitored following adoption of the Local Plan.	

Policy S4: Delivering key regeneration sites				
Indicator	Target		Status	Progress
Progress towards development of White Hart Street	Preparation of masterplan	TBC	Timetable to be prepared following submission of Local Plan	
	Planning Application	TBC		
	Permission Granted	TBC		
	Development commenced	TBC		
Progress towards development of Portland Gateway	Preparation of masterplan	TBC	Timetable to be prepared following submission of Local Plan	
	Planning Application	TBC		
	Permission Granted	TBC		
	Development commenced	TBC		
Progress towards development of Riverside	Preparation of masterplan	TBC	Timetable to be prepared following submission of Local Plan	
	Planning Application	TBC		
	Permission Granted	TBC		
	Development commenced	TBC		



Policy S5: Development in the countryside			
Indicator	Target	Status	Progress
% of Planning applications granted contrary to policy	0%	To be monitored following adoption of the Local Plan.	



Place Making

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

Policy P1: Achieving high quality design				
Indicator	Target		Status	Progress
% of major residential applications approved contrary to policy	0%		To be monitored following adoption of the Local Plan.	
% of major residential applications approved with red scores on Buildings for Life assessment	0%		To be monitored following adoption of the Local Plan.	
Progress with adoption of Design SPD	Preparation of SPD	TBC	Timetable to be prepared following submission of Local Plan	
	Consultation on Draft SPD	TBC		
	Adoption of Final SPD	TBC		
% of major planning applications where a design review was carried out	100%		To be monitored following adoption of the Local Plan.	



Policy P2: Safe, healthy and attractive development			
Indicator	Target	Status	Progress
% of planning applications granted contrary to policy	0%	To be monitored following adoption of the Local Plan.	
% of qualifying applications which submit a Health Impact Assessment	100%	To be monitored following adoption of the Local Plan.	

Policy P3: Connected development			
Indicator	Target	Status	Progress
% of planning applications granted contrary to policy	0%	To be monitored following adoption of the Local Plan.	

Policy P4: Comprehensive development			
Indicator	Target	Status	Progress
% of planning applications granted contrary to policy	0%	To be monitored following adoption of the Local Plan.	
% of large sites (5ha or more or 150 dwellings) granted planning permission where a masterplan has been agreed	100%	To be monitored following adoption of the Local Plan.	

Policy P5: Climate change and new development			
Indicator	Target	Status	Progress
% of planning applications granted contrary to policy	0%	To be monitored following adoption of the Local Plan.	



Policy P6: Home extensions and alterations			
Indicator	Target	Status	Progress
% of planning applications granted contrary to policy	0%	To be monitored following adoption of the Local Plan.	

Policy P7: Amenity			
Indicator	Target	Status	Progress
% of planning applications granted contrary to policy	0%	To be monitored following adoption of the Local Plan.	

Policy P8: Shop front design and signage			
Indicator	Target	Status	Progress
% of planning applications granted contrary to policy	0%	To be monitored following adoption of the Local Plan.	
No. of grants made through the Shop Fronts scheme	Information only	March 2015 to September 2017 – 13 grants, total of £27,595.	



Housing

6.6 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.

Policy H1: Housing allocations			
Progress with delivery of allocated sites	Target for first completions	Current Stage	Progress (as at December 2018)
H1a: Clipstone Road East	2020/21	Resolution to grant planning permission for part of site (2014/0248/NT) subject to a s106 agreement. S106 understood to be close to being signed. Application for remaining part of site currently being determined (2017/0523/FUL).	Satisfactory Sufficient time to allow delivery in 2020/21 but requires s106 to be signed and reserved matters to be submitted and approved.
H1b: Land off Skegby Lane	2025/26	No application submitted.	Good Application would likely need to be submitted by 2022/23 to allow delivery in 2025/26.
H1c: Fields Farm, Abbott Road	2021/22	No application submitted	Satisfactory Application would likely need to be submitted in 2019/20 to allow delivery from 2021/22.
H1d: Three Thorn Hollow Farm	2021/22	No application submitted	Satisfactory Application would likely need to be submitted in 2019/20 to allow delivery from 2021/22.



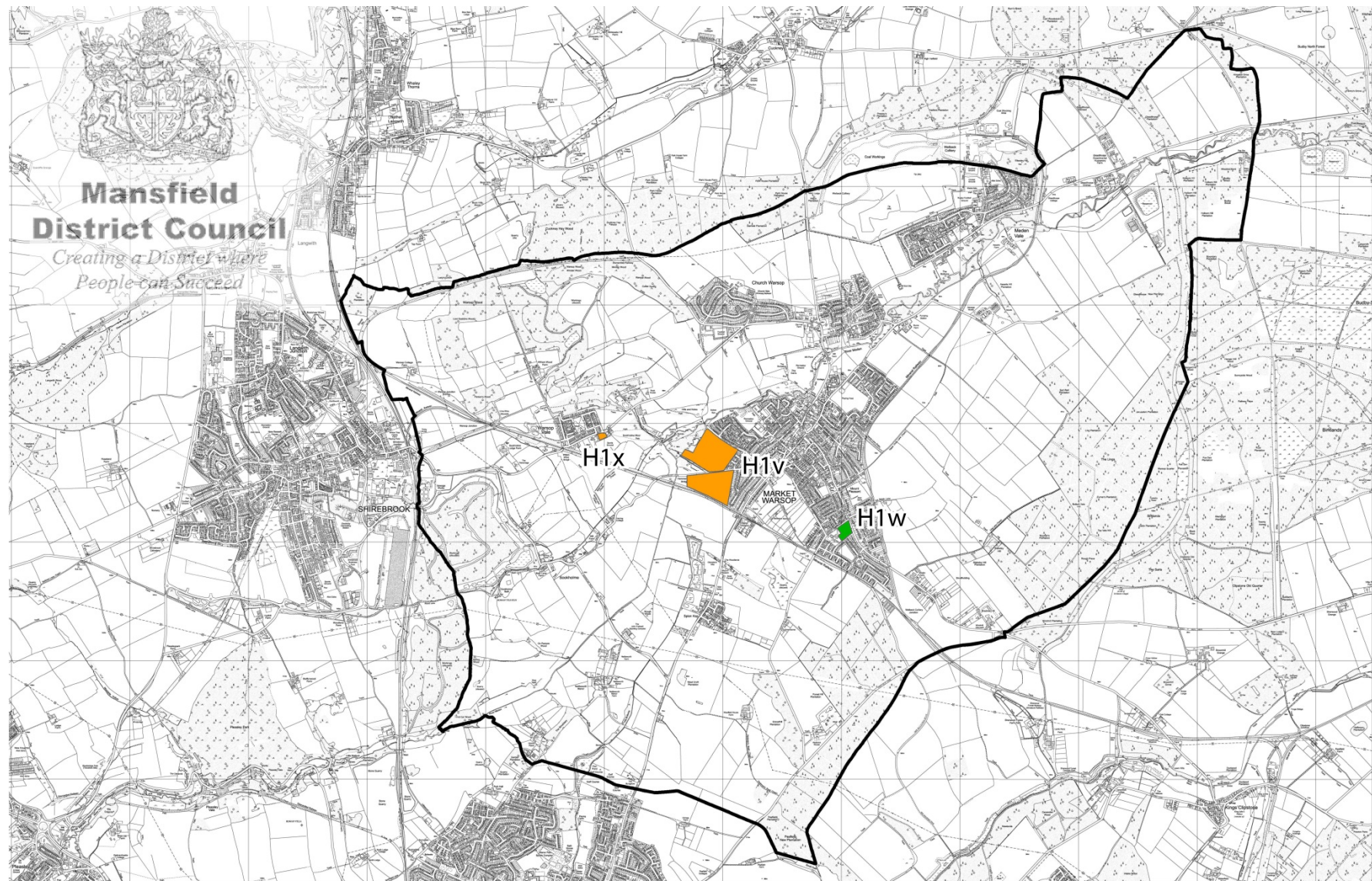
H1e: Land at Redruth Drive	2024/25	No application submitted	Good Application would likely need to be submitted by 2022/23 to allow delivery in 2024/25
H1f: Former Rosebrook Primary School	2022/23	No application submitted	Good Application would likely need to be submitted by 2020/21 to allow delivery in 2022/23.
H1g: Abbott Road	2027/28	No application submitted.	Good Application would likely need to be submitted by 2025/26 to allow delivery in 2027/28.
H1h: Centenary Road	2027/28	No application submitted.	Good Application would likely need to be submitted by 2025/26 to allow delivery in 2027/28.
H1i: Former Mansfield brewery (part a)	2023/24	Application currently being determined (2018/0262/FUL)	Good Application already submitted and delivery likely to be in advance of 2023/24
H1j: Caudwell Road	2020/21	No application submitted	Poor Formed part of larger allocation in Ashfield DC's Local Plan; this has now been withdrawn and the situation with the wider site is uncertain. As such a modification has been proposed to remove this site from the Local Plan.
H1k: Bellamy Road	2027/28	No application submitted.	Good Application would likely need to be submitted by 2025/26 to allow delivery in 2027/28.
H1l: High Oakham Farm (east)	2023/24	No application submitted	Good Application already submitted and delivery likely to be in advance of 2023/24



H1m: Land off Balmoral Drive	2019/20	Resolution to grant planning permission subject to a s106 agreement (2015/0083/NT).	Satisfactory Subject to agreement on the s106 in 2018/19 there would be sufficient time to allow for delivery to start in 2019/20. However further delay would make this challenging.
H1n: Sherwood Close	2019/20	Application currently being determined (2017/0827/FUL)	Good Application expected to be determined in 2018/19 which would allow for development to commence in 2019/20.
H1o: Ladybrook / Tuckers Lane	2021/22	No application submitted	Satisfactory Application would likely need to be submitted in 2019/20 to allow delivery in 2021/22
H1p: Hermitage Mill	2020/21	Application currently being determined (2018/0098/FUL)	Good Application expected to be determined in 2018/19 which would allow for development to commence in 2020/21.
H1q: South of Debdale Lane	2025/26	No application submitted.	Good Application would likely need to be submitted by 2023/24 to allow delivery in 2025/26.
H1r: Land off Holly Road	2027/28	No application submitted	Good Application would likely need to be submitted by 2025/26 to allow delivery in 2027/28
H1s: Land at Cox's Lane	2019/20	Application currently being determined (2017/0646/FUL)	Good Application expected to be determined in 2018/19 which would allow for development to commence in 2019/20.



H1t: Land off Ley Lane	2019/20	Application currently being determined (2017/0047/FUL)	Good Application expected to be determined in 2018/19 which would allow for development to commence in 2019/20.
H1u: Land off Rosemary Street	2020/21	No application submitted	Satisfactory A small site but application would likely need to be submitted in 2018/19 to allow delivery in 2020/21
H1v: Stonebridge Lane / Sookholme Lane, Market Warsop	2019/20	Resolution to grant outline permission subject to a s106 agreement (2017/0816/OUT).	Satisfactory With need to agree s106 and approve Reserved Matters, delivery of homes in 2019/20 is likely to be challenging.
H1w: Sherwood Street / Oakfield Lane, Market Warsop	2027/28	No application submitted.	Good Application would likely need to be submitted by 2025/26 to allow delivery in 2027/28.
H1x: Former Warsop Vale School, Warsop Vale	2020/21	Resolution to grant permission subject to s106 (2015/0669/NT)	Satisfactory Sufficient time to agree s106 and then commence construction by 2020/21 but further delay may affect anticipated delivery.



