



Mansfield  
District Council

Mansfield District Council

# Habitat Regulations Assessment

Mansfield Local Plan Main Modifications

Published September 2019

## Quality information

<u>Prepared by</u>	<u>Checked by</u>	<u>Verified by</u>	<u>Approved by</u>
Hannah Corrigan Consultant Ecologist	Dr James Riley, Technical Director		Dr Max Wade, Technical Director

## Revision History

<u>Revision</u>	<u>Revision date</u>	<u>Details</u>	<u>Authorized</u>	<u>Name</u>	<u>Position</u>
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Prepared for:

Mansfield District Council

Prepared by:

Hannah Corrigan  
Consultant Ecologist  
T: 01256 310 200

AECOM Infrastructure & Environment UK Limited  
Midpoint, Alencon Link  
Basingstoke  
Hampshire RG21 7PP  
United Kingdom

T: +44(0)1256 310200  
aecom.com

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# 1. Introduction

- 1.1 Between 2015 and 2018 AECOM undertook the Habitat Regulations Assessment (HRA) of the Mansfield Local Plan. That HRA was recently restructured to present a Likely Significant Effect test and an appropriate assessment but the technical analyses and ultimate conclusion remained unchanged: that there would be no adverse effect on the integrity of any European sites, or prospective future European sites, from the Local Plan.
- 1.2 Following the Examination into the Local Plan the Inspector has recommended a series of Main Modifications to be made to the plan. It is therefore necessary for those modifications to be examined in order to confirm that they will not themselves introduce new likely significant effects that were not thoroughly investigated for the HRA of the submitted Local Plan. That is the purpose of this report.
- 1.3 Note therefore that this report should be considered an Addendum to the HRA of the submitted Local Plan. As such, it does not recap the methodology of the HRA or the results of either the likely significant effects test or appropriate assessment for the submitted Local Plan, including the 'in combination' assessment. Instead it focusses specifically on whether the Main Modifications will result in likely significant effects on any European sites.
- 1.4 Only the Main Modifications are assessed in this document, on the basis that Minor Modifications are, by definition, minor changes to presentation and detailed wording of supporting text that do not materially change any of the Local Plan policies or allocations.

## 2. Methodology

- 2.1 The assessment of Likely Significant Effects uses the same categorisation approach that is set out in Table 4.1 of the HRA of the submitted Local Plan. That coding system is reproduced below.

Category	Purpose of Main Modification	General Action
<b>No Negative Effect</b>		
<b>A1</b>	The modification will not itself change the quantum or location of development (e.g. it is simply adding clarification without changing policy intent, it is a policy about design or other qualitative criteria for development, or the modification is not to a land use policy).	No action required
<b>A2</b>	The modification is intended to protect the natural environment including biodiversity.	No action required
<b>A3</b>	The modification is intended to conserve or enhance the natural, built or historic environment, where enhancement will not have an effect on a European Site.	No action required
<b>A4</b>	The modification helps steer development away from the European site and associated sensitive areas.	No action required
<b>No Significant Effect</b>		
<b>B</b>	The modification might have an effect but it is likely that the modification would not have a (negative) significant effect on a European site or associated sensitive areas because the effects are trivial or „de minimis“, even if combined with other effects or projects. Identifying such policies or proposals needs to be approached with caution, so as to ensure compliance with the requirements for „in-combination“ effects and the application of the precautionary principle. Also, this may be because no development could occur through the policy itself, as the development would be implemented more detailed policies and/or site development level.	Adopt precautionary approach: Adapt policy where possible. AND/OR note where/how might this be addressed in an assessment of an associated lower tier document.
<b>Likely Significant Effect Alone</b>		
<b>C</b>	The modification is likely to have a direct or indirect impact on a European Site as it: <ol style="list-style-type: none"> <li>1) chooses land or steers future built development in an area where a European site is located (on or adjacent to).</li> <li>2) is of particular magnitude or type of development that, regardless of where it is located, could impact a European site.</li> <li>3) Could block options or alternatives to development and thus, prevent impacts from being avoided.</li> <li>4) Would be vulnerable to failure at the implementation stage.</li> <li>5) Effects include developments that may be ecologically, hydrologically or physically connected to it and/or also increase/compound existing pressures.</li> </ol>	Remove or amend modification as to avoid likely significant effect(s). If it is not possible to do so, conduct a full Appropriate Assessment.
<b>Likely Significant Effect in Combination</b>		
<b>D</b>	The modification when considered in combination with other options, policies, plans or projects is likely to have a significant effect on a European site.	Remove or amend modification as to avoid likely significant effect(s). If it is not

	<p>This could include proposals or developments that form part of a series, implemented over time and/or where earlier projects can affect later projects. Cumulation of development?</p>	<p>possible to do so, conduct a full Appropriate Assessment.</p>
<p><b>Depends on how the plan is implemented</b></p>		
<p><b>F</b></p>	<p>The effect(s) of an option, policy or proposal depends on how they are implemented in due course, through the development management process. There is uncertainty if through the implementation process, the policy or proposal could have a significant effect on a European site.</p>	<p>Include restrictions or a caveat in the policy or proposal in order to exclude support for potentially damaging impacts. Once this is in place, the policy or proposal may then be reassessed.</p>



## 3. Likely Significant Effects of Main Modifications

- 3.1 This section sets out the assessment of each Main Modification. The Main Modification is presented in the first four columns of the table below. The assessment of likely significant effects is then presented in the final (fifth) column. Note that in this document the phrase 'European sites' is used to refer to Special Areas of Conservation, Special Protection Areas and Ramsar sites, and also to the Sherwood possible potential Special Protection Area (ppSPA).

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
MM1	Chapter 3 Policy S1 Presumption in favour of sustainable development	<p>Presumption in favour of sustainable development</p> <p>1. The council will work proactively with applicants and other stakeholders to seek solutions which mean that proposals can be approved wherever possible and to secure improvements to the economic, social and environmental conditions in Mansfield district.</p> <p>2. Planning applications that accord with the policies in this Local Plan will be approved without delay, unless material considerations indicate otherwise.</p> <p>3. If there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, then planning permission will be granted unless material considerations indicate otherwise– taking into account whether:</p> <p>a. any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or</p> <p>b. specific policies in the National Planning Policy Framework indicate that development should be restricted.</p>	<p>Presumption in favour of sustainable development</p> <p>1. The council will work proactively with applicants and other stakeholders to seek solutions <del>which mean</del> <b>to ensure</b> that proposals <b>contribute to sustainable development and</b> can be approved wherever possible, and <del>to secure</del> <b>will contribute towards</b> improvements to the economic, social and environmental conditions in Mansfield district.</p> <p>2. Planning applications that accord with the policies in this Local Plan will be approved without delay, unless material considerations indicate otherwise.</p> <p>3. If there are no policies relevant to the application or <del>relevant the</del> policies <b>which are most important for determining the application</b> are out of date at the time of making the decision, then planning permission will be granted unless material considerations indicate otherwise– taking into account whether:</p> <p>a. any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or</p>	<p>A2</p> <p>No Likely Significant Effect – this change provides no direct impact pathway; it ensures that it is in line with the national planning framework (2019) paragraph 11</p>

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
			<p>b. <del>specific policies in the</del> <b>application of policies within the</b> National Planning Policy Framework indicate that <del>development should be restricted</del> <b>that protect areas or assets of particular importance provides a clear reason for refusing the development proposed.</b></p>	
MM2	Chapter 3 Policy S2 The spatial strategy	<p>The spatial strategy</p> <p>The spatial strategy for Mansfield district to 2033 is to:</p> <p>1. manage planned growth by directing development to appropriate locations, in accordance with the following settlement hierarchy:</p> <p>a. <b>Mansfield urban area.</b> Most new housing, employment and district wide service development proposals will be concentrated within the Mansfield urban area (including Rainworth, Pleasley and Clipstone) on brownfield sites, other underutilised land and sustainable greenfield sites on the edge of the town. Development opportunities in the Mansfield urban area are focused, as far as possible, on locations which have good access to the Mansfield Ashfield Regeneration Route (MARR) to improve</p>	<p>The spatial strategy</p> <p>The spatial strategy for Mansfield district to 2033 is to:</p> <p>1. manage planned growth by directing development to appropriate locations, in accordance with the following settlement hierarchy:</p> <p>a. <b>Mansfield urban area.</b> Most new housing, employment and <del>district wide service development proposals</del> <b>retail and other community facilities</b> will be concentrated within the Mansfield urban area (including Rainworth, Pleasley and Clipstone) on <del>brownfield sites, other underutilised land</del> <b>previously developed or other surplus or derelict land</b> and sustainable greenfield sites on the edge of the town. Development opportunities in the Mansfield urban area are focused, as far as possible, on locations which have good access to the</p>	<p>A1</p> <p>No Likely Significant Effect – this change applies to wording details that are irrelevant to European sites as the changes provide further clarification to the policy rather than significantly changing the meaning.</p>

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
		<p>connections with Greater Nottingham and the M1. Particular regeneration opportunities within and adjacent to Mansfield town centre will be priorities for delivery. Development at Rainworth should reflect the more rural character of the settlement and be more limited in scale.</p> <p>b. <b>Market Warsop.</b> As the second largest settlement new development appropriate to its scale and regeneration needs will be directed to Market Warsop.</p> <p>c. <b>Warsop Parish Villages.</b> Limited growth is directed to the settlements of Church Warsop, Meden Vale, Warsop Vale and Spion Kop to ensure the continued vitality of these rural communities whilst maintaining their distinctive character.</p> <p>2. enable housing, commercial and retail development, during the period 2013 to 2033, including:</p> <p>a. <b>Housing:</b> At least 6500 new homes between 2013 and 2033. This will be distributed as follows:</p> <p>i. Mansfield urban area - 90% or at least 5850 new homes; and</p> <p>ii. Warsop Parish - 10% or at least 650 new homes.</p>	<p>Mansfield Ashfield Regeneration Route (MARR) to improve connections with Greater Nottingham and the M1 <b><u>and on locations which are well served by public transport.</u></b> Particular regeneration opportunities within and adjacent to Mansfield town centre will be priorities for delivery. Development at Rainworth should reflect <del>the more rural character of the settlement</del> <b><u>its identity as a separate settlement</u></b> and be more limited in scale.</p> <p>b. <b>Market Warsop.</b> As the second largest settlement new development appropriate to its scale and regeneration needs will be directed to Market Warsop.</p> <p>c. <b>Warsop Parish Villages.</b> Limited growth is directed to the settlements of Church Warsop, Meden Vale, Warsop Vale and Spion Kop to ensure the continued vitality of these rural communities whilst maintaining their distinctive character.</p> <p><b><u>d. Open Countryside. Only development appropriate to rural areas as set out in Policy S3 will be supported within the open countryside in order to recognise the intrinsic value character and wider benefits of the countryside.</u></b></p>	

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		<p><b>b. Employment:</b> safeguard important existing employment areas, identify sites to meet future economic development needs for employment land for at least 41ha of employment land between 2013 to 2033.</p> <p><b>c. Retail:</b> Up to 17,240 sqm of retail and leisure floorspace between 2017 and 2033 distributed as follow.</p> <table border="1"> <thead> <tr> <th></th> <th>Mansfield town centre</th> <th>Mansfield Woodhouse district centre</th> <th>Market Warsop district centre</th> <th>Housing growth areas</th> </tr> </thead> <tbody> <tr> <td>Comparison (A1)</td> <td>11,100 sqm</td> <td>700 sqm</td> <td>700 sqm</td> <td>700 sqm</td> </tr> <tr> <td>Convenience (A1)</td> <td>0 sqm</td> <td>0 sqm</td> <td>0 sqm</td> <td>540 sqm</td> </tr> <tr> <td>Food and drink, leisure (A3, A4, A5)</td> <td>2,800 sqm</td> <td>350 sqm</td> <td>350 sqm</td> <td></td> </tr> </tbody> </table>		Mansfield town centre	Mansfield Woodhouse district centre	Market Warsop district centre	Housing growth areas	Comparison (A1)	11,100 sqm	700 sqm	700 sqm	700 sqm	Convenience (A1)	0 sqm	0 sqm	0 sqm	540 sqm	Food and drink, leisure (A3, A4, A5)	2,800 sqm	350 sqm	350 sqm		<p>2. enable housing, commercial and retail development, during the period 2013 to 2033, including:</p> <p>a. <b>Housing:</b> At least 6500 new homes between 2013 and 2033. This will be distributed as follows:</p> <p>i. Mansfield urban area - 90% or at least 5850 new homes; and</p> <p>ii. Warsop Parish - 10% or at least 650 new homes.</p> <p><b>b. Employment:</b> safeguard important existing employment areas, identify sites to meet future economic development needs for employment land for at least 41ha of employment land between 2013 to 2033.</p> <p><b>c. Retail:</b> Up to <del>Up to</del> <b>At least</b> 17,240 sqm of retail and leisure floorspace between 2017 and 2033 distributed as follow <b>identified in table 3.2.</b></p> <table border="1"> <thead> <tr> <th></th> <th>Mansfield town centre</th> <th>Mansfield Woodhouse district centre</th> <th>Market Warsop district centre</th> <th>Housing growth areas</th> </tr> </thead> <tbody> <tr> <td>Comparison (A1)</td> <td>11,100 sqm</td> <td>700 sqm</td> <td>700 sqm</td> <td>700 sqm</td> </tr> <tr> <td>Convenience (A1)</td> <td>0 sqm</td> <td>0 sqm</td> <td>0 sqm</td> <td>540 sqm</td> </tr> </tbody> </table>		Mansfield town centre	Mansfield Woodhouse district centre	Market Warsop district centre	Housing growth areas	Comparison (A1)	11,100 sqm	700 sqm	700 sqm	700 sqm	Convenience (A1)	0 sqm	0 sqm	0 sqm	540 sqm	
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MM3	Chapter 3 Paragraph 3.14	The study splits the requirement between Mansfield town centre, Mansfield Woodhouse district centre, Market Warsop district centre and new housing growth areas.	<p>The study splits the requirement between Mansfield town centre, Mansfield Woodhouse district centre, Market Warsop district centre and new housing growth areas. <b><u>Table 3.2 below sets out the split between the different locations. It is expected that the Mansfield urban area (particularly the town centre) will be the main focus for any new facilities which will serve a wider area; this may include new retail development, restaurants, leisure centres or uses which will attract a large number of visitors.</u></b></p> <p><b><u>Table 3.2 Retail floorspace distribution</u></b></p> <table border="1"> <thead> <tr> <th></th> <th><u>Mansfield town centre</u></th> <th><u>Mansfield Woodhouse district centre</u></th> <th><u>Market Warsop district centre</u></th> <th><u>Housing growth areas</u></th> </tr> </thead> <tbody> <tr> <td><u>Comparison (A1)</u></td> <td><u>11,100 sqm</u></td> <td><u>700 sqm</u></td> <td><u>700 sqm</u></td> <td><u>700 sqm</u></td> </tr> </tbody> </table>		<u>Mansfield town centre</u>	<u>Mansfield Woodhouse district centre</u>	<u>Market Warsop district centre</u>	<u>Housing growth areas</u>	<u>Comparison (A1)</u>	<u>11,100 sqm</u>	<u>700 sqm</u>	<u>700 sqm</u>	<u>700 sqm</u>	<p>A1</p> <p>No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites, in particular moving key detail from Policy S2 to supporting text.</p>
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MM4	Chapter 3 Policy <del>S3</del> <b>S4</b> Urban regeneration	<p>Urban regeneration</p> <p>1. Development proposals which help reuse previously developed land within the Mansfield and Market Warsop urban areas will be supported, particularly where they:</p> <p>a. bring forward high quality housing and mixed use development; or</p> <p>b. facilitate the upgrading of older / less popular areas of housing through selective refurbishment, demolition and replacement of properties; or</p> <p>c. provide economic development that diversifies the local economy; or</p> <p>d. enhance townscape, civic spaces and heritage assets and their setting*; or</p>	<p>Urban regeneration</p> <p>1. Development proposals which help reuse previously developed <b>or other surplus or derelict</b> land within the Mansfield and Market Warsop urban areas will be supported, particularly where they:</p> <p>a. bring forward high quality housing and mixed use development; <del>or</del></p> <p>b. facilitate the upgrading of older / less popular areas of housing through selective refurbishment, demolition and replacement of properties; <del>or</del></p> <p>c. provide economic development that diversifies the local economy; <del>or</del></p> <p>d. enhance townscape, civic spaces and heritage assets and their setting*; <del>or</del></p>	<p>A4 (since intensifying urban regeneration reduces the potential for impacts on the SAC or ppSPA)</p> <p>No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites as it doesn't provide a pathway of impact, simply broadening the definition from previously developed land to other surplus or derelict land. The spatial strategy and quantum and expected location of development does not change from the Local Plan previously subject to HRA.</p>										

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		<p>e. improve the appearance of key gateways and other prominent sites by providing well designed landmark buildings which help create a positive image of the district and give it a sense of identity; or</p> <p>f. improve resilience to flooding and climate change, taking opportunities to restore the river ecology of the River Maun; or</p> <p>g. improve traffic arrangements, including the reduction of vehicle / pedestrian conflict and the barrier effect of the Mansfield town centre ring road; or</p> <p>h. create stronger walking and cycling links including within the central residential and commercial areas of the town centres and where relevant to the green infrastructure, footpath and cycle networks; or</p> <p>i. create green infrastructure, including open space and wildlife corridors.</p> <p><i>* Enhancements to heritage assets include bringing them back into use, enabling development, repairing or restoring them, particularly if they are at risk</i></p>	<p>e. improve the appearance of key gateways and other prominent sites by providing well designed landmark buildings which help create a positive image of the district and give it a sense of identity; <del>or</del></p> <p>f. improve resilience to flooding and climate change, taking opportunities to restore the river ecology of the River Maun; <del>or</del></p> <p>g. improve traffic arrangements, including the reduction of vehicle / pedestrian conflict and the barrier effect of the Mansfield town centre ring road; <del>or</del></p> <p>h. create stronger walking and cycling links including within the central residential and commercial areas of the town centres and where relevant to the green infrastructure, footpath and cycle networks; or</p> <p>i. create green infrastructure, including open space and wildlife corridors.</p> <p><i>* Enhancements to heritage assets include bringing them back into use, enabling development, repairing or restoring them, particularly if they are at risk</i></p>	



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MM5	Chapter 3 Policy S4 <b>S5</b> Delivering key regeneration sites	<p>Delivering key regeneration sites</p> <p>1. The following sites are key regeneration opportunities. Development proposals that would appropriately re-use these sites will be supported.</p> <table border="1"> <thead> <tr> <th>Site ref</th> <th>Location</th> <th>Hectares</th> </tr> </thead> <tbody> <tr> <td>S4a</td> <td>White Hart Street</td> <td>3.5</td> </tr> <tr> <td>S4b</td> <td>Portland Gateway</td> <td>28.9</td> </tr> <tr> <td>S4c</td> <td>Riverside</td> <td>3.9</td> </tr> </tbody> </table>	Site ref	Location	Hectares	S4a	White Hart Street	3.5	S4b	Portland Gateway	28.9	S4c	Riverside	3.9	<p>Delivering key regeneration sites</p> <p>1. The following sites are key regeneration opportunities. Development proposals that would re-use these sites, <b><u>including for the uses identified in the table below,</u></b> will be supported.</p> <table border="1"> <thead> <tr> <th>Site ref</th> <th>Location</th> <th>Hectares</th> <th><b><u>Appropriate uses</u></b></th> </tr> </thead> <tbody> <tr> <td>S4a</td> <td>White Hart Street</td> <td>3.5</td> <td><b><u>Retail, office, residential, hotel and leisure uses</u></b></td> </tr> <tr> <td>S4b</td> <td>Portland Gateway</td> <td>28.9</td> <td><b><u>Industrial, office, residential, and small scale retail uses, and improvements to Mansfield Town Football Club's stadium</u></b></td> </tr> <tr> <td>S4c</td> <td>Riverside</td> <td>3.9</td> <td><b><u>Industrial, office, residential, and small scale retail uses, and improvements to Mansfield Town Football Club's stadium</u></b></td> </tr> </tbody> </table>	Site ref	Location	Hectares	<b><u>Appropriate uses</u></b>	S4a	White Hart Street	3.5	<b><u>Retail, office, residential, hotel and leisure uses</u></b>	S4b	Portland Gateway	28.9	<b><u>Industrial, office, residential, and small scale retail uses, and improvements to Mansfield Town Football Club's stadium</u></b>	S4c	Riverside	3.9	<b><u>Industrial, office, residential, and small scale retail uses, and improvements to Mansfield Town Football Club's stadium</u></b>	A1  No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites as it is merely a point of clarification and there is no new quantum of development proposed.
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S4c	Riverside	3.9	<b><u>Industrial, office, residential, and small scale retail uses, and improvements to Mansfield Town Football Club's stadium</u></b>																													

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MM6	Chapter 3 Policy <del>S5</del> <b>S3</b> Development in the countryside	<p>Development in the countryside</p> <p>1. Land outside the Mansfield urban area, the Market Warsop urban area and the other settlement boundaries (as shown on the Policies Map) is identified as countryside. Proposals for development within the countryside where listed in (a) to (o) below will be supported, subject to those considerations set out in criterion 2 below:</p> <p>a. agricultural, including agricultural workers' dwellings;</p> <p>b. the re-use and adaptation of buildings for appropriate uses;</p> <p>c. the redevelopment of previously developed land;</p> <p>d. flood protection;</p> <p>e. the limited extension and replacement of dwellings;</p> <p>f. expansion of all types of business and enterprise in rural areas, through conversion and extension of existing buildings and well-designed new buildings;</p>	<p><i>Relocate Policy S5 to follow Policy S2</i></p> <p>Development in the countryside</p> <p>1. Land outside the Mansfield urban area, the Market Warsop urban area and the other settlement boundaries (as shown on the Policies Map) is identified as countryside. Proposals for development <del>within the countryside</del> where listed in (a) to (o) below will be supported, subject to those considerations set out in criterion 2 below:</p> <p>a. agricultural, including agricultural workers' dwellings;</p> <p>b. the re-use and adaptation of buildings for appropriate uses;</p> <p>c. the redevelopment of previously developed land;</p> <p>d. flood protection;</p> <p>e. the limited extension and replacement of dwellings;</p> <p>f. expansion of all types of business and enterprise in rural areas, through conversion and extension of existing buildings and well-designed new buildings;</p>	<p>A1</p> <p>No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites as it doesn't present a pathway of impact; it provides clarification rather than significant mechanism for change.</p>

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
		<p>g. sites for Gypsies and Travellers and Travelling Showpeople in accordance with Policy H8;</p> <p>h. small-scale employment generating development or farm diversification;</p> <p>i. development by statutory undertakers or public utility providers;</p> <p>j. recreation and tourism;</p> <p>k. small-scale residential development of self-build or innovative/exceptional design;</p> <p>l. community services and facilities meeting a proven local need;</p> <p>m. renewable energy;</p> <p>n. transport infrastructure; and</p> <p>o. employment land in accordance with the provisions of Policy E4.</p> <p>2. Development in accordance with (a) to (o) above will be supported where:</p> <p>i. the appearance and character of the landscape, including its historic character and features such as views, settlement pattern, rivers, watercourses, field patterns and local distinctiveness is safeguarded and where practical enhanced.</p>	<p>g. sites for Gypsies and Travellers and Travelling Showpeople in accordance with Policy H8;</p> <p>h. small-scale employment generating development or farm diversification;</p> <p>i. development by statutory undertakers or public utility providers;</p> <p>j. recreation and tourism;</p> <p>k. <del>small-scale residential development of self-build or</del> <b>individual dwellings of</b> innovative/ <b>or</b> exceptional design;</p> <p>l. community services and facilities meeting a proven local need;</p> <p>m. renewable energy <del>energy</del> <b>and low carbon energy in accordance with Policy CC1;</b></p> <p>n. transport infrastructure; and</p> <p>o. employment land in accordance with the provisions of Policy E4.</p> <p>2. <del>Development in accordance with (a) to (o)</del> <b>Development falling within categories (a) to (o) above will only be supported where:</b></p> <p>i. the appearance and character of the landscape, including its historic character</p>	

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
		<p>ii. it does not lead to, either individually or cumulatively with existing or proposed development, the physical and perceived coalescence of settlements;</p> <p>iii. it does not create or exacerbate ribbon development;</p> <p>iv. any new development is well integrated with existing and the reuse of existing buildings has been explored where appropriate;</p> <p>v. it is appropriately accessible, or will be made accessible, by a range of sustainable transport;</p> <p>vi. takes account of agricultural land classifications avoiding the best and most versatile land where possible.</p>	<p>and features such as views, settlement pattern, rivers, watercourses, field patterns and local distinctiveness is safeguarded <b>or</b> <del>and where practical</del> enhanced;</p> <p>ii. it does not lead to, either individually or cumulatively with existing or proposed development, the physical and perceived coalescence of settlements;</p> <p>iii. it does not create or exacerbate ribbon development;</p> <p>iv. any new development is well integrated with existing and the reuse of existing buildings has been explored where appropriate;</p> <p>v. it is appropriately accessible <b>for the type of development proposed</b> or, <b>in the case of major development</b>, will be made accessible by a range of sustainable <b>modes of</b> transport; <b>and</b></p> <p>vi. takes account of agricultural land classifications avoiding the best and most versatile land where possible.</p>	
MM7	Chapter 3 Paragraph 3.37	Small scale development (as mentioned in criteria h and k) refers to non- major development which is 9 dwellings or less.	<b><u>New isolated homes in the countryside will not be supported unless there are special circumstances such as:</u></b>	A1  No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites as it doesn't present an impact pathway. This is

