

**Mansfield  
District Council**

**Local Plan Consultation Draft**

**Alternative Options Paper**

February 2016

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District Council**





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## 1 Executive summary

This paper sets out the background to the issues facing the district and how they are to be addressed through the vision, objectives, and policies of the Mansfield District Local Plan - Consultation Draft Plan (the 'draft plan'). It also sets out the alternative options that were considered beyond our preferred policy options in the draft plan. Other technical papers relating to housing, employment, and retail and leisure development are also available.

**1.1** This paper will form a key source of evidence in developing the policies of the draft plan. Its purpose is to assist plan users to understand how the draft plan's vision, objectives and policies have been developed to address the main local and strategic issues affecting the area. It also aims to explain the reasons for choosing the preferred policy approach(es), and why the reasonable alternative policy options were rejected. In this regard, it draws heavily upon the findings of the Sustainability Appraisal (SA).

## 2 Introduction

### What is the purpose of this paper?

**2.1** This paper provides an overview of the preparation of the draft plan. Its purpose is to:

- explain the background to the draft plan including outcomes from previous consultation
- summarise the strategic and local issues which the draft plan's policies will seek to address
- set out the alternative options considered during the preparation of the draft plan

**2.2** In essence, it aims to tell the story of the plan's journey and the critical decisions about the direction of policy as the draft plan has evolved so far. In this regard it aims to set the scene for the more technically focused content of other background papers which have been prepared on housing, employment, and retail and leisure.

### Why has it been prepared?

**2.3** There are several reasons:

- a local plan should be tailored to the needs of the area in terms of its strategy and policies. It should focus on the key issues that need to be addressed and be aspirational, but realistic in what it proposes. This paper summarises the main strategic and local issues facing the district and how these are to be addressed through the vision, objectives and policies of the draft plan.
- in developing our planning policies assessment must be made of all reasonable alternatives. Such assessment has been undertaken at an early stage in the plan making process and used to inform the selection of the preferred approach.
- the comparison of all reasonable alternatives including the preferred approach and their assessment against the baseline environmental, economic and social characteristics of the area is a key stage of the Sustainability Appraisal process. This paper draws upon the findings of our Sustainability Appraisal to set out the alternative options that were considered beyond the preferred approach.
- it's a national planning policy requirement - paragraph 152 of the National Planning Policy Framework (NPPF) directs us to avoid significant adverse impacts upon each of the economic, social and environmental dimensions of sustainable development. It expects us to pursue alternative options which reduce or eliminate such impacts wherever possible. Furthermore, paragraph 155 expects us to proactively engage with our communities early on in the plan-making process so that our plan, as far as possible, can reflect a collective vision and set of agreed priorities for the sustainable development of the area.



## What is the role of the local plan?

**2.4** The new Local Plan is a district wide development plan that will replace in its entirety the existing Mansfield District Local Plan 1998 which is currently saved in part under the Planning and Compulsory Purchase Act 2004<sup>(1)</sup>.

**2.5** The new Local Plan will:-

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

**2.6** The new planning system introduced by the Localism Act 2011 and the National Planning Policy Framework 2012 (NPPF) provides clear guidance as to the role of the planning system, particularly that authorities should:

- positively seek to meet the development needs of the area;
- meet objectively assessed needs unless to do so would lead to such harm it would outweigh the benefits as informed by the policies of the NPPF as a whole; and
- adopt an approach of a presumption in favour of sustainable development.

**2.7** The NPPF states that Local Plans should address strategic priorities to deliver:

- the homes and jobs needed in the area;
- the provision of retail, leisure and other commercial development;
- the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
- the provision of health, security, community and cultural infrastructure and other local facilities; and
- climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.

<sup>1</sup> The Planning and Compulsory Purchase Act 2004 had the effect of automatically saving Local Plan policies for 3 years, either from the date the Act commenced (28th September 2004) or from the date the policy was adopted, whichever is later. The Secretary of State may make a direction to save specified policies beyond the three year period. In September 2007 the Council received such a direction from the Secretary of State following an application made by the Council to save certain policies in the 1998 Mansfield District Local Plan that would otherwise have expired on 27th September 2004. That direction (Appendix 1) lists the policies that have been saved beyond the relevant three year period.

## How has the local plan evolved?

**2.8** The production of the new Local Plan is an opportunity to take a fresh approach based upon the most up to date evidence available and to move forward from the previous decision to prepare a Core Strategy and separate Area Action Plans which were envisaged in the Local Development Scheme 2009.

**2.9** It should be recognised that major changes have been made to the planning system through the government's 'localism' agenda since we previously commenced work on the Core Strategy. However, this work and the responses received to previous consultation exercises on the Core Strategy have been used to inform the new Local Plan where they have remained relevant and up to date in relation to the issues to be addressed.

**2.10** The previous progress made on the Core Strategy is summarised below:

### **Core Strategy Sustainability Appraisal Scoping Report: Consultation Sept – Oct 2009**

**2.11** The Core Strategy Sustainability Appraisal (SA) Scoping Report marked the commencement of the preparation of the Core Strategy. It set out the sustainability appraisal framework against which alternative options for the Core Strategy would be assessed. In addition, it gave first opportunity for key stakeholders and the public in general to comment on the key sustainability issues affecting the district. Many of these issues remain relevant now and have been taken forward into the subsequent stages of the SA of the new local plan.

### **Core Strategy Issues and Options including SA Progress Report: Public Consultation Jun – Aug 2010**

**2.12** The Core Strategy Issues and Options Report summarised the policy context at that time, suggested a vision and draft objectives, set out the key strategic issues facing the district, and put forward a range of planning policy options in response to the issues identified. More detail on the issues and challenges, vision and objectives is set out in subsequent sections of this paper.

**2.13** At this stage the policy context for the Core Strategy was set by the East Midlands Regional Plan (EMRP). The Core Strategy did not therefore deal with the issue of the levels of housing development, for example, as this was a matter covered by the EMRP. The EMRP was subsequently revoked as part of the Government's 'radical reform' of the planning system.

**2.14** In **December 2010** we published the statement of consultation on the Issues and Options for the Core Strategy. One of the main issues raised related to the need to look again at the district's housing requirements in the light of the impending revocation of the EMRP. A range of comments on other issues were raised and where relevant and up to date these have been used to inform the policies of the new Local Plan.

### **Setting a Long Term Dwelling Requirement: Consultation Dec 2011 – Jan 2012**

**2.15** In response to the impending revocation of the EMRP and its housing targets, we embarked upon further specific work to set a local housing target for the Core Strategy during 2011/12.



**2.16** In **December 2011** we agreed to consult on a range of housing options including a favoured 'high' option in relation to the consideration of various district housing targets. The outcome from this consultation was a mixed reaction with similar levels of support for the 'base', 'low', 'medium' and 'high' options.

**2.17** In **April 2012** we agreed the 'medium' option of 391 dwellings per annum as the long term dwelling requirement for the District from March 2011 to March 2031, and that an extra 20% of the housing requirement be identified for future release should actual development rates indicate that additional supply was warranted. At that time, it was considered that this level of housing development would meet the aspirations for growth set out in the Sustainable Community Strategy whilst at the same time being a realistic and deliverable figure in line with the requirements of the NPPF.

### **Post revocation of the EMRP.....and the NPPF era**

**2.18** In **March 2012** the NPPF was published with the statement encouraging local authorities to prepare local plans and only use additional DPD's where clearly justified. After its publication a number of local planning authorities even more advanced in their plan preparation process than us were seen to move towards a single local plan approach.

**2.19** In **April 2013** the order to abolish the EMRP was finally laid before parliament and came into effect following a long process to comply with the Strategic Environmental Assessment regulations.

**2.20** In the light of these events together with other considerations about the clarity of the multiple DPD approach for the public in general, and the additional time and costs involved with progressing separate DPD's through the examination stage, **we decided to embark upon the single local plan approach** as the best way forward in **July 2013**.

**2.21** In this regard, much further work has since been done to provide an up to date evidence base for the local plan including objectively assessing our housing and employment needs through a new Strategic Housing Market Assessment, and Employment Land Forecasting Study. More information on the evidence base to support the local plan is set out in the separate Evidence Base Report.

**2.22** In **January 2015** we undertook targeted consultation with neighbouring planning authorities and other organisations under our Duty to Cooperate on the strategic issues of cross boundary significance to be addressed in the local plan. This was followed with the publication of the Local Plan Scoping for consultation with a wide range of key stakeholders including specific and general consultation bodies in **June 2015**.

## 3 Issues and Challenges

**3.1** There are a number of key issues facing the district which arise from national planning policies, and the local needs, problems and challenges affecting the district.

**3.2** The key issues which stem from the evidence base and flow from our analysis of the district as set out in Chapter 2 of the plan are summarised below:

**Table 3.1 - Issues facing the district**

Location	Issue
District-wide	A changing population profile with an overall ageing population and a declining working age population which has implications for sustaining the local economy
	Educational attainment and skills levels which are generally lower than county and regional levels
	A health profile that is generally worse than the county and region
	A generally weak housing market including a lack of affordable housing, pockets of low demand, and poorer quality housing
	A local economy where performance lags behind the county and regional averages on a number of key measures such as productivity, business start-ups, and generally has higher levels of low paid employment
	Low commercial rents which impact upon the viability of new business development
	A wealth of heritage assets across the District that are in need of protection and management to maintain their long term futures
	A network of multi-functional green infrastructure that is important for its recreation, landscape and biodiversity value, and which requires further strengthening through habitat enhancement and creation
	A need to raise design quality, in particular at key gateways into the district, in order to achieve successful regeneration and development, and to promote a positive image of the area
	A requirement to ensure growth and development takes fully into account sustainability issues relating to land use, climate change, air pollution, water quality and abstraction
Mansfield	Pockets of high deprivation where communities suffer from poor access to jobs, poor quality housing, and limited access to facilities
	A vulnerable town centre that needs to build upon its strengths but adapt in order to maintain and enhance its retail position in comparison with nearby centres
	A reducing but still high incidence of crime across the district, with Mansfield town centre being a particular hotspot
	Ensuring growth and development mitigates rather than exacerbates localised flooding problems caused by river flooding and/or surface water run-off
	A number of brownfield sites within the town in particular within the central area which are in urgent need of physical regeneration
	Addressing the need to maximise the sustainable development opportunities from improvements made to the areas infrastructure including the Mansfield-Ashfield Regeneration Route
	Protecting and enhancing green infrastructure which is of strategic significance in guiding the pattern and form of development and improving the overall quality of life of the town's residents
	Strengthening the role of Mansfield town centre as a centre of sub-regional significance for business, commerce and retailing



Location	Issue
	Reducing the barrier effect of town centre's road layout to improve its connectivity with the wider Mansfield urban area
Market Warsop	Limited job opportunities
	Lack of market demand for business investment in the town in the face of strong competition from well-established industrial estates and business parks at nearby larger centres such as at Mansfield, and Worksop, and other development sites such as at Shirebrook
	Lack of affordable housing to meet local needs
	The need to sustain and enhance the district centre which performs a well used local shopping and service function
	The need to protect and manage important strategic areas of open land which amongst other things serve to maintain the separate identity of the town and surrounding villages
Rural Villages	Relatively poor public transport which limits accessibility to jobs, shops and services
	Recognising the threat to vulnerable local services and facilities
	Pockets of poorer quality housing and lack of affordable housing

## 4 Working with partners and neighbouring local authorities on strategic priorities under the Duty to Cooperate

**4.1** We have worked jointly with our neighbours and other strategic partners across the North Nottinghamshire and North Derbyshire area on a range of evidence base studies dealing with strategic matters which have cross boundary impacts. In addition, we have followed this up with more focused meetings and discussions with relevant strategic partners in order to develop our strategy and local plan policies.

**4.2** In **January 2015** we set out our approach to effective strategic planning in order to meet the duty to cooperate and highlighted to our strategic partners the progress we had made to identify and address the strategic issues for the plan. Many of our strategic partners were supportive of the principles we will apply to meet the duty.

**4.3** More detail on the strategic issues which have been identified and the progress made to date on addressing these through our plan-making can be found in the [Duty to Cooperate Progress Statement](#). Strategic issues raised so far include:

**Table 4.1 - Strategic Priorities**

Nos.	Strategic Priority
SP1	Meeting housing needs, for market and affordable housing
SP2	Provision for gypsies and travellers
SP3	Meeting employment land needs to stimulate economic growth and provide jobs
SP4	Meeting retail and leisure needs and maintaining Mansfield's role as a centre of sub-regional significance
SP5	Managing the impact of planned growth and development on transport infrastructure
SP6	Managing the impact of planned growth and development on water supply, waste water infrastructure, and water quality
SP7	Addressing flood risk
SP8	The provision of social infrastructure to support planned growth and development
SP9	Managing the impact on planned growth and development on heritage assets
SP10	Managing the impact of planned growth and development on European Habitat Sites
SP11	Managing the impact of planned growth and development on landscape character
SP12	Managing the impact of planned growth and development on the strategic green infrastructure network
SP13	Meeting the need for outdoor sports and recreation
SP14	Managing the impact of planned growth and development on waste infrastructure, and minerals



## 5 The Vision

**5.1** The vision for the district sets out how the district and the places within it should develop over the plan period up to 2033. It is based upon a shared agenda for the future in the Mansfield and Ashfield Sustainable Community Strategy to have ‘a dynamic, attractive and prosperous area that we can be proud of’.

**5.2** The vision for the local plan also draws on the district council’s corporate vision ‘to create a positive image of Mansfield which supports people, businesses, and investment in the area, and improves confidence, pride and dignity so that everyone can enjoy a good quality of life in their neighbourhood’.

**5.3** In addition, we have also taken account of the views expressed by organisations and individuals on the planning vision during the consultation exercises on the earlier Core Strategy. The main issues raised which have been taken into account in the vision in the draft local plan related to:

- the effects of pursuing higher standards of design and ‘exemplar’ residential environments on the viability of development schemes
- the value of protecting allotments, conserving semi-natural resources including non-designated nature conservation sites
- the promotion of high quality affordable sustainable transport
- the need for new green infrastructure alongside improvements to existing provision
- the benefits of retail, employment or mixed use as opposed to housing developments within and close to Mansfield Town Centre
- the effects of affordable housing provision on the overall deliverability of housing in the district
- the impacts of increasing housing densities on the character of the area
- the imaginative reuse and design of vacant and redundant buildings including enhancing the energy efficiency of existing buildings
- the cultural heritage which would more adequately encompass both natural and built heritage assets in the district

**5.4** The vision for the district, set out in Chapter 3 of the draft local plan, is as set out as follows:

“By 2033 growth and regeneration within the district will have brought about positive economic, social and environmental changes by responding to local needs, reducing deprivation and improving the quality of life for all”.