**Mansfield
District Council**
*Creating a District where
People can Succeed*

Key

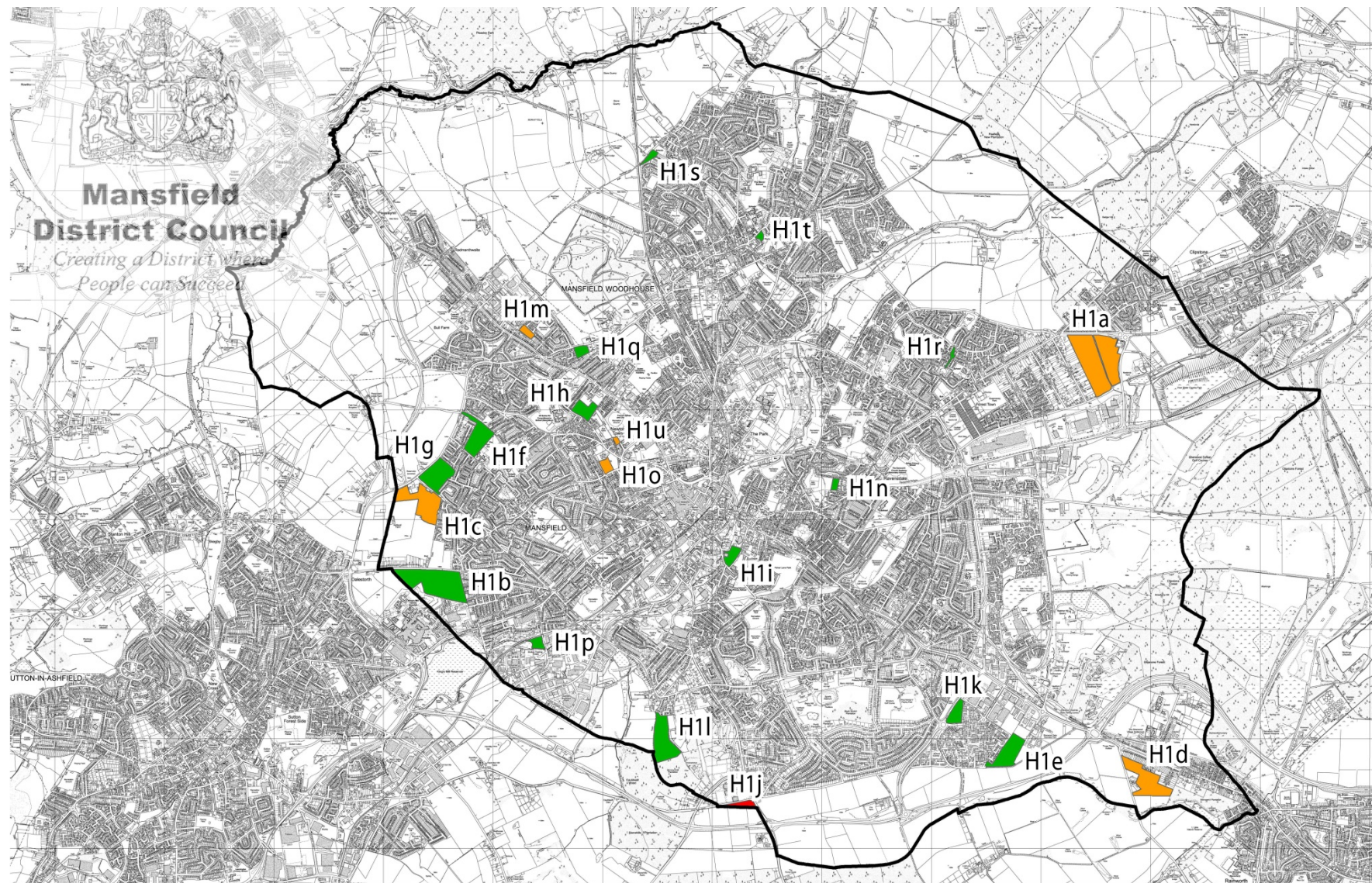


Good Progress



Satisfactory Progress

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Key



Good Progress



Satisfactory Progress



Poor Progress

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Policy H2:			
Net completed dwellings on identified sites	Target for first completions	Number of homes completed (as of 1st April 2018)	Progress
Former Mansfield Brewery (part B) (2017/0631/PIP)	2021/22	0	Good Technical Details Consent needed but sufficient time for approval.
Former Mansfield General Hospital (2015/0712/NT)	2018/19	8	Satisfactory Construction underway. Understood that a number of homes have been built but are not yet formally signed off; expected in 2018/19.
Allotment site at Pump Hollow Road (2016/0038/NT)	2019/20	0	Satisfactory S106 now signed for outline permission. Awaiting Reserved Matters.
Sandy Lane (2016/0262/ST)	2019/20	0	Good Full planning permission granted in March 2018. Awaiting Reserved Matters.
Land at Windmill Lane (former nursery) (2017/0738/FUL)	2020/21	0	Good Full planning permission granted in April 2018.
Land off Sherwood Oaks Close (2015/0181/ST)	2020/21	0	Good Outline planning permission granted in June 2017. Awaiting Reserved Matters
Former Evans Halshaw site (2016/0440/ST)	Under construction	4	Good Site is under construction with a number of properties already built.



Land to the rear of 28 High Oakham Hill (2017/0214/OUT)	2020/21	0	Good Outline planning permission granted in January 2018. Awaiting Reserved Matters.
Kirkland Avenue Industrial Park (2017/0636/PIP) (2017/0637/PIP)	2021/22	0	Good Technical Details Consent needed but sufficient time for approval.
Land at High Oakham House (2016/0329/ST)	2020/21	0	Good Outline planning permission granted in December 2017. Awaiting Reserved Matters.
Land north of Skegby Lane (2013/0435/ST)	2019/20	0	Good Reserved Matters (2016/0447/ST) approved in September 2017.
Penniment Farm (2010/0805/ST)	2018/19	0	Good Reserved Matters for phase 1 approved (2017/0572/RES) and construction started. New outline application submitted to increase number of homes on site from 430 to 600 (2018/0552/OUT).
Land at the corner of Quarry Lane, Mansfield (2014/0715/ST)	2018/19	0	Good Site visit indicates that site is under construction with footings in. Completion expected in 2018/19.
Pleasley Hill Regeneration Area (2014/0147/ST)	Under construction	64	Good Site is under construction and delivering homes at a reasonable rate.
Bath Mill (2015/0238/NT)	2019/20	0	Satisfactory Discharge of conditions submitted in January 2018. Application submitted for additional dwellings on site (2017/0267/FUL).



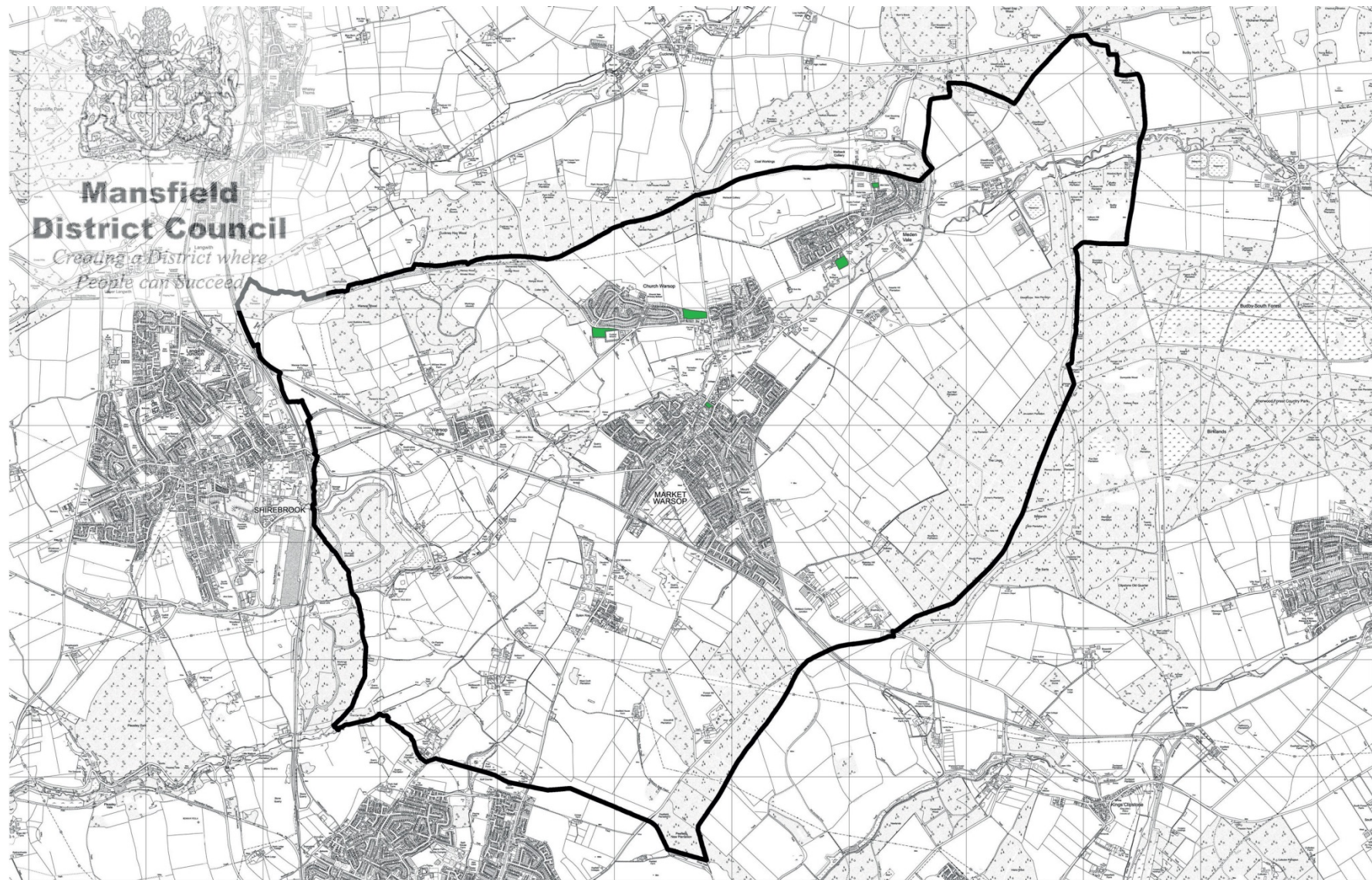
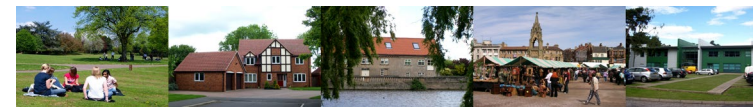
Land at Hermitage Lane (2013/0622/ST)	2018/19	0	Good Site is under construction; site visit shows 10 dwellings being built as of Nov 2017. Expected to begin completions in 2018/19.
Land to the rear of 183 Clipstone Road West (2012/0316/NT)	Under construction	8	Good Site is under construction, 4 dwellings left to build; expected to be built out in 2018/19.
Land to the rear of 66-77 Clipstone Road West (2016/0003/NT)	Under construction	5	Good Site is under construction, 9 dwellings left to build; expected to be built out in 2018/19.
18 Burns Street (2016/0468/ST)	2018/19	0	Satisfactory Site under construction as of February 2017; development of flats, expected to be complete in one go.
Park Hall Farm (Site A) (2016/0313/NT)	Under construction	65	Good Site under construction with a good build out rate.
Park Hall Farm (Site B) (2015/0032/NT)	2019/20	0	Good Full permission in place; likely to be developed alongside adjacent site (Park Hall Farm site A).
Land at 7 Oxclose Lane (2015/0334/NT)	Under construction	16	Good Site virtually complete (1 dwelling left to build).
Former Mansfield Sand Co (2012/0350/ST)	2020/21	0	Satisfactory A partial Reserved Matters application has been approved on site.
20 Abbott Road (2015/0316/ST)	2019/20	0	Satisfactory Full Permission expires in March 2019.