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
			<ul style="list-style-type: none"> <li>• <u>The essential need for a rural worker to live permanently at or near their place of work in the countryside</u></li> <li>• <u>Where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure future heritage assets</u></li> <li>• <u>Where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting</u></li> <li>• <u>The exceptional quality or innovative nature of the design of the dwelling</u></li> </ul> <p><u>Such a design should:</u></p> <ul style="list-style-type: none"> <li>• <u>Be truly outstanding or innovative, helping to raise standards of design more generally in rural areas</u></li> <li>• <u>Reflect the highest standards in architecture</u></li> <li>• <u>Significantly enhance its immediate setting</u></li> <li>• <u>Be sensitive to the defining characteristics of the local area</u></li> </ul>	<p>supporting text that provides further clarification to policy implementation.</p>
MM8	Chapter 3			A1

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
	New Paragraph after 3.37		<b><u>An 'appropriate accessibility' for new developments will be assessed according to the scale of the development and the number of trips generated.</u></b>	No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites as it doesn't present an impact pathway. This is supporting text that provides further clarification to policy implementation
MM9	Chapter 4 Policy P1 Achieving high quality design	<p>Achieving high quality design</p> <p>1. All new major development proposals (including new build, conversions and extensions) will be supported where they contribute positively to the creation of well-designed buildings and places. This will be achieved by developers demonstrating that they have placed good design at the heart of their proposals and in particular by submitting supporting evidence that they have:</p> <p>a. undertaken a thorough and robust site and contextual analysis, identifying and responding to opportunities and constraints;</p> <p>b. involved local communities and key stakeholders, including the local planning authority, at an early stage in the development of design solutions;</p> <p>c. responded positively to Mansfield's place making principles and Building for Life 12; and</p>	<p>Achieving high quality design</p> <p>1. All new major development proposals (including new build, conversions and extensions) will be supported where they contribute positively to the creation of <b><u>inclusive and accessible</u></b> well-designed buildings and places. This will be achieved by developers demonstrating that they have <del>placed good design at the heart of their proposals and in particular by submitting supporting evidence that they have:</del></p> <p>a. Undertaken a thorough and robust site and contextual analysis, identifying and responding to opportunities and constraints;</p> <p>b. Involved local communities and key stakeholders, including the local planning authority, at an early stage in the development of design solutions;</p> <p>c. Responded positively to <b><u>the</u></b> Mansfield's <del>p</del> <b><u>Place Making Principles and or</u></b> Building for Life 12; and</p>	<p>A1</p> <p>No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites as it doesn't present an impact pathway. This is supporting text that provides further clarification to policy implementation</p>

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
		<p>d. where appropriate, engaged with and responded to the recommendations of design review.</p> <p>2. Where schemes are assessed as having performed well against Buildings for Life 12 or successor scheme, they will be deemed also to have accorded with Policies P2* and P3.</p> <p><i>*with the exception of requirement for health impact assessment checklist for major schemes (Policy P2 (2) refers)</i></p>	<p>d. Where appropriate, engaged with and responded to the recommendations of design review.</p> <p>2. Where schemes are assessed as having performed well against Building for Life 12 or successor scheme, they will be deemed also to have accorded with Policies P2* and P3.</p> <p><i>*with the exception of requirement for health impact assessment checklist for major schemes (policy P2 (2) refers)</i></p>	
MM10	Chapter 4 Paragraph 4.11	<p>Design and Access Statements for major developments should, proportionate to the scale and complexity of the proposal, provide an explanation of the design process and include:</p> <ul style="list-style-type: none"> <li>a thorough and robust site and contextual analysis. A robust analysis will involve identifying and agreeing with the council site and contextual opportunities and constraints. To ensure the robustness of this process, the council will expect applicants to actively engage other stakeholders as necessary;</li> <li>for all types of development, a concise statement of how the design has considered and</li> </ul>	<p>Design and Access Statements for major developments should, proportionate to the scale and complexity of the proposal, provide an explanation of the design process and include:</p> <ul style="list-style-type: none"> <li>a thorough and robust site and contextual analysis. A robust analysis will involve identifying and agreeing with the council site and contextual opportunities and constraints. To ensure the robustness of this process, the council will expect applicants to actively engage other stakeholders as necessary;</li> <li>for all types of <del>non-residential</del> development <b><u>a Design and Access Statement will be expected to include</u></b>, a concise</li> </ul>	<p>A1</p> <p>No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites as it doesn't present an impact pathway. This is supporting text that provides further clarification to policy implementation</p>

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
		<p>responded to the Mansfield Place Making Principles; and</p> <ul style="list-style-type: none"> <li>for residential developments of ten homes or more Design and Access Statements will be expected to be structured against the Building for Life 12 questions.</li> </ul>	<p>statement of how the design has considered and responded to the Mansfield Place Making Principles; and</p> <ul style="list-style-type: none"> <li>for residential developments of ten homes or more Design and Access Statements will be expected to be structured against the Building for Life 12 questions.</li> </ul>	
MM11	Chapter 4 Policy P2	<p>Safe, healthy and attractive development</p> <p>1. Development will be supported provided it creates a strong sense of place and is appropriate to its context in terms of layout, scale, density, detailing and materials through:</p> <p>a. respecting, where appropriate, existing patterns of development which contribute to the character of the area;</p> <p>b. retaining, integrating and enhancing existing built and natural features which contribute to creating a distinctive identity;</p> <p>c. taking opportunities to create new public open spaces, landmark buildings, landscape features (including street trees), views and public art as an integral part of the design;</p> <p>d. taking opportunities to promote physical activity;</p>	<p>Safe, healthy and attractive development</p> <p>1. Development will be supported provided it creates a strong sense of place and is <b><u>inclusive and accessible and</u></b> appropriate to its context in terms of layout, scale, density, detailing and materials through:</p> <p>a. respecting, where appropriate, existing patterns of development which contribute to the character of the area;</p> <p>b. retaining, integrating and enhancing existing built and natural features which contribute to creating a distinctive identity;</p> <p>c. taking opportunities to create new public open spaces, landmark buildings, landscape features (including street trees), views and public art as an integral part of the design;</p>	<p>A1</p> <p>No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites as it doesn't present an impact pathway. This is supporting text that provides further clarification to policy implementation</p>



Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
		<p>e. providing variety, on larger developments, with different character areas and a hierarchy of street types;</p> <p>f. creating attractive streetscapes and spaces which are defined and brought to life by the layout, scale and appearance of the buildings;</p> <p>g. minimising the opportunities for crime by designing in high levels of security which meets 'secure by design' principles (or equivalent) including the use of natural surveillance and ensuring public spaces are clearly distinguished from private spaces and are well lit;</p> <p>h. providing adequate and accessible external storage space for waste, recycling and bicycles;</p> <p>i. avoiding obtrusive skyline views; and</p> <p>j. ensuring that any tall buildings are appropriate to their location, are of high quality design and do not detract from key views or heritage assets and their settings, nor create unacceptable local environmental conditions.</p>	<p>d. taking opportunities to promote physical activity;</p> <p>e. providing variety, on larger developments, with different character areas and a hierarchy of street types;</p> <p>f. creating attractive streetscapes and spaces which are defined and brought to life by the layout, scale and appearance of the buildings;</p> <p>g. minimising the opportunities for crime by designing in high levels of security which meets 'secure by design' principles (or equivalent) including the use of natural surveillance and ensuring public spaces are clearly distinguished from private spaces and are well lit;</p> <p>h. providing adequate and accessible external storage space for waste, recycling and bicycles;</p> <p>i. avoiding obtrusive skyline views; and</p> <p>j. ensuring that any tall buildings are appropriate to their location, are of high quality design and do not detract from key views or heritage assets and their settings, nor create unacceptable local environmental conditions.</p>	

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
MM12	Chapter 4 Policy P4	<p>Comprehensive Development</p> <p>1. Development proposals will be supported provided they do not jeopardise the comprehensive delivery of allocated sites or sites with existing planning permission or their associated infrastructure, and in all cases must not:</p> <p>a. Prejudice the development of adjoining land with longer term potential; or</p> <p>b. Lead to piecemeal forms of development.</p> <p>2. On large sites (of five more hectares or 150 dwellings) a masterplan for the whole site will be required to be submitted as part of any planning application.</p>	<p>Comprehensive Development</p> <p>1. Development proposals will be supported provided they do not jeopardise the comprehensive delivery of allocated sites or sites with existing planning permission or their associated infrastructure, and in all cases must not:</p> <p>a. Prejudice the development of adjoining land with longer term potential; or</p> <p>b. Lead to piecemeal forms of development.</p> <p>2. On large sites (of five <b>hectares or more</b> <del>hectares</del> or 150 dwellings <b>or more</b>) a masterplan for the whole site will be required to be submitted as part of any planning application, <b><u>in accordance with the Masterplanning requirements within Appendix 8. For large allocated sites which may be developed in phases, it is important that we are able to assess how the whole scheme works as one. This includes ensuring that open space contributes to the wider green infrastructure network, any cumulative infrastructure requirements can be delivered and access arrangements are suitable for the total scale of development.</u></b></p>	<p>A4 (in that the Main Modification emphasises the requirement for large sites to enhance the Mansfield green infrastructure network)</p> <p>No Likely Significant Effect – this change is positive</p>

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
MM13	Chapter 4 Paragraph 4.36	For large allocated sites which may be developed in phases, it is important that we are able to assess how the whole scheme works as one. This includes ensuring that open space contributes to the wider green infrastructure network, any cumulative infrastructure requirements can be delivered and access arrangements are suitable for the total scale of development.	<del>For large allocated sites which may be developed in phases, it is important that we are able to assess how the whole scheme works as one. This includes ensuring that open space contributes to the wider green infrastructure network, any cumulative infrastructure requirements can be delivered and access arrangements are suitable for the total scale of development.</del>	A1  No Likely Significant Effect – this change removes supporting text. Supporting text is not policy and therefore does not affect the protection afforded to European sites
MM14	Chapter 4 Policy P7 Amenity	<p>Amenity</p> <p>1. Proposals for development will be designed and constructed to avoid and minimise impacts on the amenity of both existing and future uses, alone and in combination, within the development and close to it. As such, development proposals will be supported where it can be demonstrated that:</p> <p>a. they do not have a significant adverse effect on the living conditions of existing and new residents through loss of privacy, excessive overshadowing or overbearing impact; and</p> <p>b. they do not generate a level of activity, noise, light, air quality, odour, vibration or other pollution which cannot be mitigated to an appropriate standard.</p>	<p>Amenity</p> <p>1. Proposals for development will be designed and constructed to avoid and minimise impacts on the amenity of both existing and future <del>uses</del> <b>users</b>, alone and in combination, within the development and close to it. As such, development proposals will be <del>supported where it can be demonstrated that</del> <b>expected to:</b></p> <p>a. <del>they do</del> not have a significant adverse effect on the living conditions of existing and new residents <b>and future occupiers of the proposed development</b> through loss of privacy, excessive overshadowing or overbearing impact; and</p> <p>b. <del>they do</del> not generate a level of activity, noise, light, air quality, odour, vibration or other pollution which cannot be mitigated to an appropriate standard.</p>	A1  No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites as provides no pathway of impact because it addresses residential amenity.

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
		2. Development will not be permitted where the amenity of future occupants would below an unacceptable level.	<del>2. Development will not be permitted where the amenity of future occupants would below an unacceptable level.</del>	
MM15	Chapter 4 Paragraph 4.53	Planning applications should demonstrate that they meet the requirements of Policy P7 through an relevant and appropriate assessments carried out by a qualified assessor. Whilst this policy mainly addresses local impacts on residential areas, Policy NE3 (Pollution and land instability) may also apply which looks at wider impacts, including on the natural environment.	Planning applications should demonstrate that they meet the requirements of Policy P7 through an relevant and appropriate assessments carried out by a qualified assessor. Whilst this policy mainly addresses local impacts on residential areas, Policy NE3 (Pollution and land instability) may also apply which looks at wider impacts, including on the natural environment. <b><u>An Air Quality and Emissions Mitigation Guidance for Developers Supplementary Planning Document (SPD) will provide further guidance for policy implementation.</u></b>	A2  No Likely Significant Effect – this change provides no direct impact pathway; it ensures that it is in line with the national planning framework (2019) paragraph 11
MM16	Chapter 4 Policy P8 Shop front design and signage	Shop front design and signage  1. New and alterations to existing shop fronts will be supported where they:  a. respect the scale, proportions, character and materials of the whole building and where appropriate, adjoining buildings and the wider street scene;  b. retain any existing independent access to upper floors and take opportunities to provide such access from the street where none currently exists;	Shop front design and signage  1. New and alterations to existing shop fronts will be supported where they:  a. respect the scale, proportions, character and materials of the whole building and where appropriate, adjoining buildings and the wider street scene;  b. retain any existing independent access to upper floors and take opportunities to provide such access from the street where none currently exists;	A1  No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites as it relates to advertisements and the historic environment and doesn't impact on European sites.

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
		<p>c. provide fully accessible entrances for all users where appropriate to do so;</p> <p>d. respect the design of individual units when combining two or more units; and</p> <p>e. avoid the provision of external shutters and the use of external roller shutter boxes unless this can be fully justified in appropriate circumstances.</p> <p>2. In conservation areas, changes to shop fronts will not be permitted if they fail to contribute to the preservation and enhancement of the area’s character, appearance and setting.</p> <p>3. The following considerations apply to advertisement proposals:</p> <p>a. they should be appropriate in size and scale to the building on which they are to be attached especially those associated with listed buildings and conservation areas;</p> <p>b. any illuminated advertisements are required to be fully justified and not be over dominant in the street scene particularly in relation to heritage assets; and</p>	<p>c. provide fully accessible entrances for all users where appropriate to do so;</p> <p>d. respect the design of individual units when combining two or more units; and</p> <p>e. avoid the provision of external shutters and the use of external roller shutter boxes unless this can be fully justified in appropriate circumstances.</p> <p>2. <del>In conservation areas</del> <b>Where proposals affect heritage assets,</b> changes to shop fronts <b>and signage</b> will not be permitted if they fail to <del>contribute to the preservation</del> <b>preserve and or enhance</b> enhancement of the area’s character, appearance and setting. <b><u>The following considerations will also apply to advertisement proposals:</u></b></p> <p><del>3. The following considerations apply to advertisement proposals:</del></p> <p>a. they should be appropriate in size and scale to the building on which they are to be attached especially those associated with listed buildings and conservation areas;</p> <p>b. any illuminated advertisements <b><u>should conserve or enhance the appearance of the heritage asset and surrounding area</u></b> are required to be fully justified and</p>	

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
		c. internally lit box signs will not be appropriate on listed buildings or within conservation areas.	<del>not be over dominant in the street scene particularly in relation to heritage assets; and</del>  c. Internally lit box signs will not be appropriate on listed buildings or within conservation areas.	
MM17	Chapter 5 Policy H1a Clipstone Road East	Clipstone Road East  This site is allocated for approximately 511 new homes subject to: <ul style="list-style-type: none"> <li>• provision of onsite open space as part of green corridors through the development to enable access to the Timberland Trail;</li> <li>• provision of features to protect and, if possible, enhance water quality and flow of Vicar Water; and</li> <li>• contributions toward the improvement of bus stops within the vicinity of the site.</li> </ul>	Clipstone Road East  This site is allocated for approximately 511 new homes subject to: <ul style="list-style-type: none"> <li>• provision of onsite open space as part of green corridors through the development to enable access to the Timberland Trail;</li> <li>• provision of features to protect and, if possible, enhance water quality and flow of Vicar Water; <del>and</del></li> <li>• contributions toward the improvement of bus stops within the vicinity of the site; <b><u>and</u></b></li> <li>• <b><u>an application specific assessment to identify and address impacts on nightjar and woodlark and their habitats.</u></b></li> </ul>	A2  No Likely Significant Effect – this change will be positive for the Sherwood ppSPA
MM18	Chapter 5 Policy H1b Land off Skegby Lane	Land off Skegby Lane  This site is allocated for approximately 215 new homes subject to:	Land off Skegby Lane  This site is allocated for approximately 215 <b><u>194</u></b> new homes subject to:	A4  No Likely Significant Effect – this change reduces (rather than increases) the number of dwellings to be provided on this

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
		<ul style="list-style-type: none"> <li>provision of a landscape buffer along the western boundary of the site to avoid coalescence with Sutton in Ashfield;</li> <li>addressing low soil permeability through appropriate measures;</li> <li>enhanced cycle provision along or parallel to Skegby Lane;</li> <li>an off-site open space contribution towards improvements at Millennium Green (Skegby Lane); and</li> <li>provision of walking and cycling improvements to existing pathways leading to nearby open space, hospitals, shops and the Timberland Trail.</li> </ul> <p>Contributions will be required to mitigate the impact of development on the following junctions:</p> <ul style="list-style-type: none"> <li>Kings Mill Road/ Beck Lane/ B6014 Skegby Lane/ Mansfield Road;</li> <li>Sutton Road / Skegby Lane/ Sheepbridge Lane</li> <li>Any further junctions that are identified by the Transport Assessment required to support a future planning application for the site.</li> </ul>	<ul style="list-style-type: none"> <li>provision of a landscape buffer along the western boundary of the site to avoid coalescence with Sutton in Ashfield;</li> <li>addressing low soil permeability through appropriate measures;</li> <li>enhanced cycle provision along or parallel to Skegby Lane;</li> <li>an off-site open space contribution towards improvements at Millennium Green (Skegby Lane); and</li> <li>provision of walking and cycling improvements to existing pathways leading to nearby open space, hospitals, shops and the Timberland Trail.</li> </ul> <p>Contributions will be required to mitigate the impact of development on the following junctions:</p> <ul style="list-style-type: none"> <li>Kings Mill Road/ Beck Lane/ B6014 Skegby Lane/ Mansfield Road;</li> <li>Sutton Road / Skegby Lane/ Sheepbridge Lane; <b>and</b></li> <li>Any further junctions that are identified by the Transport Assessment required to support a future planning application for the site.</li> </ul>	site and therefore will not have negative effects on European sites
MM19	Chapter 5 Policy H1c	Fields Farm, Abbott Road	Fields Farm, Abbott Road	A3

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
	Fields Farm, Abbott Road	<p>This site is allocated for approximately 200 new homes subject to:</p> <ul style="list-style-type: none"> <li>• retention and enhancement of the existing public rights of way;</li> <li>• enhancement of habitat connections between existing woodland on-site and nearby, through the retention and creation of habitat areas on-site;</li> <li>• an off-site open space contribution towards improvements on Abbott Road Playing Field;</li> <li>• an appropriate archaeological assessment by a suitably qualified person and any recommended actions being followed;</li> <li>• protection of the buildings and other features that make up the non-designated local heritage asset at Ashland Farm;</li> <li>• addressing low soil permeability through appropriate measures; and</li> </ul> <p>Contributions will be required to mitigate the impact of development on the following junctions:</p> <ul style="list-style-type: none"> <li>• Kings Mill Road/ Beck Lane/ B6014 Skegby Lane/ Mansfield Road;</li> <li>• Sutton Road / Skegby Lane/ Sheepbridge Lane</li> <li>• Any further junctions that are identified by the Transport</li> </ul>	<p>This site is allocated for approximately 200 new homes subject to:</p> <ul style="list-style-type: none"> <li>• retention and enhancement of the existing public rights of way;</li> <li>• enhancement of habitat connections between existing woodland on-site and nearby, through the retention and creation of habitat areas on-site;</li> <li>• an off-site open space contribution towards improvements on Abbott Road Playing Field;</li> <li>• <del>an appropriate archaeological assessment by a suitably qualified person and any recommended actions being followed</del> <b><u>any development proposals would need to be supported by detailed desk based archaeology assessment and the results of a staged pre-determination programme of archaeological investigation on the basis of an approved Written Scheme of Investigation;</u></b></li> <li>• protection of the buildings and other features that make up the non-designated local heritage asset at Ashland Farm; <b><u>and</u></b></li> <li>• addressing low soil permeability through appropriate measures.; <b><u>and</u></b></li> </ul>	<p>No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites as addresses historical impacts.</p>



Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
		<p>Assessment required to support a future planning application for the site.</p>	<p>Contributions will be required to mitigate the impact of development on the following junctions:</p> <ul style="list-style-type: none"> <li>• Kings Mill Road/ Beck Lane/ B6014 Skegby Lane/ Mansfield Road;</li> <li>• Sutton Road / Skegby Lane/ Sheepbridge Lane; <b>and</b></li> <li>• Any further junctions that are identified by the Transport Assessment required to support a future planning application for the site.</li> </ul>	
MM20	Chapter 5 Policy H1d Three Thorn Hollows Farm	<p>Three Thorn Hollow Farm</p> <p>This site is allocated for approximately 188 new homes subject to:</p> <ul style="list-style-type: none"> <li>• the provision of enhanced walking and cycling links to the Mansfield Way;</li> <li>• the creation and maintenance of an appropriate ecological buffers to Rainworth Lakes SSSI, Foul Evil Brook and local wildlife site located to the south;</li> <li>• provision of onsite open space including play / formal recreational provision;</li> <li>• provision of features to protect and, if possible, enhance water quality and flow of Foul Evil Brook and Rainworth Water;</li> </ul>	<p>Three Thorn Hollows Farm</p> <p>This site is allocated for approximately <del>188</del> <b>200</b> new homes subject to:</p> <ul style="list-style-type: none"> <li>• the provision of enhanced walking and cycling links to the Mansfield Way;</li> <li>• the creation and maintenance of an appropriate ecological buffers to Rainworth Lakes SSSI, Foul Evil Brook and local wildlife site located to the south;</li> <li>• provision of onsite open space including play / formal recreational provision;</li> <li>• provision of features to protect and, if possible, enhance water quality and flow of Foul Evil Brook and Rainworth Water;</li> </ul>	<p>A1</p> <p>No Likely Significant Effect – this change increases the number of dwellings on this site but does not increase the number of dwellings to be delivered by the plan above those already subject to HRA and not within 400m of ppSPA.</p>

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
		<ul style="list-style-type: none"> <li>• a design, layout and density that is reflective of the rural character of Rainworth;</li> <li>• an appropriate archaeological assessment by a suitably qualified person and any recommended actions being followed;</li> <li>• protection of the buildings and other features that make up the non-designated local heritage asset at Three Thorn Hollows Farm;</li> <li>• reinstatement of sympathetic field boundaries along Blidworth Lane and the southern edge of site boundary which complement the Sherwood landscape character;</li> </ul> <p>Contributions will be required to mitigate the impact of development on the following junctions:</p> <ul style="list-style-type: none"> <li>• A6176 MARR/ A6191 Southwell Road</li> <li>• Any further junctions that are identified by the Transport Assessment required to support a future planning application for the site.</li> </ul>	<ul style="list-style-type: none"> <li>• a design, layout and density that is reflective of the rural character of Rainworth;</li> <li>• <del>an appropriate archaeological assessment by a suitably qualified person and any recommended actions being followed</del> <b><u>any development proposals would need to be supported by detailed desk based archaeology assessment and the results of a staged pre-determination programme of archaeological investigation on the basis of an approved Written Scheme of Investigation;</u></b></li> <li>• protection of the buildings and other features that make up the non-designated local heritage asset at Three Thorn Hollows Farm; <b><u>and</u></b></li> <li>• reinstatement <b><u>provision</u></b> of sympathetic field boundaries along Blidworth Lane and the southern edge of site boundary which complement the Sherwood landscape character.;</li> </ul> <p>Contributions will be required to mitigate the impact of development on the following junctions:</p> <ul style="list-style-type: none"> <li>• A6176 MARR/ A6191 Southwell Road; <b><u>and</u></b></li> </ul>	

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
			<ul style="list-style-type: none"> <li>Any further junctions that are identified by the Transport Assessment required to support a future planning application for the site.</li> </ul>	
MM21	Chapter 5 Policy H1f Former Rosebrook Primary School	<p>Former Rosebrook Primary School</p> <p>This site is allocated for approximately 134 new homes subject to:</p> <ul style="list-style-type: none"> <li>the provision cycling and walking routes connecting with and along Hall Barn Lane and Hall Barn Lane open space;</li> <li>an off-site open space contribution towards improvements at Abbott Road Playing Field; and</li> <li>an appropriate archaeological assessment by a suitably qualified person and any recommended actions being followed.</li> </ul> <p>Contributions will be required to mitigate the impact of development on the following junctions:</p> <ul style="list-style-type: none"> <li>Chesterfield Road / Debdale Lane</li> <li>Any further junctions that are identified by the Transport Assessment required to support a future planning application for the site.</li> </ul>	<p>Former Rosebrook Primary School</p> <p>This site is allocated for approximately 134 new homes subject to:</p> <ul style="list-style-type: none"> <li>the provision cycling and walking routes connecting with and along Hall Barn Lane and Hall Barn Lane open space;</li> <li>an off-site open space contribution towards improvements at Abbott Road Playing Field; and</li> <li><del>an appropriate archaeological assessment by a suitably qualified person and any recommended actions being followed</del> <b><u>any development proposals would need to be supported by detailed desk based archaeology assessment and the results of a staged pre-determination programme of archaeological investigation on the basis of an approved Written Scheme of Investigation; and</u></b></li> <li><b><u>the positioning of the site access off Abbott Road (A6075).</u></b></li> </ul>	A3  No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites as addresses historical impacts.

