



Schedule of Additional Modifications

October 2019

Schedule of Additional Modifications – includes wording in red strike-through, or red underlined/bold font

Main modifications are shown in black font strike-through or /bold/underlined.

Minor Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Minor Modification	Reason for Modification
AMI1 <i>Policies Map change</i>	Policies Map Front / Back Covers		Replace the Mansfield District Council crest with the updated version Amend the department name to 'Growth and Regeneration'	To update in line with new corporate branding.
AMI2	Front Cover		See Appendix 1. <i>(Insert update front cover; to be in line with the new council branding).</i>	To update in line with new corporate branding.
AMI3	Preface	I'm delighted that we have a Local Plan that addresses the needs of our community and sets out where, when and how the district will develop to 2033. Finalising the Plan has been a long process and one which has sought to deliver sustainable regeneration, increased housing across the district and providing opportunities for employment growth, even in difficult times.	<i>To be replaced on adoption of the Local Plan</i> I'm delighted that we have a Local Plan that addresses the needs of our community and sets out where, when and how the district will develop to 2033. Finalising the Plan has been a long process and one which has sought to deliver sustainable regeneration, increased housing across the district and providing opportunities for	Change in mayoral leadership.

		<p>The Local Plan for Mansfield will build on the strengths, character and opportunities of the district and has at its heart an ambitious vision for Mansfield as an attractive place to live, work and visit.</p> <p>Mansfield welcomes development in accordance with the plan's policies. Of key importance is the need for new development to 'raise the bar' in quality of design and place making.</p> <p>The council recognises that it has a key role in delivering regeneration and growth in the district. We will work with our community and key partners to help implement the Plan over the coming years.</p> <p>We are living in a time of significant social and economic change and the council will ensure that the Local Plan and its policies are continuously monitored and kept up to date to ensure that Mansfield's future prosperity and quality of life are maintained and enhanced.</p> <p>Kind Regards Executive Mayor Kate Allsop</p>	<p>employment growth, even in difficult times.</p> <p>The Local Plan for Mansfield will build on the strengths, character and opportunities of the district and has at its heart an ambitious vision for Mansfield as an attractive place to live, work and visit.</p> <p>Mansfield welcomes development in accordance with the plan's policies. Of key importance is the need for new development to 'raise the bar' in quality of design and place making.</p> <p>The council recognises that it has a key role in delivering regeneration and growth in the district. We will work with our community and key partners to help implement the Plan over the coming years.</p> <p>We are living in a time of significant social and economic change and the council will ensure that the Local Plan and its policies are continuously monitored and kept up to date to ensure that Mansfield's future prosperity and quality of life are maintained and enhanced.</p> <p>Kind Regards Executive Mayor Kate Allsop</p>	
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<p>AMI4</p>	<p>How to comment <u>About this document</u></p>	<p>About this document</p> <p>This document is the Mansfield District Local Plan Publication Draft that the council proposes to submit to the Secretary of State for examination in public by an independent planning inspector following consultation.</p> <p>This document and associated policies map is published in order to allow representations to be made on their soundness.</p> <p>This Local Plan Publication Draft document has been informed by a number of previous consultations:</p> <ul style="list-style-type: none"> • Local Plan Scoping Report - June 2015; • Local Plan Consultation Draft – February 2016; • Interim Sustainability Appraisal and Draft Habitat Regulations Screening Report-August 2016;and • Local Plan Preferred Options and supporting documents – October 2017. <p>This document has been prepared in accordance with the National</p>	<p>About this document</p> <p>This document is the Mansfield District Local Plan (XXXX) Publication Draft that the council proposes to submit to the Secretary of State for examination in public by an independent planning inspector following consultation. <u>It forms part of the statutory development plan for the district and will be used to guide development and inform decisions on planning applications.</u></p> <p>This document and associated policies map is published in order to allow representations to be made on their soundness.</p> <p>This Local Plan Publication Draft document has been informed by a number of previous consultations:</p> <ul style="list-style-type: none"> • Local Plan Scoping Report - June 2015; • Local Plan Consultation Draft – February 2016; • Interim Sustainability Appraisal and Draft Habitat Regulations Screening Report-August 2016;and 	<p>To update plan following examination</p>
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		<p>Planning Policy Framework (NPPF) 2012 unless specifically stated otherwise.</p> <p>Policies Map</p> <p>The policies map referred to in specific policies in this document can be viewed at: http://www.planvu.co.uk/mansfielddc/2018/</p> <p>Sustainability Appraisal and Habitats Regulations Assessment</p> <p>The Local Plan preparation has been informed by a Sustainability Appraisal (SA) and Habitat Regulations Assessment (HRA) Screening Report. You can view and comment on these documents at www.mansfield.gov.uk/localplanpublication.</p> <p>Making your representations</p> <p>We have set out details of how you can comment on this document in the Statement of Representation at www.mansfield.gov.uk/localplanpublication.</p>	<ul style="list-style-type: none"> Local Plan Preferred Options and supporting documents – October 2017-; <u>and</u> <u>Local Plan Publication Draft and supporting documents – September 2018.</u> <p>This document has been prepared in accordance with the National Planning Policy Framework (NPPF) 2012 unless specifically stated otherwise.</p> <p>Policies Map</p> <p>The policies map referred to in specific policies in this document can be viewed at: <u>online.</u> http://www.planvu.co.uk/mansfielddc/2018/</p> <p>Sustainability Appraisal and Habitats Regulations Assessment</p> <p>The Local Plan preparation has been informed by a Sustainability Appraisal (SA) and Habitat Regulations Assessment (HRA) Screening Report. You can view and comment on these documents at www.mansfield.gov.uk/localplanpublication.</p>	
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		<p>Your representations on this consultation will be considered by an independent planning inspector appointed to examine the Mansfield District Local Plan. To comply with Government guidance, and to help ensure that representations are submitted in a format that the inspector can readily use, your representations on the Local Plan must do the following:</p> <ul style="list-style-type: none"> • state whether the document is legal • state whether the document (or the relevant part of it) is considered sound or unsound; • if unsound, include an explanation as to how it can be amended to make it sound; and • identify the ‘test of soundness’ or legal requirement (including meeting the Duty to Cooperate) to which the representation relates. <p>To be considered 'sound' a Local Plan must be:</p> <div style="border: 1px solid black; padding: 5px; width: fit-content; margin-left: 20px;">Positively prepared</div>	<p>Making your representations</p> <p>We have set out details of how you can comment on this document in the Statement of Representation at www.mansfield.gov.uk/localplanpublication.</p> <p>Your representations on this consultation will be considered by an independent planning inspector appointed to examine the Mansfield District Local Plan. To comply with Government guidance, and to help ensure that representations are submitted in a format that the inspector can readily use, your representations on the Local Plan must do the following:</p> <ul style="list-style-type: none"> • state whether the document is legal • state whether the document (or the relevant part of it) is considered sound or unsound; • if unsound, include an explanation as to how it can be amended to make it sound; and • identify the ‘test of soundness’ or legal requirement (including meeting the Duty to 	
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		<p>The plan should be prepared based on a strategy which seeks to meet objectively assessed development needs and infrastructure requirements, including, where they arise, potentially making an appropriate contribution towards meeting unmet requirements from neighbouring authorities.</p>	<p>Cooperate) to which the representation relates:</p> <p>To be considered 'sound' a Local Plan must be:</p> <div data-bbox="1227 416 1753 863" style="border: 1px solid black; padding: 5px;"> <p>Positively prepared</p> <p>The plan should be prepared based on a strategy which seeks to meet objectively assessed development needs and infrastructure requirements, including, where they arise, potentially making an appropriate contribution towards meeting unmet requirements from neighbouring authorities.</p> </div> <div data-bbox="1227 903 1753 1161" style="border: 1px solid black; padding: 5px;"> <p>Justified</p> <p>The plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence.</p> </div> <div data-bbox="1227 1201 1753 1345" style="border: 1px solid black; padding: 5px;"> <p>Effective</p> <p>The plan should be deliverable over its period and based on</p> </div>	
		<p>Justified</p> <p>The plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence.</p>		
		<p>Effective</p> <p>The plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities.</p>		
		<p>Consistent with national policy</p> <p>The plan should enable the delivery of sustainable development in accordance with</p>		