284 Berry Hill Lane (2014/0216/ST)	Under construction	4	Good Site virtually complete (1 dwelling left to build).
Former Miners Offices (2014/0719/ST)	Under construction	14	Good Site virtually complete (2 dwelling left to build).
The Ridge (2012/0442/NT)	Under construction	26	Poor 17 homes left to build but no completions since 2015/16. Intervention likely to be required to ensure scheme completed.
Birchlands/Old Mill Lane (2014/0162/NT)	Under construction	7	Good Site virtually complete (2 dwelling left to build).
Former Garage Site Alexandra Avenue (2017/0642/FUL)	Under construction	0	Satisfactory Construction started in March 2017 but no completions as yet. Site to be reviewed.
Ashmead Chambers (2016/0562/ST)	2020/21	0	Good Full permission granted in April 2018. Conversion to flats so likely to complete in a single year.
10a Montague Street (2013/0555/ST)	Under construction	4	Good Based on completion rates the site is expected to be completed in 2019/20.
Land adj 27 Redgate Street (2016/0088/ST)	2018/19	0	Satisfactory Full Permission expires in September 2019.



Adj 188 Southwell Road East (2017/0854/OUT)	2019/20	0	Good Outline permission granted in March 2018
52 Ratcliffe Gate (2016/0574/ST)	2019/20	0	Good Full permission granted in March 2017. As flats assume complete in one year.
Yasmee (2016/0400/ST)	2019/20	0	Good Full permission granted in July 2017.
Land at Northfield House (2017/0538/OUT)	2020/21	0	Good Full permission granted in October 2017.
Wood Lane, Church Warsop (2017/0633/PIP)	2020/21	0	Good Technical Details Consent needed but sufficient time for approval.
Welbeck Farm (2015/0635/NT)	2020/21	0	Good Permission granted in June 2017
Moorfield Farm (2014/0654/NT)	Under construction	0	Good Construction started May 2017
Oak Garage (2016/0028/NT)	2019/20	0	Good Outline permission granted in Nov 2016
Elksley House (2017/0518/OUT)	2020/21	0	Good Outline planning permission granted in Oct 2017



Key



Good Progress

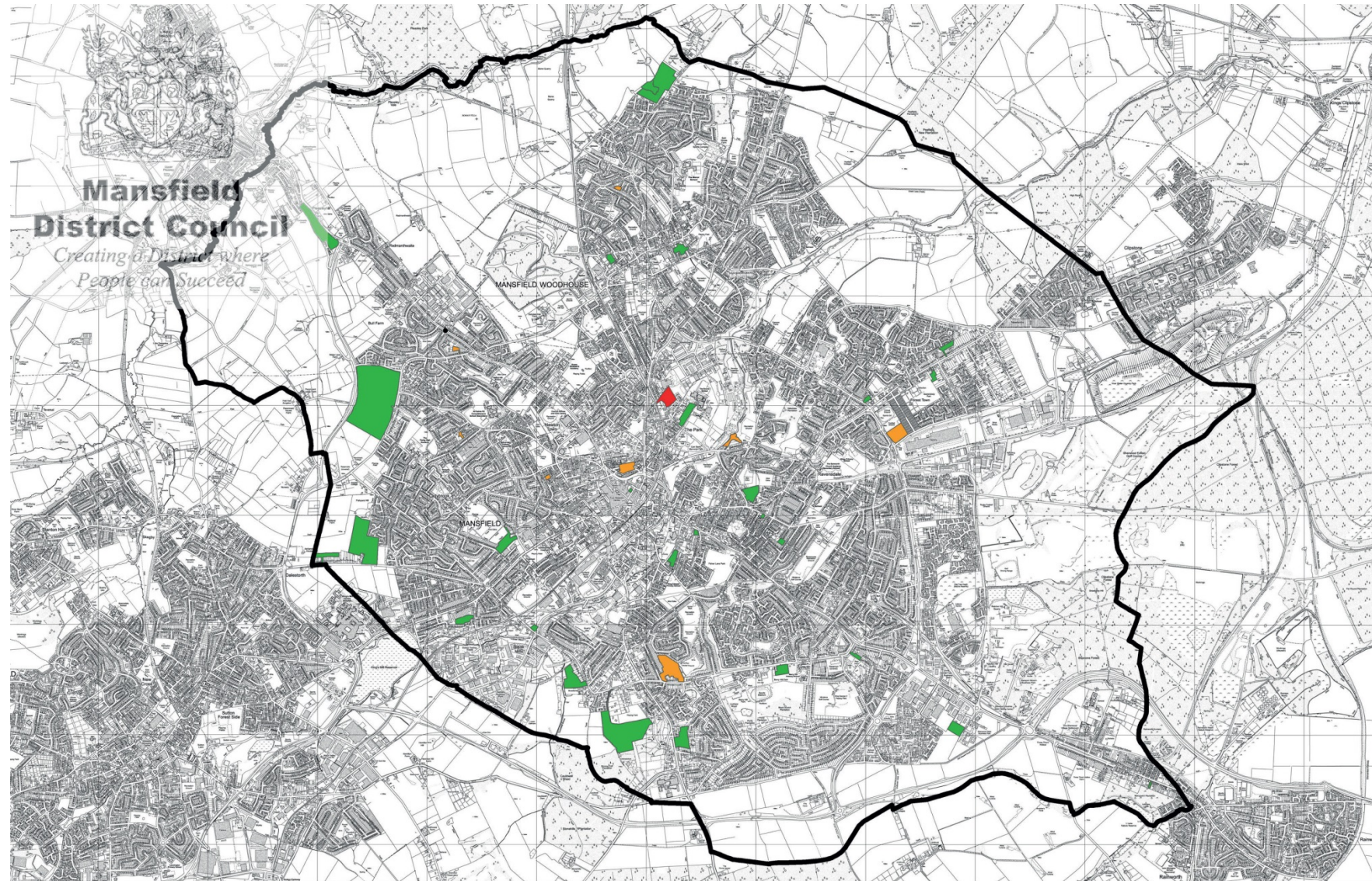
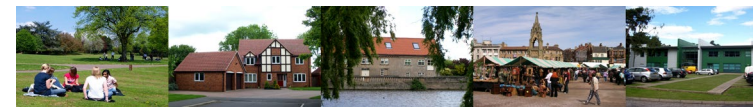


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Poor Progress

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Key



Good Progress



Satisfactory Progress



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Policy H3: Housing Density and Mix			
Indicator	Target	Status	Progress
Average density of major residential planning permissions	Information only	31.77dph	Good Average density is within range identified in 5.25 (30-35dph)
Mix of house types on major residential planning permissions	Information only	Homes granted planning permission where no. of bedrooms known between 01.04.13 and 01.03.18 5 bed – 2.8% 4 bed – 23.3% 3 bed – 30.6% 2 bed – 34.1% 1 bed – 9.1%	
% of planning applications granted contrary to policy	0%	To be monitored following adoption of the Local Plan.	



Policy H4: Affordable housing			
Indicator	Target	Status	Progress
Number of affordable homes completed	55dpa when assessed on a three year rolling average	2013/14 – 8 2014/15 – 20 2015/16 – 76 2016/17 – 76 2017/18 – 25 Three year average - 59	Good Three year average above target
Number on housing waiting list	Reduce	As of 10 th January 2018 Band 1 – 137 Band 2 – 560 Band 3 – 1929 Band 4 – 80 Band 5 – 3400	Progress to be monitored in next AMR.
% of planning applications granted contrary to policy	0%	To be monitored following adoption of the Local Plan.	
Number of affordable homes granted planning permission or commuted sum agreed	Information Only	2013/14 – 264 homes / £4,250,000 2014/15 – 145 homes / £325,000 2015/16 – 60 homes / £247,867 2016/17 – 8 homes / £187,709 2017/18 – 36 homes / £140,000	



Policy H5: Custom and self-build			
Indicator	Target	Status	Progress
Number of custom and self-build homes completed	Increase	To be monitored following adoption of the Local Plan.	
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.	To be monitored following adoption of the Local Plan.	
Number of people on self-build register	Information only	5 people and 2 groups have expressed an interest in Mansfield district	
% of planning applications granted contrary to policy	0%	To be monitored following adoption of the Local Plan.	

Policy H6: Specialist housing			
Indicator	Target	Status	Progress
Number of net additional C2 beds granted planning permission	Increase	To be monitored following adoption of the Local Plan.	
% of planning applications granted contrary to policy		To be monitored following adoption of the Local Plan.	



Policy H7: Homes in multiple occupation			
Indicator	Target	Status	Progress
Net additional HMOs granted planning permission	Information only	2017/0600/FUL – 13 beds	
Number of HMO licenses granted	Information only	2013/14 – 23 beds 2014/15 – 63 beds 2015/16 – 28 beds 2016/17 – 65 beds 2017/18 – 116 beds	
% of planning applications granted contrary to policy	0%	To be monitored following adoption of the Local Plan.	

Policy H8: Accommodation for Gypsies, Travellers and travelling show people			
Indicator	Target	Status	Progress
Net additional pitches / sites delivered.	3 pitches	To be delivered through DPD	
Delivery of transit site	1 transit site	To be delivered through DPD	
Number of Travelling Show People plots delivered		To be delivered through DPD	
% of planning applications granted to policy		To be monitored following adoption of the Local Plan.	



Employment

- 6.7 Alongside new housing, making sure that there is sufficient employment land in the right locations to meet the needs of business and the district's workforce is important in creating a stronger, more diverse, local economy. In addition, a flourishing local economy works strongly towards objectives 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.
- 6.8 The Local Plan seeks to develop a strong and thriving economy, improving employment opportunities for all skills and diversifying the economy. This reflects the plan, vision and main priorities identified in the 'Ashfield and Mansfield – A Plan for Growth' (2016). 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 to the area.

Policy E1: Enabling economic development			
Indicator	Target	Status	Progress
% of planning applications granted to policy		To be monitored following adoption of the Local Plan.	

Policy E2: Sites allocated as new employment areas			
Indicator	Target	Status	Progress
E2a – Ratcher Hill Quarry employment area	Delivery post 2025	Restoration scheme being considered by Notts CC (2/2018/0040/NCC).	Good Current application will allow sufficient time to allow delivery of employment of time by 2025
E2b – Oakfield Lane, Market Warsop	Delivery post 2025	No application yet submitted.	Good



			Sufficient time to allow for application post 2025
E2c – Penniment Farm	Post 2023	Permission in place (2010/0805/ST)	Satisfactory Forms part of a mixed use scheme; residential element under construction.