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
			<p>Contributions will be required to mitigate the impact of development on the following junctions:</p> <ul style="list-style-type: none"> <li>• Chesterfield Road / Debdale Lane; <b>and</b></li> <li>• Any further junctions that are identified by the Transport Assessment required to support a future planning application for the site.</li> </ul>	
MM22	Chapter 5 Policy H1g Abbott Road	<p>Abbott Road</p> <p>This site is allocated for approximately 102 new homes subject to:</p> <ul style="list-style-type: none"> <li>• the on-site provision of open space with play / formal provision enhancements and to maintain access for local residents;</li> <li>• an appropriate archaeological assessment by a suitably qualified person and any recommended actions being followed;</li> <li>• addressing low soil permeability through appropriate measures; and</li> <li>• the retention and enhancement of the on-site football pitches and associated facilities.</li> </ul>	<p>Abbott Road</p> <p>This site is allocated for approximately 102 new homes subject to:</p> <ul style="list-style-type: none"> <li>• the on-site provision of open space with play / formal provision enhancements and to maintain access for local residents;</li> <li>• <del>an appropriate archaeological assessment by a suitably qualified person and any recommended actions being followed</del> <b>any development proposals would need to be supported by detailed desk based archaeology assessment and the results of a staged pre-determination programme of archaeological investigation on the basis of an approved Written Scheme of Investigation;</b></li> </ul>	<p>A3</p> <p>No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites as addresses historical and highways impacts and roads not within 200m of ppSPA.</p>

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
			<ul style="list-style-type: none"> <li>addressing low soil permeability through appropriate measures; and</li> <li>the retention and enhancement of the on-site football pitches and associated facilities.</li> </ul> <p><b><u>Contributions will be required to mitigate the impact of development on the following junctions:</u></b></p> <ul style="list-style-type: none"> <li><b><u>Kings Mill Road/ Beck Lane/ B6014 Skegby Lane / Mansfield Road;</u></b></li> <li><b><u>Sutton Road / Skegby Lane/ Sheepbridge Lane; and</u></b></li> <li><b><u>Any further junctions that are identified by the Transport Assessment required to support a future planning application for the site.</u></b></li> </ul>	
MM23	Chapter 5 Policy H1i Former Mansfield Brewery (part a)	<p>Former Mansfield Brewery (part a)</p> <p>This site is allocated for approximately 70 new homes subject to:</p> <ul style="list-style-type: none"> <li>the creation of new habitats alongside sustainable drainage systems (SuDS) provided on-site;</li> <li>an off-site open space contribution towards improvements at Titchfield Park;</li> <li>protection of the buildings and other features that make up the nearby heritage asset including</li> </ul>	<p>Former Mansfield Brewery (part a)</p> <p>This site is allocated for approximately 70 new homes subject to:</p> <ul style="list-style-type: none"> <li>the creation of new habitats alongside sustainable drainage systems (SuDS) provided on-site;</li> <li>an off-site open space contribution towards improvements at Titchfield Park;</li> <li>protection of the buildings and other features that make up the nearby heritage asset including</li> </ul>	A3  No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites as addresses historical impacts.

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
		<p>conservation areas, listed buildings and non-designated heritage assets;</p> <ul style="list-style-type: none"> <li>an appropriate archaeological assessment by a suitably qualified person and any recommended actions being followed.</li> </ul>	<p>conservation areas, listed buildings and non-designated heritage assets; <b>and</b></p> <ul style="list-style-type: none"> <li><del>an appropriate archaeological assessment by a suitably qualified person and any recommended actions being followed</del> <b><u>any development proposals would need to be supported by detailed desk based archaeology assessment and the results of a staged pre-determination programme of archaeological investigation on the basis of an approved Written Scheme of Investigation.</u></b></li> </ul>	
MM24	Chapter 5 Policy H1j Cauldwell Road	<p>Cauldwell Road</p> <p>This site is allocated for approximately 42 new homes subject to:</p> <ul style="list-style-type: none"> <li>a comprehensive approach to the entire site including the part in Ashfield district;</li> <li>the creation and integration of multi-use green corridors and open space to minimise impact on nightjar and woodlark habitats; and</li> <li>an application-specific assessment to identify and address impacts on nightjar and woodlark and their habitats.</li> </ul>	<p>Cauldwell Road</p> <p><del>This site is allocated for approximately 42 new homes subject to:</del></p> <ul style="list-style-type: none"> <li><del>a comprehensive approach to the entire site including the part in Ashfield district;</del></li> <li><del>the creation and integration of multi-use green corridors and open space to minimise impact on nightjar and woodlark habitats; and</del></li> <li><del>an application-specific assessment to identify and address impacts on nightjar and woodlark and their habitats.</del></li> </ul>	A1  No Likely Significant Effect – this deleted a site allocation and will thus not adversely affect European sites

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
MM25	Chapter 5 Policy H1n Sherwood Close		<i>Amend site boundary for H1n to be consistent with planning application.</i>	A1  No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites (i.e. changes to the policy map) and not within 400m of ppSPA.
MM26	Chapter 5 Policy H1q South of Debdale Lane	South of Debdale Lane  This site is allocated for approximately 32 new homes subject to: <ul style="list-style-type: none"> <li>• an off-site contribution towards improvements at Burlington Drive open space;</li> <li>• protection and enhancement of the existing public right of way;</li> <li>• creation and maintenance of an appropriate habitat buffer adjacent to the local wildlife site;</li> <li>• provision of appropriate access management measures to avoid or minimise impacts on designated sites; and</li> <li>• an appropriate archaeological assessment by a suitably qualified person and any recommended actions being followed.</li> </ul>	South of Debdale Lane  This site is allocated for approximately 32 new homes subject to: <ul style="list-style-type: none"> <li>• an off-site contribution towards improvements at Burlington Drive open space;</li> <li>• protection and enhancement of the existing public right of way;</li> <li>• creation and maintenance of an appropriate habitat buffer adjacent to the local wildlife site;</li> <li>• provision of appropriate access management measures to avoid or minimise impacts on designated sites; and</li> <li>• <del>an appropriate archaeological assessment by a suitably qualified person and any recommended actions being followed.</del></li> <li>• <b><u>any development proposals would need to be supported by detailed desk based archaeology assessment and the results of a staged pre-determination programme of</u></b></li> </ul>	A3  No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites as addresses historical impacts.

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
			<p><b><u>archaeological investigation on the basis of an approved Written Scheme of Investigation.</u></b></p>	
MM27	Chapter 5 Policy H1t Land off Ley Lane	<p>Land off Ley Lane</p> <p>This site is allocated for approximately 14 new homes subject to:</p> <ul style="list-style-type: none"> <li>• an off-site contribution towards improvements at Warsop Road open space and Leeming Lane open space;</li> <li>• an appropriate archaeological assessment by a suitably qualified person and any recommended actions being followed; and</li> <li>• the pattern of development should positively respect the historic character along Ley Lane.</li> </ul>	<p>Land off Ley Lane</p> <p>This site is allocated for approximately 14 new homes subject to:</p> <ul style="list-style-type: none"> <li>• an off-site contribution towards improvements at Warsop Road open space and Leeming Lane open space;</li> <li>• <del>an appropriate archaeological assessment by a suitably qualified person and any recommended actions being followed</del> <b><u>any development proposals would need to be supported by detailed desk based archaeology assessment and the results of a staged pre-determination programme of archaeological investigation on the basis of an approved Written Scheme of Investigation;</u></b> and</li> <li>• the pattern of development should positively respect the historic character along Ley Lane.</li> </ul>	<p>A3</p> <p>No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites as addresses historical impacts.</p>



Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?		
MM28	Chapter 5 Table 5.1			A1  No Likely Significant Effect – this table has been updated to reflect the housing expected to be delivered to March 2033 as of 31 <sup>st</sup> March 2019. Although the number of dwellings in this table has risen that does not reflect a change in the amount of housing allocated in the Local Plan but rather the fact that more of that housing is expected to be delivered by March 2033.		
		Completions (already built)	1543		Completions (already built)	<b>1935</b>
		Commitments (with planning permission – including those listed in H2 and SUE3)	3290		Commitments (with planning permission – including those listed in H2 and SUE3)	<b>3941</b>
		Sustainable Urban Extensions (those listed in SUE 1-2)	959		Sustainable Urban Extensions (those listed in SUE 1-2)	<b>1169</b>
		On Allocated Housing Sites (those listed in H1)	2425		On Allocated Housing Sites (those listed in H1)	<b>1763</b>
		Windfall Allowance	380		Windfall Allowance	380
MM29	Chapter 5 New paragraph after 5.21		<b><u>Planning applications should be supported by sufficient information such as a transport statement or transport assessment setting out the transport impacts of the proposal to help the council make an informed assessment of the potential impact and to help secure the necessary supporting transport infrastructure. As part of submitting any future planning application, consultation should be held with the Local Education Authority to establish the level of education contribution required to support development. Reference can also be had to the Education Technical Paper 2018 which is correct at time of publication but is subject to change. It should be noted that a new primary</u></b>	A1  No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites as it doesn't present a pathway for an LSE as it simply sets out how infrastructure delivery will be achieved.		

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
			<u>school will require approximately a 1.1 ha site which will need to be delivered to the west of Mansfield, the most appropriate sites to be able to deliver the school through an equalisation agreement are H1b Land at Skegby Lane and H1g Abbott Road. It should be noted that the housing numbers on Skegby Lane have been reduced in order for a school to be accommodated on the site.</u>	
MM30	Chapter 5 Paragraph 5.27	Information on the need for different sizes and types of properties in Mansfield district is contained in both the SHMA and a specific study (Housing Needs of Particular Groups). These set out requirements for the mix properties over the plan period as set out in Table 5.4:	Information on the need for different sizes and types of properties in Mansfield district is contained in both the SHMA <b>at page 197</b> and a specific study (Housing Needs of Particular Groups) <b>at pages 84 and 88</b> . These set out requirements for the mix properties over the plan period as set out in Table 5.4:	A1  No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites as it is rather a point of clarification.
MM31	Chapter 5 Paragraph 5.28	This policy does not set specific requirements that must be met by an individual site, but is intended to act as a guide. Account will also be taken of the character and scale of the site and the wider area. It will be easier for larger sites to deliver a mix while a town centre site is unlikely to deliver 4+bed properties. Development proposals will not be supported where the mix varies substantially from the mix identified above, unless there are specific benefits	This policy does not set specific requirements that must be met by an individual site <b><u>or phase of development</u></b> , but is intended to act as a guide. Account will also be taken of the character and scale of the site and the wider area. It will be easier for larger sites to deliver a mix while a town centre site is unlikely to deliver 4+bed properties. <b><u>The provision of bungalows will be supported on sites as these may be particularly attractive to older people which may assist in encouraging households to downsize,</u></b>	A1  No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites as it doesn't present a pathway for likely significant effects relating only to the type of housing (bungalow's or some other form).

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
		associated with the mix of homes proposed.	<b><u>as set out in the Housing Needs of Particular Groups Report page 89.</u></b> Development proposals will not be supported where the mix varies substantially from the mix identified above, unless there are specific benefits associated with the mix of homes proposed.	
MM32	Chapter 5 Policy H4 Affordable Housing	Affordable Housing 1. The minimum proportions of affordable housing required on market housing sites are: a. within Zone 1 (as shown in Appendix 6): i. 10% on greenfield land; or ii. 5% on brownfield land. b. within Zone 2 (as shown in Appendix 6): i. 20% on greenfield land; or ii. 10% on brownfield land. 2. These proportions apply to sites of: a. more than 10 dwellings; or, b. with a combined gross floorspace of more than 1,000 square metres; and	Affordable housing 1. The <del>minimum</del> proportions of affordable housing required on market housing sites are: a. within Zone 1 (as shown in Appendix 6): i. 10% on greenfield land; or ii. 5% on brownfield land. b. within Zone 2 (as shown in Appendix 6): i. 20% on greenfield land; or ii. 10% on brownfield land. 2. These proportions apply to sites of: a. <del>more than 10 dwellings</del> <b><u>10 or more dwellings</u></b> ; or,	A1  No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites as it doesn't present a pathway for likely significant effects as it makes minor wording clarifications to the affordable housing policy.

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
		<p>c. more than 0.5ha in site area.</p> <p>3. The council will consider the type of property and tenure in relation to identified needs.</p> <p>4. Off-site commuted sums of an equivalent value may be made in lieu of on-site provision (in total or in part) where on-site provision is satisfactorily demonstrated not to be justified or where such off site contribution can be shown to contribute to the successful development of other affordable housing and or regeneration schemes within the district.</p> <p>5. Proposals which do not meet the above policy requirements will only be acceptable where it is satisfactorily demonstrated that a different level or mix of affordable housing is required to make the development viable and the approach contributes towards creating mixed and balanced communities.</p>	<p><del>b. with a combined gross floorspace of more than 1,000 square metres; and</del></p> <p>c. <del>more than 0.5ha in site area.</del> <b><u>where the site area is 0.5 hectares or more.</u></b></p> <p>3. The council will consider the type of property and tenure in relation to identified needs.</p> <p>4. Off-site commuted sums of an equivalent value may be made in lieu of on-site provision (in total or in part) where on-site provision is satisfactorily demonstrated not to be justified or where such off-site contributions can be shown to contribute to the successful development of other affordable housing and or regeneration schemes within the district.</p> <p>5. Proposals which do not meet the above policy requirements will only be acceptable, where it is satisfactorily demonstrated, that a different level or mix of affordable housing is required to make the development viable and the approach contributes towards creating mixed and balanced communities.</p>	
MM33	Chapter 5 Paragraph 5.32	The NPPF (Annex 2: Glossary) defines affordable housing as social rented, affordable rented and intermediate housing provided for eligible households	The NPPF <b>2019</b> (Annex 2: Glossary) defines affordable housing as <del>social rented, affordable rented and intermediate housing provided for eligible households</del>	A1 No Likely Significant Effect – this change applies to aspects of the plan that are

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
		<p>whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices.</p> <p><b>Social rented housing:</b> is owned by local authorities and private registered providers (as defined in Section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime.</p> <p><b>Affordable rented housing:</b> is let by local authorities or private registered landlords of social housing to households that are eligible for social rented housing. Affordable rent is subject to rent controls that require rent of no more than 80% of the local market rent.</p> <p><b>Intermediate affordable housing:</b> is housing for sale and rent provided at a cost above social rent, but below market levels, subject to the criteria in the affordable housing definition above. These can include shared equity, other low cost housing for sale and intermediate rent.</p> <p><b>Starter homes:</b> is housing as defined in Sections 2 and 3 of the Housing and Planning Act 2016 and any subsequent secondary legislation made under these sections.</p>	<p><del>whose needs are not met by the market</del>  <u><b>affordable housing for rent, starter homes, discounted market sales housing and other affordable routes to home ownership.</b></u> Eligibility is determined with regard to local incomes and local house prices.</p> <p><del><b>Social rented housing:</b> is owned by local authorities and private registered providers (as defined in Section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime.</del></p> <p><del><b>Affordable rented housing:</b> is let by local authorities or private registered landlords of social housing to households that are eligible for social rented housing. Affordable rent is subject to rent controls that require rent of no more than 80% of the local market rent.</del></p> <p><del><b>Intermediate affordable housing:</b> is housing for sale and rent provided at a cost above social rent, but below market levels, subject to the criteria in the affordable housing definition above. These can include shared equity, other low cost housing for sale and intermediate rent.</del></p> <p><u><b>Affordable housing for rent: meets all of the following conditions:</b></u></p>	<p>irrelevant to European sites as it is rather an updated point of clarification.</p>

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
			<p><b><u>a. the rent is set in accordance with the Government’s rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable);</u></b></p> <p><b><u>b. the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and</u></b></p> <p><b><u>c. it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.</u></b></p> <p><b><u>For Build to Rent schemes, affordable housing for rent (i.e. Affordable Private Rent) is expected to be the normal form of affordable housing provision.</u></b></p> <p><b>Starter homes:</b> is housing as defined in Sections 2 and 3 of the Housing and Planning Act 2016 and any subsequent secondary legislation made under these sections.</p> <p><b><u>Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices.</u></b></p>	

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
			<p><b><u>Provisions should be in place to ensure housing remains at a discount for future eligible households.</u></b></p> <p><b><u>Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent).</u></b></p>	
MM34	Chapter 5 Policy H5	<p>Custom and self-build homes</p> <p>1. On development proposals of more than 100 homes, at least 5% of the dwelling plots should be provided as reasonably sized plots for self-build or custom build homes. On commencement of the overall development the availability of the serviced land for self-build or custom build housing shall be advertised for sale on an individual plot basis at a fair market price. Any of these plots which are not sold on that basis after a period of 12 months advertising may be used for general market housing.</p>	<p>Custom and self-build homes</p> <p><del>1. On development proposals of more than 100 homes, at least 5% of the dwelling plots should be provided as reasonably sized plots for self-build or custom build homes. On commencement of the overall development the availability of the serviced land for self-build or custom build housing shall be advertised for sale on an individual plot basis at a fair market price. Any of these plots which are not sold on that basis after a period of 12 months advertising may be used for general market housing.</del></p>	<p>A1</p> <p>No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites as the change will not lead to a pathway for an LSE since it is concerned only with type of dwelling (custom or self-build) and is mainly concerned with deleting text.</p>

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
		<p>2. In all cases, a proposal for self-build and/or custom housing will be supported provided the following criteria are met:</p> <p>a. it is within the boundary of a settlement or accords with Policy S5 (Development in the countryside);</p> <p>b. it is of a high standard of design and does not adversely affect the area by reason of its scale, bulk, form, layout or materials;</p> <p>c. it would not cause a significant adverse impact on the amenity of nearby residents or occupiers; and</p> <p>d. there is no significant adverse impact on highway safety and appropriate provision for parking is made.</p>	<p><del>2. In all cases, a proposals for self-build and/or custom housing will be supported provided the following criteria are met:</del></p> <p>a. it is within the boundary of a settlement or accords with Policy S5 (Development in the countryside);</p> <p>b. it is of a high standard of design and does not adversely affect the area by reason of its scale, bulk, form, layout or materials;</p> <p>c. it would not cause a significant adverse impact on the amenity of nearby residents or occupiers; and</p> <p>d. there is no significant adverse impact on highway safety and appropriate provision for parking is made.</p>	
MM35	Chapter 5 Paragraph 5.45	By requiring a small area of serviced plots to be made available on larger housing development sites one of the major obstacles to self build, i.e. the availability of land can be overcome. This is an approach that has been taken by a number of other local planning authorities. The plots provided should be 'shovel-ready' meaning that there is access to utilities and the road network, and offered at market value. The number of plots will	<del>By requiring a small area of serviced plots to be made available on larger housing development sites one of the major obstacles to self build, i.e. the availability of land can be overcome. This is an approach that has been taken by a number of other local planning authorities. The plots provided should be 'shovel-ready' meaning that there is access to utilities and the road network, and offered at market value. The number of plots will</del>	A1  No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites and is concerned with deleting text. See MM34.



Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
		be specified in and secured by conditions attached to the planning permission.	<del>be specified in and secured by conditions attached to the planning permission.</del>	
MM36	Chapter 5 Paragraph 5.46	<p>The council will prepare a Supplementary Planning Document to set out further guidance related to the provision of self or custom build homes including:</p> <p>the size of plots;</p> <p>how market value is to be established;</p> <p>details of how plots should be offered or allocated to those on the Self Build register;</p> <p>what happens if plots are not taken up within a specified length of time; and</p> <p>any requirements for the construction (such as completion deadlines, access arrangements, security etc).</p>	<p><del>The council will prepare a Supplementary Planning Document to set out further guidance related to the provision of self or custom build homes including:</del></p> <p><del>the size of plots;</del></p> <p><del>how market value is to be established;</del></p> <p><del>details of how plots should be offered or allocated to those on the Self Build register;</del></p> <p><del>what happens if plots are not taken up within a specified length of time; and</del></p> <p><del>any requirements for the construction (such as completion deadlines, access arrangements, security etc).</del></p>	<p>A1</p> <p>No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites and is concerned with deleting text. See MM34.</p>
MM37	Chapter 5 Policy H6	<p>Specialist housing</p> <p>1. Development proposals for specialist housing which falls within Use Class C2, such as sheltered and extra care accommodation, will be supported on sites within existing or proposed residential areas provided they are:</p>	<p>Specialist housing</p> <p>1. Development proposals for specialist housing which falls within Use Class C2, such as sheltered and extra care accommodation, will be supported on sites within existing or proposed residential areas provided they are:</p>	<p>A1</p> <p>No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites as it is merely a point of clarification.</p>

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
		<p>a. conveniently situated in relation to local retail, community services and public transport facilities; and</p> <p>b. are of a design, layout and accessibility suitable for occupation by people with disabilities and the elderly.</p>	<p>a. conveniently situated in relation to local retail, community services and public transport facilities; and</p> <p>b. are of a design, layout and accessibility suitable for occupation by people with disabilities and <del>the elderly</del> <b>and people with care needs.</b></p>	
MM38	Chapter 5 Policy H8 Accommodation for Gypsies, Travellers and Travelling Showpeople	<p>Accommodation for Gypsies, Travellers and Travelling Showpeople</p> <p>1. Provision will be made to meet the accommodation needs of Gypsies and Travellers between 2013 and 2033 for a minimum of:</p> <p>a. 2017-22: two pitches and one transit /stopping place;</p> <p>b. 2022-33: one pitch and zero transit /stopping place; and</p> <p>c. and any arising need for travelling show people plots.</p> <p>2. The council is preparing a Gypsy and Travellers Site Allocation Development Plan Document (DPD) to allocate suitable site/s to meet the identified need set out in 1 a - c above.</p>	<p>Accommodation for Gypsies, Travellers and Travelling Showpeople</p> <p>1. Provision will be made to meet the accommodation needs of Gypsies and Travellers between 2013 and 2033 for a minimum of:</p> <p>a. 2017-22: two pitches and one transit /stopping place;</p> <p>b. 2022-33: one pitch and zero transit /stopping place; and</p> <p>c. and any arising need for travelling show people plots.</p> <p>2. The council is preparing a Gypsy and Travellers Site Allocation Development Plan Document (DPD) to allocate suitable site/s to meet the identified need set out in 1 a - c above.</p>	<p>A1</p> <p>No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites as it will not present a pathway for an LSE as it sets out criteria for which sites will be judged rather than the delivery of sites.</p>

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
		<p>3. Proposals for new sites, and extensions/improvements to existing permitted or lawful sites, will be supported where they meet the following criteria:</p> <p>a. they are required to meet a shortfall in provision of identified need as set out in the Gypsy and Traveller Accommodation Needs Assessment 2017 pending the adoption of the Mansfield District Gypsy and Travellers Site Allocation DPD;</p> <p>b. be located with reasonable access to a range of services, such as shops, schools, welfare facilities or public transport;</p> <p>c. be proportionate to the scale of the nearest settlement; its local services and infrastructure;</p> <p>d. have suitable highway access, and is not detrimental to public highway safety;</p> <p>e. provides for adequate on-site parking and turning of vehicles as well as appropriate facilities for servicing and storage, and in the case of a show people site sufficient space for fairground equipment maintenance;</p> <p>f. be capable of being provided with adequate services including water supply,</p>	<p>3. Proposals for new sites, and extensions/improvements to existing permitted or lawful sites, will be supported where they meet the following criteria:</p> <p><del>a. they are required to meet a shortfall in provision of identified need as set out in the Gypsy and Traveller Accommodation Needs Assessment 2017 pending the adoption of the Mansfield District Gypsy and Travellers Site Allocation DPD;</del></p> <p><del>ba. be</del> located with reasonable access to a range of services, such as shops, schools, welfare facilities or public transport;</p> <p><del>eb. be</del> proportionate to the scale of the nearest settlement; its local services and infrastructure;</p> <p><del>dc. have</del> suitable highway access, and is not detrimental to public highway safety;</p> <p><del>ed. provides</del> for adequate on-site parking and turning of vehicles as well as appropriate facilities for servicing and storage, and in the case of a show people site sufficient space for fairground equipment maintenance;</p> <p><del>fe. be</del> capable of being provided with adequate services including water supply,</p>	

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
		<p>power, drainage, sewage disposal and waste disposal facilities;</p> <p>g. be compatible with landscape, environment, heritage and biodiversity as well as the physical and visual character of the area;</p> <p>h. not significantly impact the amenities of neighboring properties and land uses; and</p> <p>i. be appropriately located in terms of flood risk.</p> <p>4. Authorised existing and new sites will be safeguarded for Gypsy, Travellers and Travelling Showpeople groups unless they are no longer required to meet identified need.</p>	<p>power, drainage, sewage disposal and waste disposal facilities;</p> <p><b>gf.</b> be compatible with landscape, environment, heritage and biodiversity as well as the physical and visual character of the area;</p> <p><b>hg. would</b> not significantly impact <b>harm</b> the amenities of neighboring <b>neighbouring</b> properties and land uses; and</p> <p><b>ih. would</b> be appropriately located in terms of flood risk.</p> <p>4. Authorised existing and new sites will be safeguarded for Gypsy, Travellers and Travelling Showpeople groups unless they are no longer required to meet identified need.</p>	
MM39	Chapter 6 E2a Ratcher Hill Quarry Employment Area	<p>Ratcher Hill Quarry employment area</p> <p>1. A 5.37ha extension to the Ratcher Hill Quarry Employment Area* is allocated for employment uses with access off Southwell Road, provided that:</p> <p>a. the provision of employment units are of varying sizes to meet the needs of a wide</p>	<p>Ratcher Hill Quarry employment area</p> <p>1. A <del>5.37ha</del> <b>3.45</b> extension to the Ratcher Hill Quarry Employment Area is allocated for employment uses with access off Southwell Road <b>or Jubilee Way if feasible</b>, provided that:</p> <p>a. the provision of employment units are of varying sizes to meet the needs of a wide</p>	<p>A4</p> <p>No Likely Significant Effect – this change reduces the size of the Ratcher Hill Employment Area and also reduces the potential need for compensatory habitat (2.55) for loss of habitat mitigation area to employment on-site; therefore this modification does not affect the previous HRA conclusions on European sites. The habitat restoration area (2.55) will still be</p>