		<p>the policies in the National Planning Policy Framework.</p> <p>You are encouraged to use the online consultation system to make representations on the Local Plan, the SA Report and the HRA Screening Report at http://mansfield-consult.objective.co.uk/portal/mdlp/publication_draft/publication_draft.</p> <p>This will ensure your representations are accurately logged and easily submitted to the inspector.</p> <p>If you cannot make your representation via the online portal you can obtain representation forms for the Local Plan, SA Report and HRA Screening Report by downloading them at www.mansfield.gov.uk/localplanpublication or by contacting the planning policy team:</p> <p>Tel: 01623 463195</p> <p>Email: lp@mansfield.gov.uk</p> <p>All representations must be submitted via the online consultation portal or the representation form.</p>	<p>effective joint working on cross-boundary strategic priorities.</p> <p>Consistent with national policy</p> <p>The plan should enable the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework.</p> <p>You are encouraged to use the online consultation system to make representations on the Local Plan, the SA Report and the HRA Screening Report at http://mansfield-consult.objective.co.uk/portal/mdlp/publication_draft/publication_draft.</p> <p>This will ensure your representations are accurately logged and easily submitted to the inspector.</p> <p>If you cannot make your representation via the online portal you can obtain representation forms for the Local Plan, SA Report and HRA Screening Report by downloading them at www.mansfield.gov.uk/localplanpublication or by contacting the planning policy team:</p>	
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		<p>Completed representation forms must be returned electronically to: lp@mansfield.gov.uk</p> <p>or by post to: Planning Policy Team, Mansfield District Council, Civic Centre, Chesterfield Road South, Mansfield, Nottinghamshire, NG19 7BH.</p> <p>This consultation will be open between Thursday 20 September 2018 and Thursday 1 November 2018. Representations received after this date will not be considered.</p> <p>What happens next?</p> <p>All duly made representations will be summarised and considered. The council may suggest minor modifications to the Local Plan be made at this stage, for instance to update, improve accuracy or correct typographical errors. If there is a need to make major changes, these will be dealt with in accordance with guidance from the Planning Inspectorate.</p> <p>The Local Plan, together with all duly made representations and summary</p>	<p>Tel: 01623 463195</p> <p>Email: lp@mansfield.gov.uk</p> <p>All representations must be submitted via the online consultation portal or the representation form. Completed representation forms must be returned electronically to: lp@mansfield.gov.uk</p> <p>or by post to: Planning Policy Team, Mansfield District Council, Civic Centre, Chesterfield Road South, Mansfield, Nottinghamshire, NG19 7BH.</p> <p>This consultation will be open between Thursday 20 September 2018 and Thursday 1 November 2018. Representations received after this date will not be considered.</p> <p>What happens next?</p> <p>All duly made representations will be summarised and considered. The council may suggest minor modifications to the Local Plan be made at this stage, for instance to update, improve accuracy or correct</p>	
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		<p>of the key issues raised and supporting evidence, will then be submitted for independent examination by a planning inspector, who will examine the 'soundness' of the plan on behalf of the Secretary of State for Housing, Communities and Local Government.</p> <p>Whilst there will be public notification of the submission of the Local Plan in accordance with the Regulations, there is no further consultation period as such. Your representations will be submitted to the independent planning inspector for consideration as part of the examination process.</p> <p>During the examination, the inspector will assess whether the Local Plan meets the relevant legal requirements, complies with the Duty to Cooperate, and is sound. The examination will include hearing sessions on matters identified by the appointed inspector at which attendance is at the invitation of the inspector.</p> <p>After the hearing, the inspector may recommend major modifications to the Local Plan. The council will</p>	<p>typographical errors. If there is a need to make major changes, these will be dealt with in accordance with guidance from the Planning Inspectorate.</p> <p>The Local Plan, together with all duly made representations and summary of the key issues raised and supporting evidence, will then be submitted for independent examination by a planning inspector, who will examine the 'soundness' of the plan on behalf of the Secretary of State for Housing, Communities and Local Government.</p> <p>Whilst there will be public notification of the submission of the Local Plan in accordance with the Regulations, there is no further consultation period as such. Your representations will be submitted to the independent planning inspector for consideration as part of the examination process.</p> <p>During the examination, the inspector will assess whether the Local Plan meets the relevant legal requirements, complies with the Duty to Cooperate, and is sound. The examination will include hearing</p>	
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		<p>consult on these and the inspector will take the responses to the consultation into account before finalising their report, setting out findings and recommendations.</p> <p>If the inspector finds the plan to be sound and legally compliant, with or without modifications, the council may proceed to adopt the plan. The key stages of plan preparation are set out in Figure P1 overleaf.</p>	<p>sessions on matters identified by the appointed inspector at which attendance is at the invitation of the inspector.</p> <p>After the hearing, the inspector may recommend major modifications to the Local Plan. The council will consult on these and the inspector will take the responses to the consultation into account before finalising their report, setting out findings and recommendations.</p> <p>If the inspector finds the plan to be sound and legally compliant, with or without modifications, the council may proceed to adopt the plan. The key stages of plan preparation are set out in Figure P1 overleaf.</p>	
AMI5	How to comment Figure P1		<i>Remove Figure P1.</i>	No longer relevant
AMI6	Chapter 1 Paragraph 1.1	The new Mansfield District Local Plan is a district wide development plan that will replace in its entirety the existing Mansfield District Local Plan 1998 which is currently 'saved' in part under the Planning and Compulsory Purchase Act 2004(1). The National Planning Policy	The new Mansfield District Local Plan (XXXX) is a district wide development plan that will replaces in its entirety the existing former Mansfield District Local Plan 1998 which is currently was 'saved' in part under the Planning and Compulsory Purchase Act 2004 ⁽¹⁾ . The National	To update plan upon adoption