Policy E3: Retaining land for employment uses: key and general employment areas			
Indicator	Target	Status	Progress
E3a – Old Mill Lane Industrial Estate	Continued operation for employment purposes	<u>Permissions</u> B2 – 0.24ha B1c – 0.02ha	Satisfactory Site remains available for employment use
E3b – Sherwood Oaks Business Park	Continued operation for employment purposes	<u>Completed</u> B8 – 0.004ha <u>Permissions</u> B1a – 627m2 <u>Vacant sites</u> Ref 27c – 1.41ha	Satisfactory Site remains available for employment use
E3c – Millennium Business Park	Continued operation for employment purposes	<u>Permissions</u> Mixed – 1.56ha <u>Vacant sites</u> Ref 148 – 0.32ha	Satisfactory Site remains available for employment use
E3d – Oakfield Business Park	Continued operation for employment purposes	<u>Permissions</u> B1a – 2175m2 B8 – 0.2ha Mixed – 0.03ha <u>Vacant sites</u> Ref 141 – 0.17ha Ref 142 – 0.22ha	Satisfactory Site remains available for employment use
E3e – Oak Tree Business Park	Continued operation for employment purposes	<u>Permission</u>	Satisfactory



		Mixed – 0.02ha	Site remains available for employment use
E3f – Botany Commercial Park	Continued operation for employment purposes		Satisfactory Site remains available for employment use
E3g – Broadway Industrial Estate	Continued operation for employment purposes		Satisfactory Site remains available for employment use
E3h – Brunts Business Centre	Continued operation for employment purposes		Satisfactory Site remains available for employment use
E3i – Commercial Gate	Continued operation for employment purposes		Satisfactory Site remains available for employment use
E3j – Crown Farm Industrial Estate	Continued operation for employment purposes	<u>Completed</u> B1c – 0.008ha <u>Permissions</u> B2 – 0.08ha B8 – 0.25ha <u>Vacant sites</u> Ref 143 – 2.77ha	Satisfactory Site remains available for employment use
E3k – Mansfield Woodhouse Gateway	Continued operation for employment purposes		Satisfactory



			Site remains available for employment use
E3l – Ransom Wood Business Park	Continued operation for employment purposes	<u>Vacant sites</u> Ref 39a – 1.35ha Ref 39b – 0.26ha	Satisfactory Site remains available for employment use
E3m – Bellamy Road Industrial Centre	Continued operation for employment purposes	<u>Completed</u> B1a – 220m2 B2 – 0.02ha B8 – 0.02ha <u>Vacant sites</u> Ref 37 – 1.87ha	Satisfactory Site remains available for employment use
E3n – Intake Business Centre	Continued operation for employment purposes		Satisfactory Site remains available for employment use
E3o – Hermitage Lane Industrial Estate	Continued operation for employment purposes	<u>Permissions</u> B1c – 0.02ha B8 – 0.25ha	Satisfactory Site remains available for employment use
E3p – Maunside	Continued operation for employment purposes	<u>Permissions</u> B2 – 0.12ha	Satisfactory Site remains available for employment use
E3q – Warsop Enterprise Centre	Continued operation for employment purposes		Satisfactory Site remains available for employment use
E3r – The Hub	Continued operation for		Satisfactory



	employment purposes		Site remains available for employment use
E3s – Ransom Wood Business Park	Continued operation for employment purposes	<u>Vacant sites</u> Ref 145 – 0.51ha Ref 146 – 0.27ha	Satisfactory Site remains available for employment use
E3t – Ratcher Hill	Continued operation for employment purposes		Satisfactory Site remains available for employment use
E3u – Bleak Hills	Continued operation for employment purposes		Satisfactory Site remains available for employment use
E3v – Quarry Lane	Continued operation for employment purposes	<u>Permissions</u> B8 – 0.008ha	Satisfactory Site remains available for employment use
E3w – Victoria Street	Continued operation for employment purposes		Satisfactory Site remains available for employment use
E3x – Pelham Street	Continued operation for employment purposes		Satisfactory Site remains available for employment use
% of planning applications granted contrary to policy	Continued operation for employment purposes		Satisfactory Site remains available for



employment use

Policy E4: Other industrial and business development

Indicator	Target	Status	Progress
% of planning applications granted to policy	0%	To be monitored following adoption of the Local Plan.	

Policy E5: Improving skills and economic inclusion

Indicator	Target	Status	Progress
% of major schemes where a local labour agreement is secured	50%	To be monitored following adoption of the Local Plan.	



Retail

6.9 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 23 recognises that town centres are a key focus for communities and requires councils to set out policies which support their viability and vitality.

Policy RT1: Main town centres			
Indicator	Target	Status	Progress
% of retail application of 500sqm or more without an Impact Assessment	0%	To be monitored following adoption of the Local Plan.	
% of planning applications granted contrary to policy		To be monitored following adoption of the Local Plan.	

RT2: Mansfield Town centre strategy			
Indicator	Target	Status	Progress
Venue score ranking	Improve	2017 - 137 th	Progress to monitored in future AMRs
% of town centre units vacant	Reduce	March 2017 – 13% March 2018 – 12.9%	Moderate Marginal reduction in vacancy rate



RT3: Mansfield town centre primary shopping area			
Indicator	Target	Status	Progress
% of ground floor units in non-A1 use	No more than 25% in primary frontages	19%	Good Targets have not been exceeded.
	No more than 50% in secondary frontages	47%	
Loss of units of 500sqm or more from A1 use	Zero	To be monitored following adoption of the Local Plan.	
Instances of continuous frontage of non-A1 units	Zero instances of 3 or more in primary frontages	None	Good Only one instance in the secondary frontage.
	Zero instances of 4 or more in secondary frontages	1 (RT3sa)	
% of planning applications granted contrary to policy		To be monitored following adoption of the Local Plan.	

RT4: Mansfield town centre improvements			
Indicator	Target	Status	Progress
Progress with enhancements to Old Town Hall.	By 2023	Planning permission in place (2017/0754/FUL). The interior refurbishment Ltd is currently underway. Marketing and promotional material will be coming on line in the new year with a selection of letting options available on the site.	Good Delivery likely earlier than 2023
Progress with enhancements to Four		Timetable to be prepared following	



Seasons Shopping Centre.		submission of Local Plan	
Progress with enhancements to Rosemary Centre		Timetable to be prepared following submission of Local Plan	
Progress with enhancements to Beales Department store		Timetable to be prepared following submission of Local Plan	

Policy RT5: Accessing Mansfield town centre			
Indicator	Target	Status	Progress
Details of improvements secured as part of major development proposals	Information only	To be monitored following adoption of the Local Plan.	

RT6: Retail and leisure allocations			
Indicator	Target	Status	Progress
RT6a - Former bus station, Stockwell Gate North	Delivery by 2023	Contracts have been exchanged and a 12 month period of marketing is underway to establish end users	Good On track for delivery by 2023
RT6b - Frontage to Ransom Wood Business Park	Delivery by 2023	Application (2018/0511/FUL) withdrawn to allow additional work on sequential test.	Satisfactory Sufficient time to allow delivery by 2023

Policy RT7: Retail and leisure commitments			
Indicator	Target	Status	Progress
RT7a – Former Peggs DIY store	By 2023	Discharge of conditions approved in March 2018 (2018/0085/CON)	Good Indications that development going ahead



RT7b – Belvedere Street	After 2023	Outline permission granted in July 2018 (2018/0321/OUT).	Poor Although there is a willing land owner in place the site has had planning permission for a number of years and no occupier has been identified, unlikely to be delivered in the short term.
RT7c – Adj. Unit 3, St Peters Retail Park	By 2023	Planning permission in place (2015/0733/ST)	Satisfactory Permission lapses in April 2019. Not yet implemented.
RT7d – Vape HQ, Woodhouse Road	By 2023	Planning permission in place (2018/0319/FUL)	Good Application granted in July 2018; sufficient time to deliver by 2023.
RT7e – Old Town Hall	By 2023	Planning permission in place (2017/0754/FUL) and development underway	Good Delivery likely earlier than 2023
RT7f – 116-120 Chesterfield Road North	By 2023	Outline planning permission (2017/0033/OUT) in place.	Satisfactory Outline permission in place but no sign of delivery as yet
RT7g – Former Kings Mill Garage, Sutton Road	By 2023	Full permission in place (2017/0259/FUL).	Satisfactory Outline permission in place but no sign of delivery as yet
RT7h – Former Strand Cinema, Church Street	By 2023	Permission granted in June 2016 (2016/0136/NT).	Poor Permission due to lapse in July 2019



but no sign of progress on site.

Policy RT8: District and local centres			
Indicator	Target	Status	Progress
% of A1 retail uses within centres	A1 remains predominate use	<u>District Centres</u> Mansfield Woodhouse – 40% Market Warsop – 45.1% <u>Local Centres</u> Clipstone Rd West – 40.6% Fulmar Close – 18.2% Ladybrook Lane – 81.8% Newgate Lane – 31.2% Nottingham Rd – included in Neighbourhood Parades Ratcliffe Gate = 36.8% Berry Hill – not yet built Pleaseley Hill Farm – not yet built	Satisfactory A1 remains predominant use in most centres
% of town centre units vacant	Reduce	<u>District Centres</u> Mansfield Woodhouse – 12.2% Market Warsop – 15.7% <u>Local Centres</u> Clipstone Rd West – 3.1% Fulmar Close – 0%	To be monitored in future AMRs.



		Ladybrook Lane – 9.1% Newgate Lane – 10.8% Nottingham Rd - included in Neighbourhood Parades Ratcliffe Gate – 10.5% Berry Hill – not yet built Pleaseley Hill Farm – not yet built	
% of planning applications granted contrary to policy		To be monitored following adoption of the Local Plan.	

Policy RT9: Neighbourhood parades			
Indicator	Target	Status ¹²	Progress
% of A1 retail use within parades	Information only	51.25%	
% of vacant units	Reduce	7.9%	To be monitored following adoption of the Local Plan
% of planning applications granted contrary to policy		To be monitored following adoption of the Local Plan.	

Policy RT10: Retail Parks			
Indicator	Target	Status	Progress
Net change in floor space at identified retail parks	Cumulative increase of no more than 1000sqm (bulky goods floorspace) without sequential assessment or impact test	To be monitored following adoption of the Local Plan.	
% of units vacant	Information only	St Peters – 0%	

¹² Note figures are cumulative for all neighbourhood parades



		Portland Retail Park – 0%	
% of planning applications granted contrary to policy		To be monitored following adoption of the Local Plan.	



Policy RT11: Fast food takeaways			
Indicator	Target	Status	Progress
No. of applications for A5 uses approved within 400m of a secondary school or college	Zero	2013/2014 – none approved within 400m 2014/2015 - none approved within 400m 2015/2016 – two applications approved within 400m 2016/2017 – one application approved within 400m 2017/2018 - none approved within 400m	Poor A small number of applications for hot food takeaways were approved within 400 metres of a secondary school between 2013 and 2018.
% of planning applications granted contrary to policy	0%	To be monitored following adoption of the Local Plan.	

6.10 The Public Health England Health Profile (2017/2018) for the district reports that 19.9% (190) of year 6 children are classified as obese. This is slightly higher than the average for England (19.8%).

6.11 Between April 2013 and April 2018, three out of fourteen applications were approved for hot food takeaways (A5 use) that are located within 400m buffer (as the crow flies) of a secondary school. Two of these were approved on Pecks Hill near to Samworth Academy and one on The Carrs Recreation Ground car park (Market Warsop) near to Meden School Academy.

Policy RT12: Visitor economy			
Indicator	Target	Status	Progress
Number of new hotel rooms / floor space of visitor accommodation built	Information only	2013/2014 – holiday let (1 bedroom) 2014/2015 – 20 static holiday	



		caravans (estimated 40 bedrooms) 2015/2016 – one hotel (no. of bedrooms not specified) 2016/2017 - 20 static holiday caravans (estimated 40 bedrooms) 2017/2018 – five timber chalet holiday cabins (5 bedrooms)	
Details of new visitor and tourist attractions provided	Information only	To be monitored following adoption of the Local Plan.	
% of planning applications granted contrary to policy		To be monitored following adoption of the Local Plan.	

6.12 The district provides approximately 0.5 percent of the Local Enterprise Partnership area's tourism related bed spaces. Thus, there is currently very little hotel or other holiday accommodation provision within the district. Existing provision tends to be smaller private hotels or bed and breakfasts. Applications approved for holiday accommodation in the district averaged one to two per year. These ranged from a hotel for 100 rooms to single holiday let. Two applications for hotels (a total of 163 beds) have recently been approved at the One Call Football Stadium (Quarry Lane) and the former Gala Bingo site (Albert Street); these were approved in July 2018 and August respectively.