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
		<p>range of employers, suitable for B1, B2 and B8 developments;</p> <p>b. contributions are made towards improvements at the following junctions to mitigate the impact of development:</p> <p>i. A6191 Southwell Road / Oaktree Lane / Adams way;</p> <p>ii. A6191 Southwell Road / Berry Hill Lane;</p> <p>iii. A6191 / Bellamy Road; and</p> <p>iv. any additional junctions that are identified as part of the Transport Assessment that will be required to support a future application for the site;</p> <p>c. new and enhanced walking and cycling linkages are provided to connect with existing strategic trails along Mansfield Way to facilitate the use of sustainable transport;</p> <p>d. an application-specific assessment is provided to identify and address impacts on nightjar and woodlark and their habitats;</p> <p>e. ecological linkages and landscape character are enhanced and restored in</p>	<p>range of employers, suitable for B1, B2 and B8 developments;</p> <p>b. contributions are made towards improvements at the following junctions to mitigate the impact of development:</p> <p>i. A6191 Southwell Road / Oaktree Lane / Adams Way;</p> <p>ii. A6191 Southwell Road / Berry Hill Lane;</p> <p>iii. A6191 / Bellamy Road; and</p> <p>iv. any additional junctions that are identified as part of the Transport Assessment that will be required to support a future application for the site;</p> <p>c. new and enhanced walking and cycling linkages are provided to connect with existing strategic trails along Mansfield Way to facilitate the use of sustainable transport;</p> <p>d. an application-specific assessment is provided to identify and address impacts on nightjar and woodlark and their habitats;</p> <p>e. ecological linkages and landscape character are enhanced and restored in</p>	<p>provided within the quarry as part of the minerals restoration plan requirement as per the minerals application conditions.</p>

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
		<p>order to create landscaped habitat buffers between the employment site and:</p> <p>i. the northern section of the quarry (planned restoration area); and</p> <p>ii. adjacent local wildlife sites;</p> <p>f. 2.55 ha of land within the district is provided as heathland; and</p> <p>g. an adequate foul drainage solution is proposed.</p> <p>2. If the 2.55 ha site within the Ratcher Hill Sand Quarry, as identified in Figure 6.1, is no longer required to meet the district's employment land requirements, the site will need to be restored to heathland.</p>	<p>order to create landscaped habitat buffers between the employment site and:</p> <p>i. the northern section of the quarry (planned restoration area); and</p> <p>ii. adjacent local wildlife sites; <b>and</b></p> <p><del>f. 2.55 ha of land within the district is provided as heathland; and</del></p> <p><del>g. f.</del> an adequate foul drainage solution is proposed.</p> <p><del>2. If the 2.55 ha site within the Ratcher Hill Sand Quarry, as identified in Figure 6.1, is no longer required to meet the district's employment land requirements, the site will need to be restored to heathland.</del></p>	
MM40	Chapter 6 Figure 6.1 Ratcher Hill Quarry		This now needs deleting	A1  No Likely Significant Effect – see comment on MM39 and this is concerned simply with updating the policies map.
MM41	Chapter 6 Policy E2b Oakfield Lane, Market Warsop	Oakfield Lane, Market Warsop  1. A 2.2ha site adjacent to the recycling depot, Oakfield Lane, Market Warsop is allocated for employment uses subject to the following:	Oakfield Lane, Market Warsop  1. A 2.2ha site adjacent to the recycling depot, Oakfield Lane, Market Warsop is allocated for employment uses subject to the following:	A1  No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites. This modification will not present a pathway for an LSE on European sites; there is no additional delivery of employment and it

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
		<p>a. the provision of employment units of varying sizes to meet the needs of a wide range of employers;</p> <p>b. there is no detrimental impact upon residential amenity;</p> <p>c. creation and maintenance of an appropriate habitat buffer adjacent to the local wildlife site; and</p> <p>d. the retention and enhancement of the existing habitat buffer along the railway line.</p> <p>2. Improvements will be required at the junction of A60 Church Street/Wood Street, Warsop and any future junctions that are identified as part of the Transport Assessment that will be required to support any future planning application for the site.</p> <p>3. The site is only suitable for the extension of employment uses within the open countryside. If the site is no longer required to meet the district's employment land requirements the land should revert back to the open countryside. The change of the use of the site to residential will not be supported.</p>	<p><del>a. the provision of employment units of varying sizes to meet the needs of a wide range of employers;</del></p> <p><del>ba.</del> there is no detrimental impact upon residential amenity;</p> <p><del>eb.</del> creation and maintenance of an appropriate habitat buffer adjacent to the local wildlife site; and</p> <p><del>dc.</del> the retention and enhancement of the existing habitat buffer along the railway line.</p> <p>2. Improvements will be required at the junction of A60 Church Street/Wood Street, Warsop and any future junctions that are identified as part of the Transport Assessment that will be required to support any future planning application for the site.</p> <p><del>3. The site is only suitable for the extension of employment uses within the open countryside. If the site is no longer required to meet the district's employment land requirements the land should revert back to the open countryside. The change of the use of the site to residential will not be supported.</del></p>	<p>only clarifies the policy approach and consists mainly of deleting text.</p>

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MM42	Chapter 6 Policy E2c Penniment Farm	<p>Penniment Farm</p> <p>1. A 9ha site at Penniment Farm is allocated for employment uses and with direct access from the Mansfield and Ashfield Regeneration Route (MARR) subject to the following:</p> <p>a. the provision of employment units of varying sizes to meet the needs of a wide range of employers;</p> <p>b. there is no detrimental impact upon residential amenity;</p> <p>c. the provision of appropriate landscaping, planting and other features so as to minimise the impact upon adjoining housing development as well as the impacts on the wider landscape and biodiversity;</p> <p>d. the provision of cycle and walking links to the adjoining housing development;</p> <p>e. a comprehensive masterplan is prepared and agreed in writing by the local planning authority; and</p> <p>f. development of the site should not prejudice further improvements to the MARR.</p>	<p>Penniment Farm</p> <p>1. <del>A 9ha site at Penniment Farm</del> <b><u>The site at Penniment Farm is allocated for a minimum of 9 hectares of B1, B2 and B8</u></b> employment uses and with direct access from the Mansfield and Ashfield Regeneration Route (MARR) subject to the following:</p> <p>a. the provision of employment units of varying sizes to meet the needs of a wide range of employers;</p> <p>b. there is no detrimental impact upon residential amenity;</p> <p>c. the provision of appropriate landscaping, planting and other features so as to minimise the impact upon adjoining housing development as well as the impacts on the wider landscape and biodiversity;</p> <p>d. the provision of cycle and walking links to the adjoining housing development;</p> <p>e. a comprehensive masterplan is prepared <b><u>in accordance with Appendix 8</u></b> and agreed in writing by the local planning authority; and</p>	<p>A1</p> <p>No Likely Significant Effect – this change applies to details of the plan that are irrelevant to European sites. This modification will not present a pathway for an LSE on European sites; there is no additional delivery of employment and it only clarifies the policy approach by rewording text</p>



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			f. development of the site should not prejudice further improvements to the MARR.																	
MM43	Chapter 6 Paragraph 6.18	This site forms part of a wider development for a mix of uses, part of which already has planning permission. As such, a masterplan should be prepared in consultation with stakeholders and agreed in writing with the local planning authority for the comprehensive development of the site. This should identify a range of land uses (including the committed residential, employment and commercial uses, green infrastructure and open spaces, pedestrian and cycle links within and beyond the site) and their relationship to each other and existing development in the vicinity of the site.	This site forms part of a wider development for a mix of uses, part of which already has planning permission. As such, a masterplan should be prepared in consultation with stakeholders and agreed in writing with the local planning authority for the comprehensive development of the <b>employment area of the</b> site. This should identify <del>a range of land uses (including the links to the already-committed and under construction</del> residential <b>areas</b> , employment and commercial uses, green infrastructure and open spaces, pedestrian and cycle links within and beyond the site) and their relationship to each other and existing development in the vicinity of the site.	A1  No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites. This modification will not present a pathway for an LSE on European sites; there is no additional delivery of employment and it only clarifies the policy approach and involves limited wording changes.																
MM44	Chapter 6 Table 6.3	<table border="1"> <thead> <tr> <th colspan="2">Table 6.3 Employment land provision</th> </tr> <tr> <th>Plan Period Employment Land Target ha</th> <th>Employment Land ha</th> </tr> </thead> <tbody> <tr> <td>Target</td> <td>41*</td> </tr> <tr> <td>Total amount of floor space/ employment land developed between 1/4/13 and 1/4/18</td> <td>2.38</td> </tr> </tbody> </table>	Table 6.3 Employment land provision		Plan Period Employment Land Target ha	Employment Land ha	Target	41*	Total amount of floor space/ employment land developed between 1/4/13 and 1/4/18	2.38	<table border="1"> <thead> <tr> <th colspan="2">Table 6.3 Employment land provision</th> </tr> <tr> <th><u>Plan Period Employment Land Target ha</u></th> <th><u>Employment Land ha</u></th> </tr> </thead> <tbody> <tr> <td><u>Target</u></td> <td><u>41*</u></td> </tr> <tr> <td><u>Total amount of floorspace /employment land developed between 1/4/13 and 1/4/19</u></td> <td><u>2.82</u></td> </tr> </tbody> </table>	Table 6.3 Employment land provision		<u>Plan Period Employment Land Target ha</u>	<u>Employment Land ha</u>	<u>Target</u>	<u>41*</u>	<u>Total amount of floorspace /employment land developed between 1/4/13 and 1/4/19</u>	<u>2.82</u>	A4  No Likely Significant Effect – this change reduces the floorspace from that assessed in the original HRA and therefore does not affect its conclusions for European sites
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MM45	Chapter 6 Policy E3 Retaining land for employment uses: Key and general employment areas	<p>Retaining land for employment uses: Key and general employment areas</p> <p>1. Within the existing key or general employment areas (as shown on the Policies Map and listed below) and allocated employment areas (as set out in Policy E2), development proposals will be supported provided that the proposal falls within Use Class B1, B2 or B8:</p> <table border="1"> <tr> <td>Site ref</td> <td>Key/general employment areas</td> </tr> <tr> <td>E3a</td> <td>Old Mill Lane Industrial Estate, Old Mill Lane, Mansfield Woodhouse</td> </tr> <tr> <td>E3b</td> <td>Sherwood Oaks Business Park, Southwell Road West, Mansfield</td> </tr> <tr> <td>E3c</td> <td>Millennium Business Park, Chesterfield Road North, Mansfield</td> </tr> </table>	Site ref	Key/general employment areas	E3a	Old Mill Lane Industrial Estate, Old Mill Lane, Mansfield Woodhouse	E3b	Sherwood Oaks Business Park, Southwell Road West, Mansfield	E3c	Millennium Business Park, Chesterfield Road North, Mansfield	<p>Retaining land for employment uses: Key and general employment areas</p> <p>1. Within the existing key or general employment areas (as shown on the Policies Map and listed below) and allocated employment areas (as set out in Policy E2), development proposals will be supported provided that the proposal falls within Use Class B1, B2 or B8:</p> <table border="1"> <tr> <td>Site ref</td> <td>Key/general employment areas</td> </tr> <tr> <td>E3a</td> <td>Old Mill Lane Industrial Estate, Old Mill Lane, Mansfield Woodhouse</td> </tr> <tr> <td>E3b</td> <td>Sherwood Oaks Business Park, Southwell Road West, Mansfield</td> </tr> </table>	Site ref	Key/general employment areas	E3a	Old Mill Lane Industrial Estate, Old Mill Lane, Mansfield Woodhouse	E3b	Sherwood Oaks Business Park, Southwell Road West, Mansfield					
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		E3d	Oakfield Business Park, Hamilton Way, Mansfield	E3c	Millennium Business Park, Chesterfield Road North, Mansfield	
		E3e	Oak Tree Business Park, Oak Tree Lane, Mansfield	E3d	Oakfield Business Park, Hamilton Way, Mansfield	
		E3f	Botany Commercial Park, Botany Avenue, Mansfield	E3e	Oak Tree Business Park, Oak Tree Lane, Mansfield	
		E3g	Broadway Industrial Estate, The Broadway, Mansfield	E3f	Botany Commercial Park, Botany Avenue, Mansfield	
		E3h	Brunts Business Centre, Brunts Way, Mansfield	E3g	Broadway Industrial Estate, The Broadway, Mansfield	
		E3i	Commercial Gate, Mansfield	E3h	Brunts Business Centre, Brunts Way, Mansfield	
		E3j	Crown Farm Industrial Estate, Crown Farm Way, Mansfield	E3i	Commercial Gate, Mansfield	
		E3k	Mansfield Woodhouse Gateway, Off Grove Way, Mansfield Woodhouse	E3j	Crown Farm Industrial Estate, Crown Farm Way, Mansfield	
		E3l	Ransom Wood Business Park, Southwell Road West, Mansfield	E3k	Mansfield Woodhouse Gateway, Off Grove Way, Mansfield Woodhouse	
		E3m	Bellamy Road Industrial Estate, Bellamy Road, Mansfield	E3l	Ransom Wood Business Park, Southwell Road West, Mansfield	
		E3n	Intake Business Centre, Kirkland Avenue, Mansfield	E3m	Bellamy Road Industrial Estate, Bellamy Road, Mansfield	
		E3o	Hermitage Lane Industrial Estate, Hermitage Lane, Mansfield	<del>E3n</del>	<del>Intake Business Centre, Kirkland Avenue, Mansfield</del>	
		E3p	Maunside, Hermitage Lane, Mansfield	E3 <del>en</del>	Hermitage Lane Industrial Estate, Hermitage Lane, Mansfield	
		E3q	Warsop Enterprise Centre, Burns Lane, Market Warsop	E3 <del>po</del>	Maunside, Hermitage Lane, Mansfield	
		E3r	The Hub, Sherwood Street, Market Warsop	E3 <del>ap</del>	Warsop Enterprise Centre, Burns Lane, Market Warsop	

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		<table border="1" data-bbox="533 304 1043 579"> <tr> <td>E3s</td> <td>Ransom Wood Business Park, Southwell Road, Mansfield</td> </tr> <tr> <td>E3t</td> <td>Ratcher Hill</td> </tr> <tr> <td>E3u</td> <td>Bleak Hills</td> </tr> <tr> <td>E3v</td> <td>Quarry Lane, Mansfield</td> </tr> <tr> <td>E3w</td> <td>Victoria Street</td> </tr> <tr> <td>E3x</td> <td>Pelham Street</td> </tr> </table> <p data-bbox="533 616 1043 1380">                     2. Within existing key and general employment areas, alternative uses (outside the B1, B2 or B8 use classes) will be supported provided that they are:                     <ul style="list-style-type: none"> <li>a. complementary to B1, B2 or B8 Use Classes; or</li> <li>b. small scale; or</li> <li>c. they would accommodate a significant number of jobs and be compatible with the character and function of the area; and</li> <li>d. in the case of 2 (b) and (c) the site has been vacant for at least 12 months and has been satisfactorily demonstrated that:                             <ul style="list-style-type: none"> <li>i. it has been subject to genuine marketing for commercial (B class) uses for at least that period of time, at reasonable market values, and which has proved unsuccessful; or</li> </ul> </li> </ul> </p>	E3s	Ransom Wood Business Park, Southwell Road, Mansfield	E3t	Ratcher Hill	E3u	Bleak Hills	E3v	Quarry Lane, Mansfield	E3w	Victoria Street	E3x	Pelham Street	<table border="1" data-bbox="1057 304 1565 651"> <tr> <td>E3rq</td> <td>The Hub, Sherwood Street, Market Warsop</td> </tr> <tr> <td>E3sr</td> <td>Ransom Wood Business Park, Southwell Road, Mansfield</td> </tr> <tr> <td>E3ts</td> <td>Ratcher Hill</td> </tr> <tr> <td>E3ut</td> <td>Bleak Hills</td> </tr> <tr> <td>E3vu</td> <td>Quarry Lane, Mansfield</td> </tr> <tr> <td>E3w</td> <td>Victoria Street</td> </tr> <tr> <td>E3xv</td> <td>Pelham Street</td> </tr> </table> <p data-bbox="1057 687 1565 1380">                     2. Within existing key and general employment areas, alternative uses (outside the B1, B2 or B8 use classes) will be supported provided that they <del>are</del>:                     <ul style="list-style-type: none"> <li>a. <b>are</b> complementary to B1, B2 or B8 Use Classes; or</li> <li>b. <b>are</b> small scale; <del>or</del></li> <li>c. <del>they</del> would accommodate a significant number of jobs and be compatible with the character and function of the area; <del>and it must be demonstrated that the site has been vacant for at least 12 months and</del> <b>it must be demonstrated that the site has been vacant for at least 12 months and</b> <del>i</del></li> <li>d. <del>in the case of 2 (b) and (c) the site has been vacant for at least 12 months and has been satisfactorily demonstrated that:</del></li> </ul> </p>	E3rq	The Hub, Sherwood Street, Market Warsop	E3sr	Ransom Wood Business Park, Southwell Road, Mansfield	E3ts	Ratcher Hill	E3ut	Bleak Hills	E3vu	Quarry Lane, Mansfield	E3w	Victoria Street	E3xv	Pelham Street	
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Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
		<p>ii. where the existing use is economically unviable; or</p> <p>iii. the site is no longer capable of meeting the needs of modern businesses; or</p> <p>iv. continuation in employment use would be inappropriate in terms of adjoining uses or the amenity of the wider area; and</p> <p>v. it would not prejudice the wider redevelopment or regeneration of the area.</p> <p>3. On sites allocated for employment development under Policies E2, SUE1, SUE2 and SUE3, non-B class use developments will only be allowed provided the land has been marketed for at least 5 years for B class uses and following which it has been satisfactorily demonstrated that there is no realistic prospect of the site being developed for those uses within the remainder of the plan period.</p>	<p>i. it has been subject to genuine marketing for commercial (B class) uses for at least <del>that period of time</del> <b>12 months</b> <del>for at least that period of time</del>, at reasonable market values, and which has proved unsuccessful; <del>or</del></p> <p>ii. where the existing use is economically unviable; <del>or</del></p> <p>iii. the site is no longer capable of meeting the needs of modern businesses; <del>or</del></p> <p>iv. continuation in employment use would be inappropriate in terms of adjoining uses or the amenity of the wider area; and</p> <p>v. it would not prejudice the wider redevelopment or regeneration of the area.</p> <p>3. On sites allocated for employment development under Policies E2, SUE1, SUE2 and SUE3, non-B class use developments will only be allowed provided the land has been marketed for at least 5 years for B class uses <del>and following which it has been satisfactorily demonstrated that there is no realistic prospect of the site being developed for those uses within the remainder of the plan period.</del></p>	

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
MM46	Chapter Six Policy E4	<p>Other industrial and business development</p> <p>1. Development proposals within Use Classes B1(b), B1(c), B2 and B8 that are outside areas identified within Policies E2 and E3 will be supported where:</p> <p>a. the site lies within or on the edge of the Mansfield or Market Warsop urban areas or settlement boundaries; or</p> <p>b. the proposal is for the expansion of an existing business; or</p> <p>c. it would provide high quality employment floor space for an identified end user; or</p> <p>d. it is for the redevelopment of established industrial or business land or premises; and</p> <p>e. it is appropriately related to the strategic road network and accessible for HGV's and is capable of being provided without severe highway impacts;</p> <p>f. it is accessible to public transport services and connected by convenient walking and cycling routes to residential areas;</p> <p>g. it is in scale with the built and natural features of the local area; and</p>	<p>Other industrial and business development</p> <p>1. Development proposals within Use Classes B1(b), B1(c), B2 and B8 that are outside areas identified within Policies E2 and E3 will be supported where:</p> <p>a. the site lies within or on the edge of the Mansfield or Market Warsop urban areas or settlement boundaries; <del>or</del></p> <p>b. the proposal is for the expansion of an existing business; <del>or</del></p> <p>c. it would provide high quality employment floor space for an identified end user; or</p> <p>d. it is for the redevelopment of established industrial or business land or premises; <del>and</del>.</p> <p><b><u>2. In all cases development proposals will be expected to:</u></b></p> <p><del>e-a.</del> <b>it is <u>be</u></b> appropriately related to the strategic road network and accessible for HGV's and is capable of being <del>provided</del> <b>developed</b> without severe highway impacts;</p> <p><del>f.</del> <b>b. it is <u>be</u></b> accessible to public transport services and connected by convenient</p>	<p>A1</p> <p>No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites as it is merely a point of clarification.</p>

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
		<p>h. it will have no significant adverse effects on the amenity of adjoining uses.</p> <p>2. Small scale employment development or farm diversification in rural areas will be supported subject to meeting the requirements of Policy S5</p>	<p>walking and cycling routes to residential areas;</p> <p><del>g. c. it is</del> <b>be</b> in scale with the built and natural features of the local area; and</p> <p><del>h. d. it will</del> have no significant adverse effects on the amenity of adjoining uses.</p> <p><b>23.</b> Small scale employment development or farm diversification in rural areas will be supported subject to meeting the requirements of Policy <b>S53</b>.</p>	
MM47	Chapter 7 Policy RT1 Main town centre uses	<p>Main town centre uses</p> <p>1. Main town centre uses (such as retail, office, entertainment and leisure) will be supported within the town centres set out below and shown on the Policies Map provided that they:</p> <p>a. are of a scale and character which reflects the role, function and distinctive qualities of the town centre; and</p> <p>b. would not harm the vitality and viability of a town centre or result in a reduction in A1 uses below the thresholds set out in Policies RT3 and RT8.</p> <p>2. The hierarchy of town centres is:</p>	<p>Main town centre uses</p> <p>1. Main town centre uses (such as retail, office, entertainment and leisure) will be supported within the town centres set out below and shown on the Policies Map provided that they:</p> <p>a. are of a scale and character which reflects the role, function and distinctive qualities of the town centre; and</p> <p>b. would not harm the vitality and viability of a town centre or result in a reduction in A1 uses below the thresholds set out in Policies RT3 and RT8.</p> <p>2. The hierarchy of town centres is:</p>	<p>A1</p> <p>No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites as this modification is simply intended to clarify that main town centre uses include leisure (which is already referenced earlier in the policy) and focuses on retail sequential testing.</p>

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)			Main Modification			Likely Significant Effect?
		Types of town centre	Policy ref	Location/name of town centre	Types of town centre	Policy ref	Location/name of town centre	
		Town centre	RT1a	Mansfield	Town centre	RT1a	Mansfield	
		District centre	RT1b RT1c	Mansfield Woodhouse Market Warsop	District centre	RT1b RT1c	Mansfield Woodhouse Market Warsop	
		Local centre	RT1d RT1e RT1f RT1g RT1h RT1i	Clipstone Road West Fulmar Close Ladybrook Lane Newgate Lane / Redcliffe Road Nottingham Road Ratcliffe Gate	Local centre	RT1d RT1e RT1f RT1g RT1h RT1i <b><u>SUE1</u></b> <b><u>SUE3</u></b>	Clipstone Road West Fulmar Close Ladybrook Lane Newgate Lane / Redcliffe Road Nottingham Road Ratcliffe Gate <b><u>Pleasley Hill</u></b> <b><u>Berry Hill</u></b>	
		<p>3. New local centres will be supported as part of the comprehensive development of the Berry Hill commitment (Policy SUE3), and land allocated at Pleasley Hill Farm (Policy SUE1).</p> <p>4. Development proposals for main town centre uses outside of these town centres, including extensions to existing facilities, will be supported if they will meet the day to day convenience needs of the immediate area, are an office use proposed within a key / general or allocated employment site*, or, following a</p>			<p>3. New local centres will be supported as part of the comprehensive development of the Berry Hill commitment (Policy SUE3), and land allocated at Pleasley Hill Farm (Policy SUE1). <b><u>Sequential and impact tests will be required at the planning application stage.</u></b></p> <p>4. Development proposals for main town centre uses outside of these town centres, including extensions to existing facilities, will be supported if they will meet the day to day convenience</p>			



Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
		<p>sequential test, it can be satisfactorily demonstrated that:</p> <p>a. the development could not be accommodated on a suitable and available site within a nearby centre, or then on an edge of centre site, having shown appropriate flexibility in the format and scale of development proposed; and</p> <p>b. the development is within an accessible and well connected location.</p> <p>5. Retail (A1) developments over 500 sqm (net**) which are proposed in edge of centre and out of centre locations which are not allocated in the Local Plan for such purposes, will be required to satisfactorily demonstrate, through an impact assessment, that there will be no significant adverse impacts upon relevant town centres (including within adjoining local authorities).</p> <p>* designated by Policies E2 or E3.  ** net retail sales floorspace - excludes areas not accessible to the public, toilets and cafe areas.</p>	<p>needs of the immediate area, are an office use proposed within a key / general or allocated employment site*, or, following a sequential test, it can be satisfactorily demonstrated that:</p> <p>a. the development could not be accommodated on a suitable and available site within a nearby centre, or then on an edge of centre site, having shown appropriate flexibility in the format and scale of development proposed; and</p> <p>b. the development is within an accessible and well connected location.</p> <p>5. Retail (A1) <b>and leisure</b> developments over 500 sqm (net**) which are proposed in edge of centre and out of centre locations which are not allocated in the Local Plan for such purposes, will be required to satisfactorily demonstrate, through an impact assessment, that there will be no significant adverse impacts upon relevant town centres (including within adjoining local authorities).</p> <p>* designated by Policies E2 or E3.  ** net retail sales floorspace - excludes areas not accessible to the public, toilets and cafe areas.</p>	

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
MM48	Chapter 7 Paragraph 7.7	The policy allows for the development of floorspace that meets the day to day convenience <sup>(2)</sup> needs of the immediate area. This is expected to be small scale development such as a new corner shop. 'Immediate area' would include residential areas and business park / industrial estate locations.	The policy allows for the development of floorspace that meets the day to day convenience <sup>(2)</sup> needs of the immediate area. This is expected to be small scale development, <b><u>not exceeding 280 sqm</u></b> , such as a new corner shop. 'Immediate area' would include residential areas and business park / industrial estate locations.	A1  No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites as this modification is simply intended to clarify that main town centre uses include leisure (which is already referenced earlier in the policy) and focuses on retail sequential testing.
MM49	Chapter 7 New paragraph between 7.8 and 7.9		<b><u>St Peter’s Retail Park and Portland Retail Park are preferred locations for the development of new bulky goods retail floorspace. They complement the retail offer at nearby Mansfield town centre and their close proximity makes linked trips possible. Development proposals in these locations will be required to comply with this policy.</u></b>	A1  No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites as this modification is simply intended to clarify that main town centre uses include leisure (which is already referenced earlier in the policy) and focuses on retail sequential testing.
MM50	Chapter 7 Policy RT3 Mansfield town centre primary shopping area	Mansfield town centre primary shopping area  1. Development proposals for town centre uses, which help to diversify the primary shopping area and increase its attractiveness as a place to visit, socialise, live and work, will be supported particularly where the development proposed is a Use Class A1 retail use. The primary shopping area, as defined on the Policies Map, is made up of primary and secondary frontages:	Mansfield town centre primary shopping area  1. Development proposals for town centre uses, which help to diversify the primary shopping area and increase its attractiveness as a place to visit, socialise, live and work, will be supported particularly where the development proposed is a Use Class A1 retail use. The primary shopping area, as defined on the Policies Map, is made up of primary and secondary frontages:	A1  No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites as this is merely a point of clarification.