		Framework (NPPF) requires every local planning authority in England to have a clear, up to date Local Plan, which conforms to the framework, meets local development needs, and reflects local people’s views of how they wish their community to develop.	Planning Policy Framework (NPPF) requires every local planning authority in England to have a clear, up to date Local Plan, which conforms to the framework, meets local development needs, and reflects local people’s views of how they wish their community to develop.	
AMI7	Chapter 1 Footnote 1	1 Appendix 1 sets out which saved policies from the Mansfield District Local Plan will be replaced by policies in this document, and which policies will lapse	1 Appendix 1 sets out which saved policies from the Mansfield District Local Plan 1998 have been will be replaced by policies in this document, and which policies will lapse have lapsed.	To update plan upon adoption
AMI8	Chapter 1 Paragraph 1.3	The new Local Plan: <ul style="list-style-type: none"> • sets out an ambitious but realistic vision for the district in 2033 together with objectives which policies must address to ensure that key planning issues are tackled; • sets out the spatial strategy for the district, which includes the overall levels of growth and where development sites for new homes and jobs will be located; • is a key tool for delivering the long term regeneration of the Mansfield and Market Warsop 	The new Local Plan: <ul style="list-style-type: none"> • sets out an ambitious but realistic vision for the district in 2033 together with objectives which policies must address to ensure that key planning issues are tackled; • sets out the spatial strategy for the district, which includes the overall levels of growth and where development sites for new homes and jobs will be located; • is a key tool for delivering the long term regeneration of the Mansfield and Market Warsop 	To correct spelling error.