### **Our future Mansfield district**

By 2033, the district will have benefited from sustainable growth, where utilising previously developed land and under-used greenfield land, together with urban extensions, will have supported regeneration of the urban areas with high quality new developments.

There will be high quality, reliable transport networks, new bus, cycle and pedestrian links providing residents and visitors access to jobs, shops, leisure and other services as new development has been located to maximise accessibility by a range of transport modes.

We will have preserved and enhanced the built heritage of the district, whilst important natural assets will have been retained, enhanced and protected from inappropriate development. A network of high quality, accessible public open spaces, will be enabling participation in a range of formal and informal recreation activities and meeting identified local needs.

We will have addressed poor quality housing, and the health and social issues that it generates, with a mix of new housing types, sizes and tenures which meet the needs of all residents within the district.

Economic prosperity will have been addressed by the development of sustainable sites providing a range of employment facilities capable of meeting the needs of large national and international companies as well as small and expanding local businesses. Entrepreneurial activity will have been harnessed through the provision of business incubation for start-up business and grow on space for expanding enterprises. This will have led to the rate of worklessness being reduced and employment levels rising.

More specifically:

### **By 2033... within and around Mansfield's urban area**

#### **The town centre**

Mansfield's linked bus and rail stations will be providing a sustainable transport hub for the wider area and supporting the accessibility and attractiveness of Mansfield. The town centre will be continually strengthening its role as a sub-regional shopping, service and business destination, with high quality well designed developments on our key sites providing a successful mix of complementary uses to create a more balanced, prosperous, vibrant and culturally diverse town centre.

#### **Mansfield Woodhouse**

Mansfield Woodhouse will be sustaining its district centre role with a range of shopping and employment opportunities within a vibrant, attractive, and safe environment.



## The Wider Urban Area

The Mansfield / Ashfield Regeneration Route (MARR) will have been the focus for significant new growth, with a clustering of new residential and employment opportunities on the edge of the town, providing high quality well paid jobs within innovative knowledge based sectors.

Areas previously identified as deprived will have been improved so that no-one is seriously disadvantaged by where they live. The differences between the deprived and affluent areas in the district will have been substantially reduced. This will have been achieved by improved housing stock, increased job opportunities, widened access to learning opportunities, and by greater community engagement in the urban regeneration of those areas in need.

Important open areas around and running into the urban areas will continue to provide strategic green infrastructure, maintaining the linkage with the surrounding countryside, whilst a network of multi functional green infrastructure across the district will have been enhanced with Carr Bank and Titchfield Parks in particular continuing to play a key role for people in providing high quality accessible open space.

### By 2033... in Warsop Parish

Market Warsop will have strengthened its role as the main town for the Warsop Parish. It will have a diverse range of shopping and associated uses within a vibrant, attractive, and safe environment that serves the town and its surrounding communities well.

In the wider Parish, there will be a range of housing that meets the needs of all. Older poor quality housing will have been replaced / improved and new housing stock will be attractive, well designed and have elements of affordable provision for all.

Improved transport facilities and links with the nearby centres of Mansfield, Worksop and Shirebrook, will have provided access to major employment sites whilst local incubation and starter units will have encouraged local businesses to grow.

Protection of the rural landscape, together with leisure destinations further afield at Clumber Park and Sherwood Forest, will have kept the area as an attractive location to live. The sustained emphasis placed upon improving bus, cycle and pedestrian routes will have reduced the impact of traffic through the area, including on the A60, facilitating a more sustainable pattern of development in this part of the district.

Limited growth in the other villages will have protected their distinctive character and environmental quality whilst supporting the vitality of these rural communities.

In order to achieve these changes within the area, the Local Plan will balance economic, social and environmental factors to achieve sustainable development.

## 6 Objectives for the District

**6.1** The objectives take forward our planning vision and set out in more detail what the draft plan is seeking to do. Whilst the principle aim of the draft plan is to achieve sustainable development across the district the ten objectives below set out the framework for developing the draft plan's policies in more detail. The way in which the policies aim to deliver the objectives and address the issues facing the district is set out in Section 7.

**6.2** The draft plan's policies are the means of achieving the vision and objectives through the development management process. It should be noted that in relation to certain cross-cutting issues (such as climate change and wider sustainability matters) there may be policies which work towards a number of the draft plan's objectives.

**6.3** The ten objectives of the draft plan are as follows:-

**Table 6.1 - Draft Plan Objectives**

Nos.	Objective
O1	To encourage population growth and meet existing and future demographic forecasts particularly within Mansfield urban area, to support growth in the local economy
O2	To raise the performance of the local economy by encouraging and supporting investment within the urban areas which stimulates viable job opportunities; helps develop a stronger more secure local economy, and assists in tackling deprivation through education, training and job creation
O3	To ensure that residents, visitors and workers have good access to a range of facilities within the town, district and other centres, which provide high quality health, sport, education, shopping, recreation, heritage, culture, leisure and tourism facilities, to enable a good quality of life
O4	To increase the range and choice of housing throughout the urban areas and villages, particularly in areas that suffer from low demand and poor quality housing
O5	To ensure that the district is safe, clean, green and of a high quality, with the built and natural environment conserved and enhanced in order to deliver improvements to health and economic wellbeing outcomes, and for the enjoyment of all
O6	To ensure that all new development achieves a high standard of design which supports sustainable development and regeneration, and in particular helps to improve the image of Mansfield.
O7	To ensure that development reduces, mitigates and adapts to the impacts of climate change by addressing energy, flooding, resource management, waste prevention, air and water pollution issues, whilst protecting residents' amenity from noise and visual impacts
O8	To maximise opportunities to locate new homes, jobs and services within the Mansfield urban area, making efficient use of existing buildings, or previously developed land, to support regeneration of the town, (including the district's most deprived areas) whilst seeking to minimise the loss of greenfield land and mitigate against any social, environmental and infrastructure impacts
O9	To support improvements to accessibility so everyone can move around, across and beyond the district easily, by a range of affordable and sustainable transport options, including public transport, walking and cycling
O10	To protect the identity and setting of the villages by safeguarding important areas of open land and supporting key community facilities and services



**6.4** While all ten objectives are central to developing the policies in the draft plan, objectives 1 and 8 are particularly influential in framing those policies dealing with where new development should go. These objectives emphasise the need to direct new development to Mansfield and Market Warsop, where the majority of the population live and community facilities and services exist, and to apply restraint in the more rural parts of the district.

**6.5** Taking the district as a whole, policies are needed to support the growth and regeneration of the Mansfield and Market Warsop urban areas. Such policies will help to strengthen the respective roles of these urban areas as the focus for new homes, jobs, shops and services and other infrastructure improvements in the district.

**6.6** Maximising development opportunities at Mansfield along with securing related infrastructure and environmental improvements will be a key priority for the draft plan. Such policies should help make the main Mansfield urban area a more attractive location for development and investment in the future.

**6.7** In the central area of Mansfield, which has good sustainability characteristics and scope for further positive change, policies will be needed to facilitate the development of a number of regeneration opportunity sites and bring about a range of related town centre improvements. An emphasis of the draft plan will be to regenerate the Mansfield central area whilst at the same time aiming to improve the overall image of the town.

**6.8** In the rural parts of the district, the general approach will be to restrain development unless in exceptional circumstances such as for the essential needs of a rural worker to live in the countryside, or tourism development.

## 7 Links between issues, objectives and policies

7.1 This section sets out the links between the draft plan's objectives and the issues which the draft plan is seeking to address.

**Table 7.1 - Relationship between local and strategic issues and the draft plan's objectives**

Local Issues	Strategic Issues	Objectives
<b>District-wide</b>		
Ageing population and declining number of working age people	1,2	1, 2,4
Low educational attainment and skills levels	2,7	2
Poor health	7,11,12	5,6
Lack of affordable housing, pockets of low demand housing and poorer quality housing	1	4
Weak local economy	2	1,2
Viability issues especially for employment development	1,2,3	2,4
Protecting and enhancing heritage assets	9	5
Protecting and enhancing strategic green infrastructure network	12	5,10
Raising design quality	1,2,3,8,9,10,11,12,13	6
Addressing climate change, flood risk, pollution, water quality and abstraction	5,6	6
<b>Mansfield</b>		
Pockets of high deprivation	1,2,3	1,4,8
Vulnerable town centre	3	3,8
Reducing but high incidence of crime	3	5
Brownfield sites in need of physical regeneration	1,2,3	6,8
Need to maximise opportunities from Mansfield-Ashfield Regeneration Route	1,2	8
Protecting and enhancing strategic green infrastructure	12	5
Strengthening the role of Mansfield town centre	3	3,8
Reducing the barrier effect of the town centre's road layout	3,4	9
<b>Market Warsop</b>		
Limited job opportunities	2	2
Lack of market demand for business investment	2	2
Lack of affordable housing	1	4
Sustaining and enhancing the district centre	3,7	3
Protecting strategic areas of open land to maintain identity of rural town and villages	12	5,10
<b>Rural Villages</b>		



Local Issues	Strategic Issues	Objectives
Relatively poor public transport	4	9
Vulnerable local services and facilities	7	3
Pockets of poor quality housing and lack of affordable housing	1	4

**7.2** The relationship between the objectives and policies of the draft plan is shown in Appendix 2.

## 8 Alternatives considered and the reasons for the preferred policy approach

**8.1** A key element of the plan making process is the consideration of reasonable alternatives.

**8.2** In the case of some of the policies of the draft plan there may not be a meaningful alternative option beyond 'do nothing' or 'don't include a policy'. We have therefore not attempted to generate and test options for the sake of it, but rather we have aimed to set out realistic alternatives where they genuinely do exist.

**8.3** The background to the draft plan policies together with the reasonable alternative policy options that were considered in the formulation of each policy is set out in Appendix 3.

### Conclusions

**8.4** Overall the draft plan's policies are justified and perform well against the SA objectives. No policy gaps have been identified at this stage which require to be filled to meet the vision and objectives of the draft plan. The sustainability appraisal will be carried out again in the next stage of the plan and the results of this will inform the publication draft plan.



## Appendix 1 Saved Policies in the 1998 Mansfield District Local Plan

**DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE  
PLANNING AND COMPULSORY PURCHASE ACT 2004  
POLICIES CONTAINED IN MANSFIELD DISTRICT LOCAL PLAN  
ADOPTED NOVEMBER 1998**

The Secretary of State for Communities and Local Government in the exercise of the power conferred by paragraph 1(3) of Schedule 8 to the Planning and Compulsory Act 2004 directs that for the purposes of the policies specified in Schedule 1 to this direction, paragraph 1(2)(a) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 does not apply.

Signed by the authority of the Secretary of State

LESLEY FLINT

Head of Housing, Planning and Urban Policy

Government Office for the East Midlands

21 September 2007

**SCHEDULE 1  
POLICIES CONTAINED IN MANSFIELD DISTRICT LOCAL PLAN  
ADOPTED NOVEMBER 1998**

Table .1 - Schedule 1 Policies contained in Mansfield District Local Plan - Adopted November 1998

Policy Number	Policy Name / Description
DPS1	ECOMONIC DEVELOPMENT AND ENVIRONMENTAL PROTECTION
DPS2	DISTRIBUTION OF DEVELOPMENT
E2	EMPLOYMENT USES OUTSIDE THE URBAN BOUNDARY
E3	EMPLOYMENT USES WITHIN THE URBAN BOUNDARY
E4	PROTECTION OF EMPLOYMENT LAND
E5	EMPLOYMENT PROPOSALS
E6	PROPOSED BUSINESS PARK ALLOCATIONS

<b>Policy Number</b>	<b>Policy Name / Description</b>
E7	EXCEPTIONAL EMPLOYMENT PROPOSAL – LAND OFF ABBOTT ROAD
E8	PROPOSED EMPLOYMENT SITE - COMMERCIAL GATE
E10	PROPOSED EMPLOYMENT SITE - SHERWOOD STREET
E12	OPTIONAL EMPLOYMENT PROPOSAL - DEBDALE LANE
E14	EMPLOYMENT CONSOLIDATION AREAS
E15	EMPLOYMENT CONSOLIDATION AREAS - LAND OFF NEWGATE LANE
E16	OFFICE CONSOLIDATION AREAS
BE1	DESIGN OF NEW DEVELOPMENT
BE2	LISTED BUILDINGS
BE3	LISTED BUILDINGS
BE4	LISTED BUILDINGS
BE5	LISTED BUILDINGS
BE6	CONSERVATION AREAS
BE7	CONSERVATION AREAS
BE8	CONSERVATION AREAS
BE9	CONSERVATION AREAS
BE10	CONSERVATION AREAS
BE11	DEVELOPMENT AFFECTING SCHEDULED ANCIENT MONUMENTS
BE12	SITES OF ARCHAEOLOGICAL INTEREST
BE13	SITES OF ARCHAEOLOGICAL SIGNIFICANCE
BE14	NEW SHOP FRONTS & ADVERTISEMENTS



<b>Policy Number</b>	<b>Policy Name / Description</b>
BE15	POSTER ADVERTISEMENT HOARDINGS
BE16	ENVIRONMENTAL IMPROVEMENTS
NE1	DEVELOPMENT IN THE COUNTRYSIDE
NE2	PROTECTION OF AGRICULTURAL LAND
NE3	NEW AGRICULTURAL BUILDINGS
NE4	PROTECTION OF SENSITIVE GAPS
NE5	PROTECTION OF GREEN WEDGES
NE6	SHERWOOD HERITAGE AREA
NE7	SHERWOOD SPECIAL LANDSCAPE AREA
NE8	PROTECTION OF MATURE LANDSCAPE AREAS
NE9	DEVELOPMENT AFFECTING WOODLANDS
NE10	DEVELOPMENT AFFECTING ANCIENT WOODLANDS
NE11	GREENWOOD COMMUNITY FOREST PLAN
NE12	DEVELOPMENT AFFECTING SITES OF SPECIAL SCIENTIFIC INTEREST
NE13	DEVELOPMENT AFFECTING LOCAL NATURE RESERVES
NE14	DEVELOPMENT AFFECTING NATURE CONSERVATION INTERESTS
NE15	DEVELOPMENT AFFECTING HEATHLAND SITES
NE16	SAFEGUARDING PROTECTED SPECIES
NE17	PROTECTION OF ENVIRONMENTAL RESOURCES
M1	MAJOR HIGHWAY SCHEMES
M2	ROAD IMPROVEMENT SCHEMES
M6	TRAFFIC MANAGEMENT SCHEMES
M7	SAFEGUARDING ROUTE OF ROBIN HOOD LINE