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
		<p><u>Primary frontages:</u></p> <p>2. To help ensure the vitality and viability of the wider town centre, development proposals for Class A uses at ground floor level within primary frontages should:</p> <p>a. not result in more than 25% of ground floor units in any defined primary frontage of the centre being in non-A1 use;</p> <p>b. not result in the loss of units over 500 sqm sales area from A1 use, unless clear advantages can be satisfactorily demonstrated;</p> <p>c. maintain an active frontage(s) to the unit, such as a display of visual interest, or views into the unit;</p> <p>d. not create a continuous frontage of three or more units in non-A1 uses; and</p> <p>e. not include drinking establishments or hot-food takeaways (Classes A4 or A5), unless it can be satisfactorily demonstrated that there would be a positive impact upon both the town centre’s daytime and evening economies.</p> <p><u>Secondary frontages:</u></p>	<p><u>Primary frontages:</u></p> <p>2. To help ensure the vitality and viability of the wider town centre, development proposals for Class A uses at ground floor level within primary frontages should:</p> <p>a. not result in more than 25% of ground floor units in any defined primary frontage of the centre being in non-A1 use;</p> <p>b. not result in the loss of units over 500 sqm <del>sales area</del> <b>(gross*)</b> from A1 use, unless clear advantages can be satisfactorily demonstrated;</p> <p>c. maintain an active frontage(s) to the unit, such as a display of visual interest, or views into the unit;</p> <p>d. not create a continuous frontage of three or more units in non-A1 uses; and</p> <p>e. not include drinking establishments or hot-food takeaways (Classes A4 or A5), unless it can be satisfactorily demonstrated that there would be a positive impact upon both the town centre’s daytime and evening economies.</p> <p><u>Secondary frontages:</u></p>	

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
		<p>3. To ensure the vitality and viability of the wider town centre, development proposals for Class A uses at ground floor level within secondary frontages should:</p> <p>a. not result in more than 50% of ground floor units in any defined secondary frontage of the centre being in non-A1 use;</p> <p>b. not result in the loss of units over 500 sqm sales area from A1 use, unless clear advantages can be satisfactorily demonstrated;</p> <p>c. maintain an active frontage(s) to the unit, such as a display of visual interest, or views into the unit; and</p> <p>d. not create a continuous frontage of four or more units in non-A1 uses.</p> <p>4. Development proposals within secondary frontages for other town centre uses that positively contribute to the broadening of the town centre's daytime and evening economies, particularly uses which are family orientated, will be supported. Where units have both primary and secondary frontages, the impact upon both frontages will be considered.</p>	<p>3. To ensure the vitality and viability of the wider town centre, development proposals for Class A uses at ground floor level within secondary frontages should:</p> <p>a. not result in more than 50% of ground floor units in any defined secondary frontage of the centre being in non-A1 use;</p> <p>b. not result in the loss of units over 500 sqm <del>sales area</del> <b>(gross*)</b> from A1 use, unless clear advantages can be satisfactorily demonstrated;</p> <p>c. maintain an active frontage(s) to the unit, such as a display of visual interest, or views into the unit; and</p> <p>d. not create a continuous frontage of four or more units in non-A1 uses.</p> <p>4. Development proposals within secondary frontages for other town centre uses that positively contribute to the broadening of the town centre's daytime and evening economies, particularly uses which are family orientated, will be supported. Where units have both primary and secondary frontages, the impact upon both frontages will be considered.</p> <p><b><u>*Gross External Area (GEA) – ground floor only</u></b></p>	

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
MM51	Chapter 7 Policy RT4 Mansfield town centre improvements	<p>Mansfield town centre improvements</p> <p>1. Development proposals which help improve the vitality and environment of Mansfield town centre, will be supported, particularly where they involve:</p> <p>a. appropriate development of the site identified by Policy RT6a;</p> <p>b. enhancement of townscape, civic and open spaces and heritage assets and their setting;</p> <p>c. improvement of the appearance of key gateways, by providing well designed landmark buildings which help create a positive image of the town and give it a sense of identity;</p> <p>d. improvements to Mansfield's market;</p> <p>e. enhancements to the Old Town Hall which support its reuse and ensure its conservation;</p> <p>f. improvements to energy efficiency and resilience to flooding and climate change, and adoption of low carbon technologies including electric vehicle charging points, where applicable;</p> <p>g. improvements to traffic arrangements, including the reduction of vehicle /</p>	<p>Mansfield town centre improvements</p> <p>1. Development proposals which help improve the vitality and environment of Mansfield town centre, will be supported, particularly where they involve:</p> <p>a. appropriate development of the site identified by <del>Policy</del> <b>policies RT6a and RT6b</b>;</p> <p>b. enhancement of townscape, civic and open spaces and heritage assets and their setting;</p> <p>c. improvement of the appearance of key gateways, by providing well designed landmark buildings which help create a positive image of the town and give it a sense of identity;</p> <p>d. improvements to Mansfield's market;</p> <p>e. enhancements to the Old Town Hall which support its reuse and ensure its conservation;</p> <p>f. improvements to energy efficiency and resilience to flooding and climate change, and adoption of low carbon technologies including electric vehicle charging points, where applicable;</p>	<p>A1</p> <p>No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites as it corrects the omission of site RT6b from the policy text. RT6b is not a new allocation and its impacts on European sites were assessed in the HRA of the submitted Local Plan. Modification to Part 2 of the policy is merely a point of clarification.</p>

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
		<p>pedestrian conflict and the barrier effect of the Mansfield town centre ring road;</p> <p>h. provision of cycle parking and facilities as set out in Policy RT5;</p> <p>i. creation of stronger walking and cycling links within, and to, the town centre, including opening up of the River Maun to create an attractive riverside walk;</p> <p>j. refurbishment of key premises, in particular Four Seasons Shopping Centre, Rosemary Centre and Beales Department Store;</p> <p>k. shopfront refurbishments (in accordance with Policy P8) and remodelling of floor plans, where appropriate, to create more attractive and usable retail units;</p> <p>l. conversion of upper floors of properties within the primary shopping area for office or residential use;</p> <p>m. provision of new accessible car parking spaces, including replacement for any lost through redevelopment; or</p> <p>n. appropriate security and crime prevention measures.</p> <p>2. All major development proposals within Mansfield town centre should demonstrate</p>	<p>g. improvements to traffic arrangements, including the reduction of vehicle / pedestrian conflict and the barrier effect of the Mansfield town centre ring road;</p> <p>h. provision of cycle parking and facilities as set out in Policy RT5;</p> <p>i. creation of stronger walking and cycling links within, and to, the town centre, including opening up of the River Maun to create an attractive riverside walk;</p> <p>j. refurbishment of key premises, in particular Four Seasons Shopping Centre, Rosemary Centre and Beales Department Store;</p> <p>k. shopfront refurbishments (in accordance with Policy P8) and remodelling of floor plans, where appropriate, to create more attractive and usable retail units;</p> <p>l. conversion of upper floors of properties within the primary shopping area for office or residential use;</p> <p>m. provision of new accessible car parking spaces, including replacement for any lost through redevelopment; <del>or</del> <b>and</b></p> <p>n. appropriate security and crime prevention measures.</p>	

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
		how the proposal helps to achieve relevant aims of this policy.	2. All <del>major</del> development proposals within Mansfield town centre should demonstrate how the proposal helps to achieve <del>relevant</del> <b><u>the</u></b> aims of this policy, <b><u>where relevant and proportionate to the scale and nature of the proposed development.</u></b>	
MM52	Chapter 7 Policy RT6 Retail and leisure allocations	Retail and leisure allocations  1. The following two sites, as shown on the Policies Map, are allocated for retail and leisure development:	Retail and leisure allocations  1. The following <del>two</del> <b>three</b> sites, as shown on the Policies Map, are allocated for retail and leisure development:	A1  No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites as the additional retail allocation was previously a committed site and there is no additional quantum of development to be considered.
MM53	Chapter 7 Policy RT6a Former bus station, Stockwell Gate North (approx. 0.6 ha)	Former bus station, Stockwell Gate North (approx. 0.6 ha)  This town centre site is allocated for a hotel led development scheme, to include around 3,500 sqm of retail and leisure floorspace. Development should take account of the following issues: <ul style="list-style-type: none"> <li>the need to create a high quality flagship development on this key gateway into the town centre, including landscaping to soften the urban form; and</li> <li>the delivery of a hotel, new retail floorspace and a range of other complementary uses which could include: offices, restaurants and cafes, community facilities, leisure, car parking and a taxi rank; and</li> </ul>	Former bus station, Stockwell Gate North (approx. 0.6 ha)  This town centre site is allocated for a hotel-led development scheme, to include around 3,500 sqm of retail and leisure floorspace. Development should take account of the following issues: <ul style="list-style-type: none"> <li>the need to create a high quality flagship development on this key gateway into the town centre, including landscaping to soften the urban form; <del>and</del></li> <li>the delivery of a hotel, new retail floorspace and a range of other complementary uses which could include: offices, restaurants and cafes, community facilities, leisure, car parking and a taxi rank; <del>and</del></li> </ul>	A3  No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites as this addresses the historic environment.

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
		<ul style="list-style-type: none"> <li>the provision of good quality, attractive public realm that connects the site into the rest of the town centre; and</li> <li>the form, massing, materials, location and height of new buildings should conserve and enhance to nearby listed buildings and their settings.</li> <li>an appropriate archaeological assessment by a suitably qualified person is required and any recommended actions followed.</li> <li>the design of the development should take account of and complement nearby local green space.</li> </ul>	<ul style="list-style-type: none"> <li>the provision of good quality, attractive public realm that connects the site into the rest of the town centre; <del>and</del></li> <li>the form, massing, materials, location and height of new buildings should conserve and enhance to nearby listed buildings and their settings-;</li> <li><del>an appropriate archaeological assessment by a suitably qualified person is required and any recommended actions followed.</del> <b><u>archaeology - any development proposals would need to be supported by detailed desk based archaeology assessment and the results of a staged pre-determination programme of archaeological investigation on the basis of an approved Written Scheme of Investigation; and</u></b></li> <li>the design of the development should take account of and complement nearby local green space.</li> </ul>	
MM54	Chapter 7 Policy RT6 <b><u>bc</u></b> Frontage to Ransom Wood Business Park (approx. 1.4 ha)	Development Site RT6b  Frontage to Ransom Wood Business Park (approx. 1.4 ha)  This site is allocated for around 1,750 sqm of retail and leisure floorspace.	Development Site RT6 <b><u>bc</u></b>  Frontage to Ransom Wood Business Park (approx. 1.4 ha)  This site is allocated for around 1,750 sqm of retail and leisure floorspace.	A1  No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites as the modification is merely a grammatical correction.



Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
		<p>Development should take account of the following issues:</p> <ul style="list-style-type: none"> <li>• satisfactorily demonstrate that the development primarily meets the needs of the business park</li> <li>• the need to protect and enhance existing multi-user access (walking and cycling) along Mansfield Way</li> <li>• the need to enhance and create complementary habitat buffers adjacent to nearby local wildlife sites</li> <li>• an application-specific assessment will be required to identify and address impacts on nightjar and woodlark and their habitats.</li> </ul>	<p>Development should take account of the following issues:</p> <ul style="list-style-type: none"> <li>• satisfactorily demonstrate that the development primarily meets the needs of the business park;</li> <li>• the need to protect and enhance existing multi-user access (walking and cycling) along Mansfield Way;</li> <li>• the need to enhance and create complementary habitat buffers adjacent to nearby local wildlife sites; <b>and</b></li> <li>• an application-specific assessment will be required to identify and address impacts on nightjar and woodlark and their habitats.</li> </ul>	
MM55	Chapter 7 New <b>Policy RT6b Belvedere Street (approx. 0.5 ha)</b>		<p><b><u>Belvedere Street (approx. 0.5 ha)</u></b></p> <p><b><u>This site is allocated for around 11,500 sqm of main town centre uses, compromising floorspace in Use Classes A1, A2, A3, A4, A5, B1A, D1, D2 or C1 (or any mix of those uses) and related servicing and car parking facilities. Development should take account of the following issues:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>the need to create a high quality flagship development on this key gateway into the town centre, including landscaping to soften the urban form;</u></b></li> <li>• <b><u>the provision of good quality, attractive public realm and direct</u></b></li> </ul>	A1  No Likely Significant Effect – this is not a new allocation having previously been referenced in Policy RT7; also see comments on modification MM52

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			<p><b><u>pedestrian linkages that connect the site into Mansfield bus station, Stockwell Gate, and the rest of the town centre; and</u></b></p> <ul style="list-style-type: none"> <li><b><u>the form, massing, materials, location and height of new buildings should conserve or enhance the nearby listed buildings and their settings.</u></b></li> </ul>																																					
MM56	Chapter 7 Policy RT7 Retail and leisure commitments	<p>Retail and leisure commitments</p> <p>1. The following sites*, as shown on the Policies Map, have planning permission and are allocated for retail and / or leisure use:</p> <p>a. Mansfield urban area</p> <table border="1"> <thead> <tr> <th rowspan="2">Ref</th> <th rowspan="2">Site name</th> <th colspan="3">Amount and type of floorspace</th> </tr> <tr> <th>Convenience (A1)</th> <th>Comparison (A1)</th> <th>Leisure (A3, A4, A5)</th> </tr> </thead> <tbody> <tr> <td>RT7a</td> <td>Former Peggs DIY Store, Leeming Lane South</td> <td>1003 sqm</td> <td>251 sqm</td> <td>-</td> </tr> <tr> <td>SUE3</td> <td>Berry Hill</td> <td>1,000 sqm</td> <td>-</td> <td>-</td> </tr> </tbody> </table>	Ref	Site name	Amount and type of floorspace			Convenience (A1)	Comparison (A1)	Leisure (A3, A4, A5)	RT7a	Former Peggs DIY Store, Leeming Lane South	1003 sqm	251 sqm	-	SUE3	Berry Hill	1,000 sqm	-	-	<p>Retail and leisure commitments</p> <p>1. The following sites*, as shown on the Policies Map, have planning permission and are allocated for retail and / or leisure use:</p> <p>a. Mansfield urban area</p> <table border="1"> <thead> <tr> <th rowspan="2">Ref</th> <th rowspan="2">Site name</th> <th colspan="3">Amount and type of floorspace</th> </tr> <tr> <th>Convenience (A1)</th> <th>Comparison (A1)</th> <th>Leisure (A3, A4, A5)</th> </tr> </thead> <tbody> <tr> <td>RT7a</td> <td>Former Peggs DIY Store, Leeming Lane South</td> <td>1003 sqm</td> <td>251 sqm</td> <td>-</td> </tr> <tr> <td>SUE3</td> <td>Berry Hill</td> <td>1,000 sqm <b>net</b></td> <td>-</td> <td>-</td> </tr> </tbody> </table>	Ref	Site name	Amount and type of floorspace			Convenience (A1)	Comparison (A1)	Leisure (A3, A4, A5)	RT7a	Former Peggs DIY Store, Leeming Lane South	1003 sqm	251 sqm	-	SUE3	Berry Hill	1,000 sqm <b>net</b>	-	-	<p>A1</p> <p>No Likely Significant Effect – this policy does not increase the area of employment from that in the HRA of the Local Plan and thus does not change its conclusion regarding European sites. None of the additional retail/leisure site commitments are within 400m of the ppSPA.</p>
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Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)					Main Modification					Likely Significant Effect?
		RT7b	Belvedere Street, Stockwell Gate South	-	1,588 sqm	-	RT7b	Belvedere Street, Stockwell Gate South	-	1,588 sqm	-	
		RT7c	Adj. Unit 3, St. Peters Retail Park	-	101 sqm	-	RT7c	Adj. Unit 3, St. Peters Retail Park	-	101 sqm	-	
		RT7d	Vape HQ Woodhouse Road	-	182 sqm	-	RT7d	Vape HQ Woodhouse Road	-	182 sqm	-	
		RT7e	Old Town Hall	-	127 sqm	-	RT7e	Old Town Hall	-	127 sqm	-	
		RT2f	116 - 120 Chesterfield Road North	160 sqm	-	-	<del>RT2f</del> <b>RT7a</b>	116 - 120 Chesterfield Road North	160 sqm	-	<b>155 sqm net</b>	
		RT7g	Former Kings Mill Garage, Sutton Road	-	-	167 sqm	RT7g	Former Kings Mill Garage, Sutton Road	-	-	167 sqm	
		b. Warsop Parish					<b>RT7b</b>	<b>Former Pavilion, Racecourse Park</b>	=	=	<b>135 sqm net</b>	
		<b>Ref</b>	<b>Site name</b>	<b>Amount and type of floorspace</b>			<b>RT7b</b>	<b>39 Stockwell Gate</b>	<b>200 sqm net</b>			
				<b>Convenience (A1)</b>	<b>Comparison (A1)</b>	<b>Leisure (A3, A4, A5)</b>	b. Warsop Parish					

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MM57	Chapter 7 Table 7.11 Sources of retail and leisure supply (as at 1 April 2018)		<p>See Appendix 1 of Main Modifications Table (S13).</p> <p><i>(Insert updated table from hearing statement)</i></p>	<p>A1</p> <p>No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites this is a table for information purposes rather than a change to the quantum of development.</p>																		
MM58	Chapter 7 Policy RT8 District and Local Centres	<p>District and local centres</p> <p>1. Development proposals within district and local centres, as shown on the Policies Map, which help to sustain and enhance the range of retail and community provision, will be supported where:</p> <p>a. retail (use class A1) remains the predominant use within the centre; and</p> <p>b. they contribute to the quality of the physical environment and vitality of the</p>	<p>District and local centres</p> <p>1. Development proposals within district and local centres, as shown on the Policies Map, which help to sustain and enhance the range of retail and community provision, will be supported where:</p> <p>a. retail (use class A1) remains the predominant use* within the centre; and</p> <p>b. they contribute to the quality of the physical environment and vitality of the</p>	<p>A1</p> <p>No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites as the modification is merely a point of clarification.</p>																		

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
		<p>centres through one or more of the following measures:</p> <ul style="list-style-type: none"> <li>i. public realm improvements;</li> <li>ii. reinstatement and enhancement of historic architectural detail;</li> <li>iii. reuse of vacant units;</li> <li>iv. shop front refurbishments;</li> <li>v. conversions that enable the use of upper floors of premises;</li> <li>vi. improving the pedestrian environment / reducing the impact of vehicular traffic;</li> <li>vii. creation of a key focal point;</li> <li>viii. reduction of visual clutter through the rationalisation of street furniture, lighting columns, traffic signage, road markings and pedestrian guard rails; and</li> <li>ix. improvements to cycle parking provision.</li> </ul>	<p>centres through one or more of the following measures:</p> <ul style="list-style-type: none"> <li>i. public realm improvements;</li> <li>ii. reinstatement and enhancement of historic architectural detail;</li> <li>iii. reuse of vacant units;</li> <li>iv. shop front refurbishments;</li> <li>v. conversions that enable the use of upper floors of premises;</li> <li>vi. improving the pedestrian environment / reducing the impact of vehicular traffic;</li> <li>vii. creation of a key focal point;</li> <li>viii. reduction of visual clutter through the rationalisation of street furniture, lighting columns, traffic signage, road markings and pedestrian guard rails; and</li> <li>ix. improvements to cycle parking provision.</li> </ul> <p><b><u>*Predominant use will be measured against a 40% target.</u></b></p>	
MM59	Chapter 7 Policy RT9	Neighbourhood parades	Neighbourhood parades	A1

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
	Neighbourhood parades	<p>1. Neighbourhood parades, as shown on the Policies Map, will be protected as areas of local convenience retailing, with a presumption against their loss. Proposals will be supported for the change of use of units and suitable extensions if they enhance the vitality and viability of the parade.</p> <p>2. The development of new neighbourhood parades of an appropriate design and type will be supported where they meet the immediate local needs of new residential development but do not undermine existing town centres.</p>	<p>1. Neighbourhood parades, as shown on the Policies Map, will be protected as areas of local convenience retailing, with a presumption against their loss. <del>Proposals will be supported for the change of use of units and suitable extensions if they enhance the vitality and viability of the parade.</del> <b><u>Proposals for the change of use and extensions to existing units will be supported where they will enhance the vitality and viability of the parade.</u></b></p> <p>2. The development of new neighbourhood parades of an appropriate design and type will be supported where they meet the immediate local needs of new residential development but do not undermine existing town centres.</p>	No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites as the modification is merely a point of clarification.
MM60	Chapter 7 Paragraph 7.63	<p>In addition to the larger retail areas in the district, there are a number of neighbourhood parades (see Table 7.14) which form a fourth tier of locations that are important for meeting the day-to-day needs of the communities they serve. These parades are particularly valuable for those members of our communities without access to a car. References in the NPPF to 'town centres' or 'centres' apply to town centres, district centres and local centres, but exclude small parades of shops of purely neighbourhood significance. As such, sequential and</p>	<p>In addition to the larger retail areas in the district, there are a number of neighbourhood parades (see Table 7.14) which form a fourth tier of locations that are important for meeting the day-to-day needs of the communities they serve. These parades are particularly valuable for those members of our communities without access to a car. References in the NPPF to 'town centres' or 'centres' apply to town centres, district centres and local centres, but exclude small parades of shops of purely neighbourhood significance. <del>As such, sequential and</del></p>	A1  No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites as the modification is merely a point of clarification consisting of deleting text.

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
		impact testing is not required for neighbourhood parades.	<del>impact testing is not required for neighbourhood parades.</del>	
MM61	Chapter 7 Paragraph 7.66	Extensions to neighbourhood parades should not exceed 250 sqm over the plan period, change the status of the parade, or undermine other town centres within the district's retail hierarchy.	Extensions to neighbourhood parades should not exceed <del>250</del> <b>280</b> sqm over the plan period, change the status of the parade, or undermine other town centres within the district's retail hierarchy.	A1  No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites as there is no mechanism to affect European sites from an extra 30 sqm of neighbourhood parade.
MM62	Chapter 7 Paragraph 7.67	There will be a new neighbourhood parade developed as part of the Jubilee Way strategic urban extension (see Policy SUE2). This will include some convenience retail provision and food and drink leisure provision to serve new and existing residents, as well as employees of Crown Farm Industrial Estate. Any additional neighbourhood parades proposed over the plan period will need to comply with Policy RT1.	There will be a new neighbourhood parade developed as part of the Jubilee Way strategic urban extension (see Policy SUE2). This will include some convenience retail provision and food and drink leisure provision to serve new and existing residents, as well as employees of Crown Farm Industrial Estate. <del>Any additional neighbourhood parades proposed over the plan period will need to comply with Policy RT1.</del>	A1  No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites as there is no mechanism to affect European sites since the change involves deleting text.
MM63	Chapter 7 New paragraph after 7.67		<b><u>Neighbourhood parades are not town centres and therefore proposals for new parades of shops of purely neighbourhood significance do not require sequential testing and are usually not large enough to require impact testing. However if a parade is proposed of such a scale that it would be likely to draw trade from a town centre it would be considered as a local</u></b>	A1  No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites as there is no mechanism for the deletion of this policy to affect European sites.