		<p>urban areas including enhancement of the town and district centres with new shopping, leisure, housing and economic development, and improvements to the area's physical and social infrastructure; and</p> <ul style="list-style-type: none"> • contains policies to improve the natural and built environment, and to mitigate and adapt to climate change by, amongst other things, protecting and enhancing the area's network of strategic green infrastructure; • provide positive policies to make for more sustainable patterns and forms of development across the district which aim to improve the overall quality of life for residents, workers and visitors through our development management decisions; and • consists of a written statement which sets out and explains the council's planning policies, and the polices map which shows where they apply. Together they identify land to 	<p>urban areas including enhancement of the town and district centres with new shopping, leisure, housing and economic development, and improvements to the area's physical and social infrastructure; and</p> <ul style="list-style-type: none"> • contains policies to improve the natural and built environment, and to mitigate and adapt to climate change by, amongst other things, protecting and enhancing the area's network of strategic green infrastructure; • provide provides positive policies to make for more sustainable patterns and forms of development across the district which aim to improve the overall quality of life for residents, workers and visitors through our development management decisions; and • consists of a written statement which sets out and explains the council's planning policies, and the polices policies map which shows where they apply. Together they identify 	
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		<p>be developed or protected during the lifetime of the plan.</p> <p>The Local Plan covers the period 2013 up to 2033 and forms part of the overall 'development plan' for the district together with:</p> <ul style="list-style-type: none"> • Nottinghamshire Waste Core Strategy Nottinghamshire Minerals Local Plan (or any replacement); and • any 'made' or adopted Neighbourhood Development Plans. 	<p>land to be developed or protected during the lifetime of the plan.</p> <p>The Local Plan covers the period 2013 up to 2033 and forms part of the overall 'development plan' for the district together with:</p> <ul style="list-style-type: none"> • Nottinghamshire Waste Core Strategy Nottinghamshire Minerals Local Plan (or any replacement); and • any 'made' or adopted Neighbourhood Development Plans. 	
AMI9	<p>Chapter 1 Paragraph 1.7</p> <p>How <u>was</u> the plan has been prepared?</p>	<p>The draft plan has been prepared taking account of:</p>	<p>The draft plan has been <u>was</u> prepared taking account of:</p>	<p>To update plan upon adoption</p>
AMI10	<p>Chapter 1 Paragraphs 1.8 - 1.14</p>	<p>1.8 We have gathered evidence on a range of issues, and looked at alternatives to inform the plan making process. This information can be viewed online at http://www.mansfield.gov.uk/evidenceforthelocalplan</p>	<p>1.8 We have gathered evidence on a range of issues, and looked at alternatives to inform the plan making process. This information can be viewed online at http://www.mansfield.gov.uk/evidenceforthelocalplan</p>	<p>To update plan upon adoption</p>