<b>Policy Number</b>	<b>Policy Name / Description</b>
M9	PROVISION FOR BUSES
M10	REDEVELOPMENT OF MANSFIELD CENTRAL BUS STATION
M11	SAFEGUARDING EXISTING FOOTPATHS, BRIDLEWAYS, BYWAYS & CYCLE ROUTES
M12	STRATEGIC RECREATIONAL ROUTES
M13	PROVISION FOR PEDESTRIANS
M14	SAFEGUARDING RECREATIONAL ROUTES FOR HORSE RIDERS
M15	NEW CYCLE ROUTES
M16	INTEGRATION OF TRANSPORT IN NEW DEVELOPMENT
M17	LOSS OF OFF-STREET PARKING FACILITIES
M18	NEW PARKING AND ROADSIDE SERVICES
M19	PARK AND RIDE
H2	HOUSING DEVELOPMENT WITHIN THE URBAN AREA
H3	HOUSING DEVELOPMENT OUTSIDE THE URBAN AREA
H4	TEMPORARY AGRICULTURAL WORKERS DWELLINGS
H5	PROPOSED HOUSING SITES
H6	OPTIONAL HOUSING PROPOSALS
H7	RESIDENTIAL CONSOLIDATION AREAS
H10	LOSS OF EXISTING HOUSING DEVELOPMENT
H11	CONVERSION OF EXISTING HOUSING
H12	FLATS ABOVE SHOPS
H13	EXTENSIONS TO EXISTING DWELLINGS
H14	AFFORDABLE HOUSING
H15	SPECIAL NEEDS HOUSING
H16	SHELTERED HOUSING, RESIDENTIAL CARE AND NURSING



<b>Policy Number</b>	<b>Policy Name / Description</b>
	HOMES
LT1	OPEN SPACE PROTECTION
LT2	OPEN SPACE PROTECTION
LT3	OPEN SPACE PROTECTION
LT4	OPEN SPACE PROTECTION
LT5	RE-DEVELOPMENT OF MANSFIELD TOWN FOOTBALL STADIUM
LT6	OPEN SPACE PROTECTION
LT7	OPEN SPACE PROTECTION
LT8	PROPOSED SPORTS PITCHES
LT9	PROPOSED PUBLIC OPEN SPACES
LT10	OPEN SPACE PROTECTION
LT11	PROPOSED COUNTRY PARK AT MANOR PARK/PARK HALL
LT12	PROPOSED MAJOR RECREATIONAL AREAS AT FORMER COLLIERIES
LT13	NEW BUILT LEISURE FACILITIES
LT14	PROPOSED SPORTS HALLS
LT17	MOTORISED SPORTS
LT18	NEW TOURIST FACILITIES
LT19	PROPOSED TOURIST/LEISURE FACILITY AT PLEASLEY MILLS
LT20	HOTEL AND OTHER TOURIST ACCOMMODATION
LT21	PROPOSED HOTEL SITES
LT22	OPTIONAL HOTEL PROPOSAL
LT23	CARAVAN AND CAMPING SITES
ECH1	NEW COMMUNITY FACILITIES
ECH3	PROTECTION OF EXISTING COAL INDUSTRY SOCIAL AND

<b>Policy Number</b>	<b>Policy Name / Description</b>
	WELFARE ORGANISATION FACILITIES
U1	RENEWABLE ENERGY
U2	PROTECTION OF GROUNDWATER
U3	SEWERAGE INFRASTRUCTURE
U4	DEVELOPMENT WITHIN A CORDON SANITAIRE
U5	SURFACE WATER RUN-OFF
U7	NEW UTILITY FACILITIES
U8	TELECOMMUNICATION
DWM1	DERELICT, DESPOILED AND CONTAMINATED LAND
R1	MANSFIELD SUB-REGIONAL CENTRE
R2	DESIGNATED DISTRICT CENTRES
R3	DESIGNATED LOCAL CENTRES
R4	DESIGNATED NEIGHBOURHOOD PARADES
R5	RETAIL WAREHOUSING
R6	LOCATION OF NEW RETAIL DEVELOPMENT
R7	NEW RETAIL DEVELOPMENT
R8	MIXED USE DEVELOPMENT
R9	PROTECTION OF SMALL RETAIL UNITS
R10	EXTENSION OF EXISTING SHOPS
R11	FACTORY SHOPS
R12	FARM SHOPS
R15	OPTIONAL LAND USE PROPOSALS
R16	OPTIONAL LAND USE PROPOSALS
MTC1	OFFICE CONSOLIDATION AREA- ST JOHN STREET
MTC2	OFFICES ON UPPER FLOORS WITHIN MANSFIELD TOWN CENTRE



<b>Policy Number</b>	<b>Policy Name / Description</b>
MTC3	DEVELOPMENT WITHIN MANSFIELD SUB-REGIONAL CENTRE
MTC4	SAFEGUARDING THE PALACE THEATRE/MUSEUM COMPLEX
MTC5	DEVELOPMENT WITHIN MANSFIELD TOWN CENTRE
MTC6	DEVELOPMENT WITHIN MANSFIELD TOWN CENTRE
MTC7	DEVELOPMENT WITHIN MANSFIELD TOWN CENTRE
MTC8	DEVELOPMENT WITHIN MANSFIELD TOWN CENTRE
MTC9	PROPOSED RETAIL SITES
MTC10	OPTIONAL RETAIL SITES - INDOOR MARKET HALL
MTC11	OPTIONAL RETAIL SITES - LAND OFF CLUMBER STREET
MTC12	OPTIONAL RETAIL SITES - LAND OFF TOOTHILL ROAD
MTC13	OPTIONAL RETAIL SITES - LAND OFF TOOTHILL LANE
MTC14	WHITE HART STREET ACTION AREA
MTC15	PROPOSED MIXED USE REDEVELOPMENT-WHITE HART STREET AREA
MTC18	ROCK VALLEY/BRIDGE STREET ACTION AREA DESIGNATION
MTC19	PROPOSED HOUSING SITES
MTC20	STATION STREET ACTION AREA DESIGNATION
MTC24	OPTIONAL USE REDEVELOPMENT SITE – LAND OFF STATION ROAD/BELVEDERE STREET
MW1	DEVELOPMENT WITHIN MANSFIELD WOODHOUSE CENTRE
MW2	DEVELOPMENT WITHIN MANSFIELD WOODHOUSE CONSERVATION AREA
MW3	SAFEGUARDING LAND SOUTH OF WELBECK ROAD
MW4	EMPLOYMENT CONSOLIDATION AREA – LAND BOUNDED BY

<b>Policy Number</b>	<b>Policy Name / Description</b>
	STATION STREET, SWAN LANE, OXCLOSE LANE & THE RAILWAY LINE
MW6	OPTIONAL USE DEVELOPMENT SITE - LAND OFF VALE ROAD/OXCLOSE LANE
MW12	HIGH STREET ACTION AREA
MW14	OPTIONAL USE DEVELOPMENT SITE – LAND WEST OF PORTLAND STREET
MW15	OPTIONAL USE DEVELOPMENT SITE – LAND OFF ROSE LANE
WC1	DEVELOPMENT AT MARKET WARSOP CENTRE
WC2	EMPLOYMENT CONSOLIDATION AREA – BURNS LANE
WC3	PROTECTION OF CAR PARKING WITHIN WARSOP CENTRAL AREA
WC5	HIGH STREET ACTION AREA DESIGNATION
WC6	EXTENSION TO EXISTING HIGH STREET CAR PARK
WC7	EXTENSION TO EXISTING WARSOP WORKING MEN’S CLUB CAR PARK
WC9	OPTIONAL DEVELOPMENT SITE-LAND TO THE REAR OF NO 31 HIGH STREET
WC10	PROPOSED HOUSING SITE - LAND OFF YORK TERRACE



## Appendix 2 - Relationship between Objectives and Policies

### Objective one - encouraging population growth

Table .1 - Objective 1

Objective 1 - Encouraging population growth	Key Actions	Local Plan Policy
Objective 1 is to encourage population growth and meet existing and future demographic forecasts particularly within Mansfield urban area, to support growth in the local economy	Increasing and widening the choice of housing in the most sustainable locations in the district	S2 - Scale of new development S5 - Affordable housing S6 - Specialist housing S7 - Custom and self build dwellings S8 - Accommodation for gypsies, travellers and travelling show people M1 - Mansfield's urban regeneration M3 - Allocations for new homes in Mansfield WP1 - Warsop Parish WP2 - Allocations for new homes in Warsop
	Enabling more and higher skilled jobs in the district	S2 - Scale of new development S10 - Employment areas M4 - Allocation of employment land in Mansfield WP1 - Warsop Parish WP3 - Allocation of employment land in Warsop Parish
	Protecting and enhancing the environmental quality of the district	S1 - Sustainable development M2 - Mansfield's infrastructure & environmental resources CC1 - Climate change and new development CC4 - Impact of development on water NE9 - Air quality NE10 - Land contamination

Objective 1 - Encouraging population growth	Key Actions	Local Plan Policy
		NE11 - Statutory nuisance
	Strengthening the role and function of the district's town, district and local centres	S3 - Settlement hierarchy S11 - Retail areas S12 - Neighbourhood parades MCA1 - Mansfield central area MCA4 - Town centre mix of uses MCA5 - Primary shopping area MCA6 - Mansfield cultural hub MWDC1 - Mansfield Woodhouse district centre mix of uses MW1 - Market Warsop district centre mix of uses
	Ensuring good accessibility to a network of open space and wider green infrastructure	NE2 - Green infrastructure NE3 - Protection of community open space NE4 -Protection of allotments NE5 - Protection of local green space
	Improving the transport network so that people have good access to jobs, shops and other services and facilities by a range of transport modes	ST1 - Protecting and improving our sustainable transport network ST2 - Encouraging sustainable transport

## Objective two - creating a stronger local economy

Table .2 - Objective 2

Objective 2 - Creating a stronger local economy	Key Actions	Local Plan Policy
Objective 2 is to raise the performance of the local economy by encouraging and supporting investment within the urban areas which: stimulates viable job opportunities; helps develop a stronger more secure local economy, and assists in tackling deprivation through education, training and job creation	Enabling employment and training opportunities through the provision of sufficient employment land to meet anticipated growth in jobs in the district	S2 - Scale of new development M1 - Mansfield's urban regeneration M4 - Allocation of employment land in Mansfield



Objective 2 - Creating a stronger local economy	Key Actions	Local Plan Policy
		WP1 - Warsop Parish  WP4 - Allocation of employment land in Warsop Parish  ID3 - Local employment and skills initiatives
	Protecting existing employment land that is both sustainably located and attractive to local business	S10 - Employment areas
	Recognise the district's town, district and other centres as key drivers for growth in the local economy and non B space jobs	MCA1 - Mansfield central area  MCA4 - Town centre mix of uses  MWDC1 - Mansfield Woodhouse district centre mix of uses  MW1 - Market Warsop district centre mix of uses

**Objective three - ensuring good access to a range of facilities and services within the district's urban areas**

**Table .3 - Objective 3**

Objective 3 - Ensuring good access to a range of facilities and services within the district's urban areas	Key Actions	Local Plan Policy
Objective 3 is to ensure that residents, visitors and workers have good access to a range of facilities within the town, district and other centres, which provide high quality health, sport, education, shopping, recreation, heritage, culture, leisure and tourism facilities, to enable a good quality of life	Making Mansfield, and Market Warsop the focus for housing including affordable housing, jobs, shops and other services and facilities	S2 - Scale of new development  S4 - Distribution of new development  S5 - Affordable housing  M1 - Mansfield's urban regeneration  M3 - Allocations for new homes in Mansfield  M4 - Allocation of employment land in Mansfield  MCA1 - Mansfield central area
	Focusing an improved range of retail, cultural and leisure facilities within the town, district and other centres	S3 - Settlement hierarchy  S11 - Retail areas

Objective 3 - Ensuring good access to a range of facilities and services within the district's urban areas	Key Actions	Local Plan Policy
	Improving education, health and community facilities to meet local needs	S13 - Local shops and community facilities ID1 - Infrastructure delivery ID2 - Planning obligations
	Improving sustainable transport and accessibility within and between the district's two towns	ST1 - Protecting and improving our sustainable transport network ST2 - Encouraging sustainable transport NE2 - Green infrastructure
	Ensuring that housing development is delivered in step with employment opportunities, community facilities and other infrastructure	S2 - Scale of new development ID1 - Infrastructure delivery ID2 - Planning obligations

## Objective four - increasing the range and choice of housing

Table .4 - Objective 4

Objective 4 - Increasing the range and choice of housing	Key Actions	Local Plan Policy
Objective 4 is to increase the range and choice of housing throughout the urban areas and villages, particularly in areas that suffer from low demand and poor quality housing	Meeting the vast majority of the overall district housing needs by focusing provision at the Mansfield urban area in particular maximising urban re-development opportunities	S2 - Scale of new development S3 - Settlement hierarchy S4 - Distribution of new development M1 - Mansfield's urban regeneration M3 - Allocations of new homes in Mansfield M4 - Allocation of employment land in Mansfield MCA1 - Mansfield central area
	Focusing provision to meet local housing needs in the north of the district at the Market Warsop urban area	S2 - Scale of new development S3 - Settlement hierarchy S4 - Distribution of new development



Objective 4 - Increasing the range and choice of housing	Key Actions	Local Plan Policy
		WP1 - Warsop Parish
	Ensuring new housing development contributes to overcoming the affordable housing shortfall	S5- Affordable housing
	Ensuring that the type, design and mix of housing reflects housing needs	S5 - Affordable housing S6 - Specialist housing S7 - Custom and self build dwellings
	Ensuring that the needs of gypsies, travellers, and travelling show people can be met	S8 - Accommodation for gypsies, travellers and travelling showpeople