6.13 The district has some good quality visitor and tourist attractions such as the Palace Theatre, Mansfield Museum, Mansfield Town Football Stadium, Water Meadows, Sherwood Forest Golf Course, and a limited number of venues with conference rooms.



Sustainable urban extensions

- 6.14 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.
- 6.15 Allocation of these sites establishes the principles of development giving certainty to both residents and developers, enabling funding to be sought to support bringing them forward and also provides a head start in identifying future housing and employment land supply.

Policy SUE1: Pleasley Hill Farm			
Indicator	Target	Status	Progress
Progress with delivery of site	Information only	Planning application expected in 2019/20	
No. of homes completed	Delivery from 2023/24	Planning application expected in 2019/20	Good Subject to adoption of local plan and submission of planning application delivery from 2023/24 is realistic
Amount of retail floorspace provided	Delivery from 2023/24	Planning application expected in 2019/20	Good Subject to adoption of local plan and submission of planning application delivery from 2023/24



			is realistic
Amount of economic ha provided	Delivery from 2023/24	Planning application expected in 2019/20	Good Subject to adoption of local plan and submission of planning application delivery from 2023/24 is realistic



Policy SUE2: Land off Jubilee Way			
Indicator	Target	Status	Progress
Progress with delivery of site	Information only	Planning application expected in 2019/20	
No. of homes completed	Delivery from 2023/24	Planning application expected in 2019/20	Good Subject to adoption of local plan and submission of planning application delivery from 2023/24 is realistic
Amount of retail floorspace provided	Delivery from 2023/24	Planning application expected in 2019/20	Good Subject to adoption of local plan and submission of planning application delivery from 2023/24 is realistic
Amount of economic ha provided	Delivery from 2023/24	Planning application expected in 2019/20	Good Subject to adoption of local plan and submission of planning application delivery from 2023/24 is realistic

Policy SUE3: Land at Berry Hill – committed strategic urban extension			
Indicator	Target	Status	Progress
Progress with delivery of site		Whole site has outline planning	Good



		permission; three parcels have reserved matters approved.	Site is under construction and progressing well
No. of homes completed	2017/18 – 0 2018/19 – 36 2019/20 – 60 2020/21 – 60	None as of 01.04.18 130 are currently under construction or have completed after this date.	Good Currently on track for expected number of completions in 2018/19.
Amount of retail floorspace provided	Delivery as part of construction of Phase 2	Currently awaiting Reserved Matters for Phase 2	Satisfactory
Amount of economic ha provided	Delivery as part of construction of Phase 3	Currently awaiting Reserved Matters for Phase 3	Satisfactory



Infrastructure

6.16 Infrastructure provides the physical, social and economic fabric 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 sports facilities, play areas, allotments and water features. This also includes the 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.

Policy IN1: Infrastructure delivery			
Indicator	Target	Status	Progress
Progress with delivery of priority infrastructure required in district	Provision of priority infrastructure	To be monitored following adoption of the Local Plan.	
% of planning applications granted contrary to policy	0%	To be monitored following adoption of the Local Plan.	



Policy IN2: Green infrastructure			
Indicator	Target	Status	Progress
% of planning applications granted contrary to policy		To be monitored following adoption of the Local Plan.	

Policy IN3: Protection of community open space and outdoor sports provision			
Indicator	Target	Status	Progress
Net change on ha of community open space and sports provision identified for protection in the Local Plan ¹³	No net loss of those identified for protection in the Local Plan	To be monitored following adoption of the Local Plan.	
% of major residential planning permission which accord with the Mansfield Green Space Standard	100%	To be monitored following adoption of the Local Plan.	
% of planning applications granted contrary to policy	0%	To be monitored following adoption of the Local Plan.	

Policy IN4: Creation of community open space and outdoor sports provision in new development			
Indicator	Target	Status	Progress
Details of new community open space and sports provision	Information only	To be monitored following adoption of the Local Plan.	
% of major residential planning permissions which accord with the Mansfield Green Space Standard	100%	To be monitored following adoption of the Local Plan.	
% of planning applications granted contrary to policy	0%	To be monitored following adoption of the Local Plan.	

¹³ Includes replacement for the loss of open space / outdoor sports provision identified in the Local Plan. Fully new open space is monitored under IN4.



Policy IN5: Protection and creation of allotments			
Indicator	Target	Status	Progress
Net change in allotments (ha)	No net loss (ha)	To be monitored following adoption of the Local Plan.	
Number of people on waiting list	Reduce	A total of 51 people were on waiting lists for Mansfield District Council owned allotments (as of 27 th November 2018).	Good Half of the MDC owned allotment sites have no waiting lists (7 out of 14).
% of planning applications granted contrary to policy	0%	To be monitored following adoption of the Local Plan.	N/A

6.17 There are 14 statutory (i.e. council owned) allotments in the district with a total of 606 plots (full size equivalent as of 27 November 2018). The allotments in Mansfield Woodhouse are managed by an allotment association. There are 24 allotments in other ownership.

6.18 The average vacancy rate for all MDC owned allotments is 17.3 percent (as of November 2018). Where feasible, the council is addressing this by improving conditions to bring allotments back into use and promoting the use of half plots to facilitate greater uptake of allotments. Work with other allotment providers will also be undertaken to gain more information on vacancy rates.

Policy IN6: Designated local green space			
Indicator	Target	Status	Progress
Loss of designated local green space	No loss	As of April 2018, no local green space (LGS) designated. Future LGS to be designated as part of adopted local plan.	N/A
Details of planning permissions granted on Local Green Space	Information only	To be monitored following adoption of the Local Plan.	N/A



% of planning permissions granted contrary to policy	0%	To be monitored following adoption of the Local Plan.	N/A
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6.19 Local green space designations are new designations for inclusion in the adopted local plan (2013-2033). There are a total of 14 local green space designations ranging from green flag parks to smaller parks and natural areas. These are either in local authority or community/trustee ownership.

Policy IN7: Local shops, community and cultural facilities			
Indicator	Target	Status	Progress
% of planning applications granted contrary to policy	0%	To be monitored following adoption of the Local Plan.	

Policy IN8: Protecting and improving the sustainable transport network			
Indicator	Target	Status	Progress
Progress with delivery of identified transport schemes	Progress as per agreed timetable	See table below	
No. of new planning permissions for residential, employment and retail within 400m of a bus stop.	Information only	To be monitored following adoption of the Local Plan.	
% of new dwellings and retail and employment floor space within 400m of a train station.	Information only	To be monitored following adoption of the Local Plan.	
% of planning applications granted contrary to policy.	0%	To be monitored following adoption of the Local Plan.	

Policy	Transport Scheme	Status
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IN8 (2a)	A6191 Ratcliffe Gate (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 the LTP3 implementation programme for 2018/19. The scheme would involve the implementation of bus priority measures including conventional bus lanes and intelligent traffic signal control on the A6191 Ratcliffe Gate, between the junctions of Broxtowe Drive and A6009 St Peter's Way.
IN8 (2b)	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 the LTP3 implementation programme for 2018/19. The scheme would involve the implementation of bus priority measures including conventional bus lanes and intelligent traffic signal control on the A60, between the junctions of A611 Derby Road and B6030 Forest Road.
IN8 (2c)	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 the LTP3 implementation programme for 2018/19. The scheme would involve the implementation of bus priority measures including conventional bus lanes and intelligent traffic signal control on the A60, between the junctions of A6075 Peafield Lane and A6009 St Peter's Way.
IN8 (2d)	A6075 Abbott Road (Carriageway widening and realignment)	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 the LTP3 implementation programme for 2018/19. The scheme would involve the realignment and widening of the substandard section of A6075 Abbot Road, between Brick Kiln Lane and Hall Barn Lane, so that it is brought up to modern engineering design standards.
IN8 (2e)	Dukeries Line Improvement (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 the LTP3 implementation programme for 2018/19. The Dukeries Line railway scheme involves the reintroduction of a passenger rail service reusing an existing mineral railway line between Shirebrook and Ollerton. It is proposed to have new railway stations at Market Warsop, Edwinstowe and Ollerton.



Policy IN9: Impact of development on the transport network			
Indicator	Target	Status	Progress
Number and type of incidents in Mansfield	Reduce	See table below	Progress to be monitored in next AMR.
% of planning applications granted contrary to policy.	0%	To be monitored following adoption of the Local Plan.	

Year	Fatal	Serious	Slight
2017	5	32	184
2016	1	29	207
2015	2	36	214
2014	3	28	240
2013	2	36	183

IN10: Car and cycle parking			
Indicator	Target	Status	Progress
Progress with adoption of Parking Standards SPD	Progress in accordance with agreed timetable	Timetable to be prepared following submission of Local Plan	
Number of electric charging points within district accessible to the public.	Increase	Five (5) electric charging points within the district as of September 2018. Locations include: Sainsburys, Bannatyne Health Club and Spa, Evans Halshaw Nissan, Ron Brooks Toyota and Asda Mansfield; these are all within the Mansfield urban area.	Progress to be monitored in next AMR.
% of planning applications granted	0%	To be monitored following	



contrary to policy.		adoption of the Local Plan.	
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IN11: Telecommunications and broadband			
Indicator	Target	Status	Progress
Average broadband speed in Mansfield district.	Information only	Mansfield targeted extending high speed broadband of over 24Mbps to 95% of homes and businesses by the end of March 2016. It met the target and superfast broadband is currently available in 98% of premises with an average download speed of 58.7Mbps ¹⁴ .	
% of planning applications granted contrary to policy.	0%	To be monitored following adoption of the Local Plan.	

¹⁴ <http://www.mansfield.gov.uk/article/5187/pound20-million-project-to-extend-high-speed-broadband-to-95-of-Nottinghamshire-homes-and-businesses-by-end-of-March-2016>



Natural Environment

6.20 The district's landscape character is defined by the narrow floodplains of the rivers Maun and Meden and Sherwood and Southern Magnesian Limestone national character areas (NCA). These define the district's ecology, history and topography. The eastern half of the district is defined by its Sherwood character of sandstone outcrops, rolling hills, heathland, oak-birch woodlands and pine plantations. The western half (Magnesian limestone) is defined by rounded hills, gorges and caves, and limestone grasslands. The district and surrounding areas support a rich variety of flora and fauna, including internationally rare oak-birch woodland, heathland and grasslands.

NE1: Protection and enhancement of landscape character			
Indicator	Target	Status	Progress
% of planning applications granted contrary to policy.	0%	To be monitored following adoption of the Local Plan.	

6.21 A landscape character study (2010) and more recent update (2015) divide the district into 17 landscape policy zones that provide overall policy actions and detail descriptions (e.g. key features, condition, sensitivity) and actions to inform protection and enhancement needs. These actions inform the determination of planning applications and ensure that proposals eliminate or minimise harm to the landscape.

NE2: Biodiversity and geodiversity			
Indicator	Target	Status	Progress
Net change in ha of LWS, LGS and LNR	No net loss	Net loss of 34.956 ha of LWS (April 2013 to April 2018) No net loss of LNR since April 2013.	From April 2013 to April 2018, the reasons for loss in LWS area: 0.20 ha loss due to development and the remainder loss in area due to boundary adjustments or LWS sites



		Decrease in LGS area of 31.1 hectares since April 2013.	no longer meeting criteria for designation. Loss of LGS due to change in criteria for designation and no longer meeting previously defined criteria. Progress is satisfactory as the net loss is generally not due to development.
% of LWS / LGS in positive management	Information only	39.7% (31 out of 78) in 2016-17 No data in 2015-16 33.8% (29 out of 86) in 2014-15 47.9% (35 out of 73) in 2013-14 41.3% (31 out of 75) in 2012-13	
Details of habitat areas created by new development	Information only	To be monitored following adoption of the Local Plan.	
Change in ha of SSSIs	No loss	No change since 2013.	Good No loss
No. of planning permissions granted within SSSI impact zones	Information only	The number of applications granted within 200 metres of a SSSI ¹⁵ : 2013/2014 – none 2014/2015 – none 2015/2016 – 4 2016/2017 - 2 2017/2018 – 4	Good Impact from approved applications is considered low to none.