		<p>1.9 In addition to its evidence base, the Local Plan also requires a number of supporting technical assessments as follows:</p> <p>Sustainability Appraisal</p> <p>1.10 A Sustainability Appraisal (SA) is an integral part of the plan making process and the council has undertaken an SA for each iteration of the Local Plan. The SA is framed around a number of objectives covering the different elements of sustainability. It is used to guide the Local Plan and ensure that it successfully balances; particularly the economic, social and environmental considerations of the plan's content and policy direction.</p> <p>1.11 In developing the plan's content and policy direction, the council has considered a number of options that have not been taken forward. Nevertheless, these options have been appraised by the Sustainability Appraisal.</p> <p>Habitats Regulation Assessment</p>	<p>1.9 In addition to its evidence base, the Local Plan also requires a number of supporting <u>was also supported by a number of</u> technical assessments as follows:</p> <p>Sustainability Appraisal</p> <p>1.10 A Sustainability Appraisal (SA) is an integral part of the plan making process and the council has undertaken an SA for each iteration of the Local Plan <u>including the Main Modifications.</u> The SA is framed around a number of objectives covering the different elements of sustainability. It is used to guide the Local Plan and ensure that it successfully balances; particularly the economic, social and environmental considerations of the plan's content and policy direction.</p> <p>1.11 In developing the plan's content and policy direction, the council has considered a number of options that have not been taken forward. Nevertheless, these options have been appraised by the Sustainability Appraisal.</p> <p>Habitats Regulation Assessment</p>	
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		<p>1.12 A Habitats Regulation Assessment (HRA) Screening has been carried out as part of the Local Plan process which assessed the potential effects of the plan on European Union designated sites and whether any of its proposals would have a negative impact on the integrity of any existing or potential sites (Special Protection Areas and Special Areas of Conservation). No such impacts were identified.</p> <p>Health Impact Assessment</p> <p>1.13 A Health Impact Assessment of the Local Plan has been undertaken to help ensure the plan acknowledges the potential health impacts resulting from its implementation and identified any mitigation measure which may be required.</p> <p>Equalities Impact Assessment</p> <p>1.14 An Equalities Impact Assessment of the Local Plan has been undertaken to ensure that it meets the needs of all members of the community. By carrying out the assessment, it allows us to identify</p>	<p>1.12 A Habitats Regulation Assessment (HRA) Screening <u>and an Appropriate Assessment</u> <u>has have</u> been carried out as part of the Local Plan process which assessed the potential effects of the plan on European Union designated sites and whether any of its proposals would have <u>an negative adverse</u> impact on the integrity of any existing or potential sites (Special Protection Areas and Special Areas of Conservation). No such impacts were identified.</p> <p>Health Impact Assessment</p> <p>1.13 A Health Impact Assessment of the Local Plan has been <u>was</u> undertaken to help ensure the plan acknowledgess the potential health impacts resulting from its implementation and identified any mitigation measures which may be required.</p> <p>Equalities Impact Assessment</p> <p>1.14 An Equalities Impact Assessment of the Local Plan has been <u>was</u> undertaken to ensure that</p>	
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		any potential discrimination caused by its policies or its overall implementation and take steps to make sure that issues have been positively addressed.	it meets the needs of all members of the community. By e Carrying out the assessment, it allows allowed us to identify any potential discrimination caused by its policies or its overall implementation and take steps to make sure that issues have been were positively addressed.	
AMI11	Chapter 1 Paragraph 1.16	The district of Mansfield lies within the county of Nottinghamshire and together with Ashfield district and Newark and Sherwood district forms the Outer Nottingham Housing Market Area (HMA). The district also forms part of the Derby and Nottingham D2N2 Local Enterprise Partnership. Outside of the HMA we adjoin both the districts of Bassetlaw and Bolsover. We have regular dialogue with all of these authorities and have signed a Statement of Common Ground to state that all of the districts can meet their own housing needs.	The district of Mansfield lies within the county of Nottinghamshire and together with Ashfield district and Newark and Sherwood district forms the Outer Nottingham Housing Market Area (HMA). The district also forms part of the Derby and Nottingham, Derbyshire, Nottingham and Nottinghamshire D2N2 Local Enterprise Partnership. Outside of the HMA we adjoin both the districts of Bassetlaw and Bolsover. We have regular dialogue with all of these authorities and have signed a Statement of Common Ground to state that all of the districts can meet their own housing needs.	Respond to statutory consultee comments / to correct error. Consultee PD/26
AMI12	Chapter 1 Figure 1.1 Area covered by the		See Appendix 2. <i>(Insert updated version; without the out of date Council crest)</i>	To update in line with new corporate branding.

	Mansfield Local Plan			
AMI13	Chapter 2 Our Vision for Mansfield in 2033	<p>Our Vision for Mansfield in 2033 is:</p> <p>By 2033 the district of Mansfield will have continued its transformation to a healthier, greener and more vibrant place to live, work and enjoy. The district will be a place of choice where people aspire to live with well designed, resilient neighbourhoods. A range of good quality housing will have been provided that meets the needs of all our growing communities.</p> <p>Centres and neighbourhoods will be well connected to places of work, education and recreation, supporting active and healthy lifestyles and help to reduce the impact of new development on the highway network. Bus, cycle and pedestrian routes will have been improved providing attractive green infrastructure through the urban areas connecting to the wider countryside. New development will have been designed to minimise impacts and improve resilience to climate change.</p>	<p>Our Vision for Mansfield in 2033 is:</p> <p>By 2033 the district of Mansfield will have continued its transformation to a healthier, greener and more vibrant place to live, work and enjoy. The district will be a place of choice where people aspire to live with well designed, resilient neighbourhoods. A range of good quality housing will have been provided that meets the needs of all our growing communities.</p> <p>Centres and neighbourhoods will be well connected to places of work, education and recreation, supporting active and healthy lifestyles and help to reduce the impact of new development on the highway network. Bus, cycle and pedestrian routes will have been improved providing attractive green infrastructure through the urban areas connecting to the wider countryside. New development will have been designed to minimise impacts and improve resilience to climate change.</p>	To correct error: wording change previously agreed but not made.