## Objective five - conserving and enhancing the natural and built environment

Table .5 - Objective 5

Objective 5 - Conserving and enhancing the natural and built environment	Key Actions	Local Plan Policy
To ensure that the district is safe, clean, green and of a high quality, with the built and natural environment conserved and enhanced in order to deliver improvements to health and economic wellbeing outcomes, and for the enjoyment of all	Ensuring that the district's wildlife, landscape and heritage assets are protected and well managed	NE1 - Landscape character NE2 - Green infrastructure NE7 - Biodiversity NE8 - Protection of designated sites of biodiversity and geodiversity sites BE1 - Protection of the historic environment BE2 -Development within conservation areas BE3 -Development affecting listed buildings BE4 - Scheduled ancient monuments and archaeology BE5 - Registered parks and gardens BE6 - Non-designated local heritage assets
	Ensuring that the district's residents are able to access and enjoy open space and the wider	NE2 - Green infrastructure

Objective 5 - Conserving and enhancing the natural and built environment	Key Actions	Local Plan Policy
	network of green infrastructure in the district	NE3 - Protection of community open space  NE4 -Protection of allotments  NE5 - Protection of local green space
	Requiring design that maintains the quality of the district's built and natural environment and which promotes community safety	CC1 - Climate change and new development  NE2 - Green infrastructure  BE7 - Design of new buildings and neighbourhoods

## Objective six - achieving high standards of design

Table .6 - Objective 6

Objective 6 – Achieving high standards of design	Key Actions	Local Plan Policy
To ensure that all new development achieves a high standard of design which supports sustainable development and regeneration, and in particular helps to improve the image of Mansfield	Encouraging development to be well designed by recognising its local context and promoting local distinctiveness	CC1 - Climate change and new development  BE7 - Design of new buildings and neighbourhoods
	Promoting improvements to the spaces about buildings as an integral part of good design including major areas of public realm	MCA2 - Town centre improvements  BE7 - Design of new buildings and neighbourhoods
	Maximising the opportunities for sustainable design that reduces carbon emissions from new development	CC1 - Climate change and new development

## Objective seven - addressing climate change

Table .7 - Objective 7

Objective 7 - Addressing climate change	Key Actions	Local Plan Policy
To ensure that development reduces, mitigates and adapts to the impacts of climate change by addressing energy, flooding, resource management, waste prevention, air and water pollution issues, whilst protecting residents' amenity from noise and visual impacts	Encouraging the use of sustainable construction techniques	CC1 - Climate change and new development
	Encouraging the use of renewable energy technologies appropriate to the district	CC2 - Standalone and community-wide energy generation



Objective 7 - Addressing climate change	Key Actions	Local Plan Policy
	Ensuring the wise use of natural resources including previously-developed land, water and energy	ST1 - Sustainable development CC1 - Climate change and new development CC3 - Impact of development on water
	Promoting the use of water conservation and management measures including sustainable urban drainage systems in the design and layout of new development	CC1 - Climate change and new development CC3 - Impact of development on water

## Objective eight - maximising opportunities for growth at the Mansfield urban area

Table .8 - Objective 8

Objective 8 – Maximising opportunities for growth at the Mansfield urban area making efficient use of previously developed land to support regeneration of the town	Key Actions	Local Plan Policy
To maximise opportunities to locate new homes, jobs and services within the Mansfield urban area, making efficient use of existing buildings, or previously developed land, to support regeneration of the town, (including the district's most deprived areas) whilst seeking to minimise the loss of greenfield land and mitigate against any social, environmental and infrastructure impacts	Meeting the vast majority of the district's needs for housing, employment, shopping and leisure at the Mansfield urban area	S3 - Settlement hierarchy S4 - Distribution of new development
	Maximising the use of previously developed and under used greenfield sites within the Mansfield urban area in favour of greenfield land outside to support regeneration of the town	M3 - Allocation of new homes in Mansfield M4 - Allocation of employment land in Mansfield MCA1 - Mansfield central area
	Strengthening the role of Mansfield town centre as a main location for jobs, homes, shops and other services	S11 - Retail areas MCA1 - Mansfield central area MCA4 - Town centre mix of uses MCA5 - Primary shopping area MCA6 - Mansfield cultural hub
	Promoting development in key areas of change in need of physical regeneration	MCA1 - Mansfield central area
	Ensuring that growth and development mitigates harm to the environment and is	ID1 - Infrastructure delivery ID2 - Planning obligations

Objective 8 – Maximising opportunities for growth at the Mansfield urban area making efficient use of previously developed land to support regeneration of the town	Key Actions	Local Plan Policy
	supported by necessary supporting infrastructure	

## Objective nine - encouraging sustainable transport

Table .9 - Objective 9

Objective 9 - Encouraging sustainable transport	Key Actions	Local Plan Policy
To support improvements to accessibility so everyone can move around, across and beyond the district easily, by a range of affordable and sustainable transport options, including public transport, walking and cycling	Ensuring development is sustainably located to offer opportunities for travel by a range of sustainable transport modes	S3 - Settlement hierarchy
	Encouraging improvements to the transport network including walking and cycling routes, public transport facilities, and the highway network	ST1 - Protecting and Improving our sustainable transport network
	Safeguarding land for strategic transport improvements in the district	WP1 - Warsop Parish ST1 - Protecting and improving our sustainable transport network
	Ensuring development can be satisfactorily accessed by a range of transport modes and makes adequate provision for parking for cars and cycles	ST2 - Encouraging sustainable transport

## Objective ten - safeguarding the role, function and identity of the district's villages

Table .10 - Objective 10

Objective 10 – Safeguarding the role, function and identity of the district's villages	Key Actions	Local Plan Policy
To protect the identity and setting of the villages by safeguarding important areas of open land and supporting key community facilities and services	Adopting a general policy of restraint outside the urban areas of Mansfield, and Market Warsop	S3 - Settlement hierarchy S9 - Development in the countryside
	Protecting the character and local distinctiveness of the district's rural area by safeguarding important open areas of land between the villages	S9 - Development in the countryside NE1 - Landscape character NE2 - Green infrastructure
	Securing the retention, enhancement and future	S13 - Local shops and community facilities



Objective 10 – Safeguarding the role, function and identity of the district’s villages	Key Actions	Local Plan Policy
	viability of local community facilities and local services at the district’s villages	

## Appendix 3 - Draft Plan Policies and Alternatives Considered

.1 The following tables summarise how each policy has come about and been informed by previous consultations and the findings from the sustainability appraisal process. It also provides summary of the alternative policy options where reasonable alternatives were considered as part of the process of formulating the preferred policy option. The policies are arranged by chapter order in the consultation draft plan.

### Chapter 4 - Our Strategy

Table .1 - Chapter 4: Policies S1 - S14

Policy	Policy Objective	How did this policy come about?	What alternative policy options were considered through the Sustainability Appraisal?			What were the responses from previous consultations informed the policy?	How did the policy rate against the Sustainability Appraisal framework?	Why has this policy option be chosen?
			Option 1	Option 2	Option 3			
S1 - Sustainable development	This policy sets out how the principles of sustainable development will be applied locally. It provides a presumption in favour of development where it meets specified relevant criteria.	The purpose of the planning system, as set out in planning law and the NPPF, is to contribute to achieving sustainable development. Policy S1 aims to provide local interpretation to the principles set out at national level, so as to respond to the local opportunities for achieving sustainable development.	Option 1 Planning to achieve sustainable development is the fundamental aim of the NPPF, and this must be carried through into local plans. The proposed policy sets a broad framework for achieving sustainable development, which is then built-upon by other detailed policies of the plan.  No distinct reasonable alternatives were identified.	Option 2	Option 3	The concept of sustainable development was not put forward as a specific issue in its own right in the 2010 Issues and Options Report, but was covered by a range of other social, economic and environmental matters.  Responses to the draft vision showed overall support for the ...aims to deliver positive economic, social and environmental improvements in the district...	Although the policy provides a positive framework for development, the principles included are already established at national level through the NPPF and NPPG. The policy provides limited local interpretation of these principles and therefore the effects are not predicted to be significant. Having said this, it is acknowledged that further plan policies provide this detail.	The inclusion of a specific policy on sustainable development is considered to be necessary to take forward the vision and objectives of the plan. It makes clear our intention that sustainable development is a strategic overarching policy of the plan.



<p>S2 - Scale of new development</p>	<p>This policy sets out the scale of new development required to enable the district's objectively assessed development needs for homes, jobs, and shops to be met.</p>	<p>The NPPF requires plans to objectively assess housing, business, retail, and leisure needs. Policy S2 sets out how much new development should be planned for over the plan period to meet our evidence based development needs.</p>	<p><b>Housing:</b> Set a housing target in line with the OAN.  <b>Housing</b> Set a housing target lower than the OAN.  <b>Housing</b> Set a housing target higher than the OAN.</p>	<p><b>Employment:</b> Set an employment space target based upon the prediction of jobs from Experian baseline economic forecast.  <b>Employment:</b> Set an employment space target based upon the prediction of jobs from the D2N2 policy-on economic forecast.  <b>Employment:</b> Set an employment space target based upon the prediction of jobs needed to match the forecast future growth in the labour supply.</p>	<p><b>Retail</b> Set a retail floorspace target based upon no change to current shopping patterns / levels of spending.  <b>Retail</b> Set a retail floorspace target based upon modest uplift in the levels of spending.</p>	<p>Representations received from previous consultations on the Core Strategy focused mainly on the issue of housing growth. Some favoured both higher and lower housing figures. Despite this, there was concern raised about setting housing figures which may be aspirational, but not be deliverable.</p>	<p>This policy works positively towards the objectives of meeting housing needs (SA1) and improving health (SA2). There were also positive effects found in relation to certain of the economic objectives (SA12-14) as the policy allows for opportunities for land to be used for a wide range of economic uses.  However, the appraisal also found that there could be negative effects upon environmental objectives (SAG-7). This is due to the fact that the strategy involves greenfield land release which would have consequential effects upon biodiversity, built and natural assets and natural resources. However, measures required through other policies of the plan such as sustainable urban drainage systems and habitat creation / enhancement could mitigate these effects.</p>	<p>The preferred levels of development in this policy meet the district's objectively assessed needs whilst ensuring the achievement of the plan's vision and related objectives for regeneration and growth.</p>
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S3 - Settlement hierarchy	This policy sets out a settlement hierarchy which defines the Mansfield urban area as the main urban area, and Market Warsop as the secondary urban area. It provides the context for the overall distribution of development and site allocations identified in other policies of the plan.	The NPPF requires plans to promote the vitality of main urban areas. Policy S3 recognises the role of Mansfield as the district's main urban area. It establishes a hierarchy which sets the context for where new development should be located across the district.	Mansfield Urban Area to be the focus of all housing and employment development.	Focus the majority of housing and employment development at and around the Mansfield Urban Area, whilst supporting growth at Market Warsop Urban Area.	Focus housing and employment development at Mansfield Urban Area, followed, at a lesser scale, by Market Warsop Urban Area, followed by limited development in the Villages.	Representations from previous consultation on the Core Strategy, and the scope of the new local plan have supported the approach to focus development at the main urban area of Mansfield, and the secondary urban area of Market Warsop.  In addition, further representations in support on scope of the plan in 2015 suggested that policy should set out a hierarchy of settlements to establish the scale and distribution of new development, to promote sustainable development in accordance with the level of sustainability of settlements.	The appraisal found the policy options have very similar effects upon the SA Framework. The only difference was found in relation to SA1 where there was a negative effect in relation to meeting the housing needs of communities living in the rural villages within Warsop Parish.  The policy would have a significant positive effect upon the objective of making efficient use of existing transport infrastructure as the policy would be direct development to locations within the main urban areas which are already connected to the transport network and easily accessible by public transport.	The preferred policy reflects the district's settlement pattern in terms of the size and function of its urban areas and villages having regard to their relative sustainability.
S4 - Distribution of new development	This policy sets out the distribution of new development between the main urban area of Mansfield, and Warsop parish. It provides the context for the allocation of land under other	The NPPF requires plans to promote the vitality of urban areas. In addition, our evidence shows that the vast majority of the district's development needs should be met at the main Mansfield urban area, with a more	Urban (brownfield and greenfield) sites only	Mix of urban (brownfield and greenfield) sites, and sites adjoining the urban boundary.	Mix of urban (brownfield only) and sites adjoining the urban boundary	As above, representations from previous consultation have supported the approach to focus development at the main urban area of Mansfield, and the secondary urban area of Market Warsop.	Overall, the preferred approach performs poorer than Alternative 1 with regards to environmental objectives such as biodiversity, landscape and green space. However, the preferred approach performs better in terms of housing and economy. Given the need to achieve housing targets and match economic aspirations Alternative 2 is perhaps the most balanced approach	The preferred policy meets the objectively assessed development needs for the district's urban areas and is the most appropriate in achieving sustainable patterns of development across the district.