¹⁵ This is based on Natural England's Use Guidance on SSSI Impact Risk Zones (Appendix 3) Version 3.0, 1 March 2018. Figures reported exclude householder applications or applications in existing settlements/urban areas that do not impact on greenspace, farmland or semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures. It also excludes non-residential applications located outside of existing urban areas where net additional gross internal floorspace following development is less than 30m². This is based on Natural England's Use Guidance on SSSI Impact Risk Zones (Appendix 3) Version 3.0, 1 March 2018.



		Of these, three applications were within 50 metres of a SSSI.	
% of major applications with management plans (where relevant) for habitats, species and designated sites.	100%	To be monitored following adoption of the Local Plan.	
Change in Ancient Woodland	No loss	<p>No loss since 2013.</p> <p>Areas of ancient woodland were reviewed with Natural England (NE) in 2014 to provide a more accurate evidence base. As a result, there has been a change in area allocated for protection in the adopted 1998 local plan (67.9 hectares) to 67.5 hectares in the Publication Draft Local Plan.</p>	<p>Good</p> <p>No Loss</p>
Number of applications granted within 400m of ppSPA	Information only	24 applications approved (2013-2018).	

6.22 As of April 2018, the following designated sites are located within the district:

- 6 sites of Special Scientific Interest (SSSI);
- 9 Local Nature Reserves (LNR);
- over 80 Local Wildlife Sites (LWS); and
- 11 Local Geological Sites (LGS).



- 6.23 There are other designated sites that directly boarder the district, including Birkland and Bilhaugh Special Area of Conservation (SAC) which is a Natura2000 site of European importance. This is also designated as a National Nature Reserve and a SSSI.
- 6.24 In June 2010, Natural England advised local authorities to have regard to an area supporting European protected birds (Nightjar and Woodlark) in exercising their statutory functions, including planning. Whilst not a formal designation, this area located within the eastern half of the district is referred informally to as a Sherwood Forest possible potential special protection area (or PPSPA). It has been considered within the Habitat Regulations Assessment screening process. Since 2013, 24 planning applications have been granted within the ppSPA area. These are unlikely to significantly impact on the ppSPA due to the type of application or that they are not on existing nightjar or woodlark habitat (e.g. contained within existing industrial land use).



Type of development	Number	Comments
Change of use (non-industrial) , extension of existing building, extension of operating hours installation of windows, etc.	14	No impact due to the type of works proposed.
Industrial use	5	Development contained within existing industrial areas
Extension of golf course	2	Included remodeling of land. Not on existing bird
Holiday accommodation	2	Small scale (5) holiday chalets
Reserved matters on previously approved Lindhurst application	1	Conditions regarding nightjar and woodlark previously approved.

6.25 Since 2013, the location, area and number of designated remains unchanged for SSSIs and LNRs. The nine LNRs were designated in 2004 and 2005. Natural England introduced SSSI impact risk zones in 2014. These zones around each site reflect the particular sensitivities of the features for which SSSIs is notified and indicate the types of development proposal which could potentially have adverse impacts, and where Natural England should be consulted. Between April 2013 and April 2018, ten planning applications were granted within 200 metres of a SSSI (the next IRZ buffer zone). Three of these applications are located within 50 metres of a SSSI (the innermost IRZ buffer). The potential impact is from these applications is considered low and will have been fully considered through the determination of the planning application.

6.26 There has been an increase in the number of local wildlife sites (formally known as SINCs) from 85 (March 2013) to 90 (April 2018). Overall gains and losses of LWS area (in hectares) between 2013-2018 is summarised by the following:



Year	Change in area (hectares)	Comments
2012 to March 2013	No change	No change
March 2013 to March 2014	No change	No change
March 2014 to May 2015	Overall loss (-2.33 ha)	Additional qualifying areas added to existing LWS and adjustments to LWS boundaries
May 2015 to October 2016	Overall gain (+1.721 ha)	Additional qualifying areas added to existing LWS and partial loss of one LWS to development
October 2016 to April 2017	Overall loss (-28.337 ha)	Two new LWS, boundary adjustments and loss of qualifying LWS
April 2017 to April 2018	Overall loss (-6.01 ha)	One new LWS and a boundary adjustment

6.27 Changes to LWSs are attributed to a number of reasons including: changes to boundaries as a result of an annual boundary review due to errors or changes in baseline mapping; designation of new LWSs; de-designated as a result of changes to criteria for designation; de-designation of a site(s) that no longer meet qualifying criteria (e.g. loss of management); and loss to development. Changes as a result of development have been low.

6.28 Sustaining local wildlife sites into the future relies on their positive management. Information on positive management of LWS is based on information provided by local authorities on LWSs that they own; thus, it doesn't include information on LWS on privately owned land, so the number of LWS in positive management may be higher than reported. It is a high-level indication of overall health of local wildlife sites. Over the period of April 2012 to April 2017, the number of sites in positive management has remained relatively stable, varying from 29 to 35 sites.



- 6.29 New boundaries for local geological sites have been recently designated (September 2018). Prior to this, sites of geological importance were referred to as regional geological sites (RIGs) in which there were 12 sites totalling 76.831 hectares. In 2018 there are 11 sites totalling roughly 45.72 hectares. The change in the number and area of sites is due to the fact that a more robust methodology has been adopted identifying LGS for designation, not because of loss to development or lack of management.
- 6.30 There are also seven areas of ancient woodland which are considered areas of irreplaceable habitat. These are mainly located along the western boundary and to the north of Warsop Vale. These areas connect with additional areas of ancient woodland across administrative boundaries with neighbouring local authorities. These areas were reviewed with Natural England (NE) in 2014 to provide a more accurate evidence of existing areas of ancient woodland based on historic maps and definition of ancient woodland; thus there is a change in area allocated for protection in the adopted 1998 local plan (67.9 hectares) to 67.5 hectares in the Publication Draft Local Plan. This is not due to a loss of ancient woodland habitat but rather a more accurate representation of woodland that qualifies as ancient woodland according to historic records and Natural England's methodology of recording. There hasn't been any loss of ancient woodland since 2013. There may be additional areas of ancient woodland unrecorded as NE mapped areas generally only include areas above 2 hectares.



NE3: Pollution and land instability			
Indicator	Target	Status	Progress
Area (hectares) of land that is contaminated as defined by Part 2a of the Environmental Protection Act (1990)	Information only	None	
Air quality modelling	PM _{2.5} no more than 10µgm ³	6.5µgm ³	Good Modelling shows PM _{2.5} levels below World Health Organisation thresholds
No. of AQMAs designated within the district	Zero	Zero	Good
% of planning applications granted contrary to policy	0%	To be monitored following adoption of the Local Plan.	

6.31 Poor air, water and soil quality can arise from a number of sources. Some main sources are road traffic, industrial processes and agriculture. Most emissions are subject to non-planning legislation, regulation and permitting processes. Design and location of new development is within the scope of the planning system. Including, for example, ensuring development is located in ways to avoid impacts and through the inclusion of green infrastructure.



Air quality

- 6.32 There are more specific areas which have been identified by the council's environmental health team with relatively poor air quality arising from high volumes of slow moving vehicles and where also areas where enclosed topography compounds air quality. At present, there are currently no Air Quality Management Areas declared in the district. During the most recent monitoring period (2016), the council monitors and assesses levels of NO₂ across the district. In 2016, it more closely monitored the following areas where levels have been somewhat higher: Chesterfield Road North (Pleasley), the junction of Chesterfield Road North and Poplar Drive, and the Debdale Lane/Chesterfield Road North traffic lights (Mansfield). Chesterfield Road North and Debdale Lane areas have more-or-less been consistently high for the period between 2013 - 2018, but not high enough to exceed the air quality Objective for NO₂. The MDC Air Quality Annual Status Report identifies measure that are being undertaken to reduce emissions (Table 2.1)¹⁶.

Contaminated land

- 6.33 No sites are identified as contaminated in the district. The council's Contaminated Land Strategy details how contaminated land is identified. Mansfield District Council is currently undertaking a review of all sites across the district to identify land which may be contaminated. Where there is suspected contamination based on history of land use, relevant surveys are typically requested at the application stage to inform planning conditions to help prevent contamination.

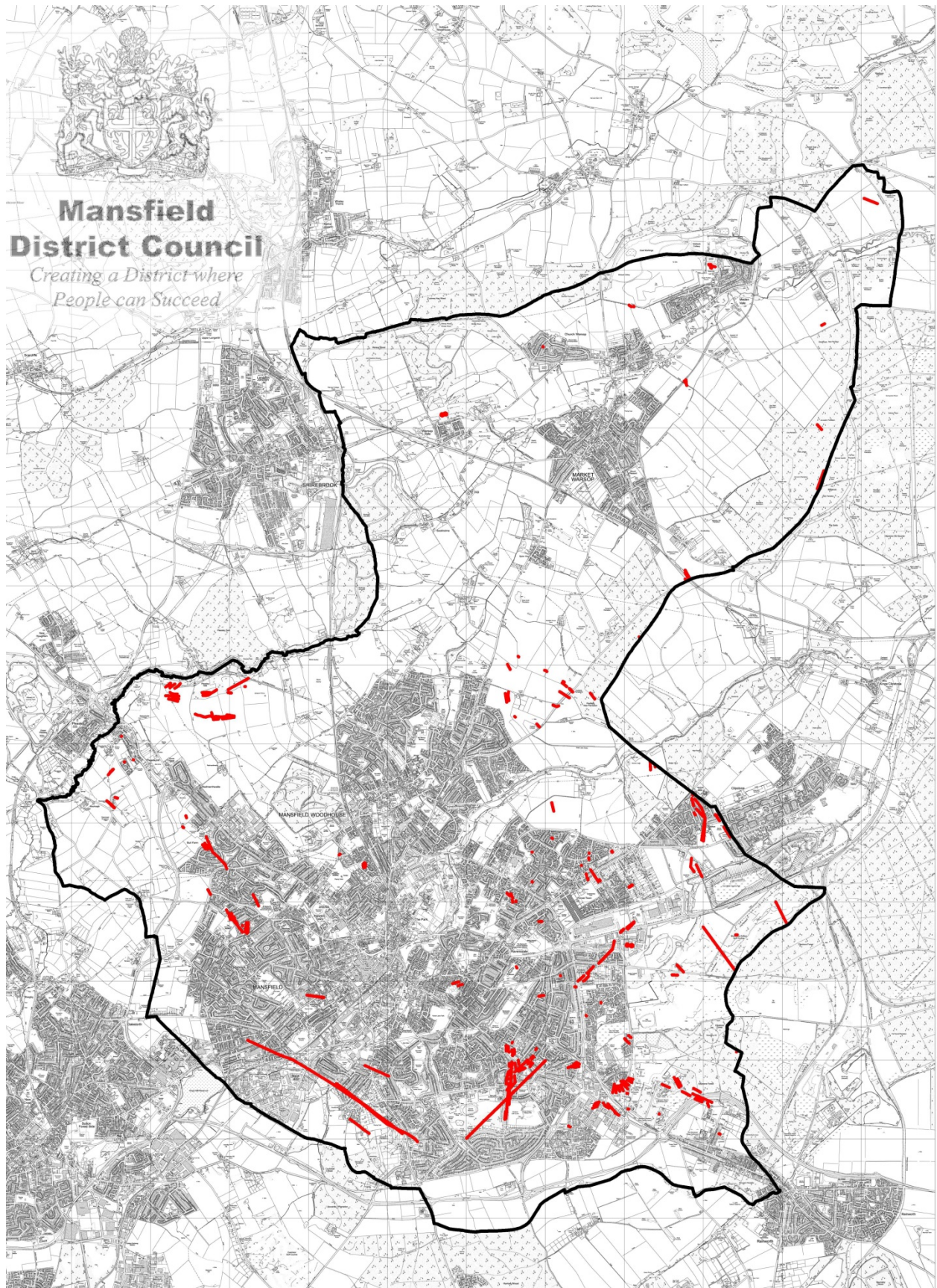
Land instability

- 6.34 Subsidence to properties is a potential risk as a result of the district's past mining history. The Coal Authority identifies areas of high risk. Developments within former quarry sites are also at risk of land falling into gardens and properties.