		<p>Businesses will have expanded and diversified using the connections with further education to become innovative, with value added jobs which are suited to the changed economy of the district. A broad range of employment sites and supporting infrastructure will have been delivered, including local incubation and starter units that will have enabled local businesses to grow.</p> <p>The town centre will have continued to build on its role as a cultural and leisure destination that is suited to the district's residents, businesses and visitors supporting increased footfall and vibrancy as a place to work, live, shop and play.</p> <p>Market Warsop will have strengthened its role as the main town for Warsop Parish. It will have a diverse range of shopping and associated uses within a vibrant, attractive, and safe environment that serves the town and its surrounding communities well. The rural villages will remain attractive places to live and will have had their distinctive character protected.</p>	<p>Businesses will have expanded and diversified using the connections with further education to become innovative, with value added jobs which are suited to the changed economy of the district. A broad range of employment sites and supporting infrastructure will have been delivered, including local incubation and starter units that will have enabled local businesses to grow.</p> <p>The town centre will have continued to build on its role as a cultural and leisure destination that is suited to the district's residents, businesses and visitors supporting increased footfall and vibrancy as a place to work, live, shop and play.</p> <p>Market Warsop will have strengthened its role as the main town for Warsop Parish. It will have a diverse range of shopping and associated uses within a vibrant, attractive, and safe environment that serves the town and its surrounding communities well. The rural villages will remain attractive places to live and will have had their distinctive character protected.</p>	
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		The natural assets in the district will have been protected and enhanced to help shape new places to live, increase biodiversity, and improve connectivity to benefit wildlife and the health and wellbeing of the district's residents. Our heritage assets and their settings will have been conserved and enhanced to maintain their important contributions to creating a sense of place and also delivering the regeneration of the district.	The natural assets in the district will have been protected and enhanced to help shape new places to live, increase biodiversity, and improve connectivity to benefit wildlife and the health and wellbeing of the district's residents. Our heritage assets and their settings will have been conserved and enhanced to maintain their important contributions to creating a sense of place and also delivering the regeneration of the district.	
AMI14	Chapter 2 Paragraph 2.5	Strategic priorities Having regard to the requirements of the NPPF, Duty to Cooperate discussions, evidence and the strategic priorities which this Local Plan seeks to address are set out in Table 2.2.	Strategic priorities Having regard to the requirements of the NPPF, Duty to Cooperate discussions, evidence and <u>The</u> strategic priorities, which this Local Plan seeks to address, are set out in Table 2.2. <u>These were identified having regard to the requirements of the NPPF, Duty to Cooperate discussions and evidence.</u>	Corrected text to read more clearly
AMI15	Chapter 3 Policy S3 <u>S4</u> : Urban regeneration	Urban regeneration 1. Development proposals which help reuse previously developed land within the Mansfield and Market Warsop urban areas will be supported, particularly where they:	Urban regeneration 1. Development proposals which help reuse previously developed <u>or other surplus or derelict</u> land within the Mansfield and Market Warsop	To correct punctuation/ grammar.

		<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>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</p>	<p>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>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>	
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		<p>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>* Enhancements to heritage assets include bringing them back into use, enabling development, repairing or restoring them, particularly if they are at risk</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>	
AMI16	Chapter 3 New paragraph after 3.23	New paragraph	<u>Where development is proposed on 'other surplus or derelict land', will need to be read as a whole and subject to policies such as open space (IN3) and employment (E3), in order to determine if they are surplus to requirements. The green infrastructure and ecological importance of a site will need to be protected and/or</u>	To provide clarity to policy approach.

			<u>enhanced in accordance with policies IN2 (Green infrastructure) and NE2 (Biodiversity and geodiversity).</u>	
AMI17	Chapter 3 Paragraph 3.24	There are a number of key strategic brownfield sites located within the central area of Mansfield which, if developed, would have a significant positive economic, social and environmental impact on the district. A number of these sites lie within the town centre itself, at key gateways.	There are a number of key strategic brownfield sites located within the central area of Mansfield which, if developed, would have a significant positive economic, social and environmental impact on the district. A number of these sites lie within the town centre itself, or at key gateways.	To insert missing word.
AMI18	Chapter 3 Policy S5 S3 Development in the countryside	Development in the countryside 1. Land outside the Mansfield urban area, the Market Warsop urban area and the other settlement boundaries (as shown on the Policies Map) is identified as countryside. Proposals for development within the countryside where listed in (a) to (o) below will be supported, subject to those considerations set out in criterion 2 below: a. agricultural, including agricultural workers' dwellings; b. the re-use and adaptation of buildings for appropriate uses;	<i>Relocate Policy S5 to follow Policy S2</i> Development in the countryside 1. Land outside the Mansfield urban area, the Market Warsop urban area and the other settlement boundaries (as shown on the Policies Map) is identified as countryside. Proposals for development within the countryside where listed in (a) to (o) below will be supported, subject to those considerations set out in criterion 2 below: a. agricultural, including agricultural workers' dwellings;	To correct punctuation/grammar.