S5 - Affordable housing	<p>polices of the plan.</p> <p>This policy sets out target percentages for affordable homes as part of major new housing development.</p>	<p>limited amount at Market Warsop.</p> <p>The NPPF requires plans to address the need for all types of housing, including affordable housing. Our evidence tells us that there is a pressing need for affordable housing within the district and the wider HMA. However, evidence shows development viability in Mansfield district is sensitive to increase in costs such as associated with affordable housing and S106 contributions.</p>	<p>The provision of affordable housing ought to be determined through a consideration of needs (established through a SHMA) and balanced against viability factors. The whole plan viability assessment has looked at alternative percentage targets for affordable housing having regard to a range of factors that influence overall viability levels such as development sizes and mix. Unviable housing targets would not be deliverable and are thus considered to be unreasonable alternatives.</p>			<p>In 2010 the relevant options within the Issues and Options Report suggested a single AH percentage target across the whole of the district, higher targets in areas of greatest need, targets linked to viability levels (see SC1).</p> <p>There was general consensus that an policy approach to AH should be set out. In response to the options most respondents felt that areas of the district in greatest need should provide for most AH subject to viability</p> <p>In addition, affordable housing was also seen as an important issue for the plan from the previous consultation on the scope of the local plan in 2015.</p>	<p>(providing that negative effects upon the environment can be avoided) through other environmental protection policies of the plan.</p> <p>The policy approach is likely to have a significant positive effect on the baseline with respect to objective SA1 which relates to housing needs. No other significant effect is recorded, though there ought to be knock on positive effects in terms of health and wellbeing. On-site provision of affordable housing may assist with community integration and thus have a minor positive indirect effect on community wellbeing and cohesion (SA2).</p>	<p>Viability testing has found that a 20 percent affordable housing target for greenfield land in the district is supportable having regard to the cumulative impact of other plan policies upon overall viability levels. Due to the additional costs associated with previously developed sites this target is reduced to 10 percent to reflect the more marginal viability position in relation to such sites.</p>
S6 - Specialist housing	<p>This policy sets out a target percentage for bungalows or specially adapted housing as part of major new housing development.</p>	<p>The NPPF requires plans to address the need for all types of housing, including the needs of different groups in the community</p>	<p>No reasonable alternatives identified.</p>		<p>A policy on specialist housing was not specifically considered in relation to the consultation on the 2010 Issues and Options Report, or the 2015 Scoping Report.</p>	<p>The policy is likely to contribute a positive effect on the baseline with respect to objective SA1 which relates to housing needs. No other significant effect is recorded, though there ought to be knock on</p>	<p>Viability testing has found that the 10 percent specialist housing target is supportable having regard to the cumulative impact of plan</p>	

				However, in response to the 2010 consultation mention was made of the need to address the needs of the future ageing population profile of the district.	positive effects in terms of supporting older and vulnerable groups.	policies upon overall viability levels.
such as older people and people with disabilities. Our evidence tells us there is pressing need for types of accommodation for the elderly and people with a limiting long term illness.	The NPPF requires plans to address the need for all types of housing, including people wishing to build their own home.	No reasonable alternatives identified.	A policy of this nature was not the subject of previous consultation.	The policy is likely to lead to a positive effect overall in terms of housing; as allowing a percentage of sites for custom builds ought to be beneficial for housing choice and community development.	The inclusion of specific policy on custom and self build is in line with the NPPF. It has been viability tested and is considered likely to be cost neutral.	
	This policy sets out a target percentage for custom and self build housing as part of major new housing development.					
S7 - Custom and self build dwellings						
S8 - Accommodation for gypsies, travellers and showpeople	Where there is a proven need for accommodation for gypsies, travellers and travelling showpeople, this policy supports the development of a site to meet the such a need provided that it meets specified policy criteria.	The decision to allocate sites in the Plan is driven by evidence on accommodation needs. At this stage, the evidence suggests that a criteria based policy is sufficient.	Representations from previous consultation on the Core Strategy focused on the issue of identifying specific sites or broad areas rather than a criteria based policy approach (see SC2).  Since this consultation was undertaken a Traveller Accommodation Needs Assessment and Strategy has been prepared which concludes there is no need to identify a specific site in the district.	The policy may have a minor positive effect on the baseline in relation to addressing housing and health inequalities, however this is only likely if a need is identified and such a site is developed in the future. The latest evidence (Traveller Accommodation Needs Assessment and Strategy - April 2015) suggests there is no current need for such a site to be developed and hence the effects are not significant, especially as such a site would only benefit a few individuals, when considered against the overall housing needs of the district.	The inclusion of this criteria based policy reflects the evidence which shows that there is no need to identify a specific site. Nevertheless, the policy allows development to come forward in appropriate locations within and adjoining the district's defined urban areas should a need arise in the future.	



<p>S9 - Development in the countryside</p>	<p>This policy provides general restraint to development in the countryside unless it falls within one or more stated policy exceptions.</p>	<p>The NPPF requires plans to promote prosperous rural areas including sustainable tourism whilst at the same time enhancing the natural environment.</p>	<p>The settlement hierarchy determines the strategy for distributing new development, stating that only limited development should be allowed in the countryside. This sets the context for policy S9.  No reasonable alternatives have been identified.</p>	<p>A policy of this nature was not the subject of previous consultation. However, the objective of this policy links strongly to the protection and enhancement of the natural environment which was one of the main issues raised in representations received from previous consultations on the Core Strategy, and the scope of the new local plan.</p>	<p>The policy is likely to have positive effect on rural communities by limiting development to acceptable small scale uses. This should protect the character of settlements, whilst ensuring that local needs for housing can be met as well as supporting appropriate economic activity.  Generally, restricting development in the countryside ought to reduce the number of properties located in poorly accessible areas. The policy seeks to strengthen this principle by promoting new tourism development close to the urban area wherever possible.</p>	<p>The inclusion of a policy which allows for limited development where it requires a countryside location is in line with the NPPF.</p>
<p>S10 - Employment areas</p>	<p>This policy seeks to protect the districts most important existing employment sites for business and related economic development uses.</p>	<p>The NPPF requires plans to identify strategic sites and priority areas for economic regeneration to meet needs over the plan period.</p>	<p>No reasonable alternatives identified.</p>	<p>In the 2010, the relevant options within the Issues and Options report suggested identifying, all existing sites, 'the best existing sites', or having a flexible criteria based approach to protection of employment land (see EP4).  There was a considerable degree of support from previous consultations on the Core Strategy for a policy which identified and protected the district's 'best' employment areas for job creating development.</p>	<p>The policy ought to have a significant positive effect on economic objectives by protecting the most accessible, higher quality employment sites from other development. Allowing for the flexible re-use of other employment sites (though not explicitly stated in the policy) should also help to reduce pressure on greenfield land, which would have positive implications for landscape, biodiversity and environmental quality and help to reuse derelict land and buildings.</p>	<p>The inclusion of a policy to safeguard important employment sites is necessary to ensure the needs of business are met. It also accords with the NPPF, and is supported by others.</p>

S11 - Retail areas	This policy sets defines a retail hierarchy which promotes Mansfield town centre as the main location for shopping and other main town centre uses.	The NPPF expects plans to recognise the importance of town centres in defining a network and hierarchy of centres within its area.	Apply national default floor space threshold of 2,500 sqm before requiring an impact assessment on out-of-centre and edge-of-centre development of main town centre uses	Apply locally agreed threshold	Apply lower threshold for development that would impact upon centres other than the town centre	In the 2010, the relevant options within the Issues and Options report suggested amending the retail hierarchy by, including new centres, or reclassifying existing centres, or a combination of both (see SC6).  There was most support for reclassification of centres rather than the addition of new centres. In addition comments were received that Mansfield town centre should be the main focus for retail and leisure uses, with other centres playing a complementary role.	The appraisal of these options found that there is unlikely to be a significant effect upon the SA objectives. All options had very similar results which means that whichever threshold is used to trigger the requirement for an impact assessment, the effect is likely to be the same. The main difference between the options is that the lower the threshold is, the more applications there will be that will need to be scrutinised through the impact assessment process. There were also a number of uncertain effects but this is because it is necessary to know the site details, and it would also depend on the outcome of the impact assessment.	The policy most closely resembles Option 3, but in addition to reclassifying and adding centres to the hierarchy, the policy also introduces a size threshold for when proposals in locations outside of designated centres would need to have an impact assessment submitted alongside the planning application. A policy such as this which defines the hierarchy of centres, and which applies the sequential test is in line with the NPPF.
S12 - Neighbourhood parades	This policy seeks to protect neighbourhood retail parades and allows appropriate development to promote their vitality and viability.	The NPPF requires plans to define a network and hierarchy of centres.	No reasonable alternatives identified.	No reasonable alternatives identified.	The important complimentary role of other centres outside Mansfield town centre such as neighbourhood parades was recognised in previous consultations on the Core Strategy in 2010 (see SC6).	The policy would ensure good access to local services, which would have a significant positive effect on transport, and beneficial effects on health and society. Although local parades would lead to greater energy consumption, it ought to be possible to mitigate this through other plan policies.	Neighbourhood parades play an important role in providing for day to day shopping needs and their protection is crucial in planning for sustainable communities. The inclusion of a policy of a policy on neighbourhood parades is in line with the NPPF.	
S13 - Local shops and	This policy seeks to protect	The NPPF requires plans to	No alternatives identified. There are community benefits to local facilities that ought to be	No alternatives identified. There are community benefits to local facilities that ought to be	Ensuring adequate provision of community	The policy should help to promote and enhance social	The inclusion of a policy to promote	



community facilities	small scale local convenience stores and community facilities unless the it can be demonstrated they are not needed or viable.	promote the retention and development of local services and community facilities including local shops.	protected. Nevertheless, the policy also allows for change of use where evidence suggests that facilities are not needed or viable. The scale of new retail facilities is limited to 50m2 because..	facilities was one of the issues raised in the 2010 Issues and Options Report (see SC5). Representations in support of a policy to protect existing community facilities were received from the previous consultation on the Core Strategy.	capital and the provision of community facilities, having positive effects on accessibility, health and wellbeing. The policy could restrict the conversion of facilities to residential use, but this is outweighed by the positive effects and there is a degree of flexibility if evidence suggests that community facilities are not required.	the retention of local shops and other community facilities is in line with the NPPF.
S14 - Hot food takeaways	This policy seeks to allow for hot food take ways subject to certain locational and other criteria.	One of the roles of the planning system as set out in the NPPF is to support healthy inclusive communities. Our evidence tells us the health profile of our population is not as good as elsewhere in the county and that obesity is a particular issue amongst our children.	No alternatives identified.	A policy of this nature was not the subject of previous consultation. However, the issues of health and well being including the land-use factors affecting obesity was raised at the previous consultation on the scope of the new local plan.	The policy ought to have a positive effect on health and wellbeing by minimising hot food takeaways near to schools. This should help to discourage children from eating unhealthily, though a range of other factors clearly play a role. It should also help to ensure community safety. There are no significant effects for any other SA Objectives.	The inclusion of a policy on hot food takeaways is in line with the NPPF.

### Chapter 5 - Mansfield

Table 2 - Chapter 5: M1 - M4, MCA1 - MC6 & MWDC1 - MWDC3

Policy	Policy Objective	How did this policy come about?	What alternative policy options were considered through the Sustainability Appraisal?	What were the responses from previous consultations informed the policy?	How did the policy rate against the Sustainability Appraisal framework?	Why has this policy option be chosen?
M1 - Mansfield urban regeneration	This policy seeks to promote the regeneration of Mansfield's urban area with particular	The NPPF requires plans to promote the vitality of urban areas.	No reasonable alternatives identified.	Although a Mansfield area based policy was not the subject of previous consultation in the Issues and Options Report 2010,	M1 is predicted to have a significant positive effect on the baseline in relation to addressing housing and economic growth and	The inclusion of a specific policy on the regeneration of Mansfield urban area including the town centre

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<p>MCA1 - Mansfield central area</p>	<p>These policies seek to promote the regeneration of the Mansfield central area by:</p> <ul style="list-style-type: none"> <li>- promoting the development of a number of regeneration opportunity sites</li> <li>- supporting a range of measures to enhance the town centre environment including its public realm</li> </ul>	<p>The NPPF expects our plan to recognise the town centre as the heart of our communities and pursue policies which support its vitality and viability. It also goes on to say that policies should aim to ensure that development establish a strong sense of place, respond to local character, and protect and exploit opportunities for the use of sustainable travel modes.</p> <p>One of the priorities of the council's corporate plan and the sustainable community strategy is also to promote the revitalisation of Mansfield's town centre.</p>	<p>No reasonable alternatives were identified.</p>	<p>The regeneration of Mansfield town centre was seen as one of the most important issues from previous consultation on the Core Strategy 2010 (see TC1 &amp; TC2).</p> <p>In particular there was general support for broadening the appeal of the town centre to accommodate the needs of a wider age range including families. In terms of the mix of uses the majority of respondents supported the zoning approach.</p> <p>However, on-going discussions with town centre stakeholders about zoning including the negative impacts of a concentration of late night uses would have on the town centre concluded that a more flexible and dispersed policy approach would be appropriate.</p> <p>In relation to the town centre boundary, most of the representations received on the Core Strategy Issues and Options Report, 2010 were in favour of maintaining rather than extending the existing boundary.</p>	<p>Policies MCA2 and MCA6 should have a positive effect on the quality of the town centre, in particular on the historic built environment and access to culture. They should also lead to improved job opportunities alongside MCA4 and MCA5.</p> <p>MCA3 and MCA2 are likely to have positive effects upon travel patterns and accessibility.</p>	<p>The inclusion of specific policies to promote the regeneration of the Mansfield town centre with a vibrant mix of shopping and other town centre uses is founded upon the evidence in the Retail and Leisure Study. It is also in line with the NPPF, and aligns with the council's corporate priorities, and those in the sustainable community strategy relating to the town centre. It is as well an important element in helping to meet the plan's vision and related objectives and a key driver in the future growth and regeneration of the district.</p>
<p>MCA2 - Mansfield town centre improvements</p>						
<p>MCA3 - Accessing the Mansfield town centre</p>						
<p>MCA4 - Mansfield town centre mix of uses</p>						
<p>MCA5 - Mansfield primary shopping area</p>	<ul style="list-style-type: none"> <li>- promoting accessibility for pedestrians, cyclists, public and private transport users</li> </ul>					
<p>MCA6 - Mansfield cultural hub</p>	<ul style="list-style-type: none"> <li>- supporting the delivery of a vibrant mix of uses</li> <li>- protecting and enhancing the cultural facilities within the town</li> </ul>					
<p>MWDC1 - Mansfield Woodhouse</p>	<p>This policy seeks to strengthen the the role and function of</p>	<p>The NPPF expects plans to support a network and hierarchy</p>	<p>Alternative 1 - Allow a range of main town centre uses (at ground floor level) regardless</p>	<p>Although a specific policy of this nature was not the subject of previous consultation the</p>	<p>The effects of both policy options are very similar, and are generally positive. The only difference is that the preferred</p>	<p>The inclusion of a specific policy to support the role and function of</p>