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
			<b><u>centre and determined against Policy RT1.</u></b>	
MM64	Chapter 7 Policy RT10 Retail Parks	<p>Retail parks</p> <p>1. Development proposals will be supported for development of new floorspace within or on the edge of the retail parks (as shown on the Policies Map) without the need for a sequential or impact assessment, provided that:</p> <p>a. the total cumulative increase in floorspace at each park does not exceed 1,000 sqm (since adoption of the plan);</p> <p>b. safe vehicular access and egress can be made and sufficient car parking is provided;</p> <p>c. the design and layout reflects the rest of the retail park and makes provision for pedestrians and cyclists; and</p> <p>d. the floorspace is used for the sale of bulky goods only.</p>	<p>Retail parks</p> <p><del>1. Development proposals will be supported for development of new floorspace within or on the edge of the retail parks (as shown on the Policies Map) without the need for a sequential or impact assessment, provided that:</del></p> <p><del>a. the total cumulative increase in floorspace at each park does not exceed 1,000 sqm (since adoption of the plan);</del></p> <p><del>b. safe vehicular access and egress can be made and sufficient car parking is provided;</del></p> <p><del>c. the design and layout reflects the rest of the retail park and makes provision for pedestrians and cyclists; and</del></p> <p><del>d. the floorspace is used for the sale of bulky goods only.</del></p>	<p>A1</p> <p>No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites as there is no mechanism for the deletion of this policy to affect European sites.</p>
MM65	Chapter 7 Supporting text to Policy RT10 Retail Parks	<p>7.68 Portland Retail Park and St Peter's Retail Park both provide large retail warehouse units suitable for the sale of bulky goods.</p>	<p><del>7.68 Portland Retail Park and St Peter's Retail Park both provide large retail warehouse units suitable for the sale of bulky goods.</del></p>	<p>A1</p> <p>No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites as there is no</p>



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	<p>Paragraphs 7.68 – 7.74 and table 7.16</p>	<p>Portland Retail Park (RT10a)</p> <p>7.69 Portland Retail Park is located across the ring road from Mansfield town centre and can be accessed by foot via a bridge. Most of the current provision here is bulky goods; there is also a gym on site and two restaurants.</p> <p>St Peters Retail Park (RT10b)</p> <p>7.70 St Peter’s Retail Park is located on the edge of the town centre boundary. The current offer of shops is more reflective of its close relationship to the town centre and comprises numerous clothing outlets, discount stores and a large pharmacy.</p> <p>7.71 The close proximity of the town centre makes these locations ideal for additional retail warehouse development as there is potential for linked trips to be made. Policy RT10 seeks to direct appropriate new development to these locations by removing the requirement for sequential and impact tests as set out in Policy RT1. Any development that comes forward here would help to meet the district’s longer term retail floorspace requirements. Policy RT10 encourages development close to the town centre, rather than in less accessible out-of-centre locations. Retail park proposals in out-of-centre locations</p>	<p><del>Portland Retail Park (RT10a)</del></p> <p><del>7.69 Portland Retail Park is located across the ring road from Mansfield town centre and can be accessed by foot via a bridge. Most of the current provision here is bulky goods; there is also a gym on site and two restaurants.</del></p> <p><del>St Peters Retail Park (RT10b)</del></p> <p><del>7.70 St Peter’s Retail Park is located on the edge of the town centre boundary. The current offer of shops is more reflective of its close relationship to the town centre and comprises numerous clothing outlets, discount stores and a large pharmacy.</del></p> <p><del>7.71 The close proximity of the town centre makes these locations ideal for additional retail warehouse development as there is potential for linked trips to be made. Policy RT10 seeks to direct appropriate new development to these locations by removing the requirement for sequential and impact tests as set out in Policy RT1. Any development that comes forward here would help to meet the district’s longer term retail floorspace requirements. Policy RT10 encourages development close to the town centre, rather than in less accessible out-of-centre locations. Retail park proposals in out-of-centre locations</del></p>	<p>mechanism to affect European sites since the change involves deleting text.</p>

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		<p>would need to meet the requirements of Policy RT1.</p> <p>7.72 Development of new floorspace may take the form of new retail warehouses, mezzanine floors or other extensions to existing units. Any development over the cumulative 1,000 sqm allowance will be subject to Policy RT2.</p> <p>7.73 It is generally accepted that retail warehouses are large stores with extensive retail floorspace, storage areas and surface car parks, to ease the transfer of bulky good purchases.</p> <p>7.74 Bulky goods are those items which cannot easily be purchased from a town centre location due to their large physical nature (for example DIY goods, furniture, electrical goods, carpets etc). They include items that require large areas for storage or display.</p> <p>Table 7.16 Policy RT10 – Supporting information</p> <table border="1" data-bbox="539 1134 1043 1380"> <tr> <td colspan="2" data-bbox="539 1134 1043 1209">Policy RT10: Retail parks</td> </tr> <tr> <td data-bbox="539 1209 801 1318">Does it meet national planning policy?</td> <td data-bbox="801 1209 1043 1318">Yes - NPPF Paragraph 23 (bullet point 8)</td> </tr> <tr> <td data-bbox="539 1318 801 1380">What evidence has informed this policy?</td> <td data-bbox="801 1318 1043 1380">Mansfield Retail Viability Study, 2016.</td> </tr> </table>	Policy RT10: Retail parks		Does it meet national planning policy?	Yes - NPPF Paragraph 23 (bullet point 8)	What evidence has informed this policy?	Mansfield Retail Viability Study, 2016.	<p><del>would need to meet the requirements of Policy RT1.</del></p> <p><del>7.72 Development of new floorspace may take the form of new retail warehouses, mezzanine floors or other extensions to existing units. Any development over the cumulative 1,000 sqm allowance will be subject to Policy RT2.</del></p> <p><del>7.73 It is generally accepted that retail warehouses are large stores with extensive retail floorspace, storage areas and surface car parks, to ease the transfer of bulky good purchases.</del></p> <p><del>7.74 Bulky goods are those items which cannot easily be purchased from a town centre location due to their large physical nature (for example DIY goods, furniture, electrical goods, carpets etc). They include items that require large areas for storage or display.</del></p> <p><del>Table 7.16 Policy RT10 – Supporting information</del></p> <table border="1" data-bbox="1066 1134 1570 1380"> <tr> <td colspan="2" data-bbox="1066 1134 1570 1209">Policy RT10: Retail parks</td> </tr> <tr> <td data-bbox="1066 1209 1328 1318">Does it meet national planning policy?</td> <td data-bbox="1328 1209 1570 1318">Yes - NPPF Paragraph 23 (bullet point 8)</td> </tr> <tr> <td data-bbox="1066 1318 1328 1380">What evidence has informed this policy?</td> <td data-bbox="1328 1318 1570 1380">Mansfield Retail Viability Study, 2016.</td> </tr> </table>	Policy RT10: Retail parks		Does it meet national planning policy?	Yes - NPPF Paragraph 23 (bullet point 8)	What evidence has informed this policy?	Mansfield Retail Viability Study, 2016.	
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MM66	Chapter 7 Policy RT1110 Hot food takeaways	<p>Hot food takeaways</p> <p>1. Proposals for hot food takeaways (Use Class A5) will be supported provided that they are not:</p> <p>a. within 400m of an access point to any secondary school or college; or</p> <p>b. likely to cause significant harm to residential amenity in terms of: noise, vibration, odour, traffic disturbance, litter or hours of operation.</p>	<p>Hot food takeaways <b>and exclusion zones</b></p> <p>1. Proposals for hot food takeaways (Use Class A5) will be supported provided that they are not:</p> <p><del>a.</del> within <b>a hot food takeaway exclusion zone as shown on the policies map (within a 400m radius from of an the main</b> access point to any secondary school or college); <del>or.</del></p> <p><del>b.</del> <b>2. In all cases, hot food takeaways must not</b> likely to cause significant harm to residential amenity in terms of: noise, vibration, odour, traffic disturbance, litter or hours of operation.</p>	A1  No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites as there is no mechanism for changes to policy to affect European sites.								
MM67	Chapter 7 Policy RT1211 Visitor economy	<p>Visitor economy</p> <p>1. Development proposals for visitor facilities*, accommodation and sporting</p>	<p>Visitor economy</p> <p>1. Development proposals for visitor facilities*, accommodation and sporting</p>	A1  No Likely Significant Effect – this change applies to aspects of the plan that are								

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		<p>attractions, including proposals for temporary permission in support of the promotion of events, will be supported provided that they:</p> <p>a. benefit both local communities and visitors; and</p> <p>b. respect and enhance the natural and built environmental qualities of the area, and are appropriate in scale and nature.</p> <p>2. Development should be located within the existing Mansfield urban area boundary, Market Warsop urban area or village boundaries, or as part of strategic sites, unless it can be demonstrated that:</p> <p>a. such locations are unsuitable for the nature of the proposal; and</p> <p>b. there is an overriding benefit to the local economy and/or community and/or environment for locating away from the urban areas; and</p> <p>c. the criteria within Policy S5 can be met; or</p> <p>d. it relates to a suitably located existing visitor facility which is appropriate for redevelopment or expansion.</p>	<p>attractions, including proposals for temporary permission in support of the promotion of events, will be supported provided that they:</p> <p>a. benefit both local communities and visitors; and</p> <p>b. respect and enhance the natural and built environmental qualities of the area, and are appropriate in scale and nature.</p> <p>2. Development should be located within the existing Mansfield urban area boundary, Market Warsop urban area or village boundaries, or as part of strategic sites, unless it can be demonstrated that:</p> <p>a. such locations are unsuitable for the nature of the proposal; <del>and</del></p> <p>b. there is an overriding benefit to the local economy and/or community and/or environment for locating away from the urban areas; and</p> <p>c. the criteria within Policy S5 can be met; or</p> <p>d. it relates to a suitably located existing visitor facility which is appropriate for redevelopment or expansion.</p>	<p>irrelevant to European sites as the modification is merely a point of clarification.</p>

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
		<p>3. Development of town centre uses shall also be in accordance with Policy RT2.</p> <p>*such as cultural and leisure facilities</p>	<p>3. Development of town centre uses shall also be in accordance with Policy RT2-<del>1</del></p> <p>*such as cultural and leisure <del>facilitie</del> <b>facilities</b></p>	
MM68	Chapter 8 Paragraph 8.4	<p>A housing supply of 6,500 homes plus a buffer of between 13% can be delivered during the plan period without these the two new strategic sites; in addition the committed site under construction at Berry Hill (Policy SUE3) is expected to deliver over 400 homes after the end of the plan period in 2033. Evidence suggests that these two strategic sites are not currently viable when taking account of the policy and infrastructure requirements required in order to deliver them. Given the benefits that both of the sites offer in the provision of employment land and meeting the council's aspirations of delivering long term sustainable growth by creating well designed neighbourhoods, these two strategic sites are allocated within the Local Plan. The council will continue to work with the site promoters and strategic partners including Homes England and the D2N2 LEP to deliver these sites with the supporting infrastructure and facilities that are required.</p>	<p>A housing supply of 6,500 homes plus a buffer of <del>between</del> around 13% can be delivered during the plan period without these <del>the</del> two new strategic sites; <del>in addition the committed site under construction at Berry Hill (Policy SUE3) is expected to deliver over 400 300 homes after the end of the plan period in 2033. Evidence suggests that these two strategic sites are not currently viable when taking account of the policy and infrastructure requirements required in order to deliver them.</del> Given the benefits that both of the sites offer in the provision of employment land and meeting the council's aspirations of delivering long term sustainable growth by creating well designed neighbourhoods, these two strategic sites are allocated within the Local Plan. The council will continue to work with the site promoters and strategic partners including Homes England and the D2N2 LEP to deliver these sites with the supporting infrastructure and facilities that are required. <b><u>In addition the committed site at Berry Hill (SUE3) is expected to</u></b></p>	<p>A1</p> <p>No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites as this is merely a point of clarification and change to the order of wording.</p>

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
			<b><u>deliver over 300 homes after the end of the plan period in 2033.</u></b>	
MM69	Chapter 8 Policy SUE1 Pleasley Hill Farm	<p>Pleasley Hill Farm</p> <p>1. Land at Pleasley Hill is allocated as a strategic sustainable urban extension delivering:</p> <p>a. 925 new homes (including retirement accommodation);</p> <p>b. a care home;</p> <p>c. a new local centre including:</p> <p>i. up to 1600sqm of A1 retail</p> <p>ii. up to 3,000sqm of A3/A4</p> <p>d. a hotel; and</p> <p>e. a minimum 1.7ha (developable area) of mixed employment uses.</p> <p>f. There is also land available for a petrol filling station, nursery and gym</p> <p>2. A field evaluation, incorporating a systematic walking survey, geophysical survey and intrusive trial trenching will be required to be carried out prior to determining a planning application.</p>	<p>Pleasley Hill Farm</p> <p>1. Land at Pleasley Hill is allocated as a strategic sustainable urban extension delivering:</p> <p>a. <b><u>approximately</u></b> 925 new homes (including retirement accommodation);</p> <p>b. a care home;</p> <p>c. a new local centre including <b><u>retail (Class A), leisure (Class D2) and community uses (Class D1) appropriate to a local centre;-</u></b></p> <p>i. <del>up to 1600sqm of A1 retail</del></p> <p>ii. <del>up to 3,000sqm of A3/A4</del></p> <p>d. a hotel; and</p> <p>e. a minimum 1.7ha (developable area) of mixed employment uses.</p> <p>f. There is also land available for a petrol filling station, nursery and gym.</p> <p><b><u>2. New retail or leisure floorspace proposed at Pleasley Hill will be</u></b></p>	<p>A1</p> <p>No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites. The policy modifications will not present a pathway for an LSE on European sites, simply clarifying details such as employment classes, and don't change the HRA conclusions.</p>

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
		<p>3. The following junctions have been identified within the Mansfield Transport Study 2018 and will require improvements at Chesterfield Road/Debdale Lane, Kings Mill Road/Beck Lane/Skegby Lane/Mansfield Road and A6191 Chesterfield Road/A617 MARR Pleasley.</p> <p>4. This new neighbourhood will be developed comprehensively in accordance with an agreed masterplan, including delivery and phasing arrangements and informed by key design principles, independent design review and community/stakeholder consultation. This masterplan will be incorporated into a Supplementary Planning Document and/or an outline planning application and supporting section 106 agreement.</p> <p>5. The development will create a sustainable and high quality living environment, including the provision of:</p> <p>a. an appropriate buffer to the adjoining employment development and Pleasley village to the north;</p> <p>b. a network of green infrastructure linking to nearby local wildlife sites (Cotton Plantation and Pleasley Hill Pastures), and the existing public rights of way;</p>	<p><b><u>expected to meet the requirements of Policy RT1.</u></b></p> <p><del>23</del>. A field evaluation, incorporating a systematic walking survey, geophysical survey and intrusive trial trenching will be required to be carried out prior to determining a planning application.</p> <p><del>34</del>. The following junctions have been identified within the Mansfield Transport Study 2018 and will require improvements at Chesterfield Road / Debdale Lane, Kings Mill Road / Beck Lane / Skegby Lane / Mansfield Road and A6191 Chesterfield Road / A617 MARR Pleasley.</p> <p><del>45</del>. This new neighbourhood will be developed comprehensively in accordance with an agreed masterplan, including delivery and phasing arrangements and informed by key design principles, independent design review and community/stakeholder consultation. This masterplan will be incorporated into a Supplementary Planning Document and/or an outline planning application and supporting section 106 agreement.</p> <p><del>56</del>. The development will create a sustainable and high quality living environment, including the provision of:</p>	

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
		<p>c. adequate SuDS along the existing flooding routes, including enhancing ecological connections with the adjoining natural spring and local wildlife site;</p> <p>d. on-site open space and play facilities in locations which are accessible from surrounding areas;</p> <p>and</p> <p>e. the pr</p> <p>otection of areas of archaeological significance informed by a Geophysical Survey.</p>	<p>a. an appropriate buffer to the adjoining employment development and Pleasley village to the north;</p> <p>b. a network of green infrastructure linking to nearby local wildlife sites (Cotton Plantation and Pleasley Hill Pastures), and the existing public rights of way;</p> <p>c. adequate SuDS along the existing flooding routes, including enhancing ecological connections with the adjoining natural spring and local wildlife site;</p> <p>d. on-site open space and play facilities in locations which are accessible from surrounding areas;</p> <p>and</p> <p>e. the protection of areas of archaeological significance informed by a Geophysical Survey.</p>	
MM70	Chapter 8 Policy SUE2 Land off Jubilee Way	<p>Land off Jubilee Way</p> <p>1. Land off Jubilee Way is allocated as a strategic sustainable urban extension delivering:</p> <p>a. 800 new homes;</p> <p>b. a new neighbourhood parade;</p>	<p>Land off Jubilee Way</p> <p>1. Land off Jubilee Way is allocated as a strategic sustainable urban extension delivering:</p> <p>a. <b>approximately</b> 800 new homes;</p> <p>b. a new neighbourhood parade;</p>	<p>A1/A2/A3</p> <p>No Likely Significant Effect – this change clarifies details.</p> <p>It is always the case in Local Plans that quanta of development are minima rather than maximum limits. This change simply explicitly clarifies that fact. Policy SUE2 already contains a policy requirement that</p>



Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
		<p>c. provision of a new primary school on site; and</p> <p>d. a 1.6ha (developable area) extension to Crown Farm Way Industrial Estate.</p> <p>2. This new neighbourhood will be developed comprehensively in accordance with an agreed masterplan, including delivery and phasing arrangements and informed by key design principles, an independent design review and community/stakeholder consultation. This masterplan will be incorporated into a Supplementary Planning Document and / or an outline planning application and supporting section 106 agreement.</p> <p>3. An application specific assessment will be required to identify and address impacts on nightjar and woodlark and their habitats.</p> <p>4. A Written Scheme of Investigation is required to be submitted as part of any future planning obligation.</p> <p>5. The masterplan will create a sustainable and high quality living environment, including the provision of:</p>	<p>c. provision of a new primary school on site; and</p> <p>d. a <b>minimum of</b> 1.6ha (developable area) extension to Crown Farm Way Industrial Estate.</p> <p>2. This new neighbourhood will be developed comprehensively in accordance with an agreed masterplan, including delivery and phasing arrangements and informed by key design principles, an independent design review and community/stakeholder consultation. This masterplan will be incorporated into a Supplementary Planning Document and / or an outline planning application and supporting section 106 agreement.</p> <p>3. An application specific assessment will be required to identify and address impacts on nightjar and woodlark and their habitats.</p> <p><b><u>4. A Nitrogen Deposition Study will be required to assess the impact on sites of biodiversity importance nearby.</u></b></p> <p><del>5. 4. A Written Scheme of Investigation is required to be submitted as part of any future planning obligation</del> <b><u>Any development proposal would need to be supported by a detailed desk based</u></b></p>	<p>the effects of the development are re-assessed at the planning application level due to the greater amount of information available at that level about the development. The other changes (reference to a nitrogen deposition study, further clarity on protection of biodiversity and requirement for archaeological investigation) are either positive or neutral for biodiversity.</p>

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
		<p>a. cycle and walking links to the adjoining housing development and to the wider area including Timberland Trail, Oak Tree LNR, the restored Mansfield colliery and Vicar Water (strategic GI area #10) and the wider Sherwood Forest (strategic GI area #6);</p> <p>b. a network of green infrastructure including new habitats adjacent to the SSSIs/LWSs, mitigation of any loss of value on the LWS, the appropriate protection of adjacent heathland and SSSIs with appropriate account taken of the ppSPA;</p> <p>c. adequate SuDS and improving the flows and water quality of Vicar Water;</p> <p>d. contributions to junction improvements including at A6117 Oak Tree Lane/Eakring Road, A6191 Southwell Road/Oak Tree Lane/Adamsway and A6117 Old Mill Lane/B6030 Clipstone Road West;</p> <p>e. the identification and appropriate protection of areas of potential archaeological importance; and</p> <p>f. enhancement and integration of the former mineral railway line along Jubilee Way North, as a wooded landscaped buffer, where feasible.</p>	<p><b><u>archaeology assessment and the results of a staged pre-determination programme of archaeological investigation on the basis of an approved Written Scheme of Investigation.</u></b></p> <p><del>6. 5-</del> The masterplan will create a sustainable and high quality living environment, including the provision of:</p> <p>a. cycle and walking links to the adjoining housing development and to the wider area including Timberland Trail, Oak Tree LNR, the restored Mansfield colliery and Vicar Water (strategic GI area #10) and the wider Sherwood Forest (strategic GI area #6);</p> <p>b. a network of green infrastructure including new habitats adjacent to the SSSIs/LWSs, <del>mitigation of any loss of value on the LWS, the appropriate protection of adjacent heathland and SSSIs with appropriate account taken of the ppSPA;</del></p> <p><b><u>c. measures to prevent any loss of value of the LWS and ensure the protection of Sn 41 habitats and species;</u></b></p>	

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
			<p><b><u>d. the appropriate protection of adjacent heathland and SSSIs;</u></b></p> <p><b><u>e. appropriate account taken of the ppSPA in line with the recommendations of the application specific assessment including measures to protect nightjar and woodlark and their habitats;</u></b></p> <p>e. <b><u>f</u></b> adequate SuDS and improving the flows and water quality of Vicar Water;</p> <p><b><u>eg.</u></b> contributions to junction improvements including at A6117 Oak Tree Lane / Eakring Road, A6191 Southwell Road / Oak Tree Lane / Adamsway and A6117 Old Mill Lane / B6030 Clipstone Road West;</p> <p><b><u>eh.</u></b> the identification and appropriate protection of areas of potential archaeological importance; and</p> <p><b><u>fi.</u></b> enhancement and integration of the former mineral railway line along Jubilee Way North, as a wooded landscaped buffer, where feasible.</p>	
MM71	Chapter 8 Paragraph 8.14	The site is close to three SSSIs (Oaktree Heath, Sherwood Forest Golf Course and Strawberry Hills) and the area identified as being part of a Sherwood potential	The site is close to three SSSIs (Oaktree Heath, Sherwood Forest Golf Course and Strawberry Hills) and the area identified as being part of a Sherwood potential	A2 No Likely Significant Effect – this change would be positive for European sites

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
		<p>prospective special protection area (ppSPA); there are also a number of local wildlife sites in the area along with areas of heathland. It is therefore important that appropriate provision is made for the protection and enhancement of biodiversity. The Habitats regulation Assessment carried out for the Local Plan has identified a number of potential mitigation measures including:</p> <ul style="list-style-type: none"> <li>• Reducing access along Eakring Road;</li> <li>• Diversion of bridleways;</li> <li>• The inclusion of landscape buffers, habitat connectivity;</li> <li>• Provision of alternative areas for dog walking; and</li> <li>• Potential provision of compensatory habitat.</li> </ul> <p>An assessment of the impact of nitrogen may also be required. This area also requires careful management of flood risk and surface water runoff. Runoff should be directed towards Vicar Water.</p>	<p>prospective special protection area (ppSPA); there are also a number of local wildlife sites in the area along with areas of heathland. It is therefore important that appropriate provision is made for the protection and enhancement of biodiversity. <b><u>The application specific assessment required by Policy SUE 2(3) will confirm the full package of measures to ensure that there would be no adverse impact on the ppSPA.</u></b> <del>The Habitats regulation Assessment carried out for the Local Plan has identified a</del> <b><u>A</u></b> number of potential mitigation measures <b><u>have been identified</u></b> including:</p> <ul style="list-style-type: none"> <li>• Reducing access along Eakring Road;</li> <li>• Diversion of bridleways;</li> <li>• The inclusion of landscape buffers, habitat connectivity;</li> <li>• <b><u>Measures to reduce predation of protected wildlife by domestic animals;</u></b></li> <li>• <b><u>The provision of Suitable Alternative Natural Greenspaces (SANGs) and an access management plan to ensure that sensitive areas are not inappropriately accessed;</u></b></li> <li>• <b><u>Provision for the long term management of habitats;</u></b></li> <li>• <b><u>The recording and monitoring of key species before and during construction to ensure that</u></b></li> </ul>	

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			<p><b><u>mitigation and ecological compensation is working and to inform development of further measures if required;</u></b></p> <ul style="list-style-type: none"> <li>• Provision of alternative areas for dog walking; and</li> <li>• Potential provision of compensatory habitat.</li> </ul> <p>An assessment of the impact of nitrogen <b>may will</b> also be required. This area also requires careful management of flood risk and surface water runoff. Runoff should be directed towards Vicar Water.</p>																									
MM72	Chapter 8 Policy SUE3 Land at Berry Hill - Committed strategic urban extension	<p>Land at Berry Hill - Committed strategic urban extension</p> <p>1. The Berry Hill strategic urban extension has planning permission and is allocated for the following:</p> <table border="1"> <thead> <tr> <th>Policy ref</th> <th>Site</th> <th>Planning application ref</th> <th>No. of homes</th> <th>Amount of employment land (ha)</th> <th>Amount of retail / leisure floorspace (sqm)</th> </tr> </thead> <tbody> <tr> <td>SUE3</td> <td>Berry Hill</td> <td>2010/0089/ST</td> <td>1,700</td> <td>18.8 (developable area)</td> <td>1,000</td> </tr> </tbody> </table>	Policy ref	Site	Planning application ref	No. of homes	Amount of employment land (ha)	Amount of retail / leisure floorspace (sqm)	SUE3	Berry Hill	2010/0089/ST	1,700	18.8 (developable area)	1,000	<p>Land at Berry Hill - Committed strategic urban extension</p> <p><del>1. The Berry Hill strategic urban extension has planning permission and is allocated for the following:</del></p> <table border="1"> <thead> <tr> <th>Policy ref</th> <th>Site</th> <th>Planning application ref</th> <th>No. of homes</th> <th>Amount of employment land (ha)</th> <th>Amount of retail / leisure floorspace (sqm)</th> </tr> </thead> <tbody> <tr> <td>SUE3</td> <td>Berry Hill</td> <td>2010/0089/ST</td> <td>1,700</td> <td>18.8 (developable area)</td> <td>1,000</td> </tr> </tbody> </table>	Policy ref	Site	Planning application ref	No. of homes	Amount of employment land (ha)	Amount of retail / leisure floorspace (sqm)	SUE3	Berry Hill	2010/0089/ST	1,700	18.8 (developable area)	1,000	<p>A1</p> <p>No Likely Significant Effect – text has been altered but the quantum of growth has not been increased which does not change the conclusions of the original HRA</p>
Policy ref	Site	Planning application ref	No. of homes	Amount of employment land (ha)	Amount of retail / leisure floorspace (sqm)																							
SUE3	Berry Hill	2010/0089/ST	1,700	18.8 (developable area)	1,000																							
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			<p><b><u>1. Land at Berry Hill is allocated as a strategic sustainable urban extension delivering:</u></b></p> <p><b><u>a. approximately 1,700 new homes (including 10% on site affordable housing);</u></b></p> <p><b><u>b. a new local centre including class A retail and leisure uses and appropriate class D1 uses *;</u></b></p> <p><b><u>c. commercial uses;</u></b></p> <p><b><u>d. a minimum of 18.8 ha (developable area) of mixed employment uses;</u></b></p> <p><b><u>e. 3.1 hectares commercial / leisure use***;</u></b></p> <p><b><u>f. health centre;</u></b></p> <p><b><u>g. a new primary school;</u></b></p> <p><b><u>h. a community park, outdoor play space and equipped children’s play provision; and</u></b></p> <p><b><u>i. a road link for the potential cemetery.</u></b></p> <p><b><u>2. New retail or leisure floorspace proposed at Berry Hill above the 1,000</u></b></p>	