¹⁶ <http://www.mansfield.gov.uk/article/5834/Air-quality>



NE4: Mineral Safeguarding Areas			
Indicator	Target	Status	Progress
% of planning applications granted contrary to policy.	0%	To be monitored following adoption of the Local Plan.	



Key ■ Coal Authority Areas of High Risk

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Historic Environment

6.35 Mansfield district includes a number of historic buildings and historic areas; this includes listed buildings, conservation areas, non-designated heritage assets and areas of archaeological importance. The historic environment is protected by policies in the local plan and the NPPF as well as specific legislation.

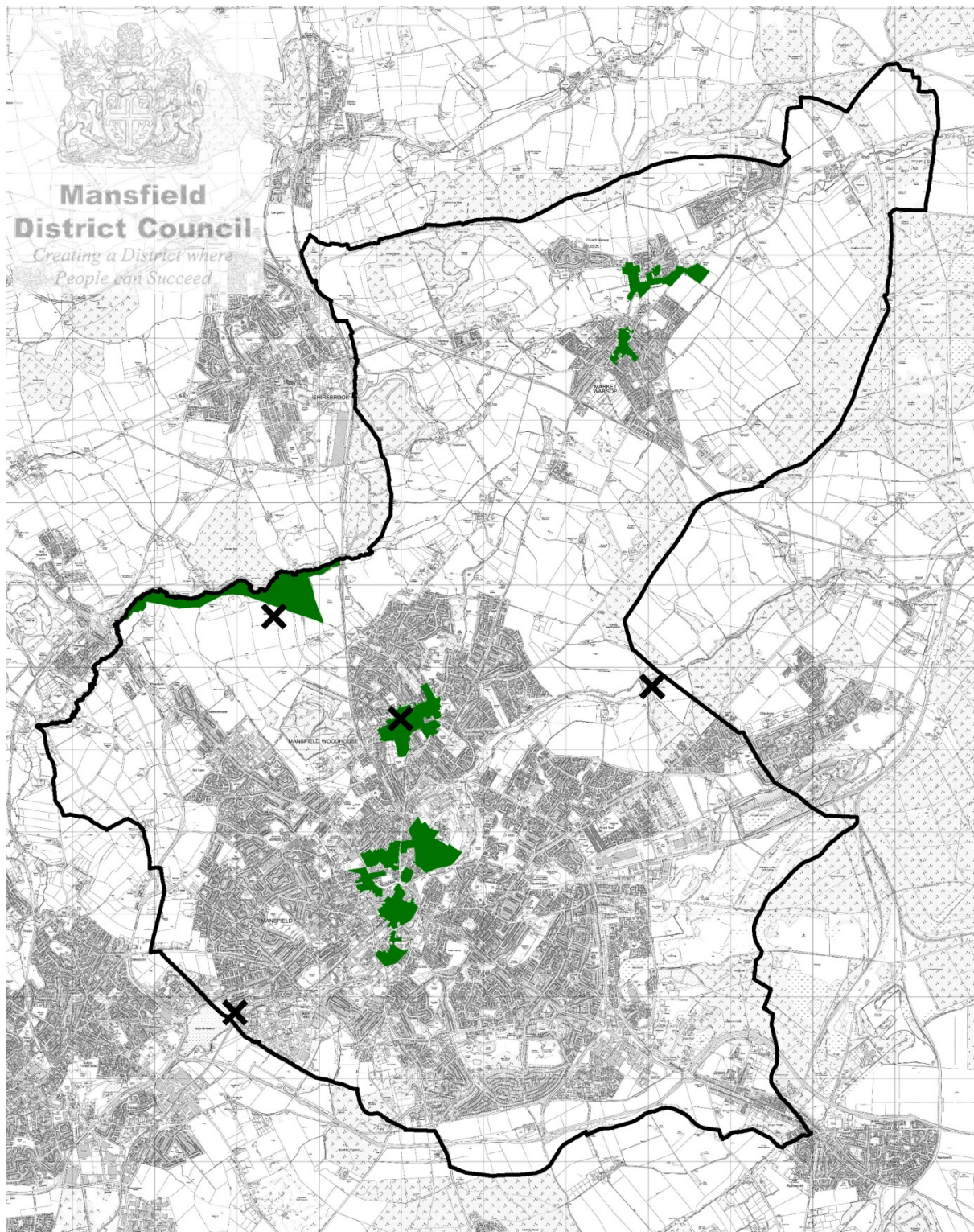
6.36 Overall the historic environment includes over 240 listed buildings and 11 conservation areas. In addition there are a number of non-designated heritage assets.

HE1: Historic environment			
Indicator	Target	Status	Progress
% of districts heritage assets classified as 'at risk'.	Reduce	Bridge Street, Mansfield (Conservation Area); Church of St John the Evangelist, St John Street, Mansfield (Grade II Listed Building); and Roman villa ESE of Northfield House (Scheduled Monument).	To be monitored in future AMRs.
Date of most recent Conservation Area Appraisal	Information only	The Park – April 2014 Market Place – September 2013 Bridge Street – September 2013 West Gate – March 2017	Moderate A number of the Character Appraisals and Management Plans are more than five years



		Pleasley Park and Vale – January 2016 ¹⁷ Crow Hill Drive – December 2009 Mansfield Woodhouse – November 2011 Church Warsop – March 2012 Nottingham Road – April 2013 Terrace Road – April 2013 Market Warsop – March 2015	old.
No. of applications approved against Historic England advice	Information only	To be monitored following adoption of the Local Plan.	
% of planning applications granted contrary to policy.	0%	To be monitored following adoption of the Local Plan.	

¹⁷ The Pleasley Park and Vale Conservation Area is split between Mansfield District and Bolsover District. Bolsover District Council is still to adopt the updated Appraisal and Management Plan.



Key



Conservation Areas



Ancient Monuments

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HE2: Pleasley Vale Regeneration Area			
Indicator	Target	Status	Progress
% of planning applications granted contrary to policy.	0%	To be monitored following adoption of the Local Plan.	



Climate Change

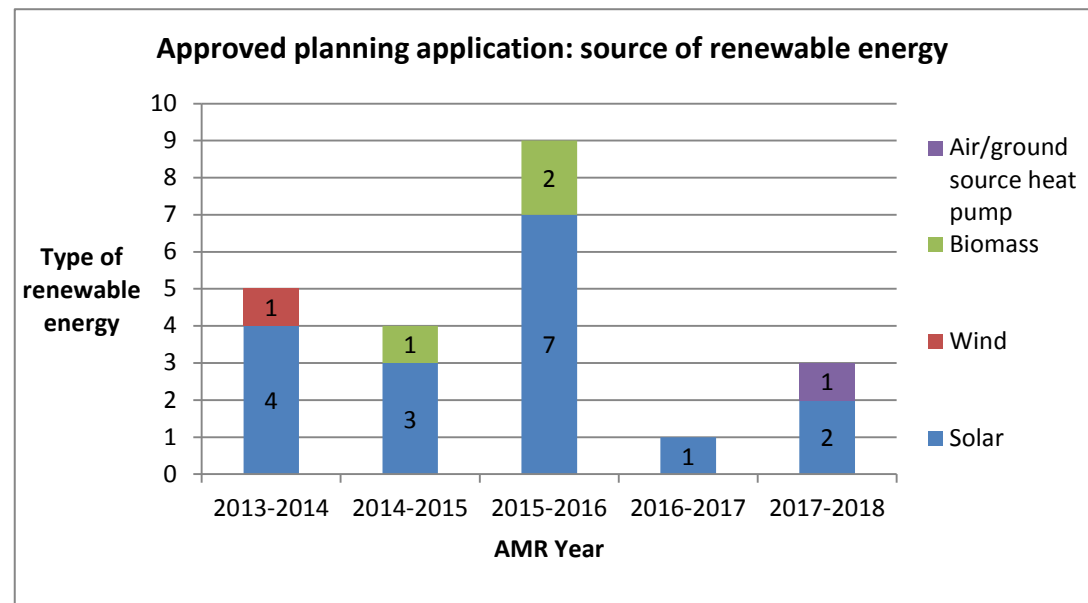
6.37 Mitigating and adapting to climate change is one of the most important challenges facing society today. It requires commitment and action at a local level, but within a national framework. The NPPF stresses that planning has an important role to play in helping to reduce CO₂ emissions, minimise vulnerability and provide resilience to the impacts of climate change.

CC1: Renewable and low carbon energy generation			
Indicator	Target	Status	Progress
Details of applications renewable and low carbon energy ¹⁸	Information only	<p>22 applications approved for renewable and low carbons energy (April 2013 to September 2018) The majority of this source is from solar farms.</p> <p>The overall installed capacity (where known) for all approved renewable and low carbon energy schemes fort this period is 35.2 Megawatts.</p>	There was a rise in applications for 2015-2016 for solar farms.
% of planning applications granted contrary to policy.	0%	To be monitored following adoption of the Local Plan.	

¹⁸ Details to include type of renewable or low carbon energy and installed capacity



6.38 The majority of applications submitted and also approved, in relation to renewable and low carbon energy, were for solar/photovoltaic panels and solar farms. The period of April 2015 - March 2016 experienced the largest number of solar energy applications. This may be due to government feed-in-tariffs closing in January 2016. Other types of renewable/low carbon energy applications received between 2013-2018 include: wind, biomass, and air source heat pumps. The table below shows the numbers of approved applications by source of renewable / low carbon energy. These figures exclude renewables (i.e. micro-generation) on individual properties, such as solar panels, as these are considered within permitted development rights and thus don't require a planning application unless on a listed building or in a conservation area. Thus, the number of developments incorporating renewables and low carbon reported for this indicator is less than the overall uptake of renewable energy within the district.





CC2: Flood Risk			
Indicator	Target	Status	Progress
Number of applications granted against Environment Agency advice	0	1	
Number of applications approved in Flood Zone 2,3a or 3b	Information only	60	See explanation in text below.
% of planning applications granted contrary to policy.	0%	3	

6.39 A total of 60 applications were approved within flood zone 2 (26 total) and flood zone 3 (34 total), but the majority of these (85 per cent of applications) were for minor development (e.g. extensions) or non-sensitive change of use classes in which the sequential test does not apply. Please note that some of these applications overlap (16 applications within FZ2 and FZ3). A small number of applications (2) were classed as 'less vulnerable' of which development was within an area of existing agricultural use and regeneration area (previously development land), and as such, could not be located elsewhere. Nine applications within FZ3 were classified as 'more vulnerable', of which three applications would not be in accordance with Policy CC2 or the NPPF. These applications were for change of use from retail to residential (flats). Although flood risk would not be increased, a site-specific flood risk assessment would still be required, as well as, demonstrating that development can be designed to be safe and that there is safe access and egress. Two applications for housing (more vulnerable classification) were approved within FZ3. For these applications, housing was excluded from FZ3 (thus passing the exceptions test). For one of these applications, the planning conditions did not include sufficient detail sought by the Environment Agency through advice given.