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district centre mix of uses	the Mansfield Woodhouse district centre. It allows for a mix of uses but sets a 40 percent minimum target for units to remain in retail use.	of centres. In addition, the regeneration and revitalisation of the network of town and district centres is one of the council's corporate priorities.	of the percentage of A1 units (i. e. business as usual).	representations received from the 2010 Issues and Options Report consultation recognised the importance of the Mansfield Woodhouse district centre in the district's shopping hierarchy (see SC6).	option sets a minimum level of A1 units in order to ensure that the district centres retain their historic retailing function.  The preferred option would better protect the historic and cultural value of the centres in this respect. The existing conditions of the District Centres (i.e. small, listed buildings) may over time restrict the ability of businesses to grow, which could be negative. This effect would be lesser for the alternative Option which is more relaxed about town centre uses.	the Mansfield Woodhouse district centre is in line with the NPPF. On balance, the preferred option which sets a minimum 40% level for A1 units is considered necessary to maintain its primary shopping function.
MWDC2 - Mansfield Woodhouse district centre improvements	This policy provides support for a range of measures aimed at improving the physical environment of the Mansfield Woodhouse district centre.	The NPPF promotes good design which amongst other things respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.	No reasonable alternatives were identified.	Although a specific policy of this nature was not the subject of previous consultation the representations received from the 2010 Issues and Options Report recognised the importance of the Mansfield Woodhouse district centre in the district's shopping hierarchy (see SC6).	Policy MWDC2 identifies a range of measures that proposals for new development will be required to adhere to that would improve the appearance of the Mansfield Woodhouse district centre. These measures would have a positive effect in terms of the well-being and safety of people when shopping/working/accessing community facilities located within the district centre. The policy also emphasises the need to protect and enhance the historic environment as part of bringing forward proposals for new development.	The inclusion of a specific policy to support the role and function of the Mansfield Woodhouse district centre is in line with the NPPF.
MWDC3 - Allocations for retail at Mansfield Woodhouse district centre	This policy allocates a number of sites for shopping which contribute to meeting the district's retail target set out in policy S2.	The NPPF requires plans to allocate a range of suitable sites to meet the scale and type of retail needed.	Given that allocations are a key part of the local plan, a range of reasonable site options have been identified and appraised through the Sustainability Appraisal (SA).	The retail site allocations have not been the subject of previous consultation.	Linked to Policy S4, which sets out a requirement for new retail floor space to be provided within the Mansfield Woodhouse district centre, Policy MWDC3 allocates new commercial sites in the centre.	The allocation of sites for retail is in line with the NPPF. It also an important element in helping to meet the plan's vision and related objectives for growth and



									regeneration of the district.
									This should have a minor positive effect in terms of job creation (SA12) and also improve the wellbeing of the community with the increased local service offer (SA2). It is unlikely to have an effect on the majority of other SA objectives. Mansfield Woodhouse district centre is in a Conservation Area and development within it should be sensitively developed.

### Chapter 6 - Warsop Parish

Table .3 - Chapter 5: Policies W1 - W3 & WDC1 - WDC3

Policy	Policy Objective	How did this policy come about?	What alternative policy options were considered through the Sustainability Appraisal?			What were the responses from previous consultations informed the policy?	How did the policy rate against the Sustainability Appraisal framework?	Why has this policy option be chosen?
			Option 1	Option 2	Option 3			
W1 - Warsop Parish	This policy seeks to promote the regeneration of the Market Warsop urban area.	The NPPF requires plans to promote the vitality of urban areas.	Option 1	Option 2	Option 3	Although a Warsop Parish area based policy was not the subject of previous consultation the representations received from previous consultations on the Issues and Options Report 2010 consultation relating to the distribution of development supported the approach to strengthen the role of the Market Warsop urban area (see EP1).	The policy aims to direct new housing, retail and employment growth towards Market Warsop. This would ensure that new housing, shopping facilities and job opportunities are located in a sustainable location that is accessible to people living within Warsop and in the surrounding villages. This would help reduce the need to travel. The policy also highlights that greenfield land that is currently well used or provides the best opportunities for re-use for leisure/recreational purposes will be protected. This would have a direct positive effect in terms of protecting open space that could be used for	The inclusion of a specific policy on the regeneration of Market Warsop urban area is in line with the NPPF. It also accords with the priorities in the council's corporate plan and the sustainable community strategy.

					Again, the recognition of Market Warsop urban area as a main driver for growth and regeneration within the Warsop Parish was an important issue from the consultation on the scope of the local plan in 2015.	recreational purposes, which would also encourage healthy lifestyles in the area.	
W2 - Allocations for new homes in Warsop Parish	This policy allocates a number of sites for housing which contribute to meeting the district's housing target set out in policy S2.	The NPPF expects plans to identify land for housing that is sufficient to provide a 15 year supply from the plan's anticipated adoption date.	Given that allocations are key part of the local plan, a range of reasonable site options have been identified and appraised through the Sustainability Appraisal (SA).	The housing site allocations have not been the subject of previous consultation.	Section xx of the SA discusses the methodologies for establishing and appraising the housing site options in further detail.	The allocation of sites for housing is in line with the NPPF. It also an important element in helping to meet the plan's vision and related objectives for growth and regeneration of the district.	
W3 - Allocation of employment land in Warsop Parish	This policy allocates a number of sites for business development which contribute to meeting the district's employment space targets set out in policy S2.	The NPPF expects plans to proactively encourage sustainable economic growth including setting criteria or identifying strategic sites to meet anticipated needs over the plan period.	Given that allocations are key part of the local plan, a range of reasonable site options have been identified and appraised through the Sustainability Appraisal (SA).	The employment site allocations have not been the subject of previous consultation.	Section xx of the SA discusses the methodologies for establishing and appraising the employment site options in further detail.	The allocation of sites for employment is in line with the NPPF. It also an important element in helping to meet the plan's vision and related objectives for growth and regeneration of the district.	
WDC1 - Market Warsop district centre mix of uses	This policy seeks to strengthen the role and function of the Market Warsop district centre. It allows for a mix of uses but sets a 40 percent minimum target	The NPPF expects plans to support a network and hierarchy of centres. In addition, the regeneration and revitalisation of the network of town and district centres is one of the	Alternative 1 - Allow a range of main town centre uses (at ground floor level) regardless of the percentage of A1 units.	Although a specific policy of this nature was not the subject of previous consultations the representations received from the 2010 Issues and Options Report consultation recognised the importance of the Market Warsop district	The policy identifies the need to deliver town centre uses in Market Warsop district centre (retail, non retail services (banks, building societies, restaurants and takeaways) and local public facilities (doctor's surgery, dentist, opticians, post office and library)), whilst ensuring that the percentage of retail units remains above 40%. The delivery of this	The inclusion of a specific policy to support the role and function of the Market Warsop district centre is in line with the NPPF. On balance, the preferred option which sets a minimum 40% level for A1 units is considered	



	for units to remain in retail use.	council's corporate priorities.		centre in the district's shopping hierarchy (see SC6).	policy would contribute towards ensuring that sufficient community and retail facilities and services are delivered throughout Market Warsop for the local population and surrounding villages. In turn, this policy should reduce the need to travel in order to access key community and retail facilities and services and new employment opportunities will be delivered.	necessary to maintain its primary shopping function.
WDC2 - Market Warsop district centre improvements	This policy provides support for a range of measures aimed at improving the physical environment of the Market Warsop district centre.	The NPPF promotes good design which amongst other things respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.	No reasonable alternatives were identified.	Although a specific policy of this nature was not the subject of previous consultation the representations received from the 2010 Issues and Options Report consultation recognised the importance of the Market Warsop district centre in the district's shopping hierarchy (see SC6).	Policy WDC2 identifies a range of measures that proposals for new development will be required to adhere to that should improve the appearance of the Market Warsop district centre.  These measures ought to have a positive effect in terms of the well-being and safety of people when shopping /working/ accessing community facilities located within the district centre. The policy also emphasises the need to protect and enhance the historic environment as part of bringing forward proposals for new development.	The inclusion of a specific policy to support the role and function of the Market Warsop district centre is in line with the NPPF.
WDC3 - Allocations for retail sites at Market Warsop district centre	The NPPF requires plans to allocate a range of suitable sites to meet the scale and type of retail needed.	Given that allocations are key part of the local plan, a range of reasonable site options have been identified and appraised through the Sustainability Appraisal (SA).	The retail site allocations have not been the subject of previous consultation.	The allocation of sites for retail is in line with the NPPF. It also an important element in helping to meet the plan's vision and related objectives for growth and regeneration of the district.	Policy WDC3 is likely to have positive effects upon the economy through the allocation of land for retail development at accessible locations. Several sites would also help to regenerate brownfield land, which could also enhance the character of these areas.	The allocation of sites for retail is in line with the NPPF. It also an important element in helping to meet the plan's vision and related objectives for growth and regeneration of the district.

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## Chapter 7 - Sustainable transport

Table 4 - Chapter 7 - Policies ST1 - ST4

Policy	Policy Objective	How did this policy come about?	What alternative policy options were considered through the Sustainability Appraisal?			What were the responses from previous consultations informed the policy?	How did the policy rate against the Sustainability Appraisal framework?	Why has this policy option be chosen?
			Option 1	Option 2	Option 3			
ST1 - Protecting and improving our sustainable transport network	This policy seeks to support sustainable travel by protecting and improving key transport infrastructure.	The NPPF expects plans to protect and exploit the opportunities for the use of sustainable transport modes.	The policy sets out infrastructure improvement measures that will be supported and encouraged to achieve greater use of sustainable modes of travel. As the District is relatively compact, the main transport routes provide good access to Mansfield, but the routes are at capacity at key junctions. Encouraging sustainability measures to help relieve this pressure is positive. There are no reasonable alternatives to this approach.		Representations in support of a policy on sustainable transport were received from the previous consultation on the Issues and Options Report in 2010 (see ES6).  In addition, the need to maximise public transport in pursuit of achieving sustainable development was seen as one of the main issues from the previous consultation on the scope of the plan in 2015.	The policy is predicted to help improve accessibility and reduce emissions from transport by encouraging and facilitating public transport, walking, cycling and the infrastructure for ultra-low emissions vehicles (i.e. charging points). This ought to have a significant positive effect in the long-term upon accessibility and climate change objectives. There should also be beneficial effects for health and wellbeing by supporting access to green space. There is some uncertainty about the effects on biodiversity and built and natural heritage. On the one hand, development of trails and routes could improve access to nature as well as providing opportunities for enhancement. Conversely, this increased access could put recreational pressure on wildlife. It is likely that Plan policies ought to mitigate potential negative effects through.	The inclusion of a policy on sustainable transport which protects existing infrastructure and prioritises key routes for infrastructure improvements is considered an appropriate policy response to the issues facing the district. The policy reflects the plan's vision and related objectives which collectively aim to achieve sustainable development, and it is in line with the NPPF.	
ST2 - Encouraging sustainable transport	This policy sets out a hierarchy aimed at maximising the impact of sustainable transport modes.	The NPPF requires developments to be located and designed to give priority to pedestrian and cycle movements, and to have access to high quality public transport facilities.	Encouraging sustainable transport is a key planning principle, which the policy seeks to embed into new development. Not including such a policy is not considered to be appropriate as it would be in line with the NPPF and does not create unsafe conditions is a standard planning principle.		See above comments in relation to ST1.  A policy of this nature has not been the subject of	The policy is inherently positive and is predicted to have beneficial effects to a range of sustainability factors including natural resources, health and wellbeing, and biodiversity. It is likely that Plan policies ought to mitigate potential negative effects through.	The inclusion of a policy to encourage sustainable transport including for pedestrians, cyclists and people with disabilities is in line with the NPPF.	
ST3 - Impact of development	This policy sets out a hierarchy aimed at maximising the impact of sustainable transport modes.	The NPPF requires developments to be located and designed to give priority to pedestrian and cycle movements, and to have access to high quality public transport facilities.	Encouraging sustainable transport is a key planning principle, which the policy seeks to embed into new development. Not including such a policy is not considered to be appropriate as it would be in line with the NPPF and does not create unsafe conditions is a standard planning principle.		See above comments in relation to ST1.  A policy of this nature has not been the subject of	The policy is predicted to help improve accessibility and reduce emissions from transport by encouraging and facilitating public transport, walking, cycling and the infrastructure for ultra-low emissions vehicles (i.e. charging points). This ought to have a significant positive effect in the long-term upon accessibility and climate change objectives. There should also be beneficial effects for health and wellbeing by supporting access to green space. There is some uncertainty about the effects on biodiversity and built and natural heritage. On the one hand, development of trails and routes could improve access to nature as well as providing opportunities for enhancement. Conversely, this increased access could put recreational pressure on wildlife. It is likely that Plan policies ought to mitigate potential negative effects through.	The inclusion of a policy to encourage sustainable transport including for pedestrians, cyclists and people with disabilities is in line with the NPPF.	



upon the highway network	development on the highway network.	proposed to have safe and suitable access to the site.	requirement which does not present any reasonable alternatives.	previous consultation.	and guidelines and likely opposition from transport bodies. Therefore, the influence of this policy is predicted to be mostly neutral. However, the policy re-iterates the requirement to secure safe developments and the mechanism for achieving necessary upgrades to infrastructure. In this respect, positive implications can be expected in terms of wellbeing, community safety and accessibility.	terms is in line with the NPPF.
ST4 - Parking provision	This policy requires development to provide adequate levels and design of parking provision within new developments.	The NPPF sets out a range of considerations which should be taken into account if setting local parking standards. In addition the June Ministerial Statement requires local standards to be justified by local circumstances.	No reasonable alternatives identified.	A policy of this nature has not been the subject of previous consultation.	The prediction of the effects of this policy will be dependent upon the review of the Parking Standards SPD which will be carried out at the next stage of the plan process. However, a positive effect is assumed at this stage.	The inclusion of a policy to ensure appropriate levels of parking is considered to be necessary to ensure impacts on the highway network are satisfactorily managed.