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
			<p><b><u>sqm already permitted will be expected to meet the requirements of Policy RT1. 3. This new neighbourhood will be developed comprehensively in accordance with existing planning permissions*** and the agreed masterplan***.</u></b></p> <p><b><u>* The proposed retail shall comprise of no more than 1,000sqm gross floorspace and shall be split between 5 units, none of which shall exceed 500sqm. Any proposal to vary this amount of floorspace will be determined against the criteria within Policy RT1</u></b></p> <p><b><u>** Any proposals for main town centre uses, as defined by the NPPF, will be determined against the criteria within Policy RT1</u></b></p> <p><b><u>***2010/0089/ST</u></b></p>	
MM73	Chapter 9 Policy IN2 Green infrastructure	<p>Green infrastructure</p> <p>1. Development proposals within or adjoining areas of strategic green infrastructure (as shown on the Policies Map) will be supported, provided it can be satisfactorily demonstrated that:</p> <p>a. the functions and key assets of the green infrastructure network are protected and reasonable</p>	<p>Green infrastructure</p> <p>1. Development proposals within or adjoining areas of strategic green infrastructure (as shown on the Policies Map) will be supported, provided it can be satisfactorily demonstrated that:</p> <p>a. the functions and key assets of the green infrastructure network are protected and reasonable</p>	<p>A1</p> <p>No Likely Significant Effect – this change the deletion of part 1(g) and move to the supporting text of this policy doesn't significantly change the meaning of this policy. The policy for 'Development in the Countryside' (now S3) remains in the plan.</p>

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
		<p>opportunities for enhancement of these are secured to deliver a diverse range of benefits for people and wildlife; and</p> <p>b. good quality connections are maintained to, and within, the green infrastructure network for people and wildlife and, where practical, improve accessibility to ensure new links are created and / or gaps restored; and</p> <p>c. significant adverse impacts on sensitive landscape, ecological and heritage assets and their setting are avoided where possible or at least minimised, including through the use of buffer strips; and</p> <p>d. opportunities are secured, where feasible, to improve resilience to the impacts of climate change; and</p> <p>e. the quality of the green infrastructure network is improved, such that it supports improved ecosystem networks and services, and healthy neighbourhoods; and</p> <p>f. future management of any features created is financially secured through an agreed management plan.</p>	<p>opportunities for enhancement of these are secured to deliver a diverse range of benefits for people and wildlife; and</p> <p>b. good quality connections are maintained to, and within, the green infrastructure network for people and wildlife and, where practical, improve accessibility to ensure new links are created and / or gaps restored; and</p> <p>c. significant adverse impacts on sensitive landscape, ecological and heritage assets and their setting are avoided where possible or at least minimised, including through the use of buffer strips; and</p> <p>d. opportunities are secured, where feasible, to improve resilience to the impacts of climate change; and</p> <p>e. the quality of the green infrastructure network is improved, such that it supports improved ecosystem networks and services, and healthy neighbourhoods; and</p> <p>f. future management of any features created is financially secured through an agreed management plan.</p>	



Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
		<p>g. the proposal accords with Policy S5.</p> <p>2. On and off site contributions for new, and where appropriate enhancements to existing, provision will be secured through developer contributions or conditions.</p> <p>3. Development outside, and not adjoining, the strategic green infrastructure network should, where appropriate, create local green infrastructure or provide links to the strategic network.</p>	<p><del>g. the proposal accords with Policy S5.</del></p> <p>2. On and off-site contributions for new, and where appropriate enhancements to existing, provision will be secured through developer contributions or conditions.</p> <p>3. Development outside, and not adjoining, the strategic green infrastructure network should, where appropriate, create local green infrastructure or provide links to the strategic network.</p>	
MM74	Chapter 9 New paragraph after 9.17		<b><u>If located outside of settlement boundaries, proposals within or adjacent to the identified Green Infrastructure areas will also need to accord with Policy S5 (Development in the Open Countryside).</u></b>	A1  No Likely Significant Effect – See comment on MM73 above. This change simply emphasises the need to comply with Policy S5.
MM75	Chapter 9 Policy IN5 Allotments			A1  No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites as it provides no pathway for impact on European sites; it includes additional allotment provision on the policies map for an allotment that already exists.
MM76	Chapter 9 Paragraph 9.31	Where development is proposed on an existing allotment site, it must be determined that the allotment is surplus to	Where development is proposed on an existing allotment site, it must be determined that the allotment is surplus to	A1

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
		requirement. Determining whether or not it is surplus should be based on existing and future demand. Demand is informed by documented current use (i.e. number of plots in use) and those on waiting lists for the allotment.	requirement. Determining whether or not it is surplus should be based on existing and future demand. Demand is informed by documented current use (i.e. number of plots in use) and those on waiting lists for the allotment <b><u>an appropriate demonstration of existing demand including, for example, information on those on waiting lists, availability and rate of uptake for allotment plots.</u></b>	No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites as the modification is a clarification to a policy that had already been screened out for presenting no pathway of impact on European sites.
MM77	Chapter 9 Paragraph 9.32	It must be demonstrated that any vacant plots have been actively advertised to the wider community by a variety of means for at least a full season.	<b><u>To address any latent demand,</u></b> it must be demonstrated that any vacant plots have been actively advertised to the wider community by a variety of means for at least a full season <b><u>(i.e. not just a one-off attempt). This may include, for example: on-site and / or off-site posters, advertisements in local publications, promotional open days, etc. The message should be clear and simple about who to contact and how to obtain a plot.</u></b>	A1  No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites as the modification is a clarification to a policy that had already been assessed as not presenting a pathway of impact on European sites.
MM78	Chapter 9 Policy IN6 Designated local green space			A1  No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites as this is a boundary change correction and doesn't present a pathway of impact.
MM79	Chapter 9		<b><u>The term 'very special circumstances' in relation to designated Local Green</u></b>	A3

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
	New paragraph between 9.35 and 9.36		<p><b><u>Spaces is required by the NPPF. Substantial weight will be given to any harm to Local Green Space. To show there are ‘very special circumstances’ the applicant will need to demonstrate that the potential harm to the Local Green Space in question, including the reasons for its designation and any other harm resulting from the proposal, is clearly outweighed by other considerations.</u></b></p>	No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites as the modification and policy don’t present a pathway of impact.
MM80	Chapter 9 Policy IN7 Local shops, community and cultural facilities	<p>Local shops, community and cultural facilities</p> <p><u>Protection of existing local facilities</u></p> <p>1. Development proposals which involve the loss of local facilities will only be supported where it is satisfactorily demonstrated that:</p> <p>a. appropriate replacement facilities will be provided in a suitable alternative location*; or</p> <p>b. the facility is no longer viable, and this can be justified through adequate marketing of the premises for its current or former use for at least six months **; or</p>	<p>Local shops, community and cultural facilities</p> <p><u>Protection of existing local facilities</u></p> <p>1. Development proposals which involve the loss of local facilities will only be supported where it is satisfactorily demonstrated that:</p> <p>a. appropriate replacement facilities will be provided in a suitable alternative location*; <del>or</del></p> <p>b. the facility is no longer viable, and this can be justified through adequate marketing of the premises for its current or former use for at least six months **; or</p>	<p>A1</p> <p>No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites as the modification simply changes the size of facilities to which policy RT1 will apply.</p>

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
		<p>c. the facility will be reinstated and enhanced as part of any redevelopment of the building or site.</p> <p><u>New or extended local facilities</u></p> <p>2. Proposals will be supported for small scale local shops that meet the day to day convenience needs of the immediate area<sup>***</sup>, or for other community and cultural facilities, provided:</p> <p>a. they are within settlement boundaries<sup>****</sup>;</p> <p>b. the proposed facilities are of a type and scale appropriate to the character of the area and settlement size;</p> <p>c. the proposal would not result in significantly adverse impact on public amenity; and</p> <p>d. where appropriate, the new building is capable of accommodating multiple uses without the necessity of structural conversion.</p> <p>*400m radius around the proposal - based on an appropriate five minute walking time. Some community facilities will serve a wider area not usually accessed by walking. In these cases, evidence of the availability of alternative existing or</p>	<p>c. the facility will be reinstated and enhanced as part of any redevelopment of the building or site.</p> <p><u>New or extended local facilities</u></p> <p>2. Proposals will be supported for small scale local shops that meet the day to day convenience needs of the immediate area<sup>***</sup>, or for other community and cultural facilities, provided:</p> <p>a. they are within settlement boundaries<sup>****</sup>;</p> <p>b. the proposed facilities are of a type and scale appropriate to the character of the area and settlement size;</p> <p>c. the proposal would not result in significantly adverse impact on public amenity; and</p> <p>d. where appropriate, the new building is capable of accommodating multiple uses without the necessity of structural conversion.</p> <p>*400m radius around the proposal - based on an appropriate five minute walking time. Some community facilities will serve a wider area not usually accessed by walking. In these cases, evidence of the availability of alternative existing or</p>	

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
		<p>proposed replacement facilities which are accessible by public transport and are within a reasonable travel time will be considered when making a decision.</p> <p>** Marketing should be through an appropriate agent as well as through the council's regeneration service's property search service - for at least six months. Evidence of the results of the sustained marketing strategy will need to be submitted with any planning application and may be scrutinised by an independent assessor if deemed necessary.</p> <p>*** Proposals should not exceed 250sqm (net) or will need to be in accordance with Policy RT1.</p> <p>**** Proposals for new community and leisure facilities may be acceptable in countryside locations if they meet part (g) of Policy S5.</p>	<p>proposed replacement facilities which are accessible by public transport and are within a reasonable travel time will be considered when making a decision.</p> <p>** Marketing should be through an appropriate agent as well as through the council's regeneration service's property search service - for at least six months. Evidence of the results of the sustained marketing strategy will need to be submitted with any planning application and may be scrutinised by an independent assessor if deemed necessary.</p> <p>*** Proposals should not exceed <del>250</del><b>280</b>sqm (net) or will need to be in accordance with Policy RT1.</p> <p>**** Proposals for new community and leisure facilities may be acceptable in countryside locations if they meet part (g) of Policy S5.</p>	
MM81	Chapter 9 Policy IN8 Protecting and improving the sustainable transport network	<p>Protecting and improving the sustainable transport network</p> <p>1. Development proposals which enhance the existing sustainable transport network will be supported where they:</p> <p>a. protect and improve access to and along multi-user trails network across the district especially the</p>	<p>Protecting and improving the sustainable transport network</p> <p>1. Development proposals which enhance the existing sustainable transport network will be supported where they:</p> <p>a. protect and improve access to and along multi-user trails network across the district especially the Maun Valley Trail, Mansfield Way, Timberland Trail, Meden Trail, Dukeries Trail, Clipstone to Warsop,</p>	<p>A1</p> <p>No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites as the modification is merely a clarification of what constitutes the ring road.</p>

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
		<p>Maun Valley Trail, Mansfield Way, Timberland Trail, Meden Trail, Dukeries Trail, Clipstone to Warsop, the National Cycle Route 6 and the Mansfield Strategic Cycle Route;</p> <p>b. provide new sustainable transport measures such as pedestrian and cycle routes, public transport facilities, and provision for community transport and taxis;</p> <p>c. assist the potential re-opening of the Dukeries railway line including the former Market Warsop railway station;</p> <p>d. facilitate the shift towards the use of ultra-low emissions vehicles; and</p> <p>e. facilitate the delivery of highway improvement schemes/sustainable transport solutions along the district's main arterial routes and public transport corridors, including:</p> <p>i. A60 corridor including Nottingham Road/ Woodhouse Road/ Leeming Lane/ Mansfield Road;</p> <p>ii. A38 Sutton Road;</p> <p>iii. A617 Chesterfield Road North / A6191 Chesterfield Road South;</p>	<p>the National Cycle Route 6 and the Mansfield Strategic Cycle Route;</p> <p>b. provide new sustainable transport measures such as pedestrian and cycle routes, public transport facilities, and provision for community transport and taxis;</p> <p>c. assist the potential re-opening of the Dukeries railway line including the former Market Warsop railway station;</p> <p>d. facilitate the shift towards the use of ultra-low emissions vehicles; and</p> <p>e. facilitate the delivery of highway improvement schemes/sustainable transport solutions along the district's main arterial routes and public transport corridors, including:</p> <p>i. A60 corridor including Nottingham Road/ Woodhouse Road/ Leeming Lane/ Mansfield Road;</p> <p>ii. A38 Sutton Road;</p> <p>iii. A617 Chesterfield Road North / A6191 Chesterfield Road South;</p> <p>iv. A6191 Southwell Road West / Ratcliffe Gate;</p>	

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
		<p>iv. A6191 Southwell Road West / Ratcliffe Gate;</p> <p>v. A6075 Debdale Lane / Abbott Road; or</p> <p>vi. within and around Mansfield town centre including its ring roads.</p> <p>2. Proposals for development which do not adequately safeguard the following routes (as shown on the Policies Map) identified within Local Transport Plan 3 schemes will not be approved:</p> <p>a. A6191 Ratcliffe Gate Improvement (bus priority);</p> <p>b. A60 Nottingham Road (bus priority);</p> <p>c. A60 Woodhouse Road Improvements (bus priority);</p> <p>d. A6075 Abbott Road (Carriageway widening and realignment); and</p> <p>e. Dukeries Line Improvement (Rail).</p>	<p>v. A6075 Debdale Lane / Abbott Road; or</p> <p>vi. <del>within and around</del> Mansfield town centre including its ring roads (<b><u>A60, A6009 Chesterfield South and Rosemary Street</u></b>).</p> <p>2. Proposals for development which do not adequately safeguard the following routes (as shown on the Policies Map) identified within Local Transport Plan 3 schemes will not be approved:</p> <p>a. A6191 Ratcliffe Gate Improvement (bus priority);</p> <p>b. A60 Nottingham Road (bus priority);</p> <p>c. A60 Woodhouse Road Improvements (bus priority);</p> <p>d. A6075 Abbott Road (Carriageway widening and realignment); and</p> <p>e. Dukeries Line Improvement (Rail).</p>	
MM82	Chapter 9 Policy IN10 Car and cycle parking	<p>Car and cycle parking</p> <p>1. Development proposals will be supported where there is appropriate provision for vehicle and cycle parking,</p>	<p>Car and cycle parking</p> <p>1. Development proposals will be supported where there is appropriate provision for vehicle and cycle parking,</p>	<p>A1</p> <p>No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites as the modifications don't present any pathways</p>

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
		<p>including meeting the needs of the disabled. Provision should be designed so that it is an integral part of the development, does not dominate the public realm and:</p> <p>a. meets the minimum standards and design requirements set out in further guidance to be set out by the council;</p> <p>b. includes appropriate electric car charging provision to meet current and future demand; and</p> <p>c. incorporates sustainable urban drainage paving systems where appropriate.</p>	<p>including meeting the needs of the disabled. Provision should be designed so that it is an integral part of the development, does not dominate the public realm and:</p> <p>a. meets the minimum standards and design requirements set out in <b>The Nottinghamshire Highway Design Guide</b> further guidance to be set out by the council;</p> <p>b. includes appropriate electric car charging provision <b>appropriate to the scale and use of the proposed development</b> to meet current and future demand; and</p> <p>c. incorporates sustainable urban drainage paving systems where appropriate.</p>	<p>for impact as they relate to electric vehicle charging and highway design guidance.</p>
MM83	Chapter 10 Policy NE1 Protection and enhancement of landscape character	<p>Protection and enhancement of landscape character</p> <p>1. Development proposals will be supported where they are informed by and are sympathetic to the area's landscape character as defined in the Mansfield District Council Landscape Character Assessment 2010 and Addendum 2015, including relevant addendums and national character area profiles (Sherwood and Southern Magnesian Limestone).</p>	<p>Protection and enhancement of landscape character</p> <p>1. Development proposals will be supported where they are informed by and are sympathetic to the area's landscape character as defined in the Mansfield District Council Landscape Character Assessment 2010 and Addendum 2015, including relevant addendums and national character area profiles (Sherwood and Southern Magnesian Limestone).</p>	<p>A3</p> <p>No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites as the modification is merely a clarification on the policy approach which doesn't present an impact pathway. The policy itself is a positive environmental policy.</p>



Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
		<p>2. Development in accordance with the above criteria will be supported where it can be satisfactorily demonstrated, where appropriate and feasible, that it:</p> <ul style="list-style-type: none"> <li>a. positively contributes towards meeting the defined landscape policy actions for the relevant landscape policy zone(s) (LPZ) and national character profile(s);</li> <li>b. is designed to conserve and enhance important landforms, historic assets and their settings and landscape features;</li> <li>c. identifies and mitigates any likely individual and cumulative impacts on the sensitivity and condition of the appropriate LPZ(s);</li> <li>d. identifies and mitigates visual impacts on character and amenity; and</li> <li>e. restores the landscape or removes any detracting features.</li> </ul> <p>3. Development proposed outside but adjoining a landscape policy zone will be required to satisfactorily demonstrate that it will:</p>	<p>2. Development <b><u>within a landscape policy zone</u></b>, in accordance with the above criteria will be supported where it can be satisfactorily demonstrated, where appropriate and feasible, that it:</p> <ul style="list-style-type: none"> <li>a. positively contributes towards meeting the defined landscape policy actions for the relevant landscape policy zone(s) (LPZ) and national character profile(s);</li> <li>b. is designed to conserve and enhance important landforms, historic assets and their settings and landscape features;</li> <li>c. identifies and mitigates any likely individual and cumulative impacts on the sensitivity and condition of the appropriate LPZ(s);</li> <li>d. identifies and mitigates visual impacts on character and amenity; and</li> <li>e. restores the landscape or removes any detracting features.</li> </ul> <p>3. Development proposed outside but adjoining a landscape policy zone will be required to satisfactorily demonstrate that it will:</p>	

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
		<p>a. create no significant adverse visual impact on the character and appearance of the LPZ(s); and</p> <p>b. where feasible, contribute to the enhancement of landscape character.</p>	<p>a. create no significant adverse visual impact on the character and appearance of the LPZ(s); and</p> <p>b. where feasible, contribute to the enhancement of landscape character.</p>	
MM84	Chapter 10 Paragraph <del>10.6</del> <b>10.7</b>	The Mansfield District Council Landscape Character Addendum (2015) identifies a number of locally specific landscape policy zones (LPZs). Each zone has a strategic policy action based on an assessment of landscape sensitivity and landscape condition, identifying which areas are more locally sensitive than others to change. A map of LPZs is provided at Figure 10.1.	<b><u>In addressing criteria within NE1(2), the criteria listed in NE1(2) will be applied having regard to the scale and type of development proposed.</u></b> The Mansfield District Council Landscape Character Addendum (2015) identifies a number of locally specific landscape policy zones (LPZs) <b><u>to support policy implementation.</u></b> Each zone has a strategic policy action based on an assessment of landscape sensitivity and landscape condition, identifying which areas are more locally sensitive than others to change. <b><u>Additionally, LPZ descriptions, characteristic visual features, landscape analysis and detailed landscape actions help inform further site-based assessment work and planning decisions.</u></b> A map of LPZs is provided at Figure 10.1.	A3  No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites as the modification is merely a clarification on the policy approach which doesn't present an impact pathway. The policy itself is a positive environmental policy.
MM85	Chapter 10 Paragraph <del>10.8</del> <b>10.9</b>	Development proposals should identify and address likely negative and beneficial impacts on landscape character, and visual impacts by means of detailed surveys, which may include a further, more	Development proposals should identify and address likely negative and beneficial impacts on landscape character, and visual impacts by means of detailed surveys, which may include a further, more	A3  No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites as the

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
		fine grained landscape character assessment or landscape capacity studies.	fine-grained landscape character assessment or landscape capacity studies. These should be informed by and address the actions in the evidence base. <b><u>There may also be circumstances in which there are more sensitive, localised areas within LPZs without the term 'conserve' included in the strategic policy action.</u></b>	modification is merely a clarification on the policy approach which doesn't present an impact pathway. The policy itself is a positive environmental policy.
MM86	Chapter 10 Policy NE2 Biodiversity and geodiversity	<p>Biodiversity and geodiversity</p> <p>1. Development proposals will be supported where, commensurate with their scale, location and type, they:</p> <p>a. protect, enhance and contribute to the management of the ecological network of habitats and sites of European, national and local importance (statutory and non-statutory);</p> <p>b. avoid and/or minimise adverse individual and or cumulatively impacts, on biodiversity, geodiversity and ecosystem services;</p> <p>c. seek to deliver a net gain in biodiversity across local and landscape scales; and</p> <p>d. prioritise the de-fragmentation, restoration, retention and sensitive management of habitats and landscape</p>	<p>Biodiversity and geodiversity</p> <p>1. Development proposals will be supported where, commensurate with their scale, location and type, they:</p> <p>a. protect, enhance and contribute to the management of the ecological network of habitats and sites of European, national and local importance (statutory and non-statutory);</p> <p>b. avoid and/or minimise adverse individual and or cumulatively impacts, on biodiversity, geodiversity and ecosystem services;</p> <p>c. seek to deliver a net gain in biodiversity across local and landscape scales; and</p> <p>d. prioritise the de-fragmentation, restoration, retention and sensitive management of habitats and landscape</p>	<p>A2</p> <p>No Likely Significant Effect – this change would have a positive effect on European sites</p>

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
		<p>features, to allow for the movement of wildlife.</p> <p><u>Designated European sites</u></p> <p>2. Development proposals will not be permitted where they would have an adverse impact on the integrity of a site of European significance unless it has been demonstrated that there:</p> <p>a. are no alternatives; or</p> <p>b. are imperative reasons of overriding public interest; and</p> <p>c. that compensatory measures will be provided to ensure the overall coherence of the network of sites is protected.</p> <p><u>Designated national sites</u></p> <p>3. Development proposals will not be permitted where they would have an adverse impact on a designated national site. Exceptions will only be made where the benefits of the development clearly outweigh both the adverse impacts on the designated national site and the national network of such sites.</p> <p><u>Designated local sites</u></p>	<p>features, to allow for the movement of wildlife.</p> <p><u>Designated European sites</u></p> <p>2. Development proposals will not be permitted where they would have an adverse impact on the integrity of a site of European significance unless it has been demonstrated that there:</p> <p>a. are no alternatives; or</p> <p>b. are imperative reasons of overriding public interest; and</p> <p>e. <b>All necessary</b> compensatory measures will be <del>provided</del> <b>required</b> to ensure the overall coherence of the network of <b>European sites, as a whole,</b> is protected.</p> <p><u>Designated national sites</u></p> <p>3. Development proposals will not be permitted where they would have an adverse impact on a designated national site. Exceptions will only be made where the benefits of the development clearly outweigh both the adverse impacts on the designated national site and the national network of such sites.</p> <p><u>Designated local sites</u></p>	

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
		<p>4. Development proposals will not be permitted where they will have a significant adverse impact on a designated local wildlife site, local nature reserve, or local geological site. Exceptions will only be made where the reasons for, and benefits of, the proposed development clearly outweigh the adverse impact on the loss or deterioration of the designated site.</p> <p><u>Sherwood Forest possible potential Special Protection Area (ppSPA)</u></p> <p>5. Where development is proposed within 400 metres of the non-designated Sherwood Forest ppSPA, a risk based approach, as set out in Natural England’s Advice Note to Local Planning Authorities, will be adopted to all planning applications in relation to the possible potential special protection area for the Sherwood Forest region.</p> <p><u>Irreplaceable habitats</u></p> <p>6. Planning permission will be refused for development resulting in the loss, deterioration and/or fragmentation of irreplaceable habitats, including ancient woodland and veteran trees, unless the need for, and benefits of, the development clearly outweigh the loss or harm.</p>	<p>4. Development proposals will not be permitted where they will have a significant adverse impact on a designated local wildlife site, local nature reserve, or local geological site. Exceptions will only be made where the reasons for, and benefits of, the proposed development clearly outweigh the adverse impact on the loss or deterioration of the designated site.</p> <p><u>Sherwood Forest possible potential Special Protection Area (ppSPA)</u></p> <p>5. Where development is proposed within 400 metres of the non-designated Sherwood Forest ppSPA, a risk based approach, as set out in Natural England’s Advice Note to Local Planning Authorities, will be adopted to all planning applications in relation to the possible potential special protection area for the Sherwood Forest region.</p> <p><u>Irreplaceable habitats</u></p> <p>6. Planning permission will be refused for development resulting in the loss, deterioration and/or fragmentation of irreplaceable habitats, including ancient woodland and veteran trees, unless the need for, and benefits of, the development clearly outweigh the loss or harm <b>there</b></p>	

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
		<p><u>Avoidance, mitigation and compensation of adverse impacts on nature conservation</u></p> <p>7. In exceptional circumstances where adverse impacts on designated sites and irreplaceable habitats are demonstrated to be unavoidable and the benefits outweigh the harm, as set out in 2 to 6 above, development proposals will only be permitted where:</p> <p>a. impacts are appropriately mitigated, with compensation measures towards loss used as a last resort where mitigation is not possible; and</p> <p>b. appropriate provision for management is made.</p> <p><u>Species, habitats, landscape features</u></p> <p>8. On sites supporting protected species, important landscape features, and priority habitats and species (as defined by legislation), development proposals will only be supported where:</p> <p>a. it can be demonstrated that the benefits of the development clearly outweighs the impact on species, habitats, important landscape features; and</p>	<p><b><u>are wholly exceptional reasons and a suitable compensation plan exists.</u></b></p> <p><u>Avoidance, mitigation and compensation of adverse impacts on nature conservation</u></p> <p>7. In exceptional circumstances where adverse impacts on designated sites and irreplaceable habitats are demonstrated to be unavoidable and the benefits outweigh the harm, as set out in 2 to 6 above, development proposals will only be permitted where:</p> <p>a. impacts are appropriately mitigated, with compensation measures towards loss used as a last resort where mitigation is not possible; and</p> <p>b. appropriate provision for management is made.</p> <p><u>Species, habitats, landscape features</u></p> <p>8. On sites supporting protected species, important landscape features, and priority habitats and species (as defined by legislation), development proposals will only be supported where:</p> <p>a. it can be demonstrated that the benefits of the development clearly outweighs the impact on species,</p>	

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
		b. that appropriate avoidance, mitigation, enhancement and management measures can be satisfactorily secured.	habitats, important landscape features; and  b. that appropriate avoidance, mitigation, enhancement and management measures can be satisfactorily secured.	
MM87	Chapter 10 Paragraph 10.11	An appropriate level of ecological assessment will be required to demonstrate how development proposals meet the requirements of this policy. Considering how new development can strengthen ecological networks is key to providing net gains in biodiversity whilst improving the natural environment's resilience to change.	An appropriate level of ecological assessment will be required to demonstrate how development proposals meet the requirements of this policy. Considering how new development can strengthen ecological networks is key to providing net gains in biodiversity whilst improving the natural environment's resilience to change. <b><u>The Defra Biodiversity Metric and key principles, as set out in the 'Biodiversity Net Gain: good practice principles for development 2016' (see table 10.3), are key tools for assessing and demonstrating how net gains in biodiversity will be delivered and monitored through new development.</u></b>	A2  No Likely Significant Effect this change would have a positive effect on nightjar and woodlark and provides a mechanism for measuring and monitoring biodiversity gains.
MM88	Chapter 10 Paragraph 10.39	It is important that both the occupiers or users of new development, and those elsewhere who may be affected by it indirectly, will not be subjected to below acceptable standards of air quality. Therefore, in controlling the potential impact of development upon air quality, the council will require an effective air pollution	It is important that both the occupiers or users of new development, and those elsewhere who may be affected by it indirectly, will not be subjected to below acceptable standards of air quality. Therefore, in controlling the potential impact of development upon air quality, the council will require an effective air pollution	A2  No Likely Significant Effect – this change would have a positive effect on European sites

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		mitigation strategy for significant developments.	mitigation strategy for significant developments. <b><u>An Air Quality and Emissions Mitigation Guidance for Developers Supplementary Planning Document (SPD) will provide further guidance for policy implementation.</u></b>	
MM89	Chapter 10 Paragraph 10.41	Much of the district is located on a principle aquifer where groundwater is sensitive to pollution. All previous and future uses of a development site must be investigated to determine whether there is potential to cause contamination to groundwater. Locations over principle aquifers also exhibit high permeability and usually provide high water storage. These are of strategic significance as they support water supply and base river flow. These are shown in the MDC Strategic Flood Risk Assessment (2008). Risk of contamination of principle aquifers and other open water bodies, during construction and post construction, should be assessed and satisfactorily demonstrated that a viable remediation can be implemented.	Much of the district is located on a principle aquifer where groundwater is sensitive to pollution. All previous and future uses of a development site must be investigated to determine whether there is potential to cause contamination to groundwater. Locations over principle aquifers also exhibit high permeability and usually provide high water storage. These are of strategic significance as they support water supply and base river flow. These are shown in the MDC Strategic Flood Risk Assessment (2008). Risk of contamination of principle aquifers and other open water bodies, during construction and post construction, should be assessed and satisfactorily demonstrated that a viable remediation can be implemented. <b><u>Development proposals should take into account the Environment Agency's Source Protection Zone (SPZ) and Safe Guarding Zone policy, the principles of the Water Framework Directive and River Basin Management Plan for the Severn River Basin.</u></b>	A3  No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites as it doesn't present an impact pathway.



Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
MM90	Chapter 11 Policy HE1	<p>1. As part of ensuring the conservation and enhancement of Mansfield district’s historic environment, where a development proposal would affect the significance of a heritage asset (whether designated or non-designated), including any contribution made to its setting, it should be informed by proportionate historic environment assessments and evaluations (such as heritage impact assessments, desk-based appraisals, field evaluation and historic building reports) that:</p> <ul style="list-style-type: none"> <li>a. identify all heritage assets likely to be affected by the proposal;</li> <li>b. explain the nature and degree of any effect on elements that contribute to their significance and demonstrating how, in order of preference, any harm will be avoided, minimised or mitigated;</li> <li>c. provide a clear explanation and justification for the proposal in order for the harm to be weighed against public benefits; and</li> <li>d. demonstrate that all reasonable efforts have been made to sustain the existing use, find new uses or mitigate the extent of the harm to the significance of the asset; and whether the works proposed are the minimum required to secure the long term use of the asset.</li> </ul> <p>2. Development proposals affecting conservation areas will be permitted where they make a positive contribution to the</p>	<p>1. As part of ensuring the conservation and enhancement of Mansfield district’s historic environment, where a development proposal would affect the significance of a heritage asset (whether designated or non-designated), including any contribution made to its setting, it should be informed by proportionate historic environment assessments and evaluations (such as heritage impact assessments, desk-based appraisals, field evaluation and historic building reports) that:</p> <ul style="list-style-type: none"> <li>a. identify all heritage assets likely to be affected by the proposal;</li> <li>b. explain the nature and degree of any effect on elements that contribute to their significance and demonstrating how, in order of preference, any harm will be avoided, minimised or mitigated;</li> <li>c. provide a clear explanation and justification for the proposal in order for the harm to be weighed against public benefits; and</li> <li>d. demonstrate that all reasonable efforts have been made to sustain the existing use, find new uses or mitigate the extent of the harm to the significance of the asset; and whether the works proposed are the minimum required to secure the long term use of the asset.</li> </ul> <p>2. Development proposals affecting conservation areas will be permitted where</p>	<p>A1 / A3</p> <p>No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites.</p> <p>The change is intended to conserve or enhance the historic environment.</p>

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
		<p>character, distinctiveness and appearance of the conservation area and its setting, and preserve or enhance its significance, including settlement patterns, important buildings, important spaces, landscapes, walls, trees and significant views within, into and out of the conservation area.</p> <p>3. Development proposals affecting listed buildings, scheduled monuments or registered parks and gardens will be permitted where they conserve the heritage asset(s) and their settings.</p> <p>4. Development affecting non-designated heritage assets (including those identified through the planning process and archaeological sites) will be considered according to the significance of the asset and the contribution that setting makes to the significance; development involving loss will be resisted unless public benefits have been satisfactorily demonstrated that would outweigh the loss. Where development proposals are likely to affect non-designated archaeological sites, including sites with archaeological potential, the developer should submit sufficient information to allow the significance of the potential archaeological remains and the impacts of the proposals to be understood. Appropriate measures should be taken to ensure the protection of archaeological sites in-situ.</p>	<p>they make a positive contribution to the character, distinctiveness and appearance of the conservation area and its setting, and preserve or enhance its significance, including settlement patterns, important buildings, important spaces, landscapes, walls, trees and significant views within, into and out of the conservation area.</p> <p>3. Development proposals affecting listed buildings, scheduled monuments or registered parks and gardens will be permitted where they conserve the heritage asset(s) and their settings.</p> <p>4. Development affecting non-designated heritage assets (including those identified through the planning process and archaeological sites) will be considered according to the significance of the asset and the contribution that setting makes to the significance; <del>development involving loss will be resisted unless public benefits have been satisfactorily demonstrated that would outweigh the loss.</del> <b><u>A balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.</u></b> Where development proposals are likely to affect non-designated archaeological sites, including sites with archaeological potential, the developer should submit sufficient information to allow the significance of the potential</p>	

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
			<p>archaeological remains and the impacts of the proposals to be understood. Appropriate measures should be taken to ensure the protection of archaeological sites in-situ.</p>	
MM91	Chapter 12 Policy CC1 Renewable and low carbon energy generation	<p>Renewable and low carbon energy generation</p> <p>1. Development proposals for renewable and low carbon energy development will be supported provided there is no significant, cumulative adverse impact in terms of:</p> <p>a. landscape character and visual effects when considered in conjunction with nearby developments and permitted proposals within the district or adjoining local authority areas;</p> <p>b. ecology, biodiversity (including bird flight paths), and geodiversity;</p> <p>c. pollution and emissions;</p> <p>d. amenity of nearby residential and non-residential uses;</p> <p>e. the built and natural environment resulting from the construction, operation and decommissioning of any equipment/infrastructure;</p>	<p>Renewable and low carbon energy generation</p> <p>1. Development proposals for renewable and low carbon energy development will be supported provided there <del>is</del> <b>are</b> no significant, <del>cumulative</del> <b>adverse impacts alone and in combination</b>, in terms of:</p> <p>a. landscape character and visual effects when considered in conjunction with nearby developments and permitted proposals within the district or adjoining local authority areas;</p> <p>b. ecology, biodiversity (including bird flight paths), and geodiversity;</p> <p>c. pollution and emissions;</p> <p>d. amenity of nearby residential and non-residential uses;</p> <p>e. the built and natural environment resulting from the construction, operation and decommissioning of any equipment/infrastructure;</p>	<p>A1</p> <p>No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites as it will not present a pathway of impact.</p>

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
		<p>f. loss of best and most versatile agricultural land;</p> <p>g. flooding;</p> <p>h. operation of telecommunication systems;</p> <p>i. aircraft safety;</p> <p>j. highway safety and traffic; and</p> <p>k. heritage assets and their setting.</p> <p>2. Small scale, single wind turbines (up to 43 metres in hub height) will be permitted subject to meeting criteria 1 (a) to (k) above.</p> <p>3. Larger scale wind turbine developments will only be permitted in areas identified as suitable on the Policies Map subject to meeting criteria 1 (a) to (k) above.</p> <p>4. Conditions will be applied to ensure scheme decommissioning and reinstatement of the previous use of land (if appropriate) when no longer in operation.</p>	<p>f. loss of best and most versatile agricultural land;</p> <p>g. flooding;</p> <p>h. operation of telecommunication systems;</p> <p>i. aircraft safety;</p> <p>j. highway safety and traffic; and</p> <p>k. heritage assets and their setting.</p> <p><del>2. Small scale, single wind turbines (up to 43 metres in hub height) will be permitted subject to meeting criteria 1 (a) to (k) above.</del></p> <p><del>3. Larger scale wind turbine developments will only be permitted in areas identified as suitable on the Policies Map subject to meeting criteria 1 (a) to (k) above.</del></p> <p>4. <b>2.</b> Conditions will be applied to ensure scheme decommissioning and <del>reinstatement</del> <b>reinstatement</b> of the previous use of land (if appropriate) when no longer in operation.</p>	

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
MM92	Chapter 12 Paragraphs 12.6	12.6 The impact of wind generation projects on communities has been recognised by the Government. A Ministerial statement made on the 18th June 2015, makes it clear that suitable areas for wind energy development must be identified in local plans and such developments must have the support of local communities <a href="https://www.parliament.uk/documents/commons-vote-office/June%202015/18%20June/1-DCLG-Planning.pdf">https://www.parliament.uk/documents/commons-vote-office/June%202015/18%20June/1-DCLG-Planning.pdf</a>	12.6 The impact of wind generation projects on communities has been recognised by the Government. <b><u>Any proposals for wind turbines will be considered against the Planning Practice Guidance and the Written Ministerial Statement made on the 18th June 2015, makes it clear that suitable areas for wind energy development must be identified in local plans and such developments must have the support of local communities. This can be viewed at:</u></b> <a href="https://www.parliament.uk/documents/commons-vote-office/June%202015/18%20June/1-DCLG-Planning.pdf">https://www.parliament.uk/documents/commons-vote-office/June%202015/18%20June/1-DCLG-Planning.pdf</a>	A1  No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites. See comment for MM91.
MM93	Chapter 12 Paragraphs 12.7	12.7 Our evidence base tells us that the key local energy opportunities for the district relate to the potential for micro-generation, including heat pumps and solar panels. Although the district has good average wind speeds, the potential for commercial scale wind energy development is limited.	12.7 Our evidence base tells us that the key local energy opportunities for the district relate to the potential for micro-generation, including heat pumps and solar panels. Although the district has good average wind speeds, the potential for commercial scale wind energy development is limited.	A1  No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites. See comment for MM91.
MM94	Chapter 12 Paragraphs 12.8	12.8 While single small scale wind turbines (up to 43 metres in hub height (5)) will be supported anywhere in the district subject to meeting the requirements of Policy CC1, proposals for multiple, or taller wind turbines will only be supported within the	<del>12.8 While single small scale wind turbines (up to 43 metres in hub height (5)) will be supported anywhere in the district subject to meeting the requirements of Policy CC1, proposals for multiple, or taller wind turbines will only be supported within the</del>	A1  No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites and concerns

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
		areas identified as being suitable for wind turbines on the Policies Map (see also Figure 12.1).	<del>areas identified as being suitable for wind turbines on the Policies Map (see also Figure 12.1).</del>	the deletion of text. See comment for MM91.
MM95	Appendix 2 Glossary of terms	<p><b>Affordable housing</b></p> <p>Housing, whether for rent or shared ownership, provided at a cost considered affordable in relation to incomes that are average or below average, or in relation to the price of general market housing. The NPPF defines affordable housing as social rented, affordable rented and intermediate housing, provided for eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing includes:</p> <p><b>Social rented housing:</b> is owned by local authorities and private registered providers (as defined in Section 80 of the Housing and Regeneration Act 2008), for which the guideline target rents are determined through the national rent regime.</p> <p><b>Affordable rented housing:</b> is let by local authorities or private registered landlords of social housing to households that are eligible for social rented housing. Affordable rent is subject to rent controls that requires rent of no more than 80% of the local market rent.</p>	<p><b>Affordable housing</b></p> <p>Housing, whether for <u>sale</u>, rent or shared ownership, <u>for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and / or is for essential local workers)</u>. <del>provided at a cost considered affordable in relation to incomes that are average or below average, or in relation to the price of general market housing. The NPPF defines affordable housing as social rented, affordable rented and intermediate housing, provided for eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing includes</del> <u>The NPPF defines affordable housing as follows:</u></p> <p><u><b>Affordable housing for rent:</b></u>  <u>Meets all of the following conditions:</u></p> <p><u>a. the rent is set in accordance with the Government’s rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable);</u></p>	<p>A1</p> <p>No Likely Significant Effect – this change provides definitions of terms referred to in the plan; it provides no mechanism for policy implementation.</p>

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
		<p><b>Intermediate affordable housing:</b> is housing for sale and rent provided at a cost above social rent, but below market levels, subject to the criteria in the affordable housing definition above. These can include shared equity, other low cost housing for sale and intermediate rent.</p> <p><b>Starter homes:</b> is housing as defined in Sections 2 and 3 of the Housing and Planning Act 2016 and any subsequent secondary legislation made under these sections.</p> <hr/> <p>Town centre: Area defined on the local authority's policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to centres apply to town centres, district centres and local centres, but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in the development plan, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.</p>	<p><b><u>b. the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and</u></b></p> <p><b><u>c. it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes, affordable housing for rent (i.e. Affordable Private Rent) is expected to be the normal form of affordable housing provision.</u></b></p> <p><del><b>Social rented housing:</b> is owned by local authorities and private registered providers (as defined in Section 80 of the Housing and Regeneration Act 2008), for which the guideline target rents are determined through the national rent regime.</del></p> <p><del><b>Affordable rented housing:</b> is let by local authorities or private registered landlords of social housing to households that are eligible for social rented housing. Affordable rent is subject to rent controls that requires rent of no more than 80% of the local market rent.</del></p> <p><del><b>Intermediate affordable housing:</b> is housing for sale and rent provided at a</del></p>	

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
			<p><del>cost above social rent, but below market levels, subject to the criteria in the affordable housing definition above. These can include shared equity, other low cost housing for sale and intermediate rent.</del></p> <p><b>Starter homes:</b> is housing as defined in Sections 2 and 3 of the Housing and Planning Act 2016 and any subsequent secondary legislation made under these sections.</p> <p><b><u>Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.</u></b></p> <p><b><u>Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent).</u></b></p>	



Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
			<p>Town centre: Area defined on the local authority's policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to <b><u>town centres or centres</u></b> apply to <b><u>city centres</u></b>, town centres, district centres and local centres, but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in the development plan, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.</p> <hr/> <p><b><u>Derelict Land - There is no statutory definition of derelict land, but it is defined administratively as 'land so damaged by industrial or other development that it is incapable of beneficial use without treatment'.</u></b></p> <hr/> <p><b><u>"Highway Authority - An organisation responsible for the maintenance and safety of public roads as defined in the Highways Act 1980. Highways England is responsible for main trunk roads (e.g. motorways). In Mansfield district,</u></b></p>	

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
			<p><b><u>Nottinghamshire County Council is the local highways authority responsible for all other roads and public rights of way. Duties include, for example: maintaining the safety and usability of highways, highway drainage, maintaining records and providing comments on planning applications.”</u></b></p> <p><b><u>“Nottinghamshire County Council Highway Design Guide - Sets out the general principles and minimum standards for the layout and dimensions of roads and paved areas in residential and industrial developments.</u></b>  <b><u><a href="http://www.nottinghamshire.gov.uk/transport/roads/highway-design-guide">http://www.nottinghamshire.gov.uk/transport/roads/highway-design-guide</a>”</u></b></p> <p><b><u>Major development - includes applications for minerals and waste. It also includes housing development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more and number of dwellings is unknown. It includes non-residential development with floorspace of 1,000m<sup>2</sup> or more, or a site of 1 hectare or more, or as otherwise defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015.</u></b></p>	

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
			<p><u>Minor development – includes development that falls below the thresholds for major development, or as otherwise defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015. This may include, for example, householder applications, change of use.</u></p> <hr/> <p><u>Surplus Land - land or buildings which are not required for their current or previous use.</u></p> <hr/> <p><u>Transport Statement - A Transport statement (TS) should set out the transport issues relating to a proposed development site (existing conditions) and details of the development proposals (proposed development. A TS will be normally be required for the following types and scale of development</u>  <a href="http://www.nottinghamshire.gov.uk/media/131232/4_part_2_0.pdf">http://www.nottinghamshire.gov.uk/media/131232/4_part_2_0.pdf</a>  <u>“Transport Assessment - A transport assessment (TA) will normally be required for larger developments likely to have impacts over a wide area</u></p>	

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
			<a href="http://www.nottinghamshire.gov.uk/media/131232/4_part_2_0.pdf">http://www.nottinghamshire.gov.uk/media/131232/4_part_2_0.pdf</a>	
MM96	Appendix 3 Table A3.1 Objective and policy links		See Appendix 2 of Main Modifications Table (S13).  <i>(Insert updated table)</i>	A1  No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites as it provides no mechanism for policy implementation.
MM97	Appendix 5 Table A5.1 Housing trajectory		See Appendix 3 of Main Modifications Table (S13).  <i>(Insert updated housing trajectory)</i>	A1  No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites as it provides no mechanism for policy implementation.
MM98	Appendix 8 Masterplanning requirements	Development of housing and employment sites identified in the Local Plan will be planned through a comprehensive masterplanning process proportionate to the scale of development. Preparation of masterplans will involve the active participation and input of all relevant stakeholders, including the council, landowners, developers, the local community, service providers and other interested parties. Masterplans will be developed in consultation with the council prior to the submission of a planning application. Where appropriate they may be adopted as Supplementary Planning Documents.	Development of housing and employment sites identified in the Local Plan will be planned through a comprehensive masterplanning process proportionate to the scale of development. Preparation of masterplans will involve the active participation and input of all relevant stakeholders, including the council, landowners, developers, the local community, service providers and other interested parties <b><u>need to be informed by detailed discussions with the Highways Authority and relevant evidence taking into account any historic and natural environment constraints and taking the opportunity to enhance where possible these environments. Preparation will involve the active participation and</u></b>	A4 No Likely Significant Effect – this change has the potential to positively impact on European sites as it encourages active engagement with key stakeholders to provide a mechanism to positively influence the design of sites.

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
		<p>Masterplans will be expected (proportionate to the scale of development) to:</p>	<p><b><u>input from all relevant stakeholders including the council, landowners, developers, the local community, service providers, relevant statutory consultees and other interested parties.</u></b></p> <p>Masterplans will be developed in consultation with the council prior to the submission of a planning application. Where appropriate they may be adopted as Supplementary Planning Documents.</p> <p><b><u>The masterplans are for indicative purposes only and are expected to be subject to alteration following a full detailed assessment of site opportunities and constraints (including archaeological evaluation).</u></b></p> <p>Masterplans will be expected (proportionate to the scale of development) to:</p> <hr/> <p>See Appendix 4 of Main Modifications Table (S13).</p> <p>(Add supporting text after <i>Figure A8.1 Pleasley Hill Farm master plan</i>)</p>	
MM99	Appendix 11 The Mansfield	<b>The following relates to Parts A and B above</b>	<b>The following relates to Parts A and B above</b>	A1

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
	Green Space Standard	<p>a. It is recommended that 100% of residents within a proposed development should, where practicable, have access to provision within the defined walking distances in the standard. The size of existing nearby open space also needs to be taken into account and should be adequate to meet the needs of new development. In these cases, a common sense approach and consultation with the council will be needed to inform requirements.</p> <p>b. Access should be measured based on realistic walking routes (on the ground) between the proposed development and existing open space entrance points (or, where feasible to new entrances). The walking journey also needs to take into consideration geographical access barriers (e.g. busy roads, railway lines, rivers) <b>and</b> awkward road layouts that are likely to lengthen or restrict journeys. This should consider how these can be most appropriately addressed (e.g. new safe crossing points, new entrances/pathways to nearby open space, permeability of layout, etc).</p> <p>c. Where feasible, new play or other form of formal provision should cater for a range of ages and abilities, as it relates to the community it is likely to serve.</p>	<p>a. It is recommended that 100% of residents within a proposed development should, where practicable, have access to provision within the defined walking distances in the standard. The size of existing nearby open space also needs to be taken into account and should be adequate to meet the needs of new development. In these cases, a common sense approach and consultation with the council will be needed to inform requirements.</p> <p>b. Access should be measured based on realistic walking routes (on the ground) between the proposed development and existing open space entrance points (or, where feasible to new entrances). The walking journey also needs to take into consideration geographical access barriers (e.g. busy roads, railway lines, rivers) <b>and</b> awkward road layouts that are likely to lengthen or restrict journeys. This should consider how these can be most appropriately addressed (e.g. new safe crossing points, new entrances/pathways to nearby open space, permeability of layout, <b>access for people with disabilities</b>, etc.).</p> <p>c. Where feasible, new play or other form of formal provision should cater for a range of ages, <b>disabilities</b> and abilities, as it</p>	<p>No Likely Significant Effect – this change is irrelevant to European sites; it will not present a pathway of impact as it addresses considerations for people with disabilities.</p>

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
		<p>d. Natural green space is open space where around one third (1/3) or more of its area consists of natural areas/features (e.g. trees, woodland, orchards, wildflower meadows, sensory gardens, nature trails or areas of natural play). Formal landscaping can be included where it contributes to the park’s overall setting and feeling of tranquility, softening impacts from any nearby urban influences. Natural green space are places where <i>human control and activities are not intensive so that a feeling of naturalness is allowed to predominate</i>.</p> <p>e. New provision for district parks and teenagers facilities will most likely depend on available land and viability factors. Addressing deficiencies in Part A should be prioritised before Part B, although new play facilities should cater for a range of ages and abilities where feasible.</p> <p>f. District level parks are typically medium to larger parks that provide a range of recreational facilities, including play, sports facilities, or other features such as formalised gardens, sensory gardens, etc.). They may also support community facilities such as cafe, bandstand, outdoor theatre, or organised social events.</p>	<p>relates to the community it is likely to serve.</p> <p>d. Natural green space is open space where around one third (1/3) or more of its area consists of natural areas/features (e.g. trees, woodland, orchards, wildflower meadows, sensory gardens, nature trails or areas of natural play). Formal landscaping can be included where it contributes to the park’s overall setting and feeling of <del>tranquility</del> <b>tranquillity</b>, softening impacts from any nearby urban influences. Natural green space are places where <i>human control and activities are not intensive so that a feeling of naturalness is allowed to predominate</i>.</p> <p>e. New provision for district parks and teenagers facilities will most likely depend on available land and viability factors. Addressing deficiencies in Part A should be prioritised before Part B, although new play facilities should cater for a range of ages, <b>disabilities</b> and abilities where feasible.</p> <p>f. District level parks are typically medium to larger parks that provide a range of recreational facilities, including play, sports facilities, or other features such as formalised gardens, sensory gardens, etc.). They may also support community</p>	

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
		g. Teenager provision includes open space with facilities such as, NEAPs, skate/BMX parks, trim trails, multi-use games areas, outdoor gyms, etc.	facilities such as cafe, bandstand, outdoor theatre, or organised social events.  g. Teenager provision includes open space with facilities such as, NEAPs, skate/BMX parks, trim trails, multi-use games areas, outdoor gyms, etc.	
MM100	Appendix 13 Monitoring framework		See Appendix 5 of Main Modifications Table (S13).  <i>(Insert updated monitoring framework)</i>	A3  No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites as it provides a mechanism for monitoring and not policy delivery. Changes to monitoring relating to net gains in biodiversity constitutes a positive environmental monitoring mechanism.



## 4. Conclusion

- 4.1 An assessment of effects 'in combination' with other plans and projects was undertaken for the HRA of the submitted Local Plan and has been updated for the re-worked HRA of the Local Plan following the Inspector's request for an appropriate assessment. This current document concerns itself entirely with whether the Main Modifications will result in likely significant effects alone or in combination. It has been determined that no likely significant effects will arise alone and that there is no mechanism for the Main Modifications to cause such effects. As such, there is also no mechanism for the Main Modifications to cause a likely significant effect in combination with other projects or plans.
- 4.2 Following the examination of the Main Modifications it can be concluded that they will not lead to likely significant effects on European sites, or prospective European sites, and do not undermine the conclusions of the HRA of the submitted Local Plan. Indeed, some of the changes strengthen and reinforce the conclusions of that HRA that the Local Plan will not have adverse effects on the integrity of any European sites.