		<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>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>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>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>	
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		<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>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>k. small-scale residential development of self-build or <u>individual dwellings of</u> innovative/ <u>or</u> exceptional design;</p> <p>l. community services and facilities meeting a proven local need;</p> <p>m. renewable energy <u>and low carbon energy in accordance with CC1;</u></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) <u>Development falling within categories (a) to (o) above will only be supported where:</u></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 <u>or</u> and where practical enhanced.</p> <p>ii. it does not lead to, either individually or cumulatively with</p>	
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		<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>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 <u>for the type of development proposed</u> or, <u>in the case of major development</u>, will be made accessible by a range of sustainable <u>modes of</u> transport; and</p> <p>vi. takes account of agricultural land classifications avoiding the best and most versatile land where possible.</p>	
AMI19	Chapter 4 Paragraph 4.1	The council and the government both attach great importance to the creation of well-designed buildings and spaces, as good design is a key aspect of sustainable development, creates better places to residents to live and work and helps make development acceptable to communities. The purpose of policies in this chapter is to offer applicants	The council and the government both attach great importance to the creation of well-designed buildings and spaces, as Good design is a key aspect of sustainable development, creates better places to residents to live and work and helps make development more acceptable to communities. The purpose of policies in this chapter is	To improve how the document reads.

		clarity about our expectations for well-designed buildings and spaces.	to offer applicants clarity about our expectations for well-designed buildings and spaces.	
AMI20	Chapter 4 Paragraph 4.6	<p>The council will expect all new developments to achieve a good standard of design as a minimum, based on the Mansfield place making principles and the Building for Life 12 design assessment tool. These reflect the council’s vision for the district that is focused on: growth, place, aspiration and wellbeing. The Mansfield place making principles and the Building for Life 12 consider more than the external appearance of buildings as they consider the relationships:</p> <ul style="list-style-type: none"> • between buildings, streets and other public spaces; • between proposed new developments, their immediate and wider context; • the integrations and creation of green and blue infrastructure; and • between the design of our built environment, physical activity and the vibrancy of native spaces. 	<p>The council will expect all new developments to achieve a good standard of design as a minimum, based on the Mansfield p<u>P</u>lace m<u>M</u>aking p<u>P</u>inciples and the Building for Life 12 design assessment tool. These reflect the council’s vision for the district that is focused on: growth, place, aspiration and wellbeing. The Mansfield p<u>P</u>lace m<u>M</u>aking p<u>P</u>inciples and the Building for Life 12 consider more than the external appearance of buildings as they consider the <u>relationships</u>:</p> <ul style="list-style-type: none"> • <u>the relationship</u> between buildings, streets and other public spaces; • <u>the relationship</u> between proposed new developments, their immediate and wider context; • the integrations and creation of green and blue infrastructure; and • <u>the relationship</u> between the design of our built environment, physical activity 	To improve how the document reads.

			and the vibrancy of native spaces.	
AMI21	Chapter 4 Paragraph 4.7	<p>The Mansfield Place Making Principles and Building for Life 12 guard against poor quality design that is typically characterised by:</p> <ul style="list-style-type: none"> • buildings, streets and spaces that are not well connected or related to each other; • disconnected street or route networks; • a lack of a locally inspired or otherwise distinctive landscape or architectural character; recognising that distinctive local characteristics are expressed through features that go beyond architectural details and are instead expressed through: street character and variation, building typologies and forms, plot character, building to street relationships, building to building relationships (for example, the spaces around buildings), hard and soft landscaping; • failure to integrate existing site assets including but not limited to views into, out of 	<p>The Mansfield Place Making Principles and Building for Life 12 guard against poor quality design that is typically characterised by:</p> <ul style="list-style-type: none"> • buildings, streets and spaces that are not well connected or related to each other; • disconnected street or route networks; • a lack of a locally inspired or otherwise distinctive landscape or architectural character; recognising that distinctive local characteristics are expressed through features that go beyond architectural details. and are <u>Instead, local character is</u> expressed through: street character and variation, building typologies and forms, plot character, building to street relationships, building to building relationships (for example, the spaces around buildings), hard and soft landscaping; • failure to integrate existing site assets including but not 	To improve how the document reads.

		<p>and through development sites;</p> <ul style="list-style-type: none"> • broken and/or fragmented perimeter blocks; • highway and/or car dominated environments; • loft over spaces with no clear public or private ownership and/or function; • streets and spaces with inactive frontages; and • lack of convenient, discreet and sufficient storage provision for waste and recycling containers. 	<p>limited to views into, out of and through development sites;</p> <ul style="list-style-type: none"> • broken and/or fragmented perimeter blocks; • highway and/or car dominated environments; • loft over spaces with no clear public or private ownership and/or function; • streets and spaces with inactive frontages; and • lack of convenient, discreet and sufficient storage provision for waste and recycling containers. 	
AMI22	Chapter 4 Paragraph 4.14	<p>Our place making principles are:</p> <p>Forest inspired: A locally inspired or forest inspired identity, drawing greater and more creative inspiration from the Dukeries and world famous Sherwood Forest.</p> <p>Healthier: Creating more green, walkable and inclusive places to live, work and visit balancing the needs of:</p> <ul style="list-style-type: none"> • car drivers with the needs of pedestrians, and cyclists; 	<p>Our place making principles are:</p> <p>Forest inspired: A locally inspired or forest inspired identity, drawing greater and more creative inspiration from the Dukeries and world famous Sherwood Forest.</p> <p>Healthier: Creating more green, walkable and inclusive places to live, work and visit balancing the needs of:</p> <ul style="list-style-type: none"> • car drivers with the needs of pedestrians, and cyclists; 	To clarify policy approach.