### Chapter 8 - Climate change

Table .5 - Chapter 8: Policies CC1 - CC4

Policy	Policy Objective	How did this policy come about?	What alternative policy options were considered through the Sustainability Appraisal?			What were the responses from previous consultations informed the policy?	How did the policy rate against the Sustainability Appraisal framework?	Why has this policy option be chosen?
			Option 1	Option 2	Option 3			
CC1 - Climate change and	This policy sets out sustainable design	By way of its signatory to the Nottingham Declaration on	The NPPF requires that local plans should be prepared to adopt proactive strategies to mitigate and adapt to climate change.	Although there was no specific climate change included in previous	The policy approach is likely to have a positive effect on energy, waste and natural	This policy area has moved on rapidly during the preparation of the local plan		

new development	measures that will be supported and encouraged to reduce, mitigate and/or adapt to the impacts of climate change	Climate Change the council recognises climate change as one of the key issues to be address within the district. This policy has been developed as part of the council's commitment to help tackle this global issue locally.	A business as usual approach is therefore not considered to be reasonable.	consultations there were comments received in relation to environmental sustainability theme that suggested it was one of the important considerations for the plan. In particular, using more renewable and low carbon energy through the design and construction of new buildings was one of the key issues raised in the Core Strategy Issues and Options Report, 2010.  Representations in support were received for policy approaches which seek to promote renewable and low carbon energy use However, there was some concern over setting targets which exceed the building regulations from previous consultation.  In addition, development that incorporates sustainable design and construction was supported by Natural England in the previous consultation on the scope of the plan in 2015.	resources by minimising the requirement for resource use. There could also be positive effects on the built and natural environment by helping to enhance green infrastructure and create more resilient developments.  <b>Recommendation</b>  It is unclear how viability will be taken into account when delivering this policy. At present the policy 'requires' developers to achieve a range of sustainability measures. The extent to which this is balanced against the need for viable developments and other plan requirements (such as affordable housing) is not alluded to. It would be useful to add some clarification on this matter to increase certainty that negative effects on housing would not occur. For example.  <i>In order to mitigate against and adapt to climate change new development will be required (subject to viability) to:</i>	linked to changes in the Building Regulations and the Housing Standards Review.  The chosen policy has been developed to cover a wide range of sustainable design issues not just energy use in buildings. As such the policy focuses on the overall sustainable design and layout of development rather than just individual buildings.  In the light of the findings of the SA the policy has been reworded to be more flexible. It now requires one or more measures rather than all. It is not envisaged that this will have a significant impact on the overall viability of development.
CC2 - Standalone and community wide energy	This criteria based policy supports the development of standalone and community wide renewable energy infrastructure provided that specified	The NPPF expects policies to maximise renewable and low carbon energy development while ensuring that adverse impacts are addressed satisfactorily including cumulative	A potential alternative to this policy would be to identify 'opportunity areas' where standalone schemes would be looked upon favourably and encouraged. This is a proactive approach, but is reliant upon a detailed evidence base being established. This is not considered to be proportionate, as schemes can be assessed as they come forward. Therefore, no reasonable alternatives were assessed in the SA.	Using less energy and promoting green energy was one of the issues from previous consultation on the Core Strategy Issues and Options Report, 2010.  In addition, further consideration in relation to the approach to on-shore hydrocarbon gas was one	The policy supports the principles in the NPPF related to energy generation, providing local context through a particular emphasis on community led-schemes. This would help to increase the use of renewable and low carbon energy in Mansfield whilst protecting the environment and public wellbeing,	A criteria based policy was developed in order to meet the requirements of the NPPF, other related legislation, and the council's commitment to help tackle climate change.  In the light of the Ministerial Statement (June 2015) in relation to wind energy the plan was developed to



	criteria are met including in relation to landscape impacts.	landscape and visual impacts.		of the issues from the previous consultation on the scope of the plan in 2015.	include a wind energy opportunities schematic based upon the evidence prepared by LUC, and which shows broad areas suitable for wind energy development. This takes forward the more proactive approach as advocated by the SA.  In the light of further investigation and discussion regarding the presence of on-shore hydro-carbons within the district it is considered that a specific policy is not therefore needed.
CC3 - Flood risk	This policy requires development to be satisfactorily located and designed to address flood risk.	The NPPF requires plans to develop policies to manage flood risk from all sources. Our evidence tells us that the certain parts of the district are susceptible to river and surface water flooding.	No reasonable alternatives have been identified. The policy approach is in line with the NPPF.	Flooding and water related issues was one of the topics raised by the Environment Agency (EA) in previous consultations. In the light of this we have worked closely with the EA to develop the policies relating to water, and flood risk in the plan.	The inclusion of a policy on flood risk is in line with the NPPF, and is necessary to address the flood risk and other water related issues facing the district.
CC4 - Impact of development on water	This policy requires development to be acceptable in terms of water conservation, water quality, ecology and flood resilience.	The NPPF expects plans to include policies to deliver the provision of infrastructure for water supply, wastewater, and flood risk.	No reasonable alternatives have been identified. There is a need to manage water in The Humber River Basin Management Area.	Flooding and water related issues was one of the topics raised by the Environment Agency (EA) in previous consultations. In the light of this we have worked closely with the EA to develop the policies relating to water, and flood risk in the plan.	The inclusion of a policy on flood risk is in line with the NPPF, and is necessary to address the flood risk and other water related issues facing the district.

									measures, it is not expected that this would have an effect on the ability to meet housing needs and employment land.	
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## Chapter 9 - Natural environment

Table .6 - Chapter 9: Policies NE1 - NE11

Policy	Policy Objective	How did this policy come about?	What alternative policy options were considered through the Sustainability Appraisal?			What were the responses from previous consultations informed the policy?	How did the policy rate against the Sustainability Appraisal framework?	Why has this policy option be chosen?
			Option 1	Option 2	Option 3			
NE1 - Landscape character	To protect important areas of landscape character and seek improvements where development may be proposed	It followed on from the Landscape Character assessment and a recognition that we need to protect and where possible enhance this important resource.	Alternative 1 – Do not take a sequential approach to landscape character protection.			This was a specific issue in the issue and options report with support for policies relating to this.  There was also considerable support for protecting and enhancing valued landscapes throughout the responses to the scoping report	The proposed policy approach is likely to have significant positive effects upon biodiversity, the built and natural environment and green spaces by protecting the most sensitive areas and seeking enhancement where possible. This would have beneficial effects on health and wellbeing. Whilst the alternative policy ought to still have positive effects against these factors it would be at a lesser scale as development could occur in areas of greater sensitivity more readily. The effects on housing and employment are not considered to be significant given that the strategy is one of urban containment. However, the alternative approach could be slightly less restrictive with regards to housing and employment development.	Having considered all of the responses received and the Landscape character work carried out, this was considered to be the best way to recognise these important issues.
NE2 - Green infrastructure	To protect and enhance areas of multi-use Green infrastructure	We recognised the strategic importance of specific, inter-related areas of multi-use Green	Alternative 1 - Identify strategic areas, corridors and linkages as part of a combined strategic green infrastructure	In addition to Alternative 1, seek to protect and enhance all GI assets, wherever they are		The issue of GI appeared in various elements of the Issues and Options report for which there was always support.	The preferred approach would have a significant positive effect upon both SA6 (biodiversity) and SA7 (built and natural assets) as it would help to protect the GI network, and seek its enhancement through development. There are also a number of positive effects upon SA2 (health), SA5 (society), SA8 (natural resources) and SA11 (transport).	Recognising and valuing our GI has been seen as an important role in the plan. This policy allows the multi use/benefits of



<p>NE3 - Protection of community open space</p>	<p>Community open space is considered important in terms of the appearance of an area and the health and well being of its inhabitants.</p>	<p>We recognise the importance of these facilities and the need to protect them.</p>	<p>The alternative of not protecting and enhancing open space, sport, leisure and recreation facilities is not considered to be justifiable.</p> <p>Whilst the policy wording maybe open to challenge that is part of the evolution of the Local plan and not an alternative to having a policy.</p>	<p>At the Issues and Options stage there was a lot of support for the protection of recreational facilities.</p> <p>Although not a major element in the Scoping report there was still support for recreational facilities.</p>	<p>There was considerable support for GI throughout the responses to the scoping report</p>	<p>By protecting places where residents can enjoy open space, the policy ought to have beneficial effects for health and wellbeing, access to open space and social capital. There could also be positive implications in terms of providing habitat for biodiversity, environmental protection and maintaining the openness of built environments. These effects are more uncertain though. Given that the focus of the policy is on preventing the loss of existing open space, the policy is not likely to have a significant effect in terms of enhancement.</p>	<p>such areas to be recognised rather than as separate entities</p>
<p>NE4 - Protection of allotments</p>	<p>Allotments are often highly valued by users and can make a positive contribution to the health and well being of people</p>	<p>We recognise the importance of allotments and the need to protect them.</p>	<p>The alternative of not having a policy would lead to the potential loss of allotments, which is not considered to be an acceptable approach. However, an alternative approach to the policy could be to allow for a contribution towards allotment provision elsewhere in the District (rather than the requirement to ensure provision on site (or within 15minutes walk) is maintained and increased.</p>	<p>The Issues and Options report saw this as simply part of recreational issues, although the importance of allotments was highlighted in responses. This was also true of the scoping report.</p>	<p>Due to its focused nature, the Policy is unlikely to have a significant effect on the majority of SA objectives. However, it ought to have a positive effect on providing the opportunity to enjoy green space (SA3), health and wellbeing (SA2) promoting social capital (SA5) and landscape (SA7). The policy also allows for development of allotments, not just protection, which should ensure the positive effects continue in the medium to long term as well.</p> <p>Requiring allotment plots to be provided on site or within a 15 minute walk is beneficial as it ensures that communities that stand to lose the facilities are not adversely affected. Allowing for provision</p>	<p>It reflects the importance of these facilities and the basis on which development of them, in whole or part, may be acceptable.</p>	<p>It reflects the importance given to allotments and the basis on which development of them, in whole or part, may be acceptable.</p>

NE5 - Protection of local green space	To recognise special areas of open space that people particularly value.	This embraces the governments recent promotion of Locally designated greenspace and the important of the localism agenda within planning.	The alternative of no policy would lead to such areas having no special level of protection. Whilst the policy wording maybe open to challenge that is part of the evolution of the Local plan and not an alternative to having a policy.	This issue was not specifically referred to in earlier Local plan consultations, although a separate consultation on this issue was what lead to the allocation of the promoted and agreed sites.	Due to its' focused nature, the Protection of Local Green Space policy is unlikely to have an effect on the majority of SA objectives. However, it ought to have a positive effect on providing the opportunity to enjoy green space (SA3), promoting social capital (SA5), biodiversity (SA6), landscape (SA7) and travel (SA11).	It reflects the importance given to these sites and the basis on which development of them, in whole or part, may be acceptable
NE6 - Protection of trees	To clarify the basis on which protected trees will be acceptable.	Officers considered that the policy would provide clarity on this issue.	The alternative of no policy would not provide the accessible information that is considered helpful. Whilst the policy wording maybe open to challenge that is part of the evolution of the Local plan and not an alternative to having a policy	This issue was not specifically referred to in earlier Local plan consultations,	The policy would have significant positive effects upon SA3 and SA8 which relate to the district's Green Spaces & Culture, and Built & Natural assets. The policy is also considered to have a positive effect on SA6 Biodiversity and SA8 natural resources. There were negative effects found in relation to SA12 and SA14 (Employment and Business Land & Infrastructure) as there is the possibility that the protection of trees could make land less attractive for business development which in turn could have an impact upon future employment levels within the district. Alternative 1 is unlikely to have significant effects on the baseline, as it essentially represents the baseline position (i.e. what would be likely to happen anyway in the absence of a Plan Policy on protecting trees.	It reflects the importance given to protected trees and the basis on which works to them may be acceptable
NE7 - Biodiversity	This policy seeks to protect and enhance sites of biodiversity importance	Evidence tells us that the district has rich diversity of flora and fauna which is	The preferred policy approach for biodiversity has been influenced by the findings from the sustainability appraisal at issues and options stage (as described above). No further alternatives have been identified at this stage	The issue was recognised in the issues and options paper and policies on it were supported.	The 'Gains in Biodiversity' policy is unlikely to have an effect on the majority of SA objectives. However, it ought to have a significant positive effect on biodiversity (SA6), and beneficial effects on opportunities to enjoy greenspace	It reflects the importance given to biodiversity and the basis on which



	including designated sites, priority habitats and other landscape features	recognised in a number of nationally and locally designated sites.	The alternative of no policy would lead to such areas having no specific protection. Whilst the policy wording maybe open to challenge that is part of the evolution of the Local plan and not an alternative to having a policy.	It was also picked up as an important issue to address within the Scoping report responses.	(SA3) and landscape (SA7). The policy outlines specific requirements for development and offers 'considerable weight' to developments that deliver significant biodiversity gains. The policy also includes long terms measures such as requiring development to be accompanied by appropriate management plans and ensuring resilience to climate change.	development affecting sites may be acceptable
NE8 - Protection of designated biodiversity and geodiversity sites	Seeks to protect and where possible achieve net gains in bio and geo diversity	These are recognised as important issues which planning needs to address.	The issue was recognised in the Issues and options paper and policies on it were supported.  It was also picked up as an important issue to address within the Scoping report responses.	The 'Protection of Sites' policy is unlikely to have an effect on the majority of SA objectives due to its specific ecological focus. The policy does not present additional requirements above the NPPF, and therefore enhancement is unlikely. However, it ought to have a positive effect on biodiversity (SA6) and landscape (SA7) by ensuring that the most sensitive ecological sites in Mansfield are protected (in line with national policy).	The importance of air quality is such that it needs to be addressed by a specific policy.	It is considered that in order to ensure adequate protection and potential enhancement of these resources a separate policy would be required.
NE9 - Air quality	Requires the impact on air quality to be assessed as part of planning applications.	It will assist in meeting national air quality targets to protect people's health and the environment.	The alternative of no policy would lead to these important issues not being considered during a planning application, which would be unacceptable  Whilst the policy wording maybe open to challenge that is part of the evolution of the Local plan and not an alternative to having a policy.	The importance of air quality was noted in responses to the Scoping report.	The policy is unlikely to have an effect on most policies due to its specific focus on air quality. However, by ensuring that air quality does not deteriorate, the policy ought to have a positive effect on health and wellbeing (SA2), biodiversity (SA6) and transport (SA7). As air quality is not a major issue for Mansfield it is unlikely that the positive effects would be significant.	The importance of land contamination is such that it needs to be addressed by a specific policy
NE10 - Land contamination	Seeks pollution controls in relation to the development of potentially contaminated land or buildings	It will help safeguard health and the environment and ensure that contamination risks are controlled	The alternative of no policy would lead to these important issues not being considered during a planning application, which would be unacceptable  Whilst the policy wording maybe open to challenge that is part of the evolution of the Local plan and not an alternative to having a policy.	Whilst not raised specifically in earlier documents, it was highlighted as an issue by the EA within the scoping study responses.	The policy ought to ensure that development on contaminated land adequately addresses risks to human health and the environment. Whilst this is positive with regards to health and wellbeing, biodiversity, the built and natural environment and resource use - the effects are unlikely to be significant given that the onus is on developers to bring forward and remediate land for	The importance of land contamination is such that it needs to be addressed by a specific policy