CC3: Sustainable drainage systems			
Indicator	Target	Status	Progress
Number of planning permissions which incorporate SUDs.	Information only	2013- 2014 – none found 2014-2015 – none found 2015-2016 – 1 planning permissions with attenuation	



		basin and swales 2016-2017 – none found 2017-2018 – 7 planning permissions including soakaways, attenuation basin/balancing pond, highway water storage, permeable paving and swales.	
Number of applications within surface water high risk areas.	Information only		

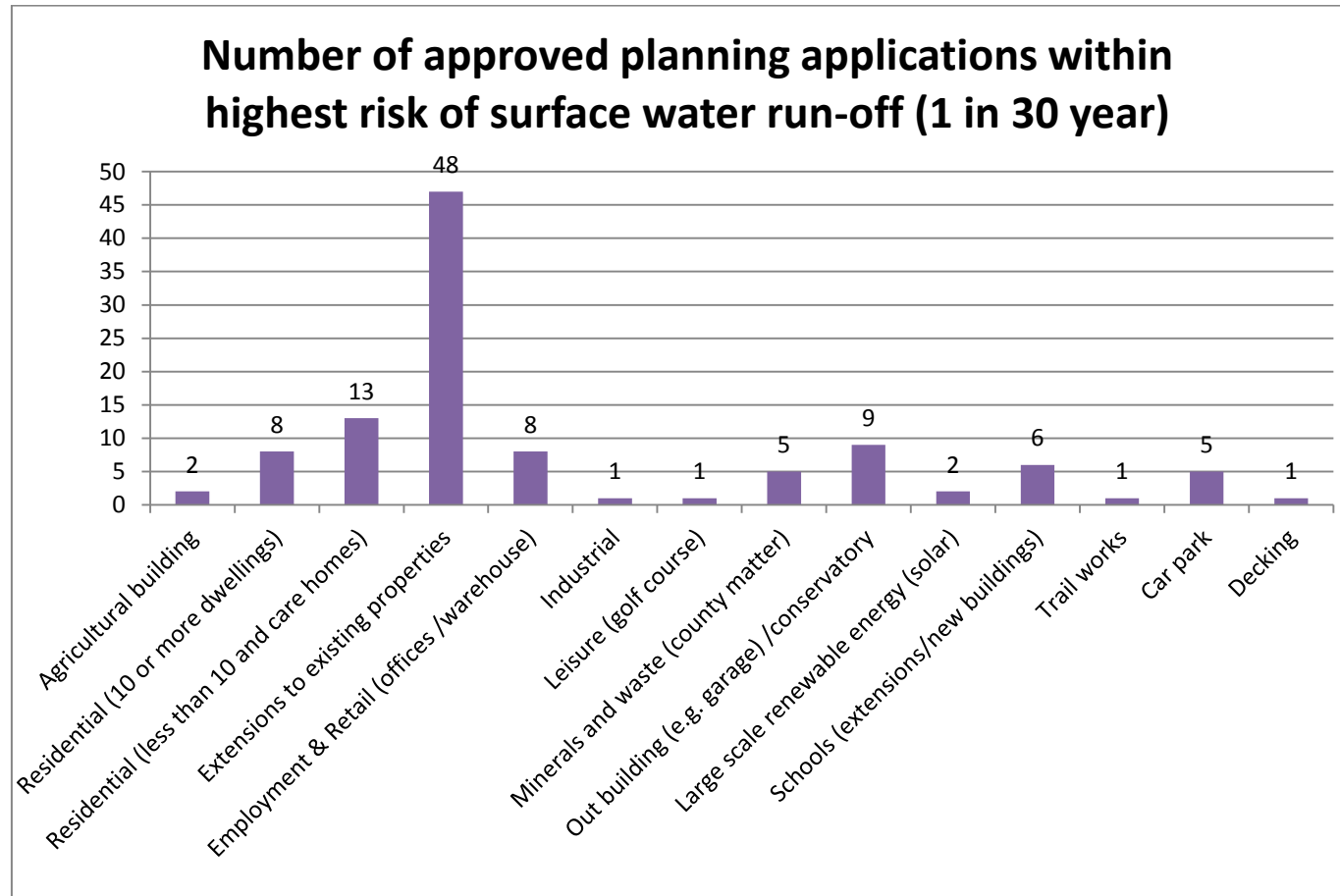
6.40 Information on sustainable drainage systems (SuDS) as part of approved planning applications from 2013 to 2018 was limited, as this is not currently recorded. The number of SuDS schemes is expected to be greater than reported in this AMR. SuDS schemes ranged from rainwater soakaways serving individual properties to larger attenuation basins within major housing sites. This also included permeable paving and swales. A majority of these sites are for housing with one for retail. Policy CC3 supports the use of SuDS to address flood risk from surface water run-off. Within its inclusion in the local plan, this number is expected to increase.

6.41 Based on Environment Agency mapping for surface water run-off, the number of approved planning applications within the highest risk of surface water flooding (1 in 30 year risk of flooding) was 110 (between April 2013 to October 2018). This number excludes applications that aren't likely to increase surface water run-off¹⁹. Separately, thirteen applications were approved for removal of trees with tree preservation orders (TPO), which may indirectly impact on surface water run-off depending on the quality of replacement trees and their subsequent management.

¹⁹ Applications for advertisements, listed building works, tree preservation order works and removals, change of use, non-material amendments to previously approved planning applications, and other applications for minor building works (e.g. shop front design/displays, outdoor seating to existing cafes and gates/walls).



6.42 It is not known what percentage of these applications included sustainable drainage systems (SuDS) to address surface water run-off. It is clear to see that the number of applications within the higher risk of surface water run-off exceeds the number of applications identified as incorporating SuDS. This is most likely due to a gap in the recording of SuDS. Most development, at all scales, has the potential to accommodate SuDS, whether this is permeable paving, soakaways or larger underground water storage, or above ground attenuation ponds.





CC4: Protection, restoration and enhancement of river and waterbody corridors			
Indicator	Target	Status	Progress
Details of de-culverting schemes taken forward	Information only	To be monitored following adoption of the Local Plan.	
No. of applications approved in Green SUDs Priority Areas	Information only	66 total approved applications between 2013-2018 (excluding non-material amendments and permitted development orders)	16 (out of the 66) approved applications had potential to enhance Green SUDs Priority Areas.
No. of applications approved in low flow areas	Information only	28 total approved applications between 2013-2018 (excluding non-material amendments and permitted development orders)	19 (out of the 28) approved applications had potential to enhance Low Flow Priority Areas.
Details of schemes to re-naturalise the River Maun	Information only	To be monitored following adoption of the Local Plan.	
Quality of water bodies assessed through the Water Framework Directive	No deterioration	<ul style="list-style-type: none"> • Source of River Maun to Vicar Water – overall quality is consistently moderate 2013-2016 • Rainworth Water - overall quality is consistently moderate 2013-2016 • River Meden (Sookholme to Maun) – quality deteriorated from good (2013 and 2014) to moderate (2015 and 2016) • River Meden (source to Sookholme) - overall quality is consistently moderate 2013-2016 • Sookholme Brook catchment – 	Poor Some deterioration reported and some areas with overall poor water quality.



		overall quality is poor 2013-2016	
% of planning applications granted contrary to policy.	0%	To be monitored following adoption of the Local Plan.	

6.43 The overall water quality status of the rivers Maun, Meden and Rainworth Water is generally consistently moderate between 2013-2016²⁰. Exceptions include the section of the River Meden (Sookholme to Maun) which flows from Market Warsop to Gleadthorpe, and the Sookholme catchment which flows from Shirebrook to Market Warsop, running through the restored Shirebrook Colliery.

6.44 Reasons for not achieving good status and for deterioration include discharge from sewers, transport drainage, ground and surface water abstraction, agricultural pollution and poor soil management, and physical modification to the rivers that create barriers to movement for fish and other wildlife. The River Maun (source to Vicar Water) is classified as heavily modified. Water quality data is summarised in the following table.

Section of River	Overall Health			
	2013	2014	2015	2016
River Maun from Source to Vicar Water	Moderate	Moderate	Moderate	Moderate
Rainworth Water from source to Gallow Hole Dyke	Moderate	Moderate	Moderate	Moderate
River Meden from Sookholme Brook to Maun	Good	Good	Moderate	Moderate
River Meden from Sookholme Brook to Maun	Moderate	Moderate	Moderate	Moderate
Sookholme Brook catchment	Poor	Poor	Poor	Poor

²⁰ Source: <http://environment.data.gov.uk/catchment-planning/search>



- 6.45 Development within low flow catchments (Vicar Water and Rainworth Water areas)²¹ can positively contribute to improving flows through the use of soakaways, minimising surface water discharge to sewers and maximising opportunities for controlled discharge into Vicar Water, Rainworth Water and Foul Evil Brook. Thus, even the development as small as a single house or an extension to an existing dwelling can make positive contributions, although major developments will have a greater overall impact and opportunities exist for controlled discharge into low flow areas. Approved applications (April 2013-October 2018) were identified where they fell within low flow priority areas, not necessarily if specific enhancements were sought through planning conditions. Approximately 68 percent of approved planning applications approved within Low Flow Priority areas had potential to enhance flows to key river catchments.
- 6.46 Additionally, Green SuDS Priority areas²² were identified in the MDC Strategic Flood Risk Assessment where development could potentially enhance the habitats along the rivers Maun and Meden. This includes improving the ecological status of the river environment by encouraging the movement of fish and other wildlife by providing better habitat connectivity and better quality habitats. Major planning applications for residential and employment are more likely to be able to contribute to these enhancements, either through on-site or off-site habitat creation or through S106 contributions.
- 6.47 Approved applications (April 2013-October 2018) were identified where they fell within Green SuDS Priority areas, not necessarily if specific enhancements were sought through planning conditions. This is something to monitor more closely following adoption of the Local Plan. Approximately 29 percent of approved planning applications approved within Green SuDS Priority areas had potential to enhance species movement within the river corridors through either on or off-site habitat creation or other enhancements. Additionally, most of the 66 applications (excluding TPOs) approved within Green SuDS Priority areas, also had the potential to manage pollutants and water surface water discharge to sewers through SuDS such as soakaways, which enhances overall water quality.

²¹ Mansfield District Council Strategic Flood Risk Assessment (2008) and SFRA Addendum (2018).

²² Mansfield District Council Strategic Flood Risk Assessment (2008) and SFRA Addendum (2018).



Implementation and Monitoring

6.48 As part of the 2018 version of the NPPF there is a requirement to carry out a review of the Local Plan at least once every five years (paragraph 33). The format and requirements of this review will be set out as part of future amendments to the NPPG but they will be expected to take account of changing circumstances and relevant changes in national policy. This will include whether the local housing need figure has changed significantly.

IM1: Monitoring and review of the Local Plan			
Indicator	Target	Status	Progress
Review of the Local Plan	Complete no more than 5 years from date of adoption	To be monitored following adoption of the Local Plan.	
Net Additional Dwellings	325dpa when assessed on a three year rolling average (975 dwellings in total)	An average of 331dpa	Good Overall target has been met
Supply of deliverable specific housing sites	5 years supply plus any shortfall and an appropriate buffer depending on past delivery.	5.4 Years	Good Target has been exceeded including consideration of shortfall and appropriate buffer.
Availability of new evidence.	New evidence becomes available.	To be monitored following adoption of the Local Plan.	
Progress with key sites	Progress with sites as identified	Progress is set out above.	Good Overall progress with key sites is considered to be good.