<p>Whilst the SA assessment has suggested alternative wording, it was considered that as long as suitable remediation is carried out we would grant planning permission. We consider that the statement suggested may prevent (or put off) development if an applicant thought that we would not support their development for a sensitive use. This would have a negative effect on the site.</p>	<p>development. The remediation of land is also a requirement of national planning and pollution policy in any event.</p> <p><b>Recommendations</b></p> <p>The policy could be enhanced through a more proactive approach that encourages developers to bring forward contaminated sites. This could be achieved by 'supporting and encouraging' developments that remediate contaminate land, particularly those that incorporate soft end uses and less sensitive uses of land. Example wording is provided below..</p> <p><b>NE10 Land Contamination</b></p> <p>The Council will <u>encourage and approve</u> development on land that is contaminated or where contamination is suspected, subject to other policies if:</p> <ol style="list-style-type: none"> <li>1. Adequate contaminated land assessments prepared by a suitably competent person are submitted prior to any planning decision being taken, to determine whether or not unacceptable risks to human health or the environment arise from the proposals; and</li> <li>2. Where necessary, suitable remediation is carried out to ensure safe development</li> </ol> <p>As a minimum, land should not be capable of being determined as contaminated land under Part 2A of the Environmental Protection Act 1990.</p> <p>Subject to the provisions above, <u>development of non-sensitive uses on contaminated land will be strongly supported, particularly where 'soft-end</u></p>	



					uses' such as landscaping, open space and habitat creation are incorporated into developments.
NE11 - Statutory nuisance	To ensure consideration is given to all potential statutory nuisances when determining a planning application.	Working with environmental health and development management colleagues in relation to issues that needed to be addressed	The alternative of no policy would lead to these important issues not being considered during a planning application, which would be unacceptable  Whilst the policy wording maybe open to challenge that is part of the evolution of the Local plan and not an alternative to having a policy.	This has not been specifically raised in any earlier consultations.	The policy is likely to contribute to positive effects on health and on water quality (although these are not considered significant against the baseline). Appropriate assessments will be required to outline appropriate mitigation if there are any 'nuisances' or identify if development is not suitable. The requirement to demonstrate that there is no risk of pollution to groundwater in these areas is also positive for health, given the reliance on groundwater for drinking water supplies. The policy should help to ensure there is no deterioration to water quality and thus maintain the current baseline.
					Statutory nuisances can give rise to significant issues in relation to health and the local environment. It needs to be addressed by a specific policy

### Chapter 10 - Built environment

Table .7 - Policies BE1 - BE10

Policy	Policy Objective	How did this policy come about?	What alternative policy options were considered through the Sustainability Appraisal?			What were the responses from previous consultations informed the policy?	How did the policy rate against the Sustainability Appraisal framework?	Why has this policy option be chosen?
			Option 1	Option 2	Option 3			
BE1 - Protection of the historic environment	An overarching policy to protect the historic environment and put together considerations that relate to all assets	Driven by NPPF requirements and developed in consultation with our Conservation team and Historic England.	The overarching policy BE1 is high level and reiterates the NPPF principles of protecting the character and setting of heritage assets.  Each individual policy BE2-BE6 deals with specific types of heritage assets, but the principles are the same throughout (i.e. presumption that assets should be protected and enhanced).	In 2010, the relevant options within the Issues and Options report suggested, a single policy, a range of policies, no specific policies but rely on governmental advice, or a mixture of the first two (EP7).	BE1 in combination with BE2-BE6 is likely to have a positive effect on the built environment and on the achievement of culture without affecting the achievement of socio-economic objectives.  <b>Recommendations</b>  BE1 - There is some guidance in the supporting text, but this should be brought forward into the policy	An overarching policy with a suite of more detailed policies below is seen as the best way of addressing the general and specific issues involved in this policy area.		

### Appendix 3 - Draft Plan Policies and Alternatives Considered

BE2 - Development within conservation areas	Seeks conservation or enhancement of Conservation areas within or adjacent to the area.	To not protect these assets would be contrary to the NPPF and good planning principles. There are no reasonable alternative ways of achieving these objectives, and whilst alternative wording could be considered, the policies accord with advice from Historic England. Appraisal of these policies will ensure that the positives are enhanced and any negatives mitigated.	8 response showed no support for having a single policy or no policy and generally a suite of policies were favoured. Following The Scoping report consultation, further discussion took place with Historic England leading to the final format of the policies now proposed.	to give it more strength. As the strategic heritage policy for the Plan, the policy misses an opportunity to be more proactive, as envisaged by the NPPF, to seek opportunities to "better reveal the significance of heritage assets".	
BE3 - Development affecting listed buildings	Allows for alterations or changes of use of listed buildings where they protect the significance of the asset.			BE2 - The term "in a sustainable manner" is vague and should be defined.	
BE4 - Scheduled monuments and archaeology	Allows for proposals that preserve or enhance the significance of the asset or its setting.			In general, policies BE1-BE6 ought to be more locally specific to identify how heritage assets will be proactively managed. Policy BE3 is the exception as it sets out more detail with regards to seeking appropriate uses for heritage assets.	
BE5 - Registered parks and gardens					
BE6 - Non designated local heritage assets	Supports proposals which positively sustain or enhance the significance of the asset.				
BE7 - Design of new buildings and neighbourhoods	The objective is to improve the design and appearance of new buildings and neighbourhoods by ensuring that a range of 8 criteria are addressed, by the design of the proposal.	Design is seen as one of the major impacts that good planning can have on the environments that we create. This is also driven by NPPF emphasis on good quality design.	The 2010, Issues and Options report suggested, a Range of options from a single policy drawing together all design issues, to policies based on the type of development or the location of development or incorporate it into a general sustainability policy. The single policy on design was the favoured option.	The policy is likely to have beneficial effects on the quality of buildings and neighbourhoods, which ought to be positive for the built and natural environment, health, community safety and accessibility. Although higher quality development could affect the viability of some developments, these effects would not be anticipated to be significant, and good design ought to attract businesses and residents into the area (though there is uncertainty about these effects).	It was considered that this policy based around Building for life criteria, but considering local circumstances was the best way of ensuring a consistent approach to good design, across the



<p>BE8 - Comprehensive development</p>	<p>A significant amount of the future development requirements of the district already has permission. It is therefore important for the balanced growth of the district that this and future proposals are brought forward as intended and in ways that do not prejudice the future growth opportunities of the area.</p>	<p>It was recognised that some major schemes, especially those with housing and employment requirements, are important to the proper development of the district.</p>	<p>No reasonable alternatives identified. To not have a policy could lead to development problems within the district where land expected to provide for housing, employment or other uses, failed to come forward.</p>	<p>Responses to the Reg 18 scoping report noted for eg. 'Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people'. Also that 'design not only supports regeneration and the image of Mansfield but also supports sustainable development.'</p>	<p><b>Recommendation</b> The policy could include measures that seek to ensure effective waste management that does not have a detrimental effect on the street scene. For example, adequate waste collection points and storage facilities.</p>	<p>district and regardless of the individual or mixed uses proposed.</p>
<p>BE9 - Home extensions and alterations</p>	<p>To clearly identify the basis on which applications for home extensions and alterations will be considered.</p>	<p>This is the major form of planning applications received by the Council</p>	<p>No reasonable alternatives identified. To not have a policy would lead to a lack of information being available to applicants. Whilst the wording maybe open to challenge that is part of the evolution of the Local plan and not an alternative to having a policy</p>	<p>This issue was not specifically addressed within the issues and Options report in 2010.</p>	<p>The policy is likely to lead to a significant positive effect on housing by ensuring that the levels and mix of housing remain appropriate in the event that new or revised proposals come forward. There would also be positive effects on health, green spaces, community safety and development, biodiversity and accessibility by ensuring that committed and allocated development remains well-planned at a strategic scale and provides adequate provision for social, physical and environmental infrastructure in the event a new or revised applications.</p>	<p>This was chosen as the only way to address the issues of concern.</p>
<p>BE9 - Home extensions and alterations</p>	<p>Due to its specific and focused nature, the Home extensions and alterations policy is unlikely to have an effect on the majority of SA objectives. However, it ought to have a positive effect on the built environment (SA7) by</p>	<p>This issue was not specifically addressed within the issues and Options report in 2010.</p>	<p>No reasonable alternatives identified. To not have a policy would lead to a lack of information being available to applicants. Whilst the wording maybe open to challenge that is part of the evolution of the Local plan and not an alternative to having a policy</p>	<p>This issue was not specifically addressed within the issues and Options report in 2010.</p>	<p>Due to its specific and focused nature, the Home extensions and alterations policy is unlikely to have an effect on the majority of SA objectives. However, it ought to have a positive effect on the built environment (SA7) by</p>	<p>In order to be clear on what basis the Council will consider relevant applications.</p>

					There was no specific reference to this in the Scoping report responses	ensuring that the design and layout of buildings respects the character of the street scene and surrounding areas. The policy will have positive implications in terms of protecting neighbourhood amenity, but the effects are negligible given the limited scope of influence that the policy will have.	
BE10 - Advertisements and signposting	To clearly identify the basis on which applications for advertisements and signposting will be considered.	Officers considered clear advice is needed to show how such applications would be considered.	No reasonable alternatives identified. To not have a policy would lead to a lack of information being available to applicants. Whilst the wording maybe open to challenge that is part of the evolution of the Local plan and not an alternative to having a policy.	This issue was not specifically addressed within the issues and Options report in 2010.  There was no specific reference to this in the Scoping report responses	The policy ought to have a positive effect on pedestrian safety, as well as protecting the character of the built and natural environment. The effects are not predicted to be significant though given the very specific nature of the policy and its limited scope of influence.	In order to be clear on what basis the Council will consider relevant applications	

## Chapter 11 - Infrastructure delivery and planning obligations

Table 8 - Chapter 10: Policies ID1 - ID3

Policy	Policy Objective	How did this policy come about?	What alternative policy options were considered through the Sustainability Appraisal?			What were the responses from previous consultations informed the policy?	How did the policy rate against the Sustainability Appraisal framework?	Why has this policy option be chosen?
			Option 1	Option 2	Option 3			
ID1 - Infrastructure delivery	This policy seeks to ensure new development is supported by necessary physical, social and green infrastructure.	The NPPF expects plans to include policies to deliver the provision of a range of infrastructure including community and cultural infrastructure, and other local facilities.	No reasonable alternatives identified.			Infrastructure provision was one of the main issues raised from previous consultation on the Core Strategy Issues and Options Report, 2010.	The proposed policy is likely to generate positive effects in relation to improving the baseline conditions in relation to health and wellbeing, transport and economic infrastructure.  <b>Recommendations:</b>  In the main, the predicted effects of the policy are unclear as positive improvements would be subject to	The inclusion of a specific policy on infrastructure provision is in line with the NPPF. In terms of the 'appropriate thresholds' these are to be defined in the Planning Obligations SPD. In addition, text will be included which sets out which of the contributions to infrastructure



		<p>The scale and location of the planned growth is likely to require new and improved infrastructure provision.</p>			<p>relevant developments coming forward and the viability, and thus ability of new development to contribute to infrastructure improvements.</p> <p>As the policy lacks detail on the 'appropriate thresholds' that will be applied, and thus the volume of developments which are likely to be subject to the policy, it is difficult to determine the significance of any positive effects. In addition, the policy is high level and non-specific, making it difficult to judge significance.</p> <p>The policy would be strengthened by providing further detail of what 'appropriate thresholds' are likely to be applied in the supporting text, and what infrastructure requirements are likely to be prioritised over the life time of the plan, drawing on the Infrastructure Study and Delivery Plan.</p>	<p>will be prioritised should there be viability concerns over a particular development.</p>
<p>ID2 - Planning obligations</p>	<p>This policy facilitates the provision of infrastructure through the use of planning obligations.</p>	<p>The NPPF allows for consideration of whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. If planning obligations are to be sought they must meet be necessary to make the development acceptable in planning terms, be directly related to the development, and be fairly and reasonably related in scale and kind to the development.</p>	<p>No reasonable alternatives identified.</p>	<p>Infrastructure provision was one of the main issues raised from previous consultation.</p>	<p>The explanatory text to the policy indicates that the focus of such contributions is very much on addressing immediate site specific issues, which is appropriate for a planning obligations policy. Any positive impacts of applying the policy on the baseline will very much depend on the viability of individual developments to support such contributions over the lifetime of the plan, which is considered vulnerable given the current housing market issues.</p> <p><b>Recommendations:</b></p> <p>Perhaps the scope of the policy could be broadened by giving more thought to addressing the wider determinants of health and well-being, such as promoting built environments that</p>	<p>This policy supports the use of planning obligations as the key delivery mechanism for achieving new or improved infrastructure provision which would arise as a result of new development.</p> <p>With regard to the issues raised by the SA it is considered that these are covered generally by the phrase physical, social and green infrastructure. Whilst this is something we could ask for, we do not go into that level of detail within the policy. The SPD asks for open space which will help to encourage more active lifestyles etc, and other</p>

ID3 - Local employment and skills initiatives	This policy seeks to ensure that local employment and skills opportunities are generated as a result of major new development.	As set out in the NPPF development must take into account social, economic and environmental issues. Including employment and training conditions and obligations is about working together to secure inward investment that meets both the developers' needs and benefits the local community through making use of local skills and available workforce.	No reasonable alternatives identified	A policy of this nature was not the subject of previous consultation. But aiming to maximise local employment through skills and training initiatives as part of planning agreements was one of the issues raised from previous consultation on the Core Strategy Issues and Options Report, 2010.	The policy performs well against the economic objectives to create high quality employment opportunities (SA12), to develop a strong culture of enterprise and innovation (SA13), and to provide a modern economic structure (SA14).	Targeted recruitment and training (TRT) forms part of the social role in planning as it provides a means of securing job and training opportunities through development and there by, enabling local communities to share the benefits of new developments and public investment, and increase local skills levels.
					encourage more active lifestyles or addressing the quality of the public realm to increase the attractiveness of new housing. This would assist to address key issues in the borough such as the high levels of obesity and high percentage of early deaths from heart attacks, strokes and cancer and the low demand issues in relation to the housing market.	policies in the plan are likely to have a greater impact upon achieving this aim.