		<ul style="list-style-type: none"> • children and the growing elderly population, helping to encourage greater uptake of physical activity through, for example, designing in accessible spaces and integrating open space with walking routes; and • natural environment, including encouraging views of and access to nature and supporting cleaner air. <p>Connected: Well-connected streets and spaces that encourage people to walk and cycle, particularly for shorter journeys.</p> <p>Flexible and future proofed: Developments should be mindful of the longevity of the buildings, streets and spaces; with the original occupiers or commissioners being outlived by the streets, buildings and spaces they leave behind.</p> <p>Vibrant and welcoming: Good places need to accommodate a compatible mix of uses whilst also encouraging social interaction, contributing towards the rebalancing of our town centres as more</p>	<ul style="list-style-type: none"> • children and the growing elderly population, helping to encourage greater uptake of physical activity through, for example, designing in accessible spaces and integrating open space with walking routes; and • natural environment, including encouraging views of and access to nature and supporting cleaner air. <p>Connected: Well-connected streets and spaces that encourage people to walk and cycle, particularly for shorter journeys.</p> <p>Flexible and future proofed: Developments should be mindful of the longevity of the buildings, streets and spaces; with the original occupiers or commissioners being outlived by the streets, buildings and spaces they leave behind.</p> <p>Vibrant and welcoming: Good places need to accommodate a compatible mix of uses whilst also encouraging social interaction, contributing towards the rebalancing of our town centres as more</p>	
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		<p>welcoming and inclusive environments. They need to positively create a sense of place and community. New residential developments will be expected to respond to local housing need by meeting local needs and also attracting families and professionals from outside of the district whilst meeting the needs of an ageing population.</p> <p>Neighbourly and considerate: Sensitive and respectful to a site and its wider context, with new developments identifying and responding to considerations such as: character and setting, views in, views out and views through proposed development sites, existing site features and the relationship between existing and proposed new development.</p> <p>Safe and attractive spaces: New or improved public spaces must be inspirational, safe, attractive and well overlooked; avoiding buildings that ignore the semi and public spaces around them. Particular attention must be afforded to the creative integration of water management;</p>	<p>welcoming and inclusive environments. They need to positively create a sense of place and community. New residential developments will be expected to respond to local housing need by meeting local needs and also attracting families and professionals from outside of the district whilst meeting the needs of an ageing population.</p> <p>Neighbourly and considerate: Sensitive and respectful to a site and its wider context, with new developments identifying and responding to considerations such as: character and setting, views in, views out and views through proposed development sites, existing site features and the relationship between existing and proposed new development.</p> <p>Safe and attractive spaces: New or improved public spaces must be inspirational, safe, attractive and well overlooked; avoiding buildings that ignore the semi and public spaces around them. Where possible, particular attention must should be afforded to the creative integration of</p>	
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		<p>ensuring that surface water features enhance the appearance and function of the public realm and support biodiversity.</p> <p>Responsible: New developments will safeguard our heritage and natural assets. Development should respect and respond to our heritage assets and their setting. The creation of new habitat areas will be complemented by connecting with nearby existing habitats, thereby enabling species to move across wider areas reflecting natural behaviour. Specialist advice may result in a development focusing on a particular habitat, for instance by creating species rich grasslands. Other measures may include supporting threatened species, for instance by creating hedgehog corridors allowing them to move more easily between back gardens, encouraging them away from cars and streets.</p>	<p>water management; ensuring that surface water features enhance the appearance and function of the public realm and support biodiversity.</p> <p>Responsible: New developments will safeguard our heritage and natural assets. Development should respect and respond to our heritage assets and their setting. The creation of new habitat areas will be complemented by connecting with nearby existing habitats, thereby enabling species to move across wider areas reflecting natural behaviour. Specialist advice may result in a development focusing on a particular habitat, for instance by creating species rich grasslands. Other measures may include supporting threatened species, for instance by creating hedgehog corridors allowing them to move more easily between back gardens, encouraging them away from cars and streets.</p>	
AMI23	Chapter 4 Paragraph 4.17	A well-designed scheme should perform well against all 12 of the new questions - the top score being 12 greens.	A well-designed scheme should perform well against all 12 of the new questions-; <u>The best performing schemes will achieve 12 greens.</u>	To improve how the document reads.

AMI24	Chapter 4 Paragraph 4.18	Applicants should show evidence of how their development performs against each question, justifying either a <i>green</i> or <i>amber</i> outcome. Any <i>amber</i> scores should only be where solutions to obtain <i>green</i> scores are unachievable because of the particular circumstances of the scheme beyond the control of the applicant and where there is evidence to support this. When answering the BfL questions, applicants should refer to how they have met the Mansfield place making principles. For non-residential schemes this should be set out in the Design and Access Statement.	Applicants should show evidence of how their development performs against each question, justifying either a <i>green</i> or <i>amber</i> outcome. Any <i>amber</i> scores should only be where solutions to obtain <i>green</i> scores are unachievable because of the particular circumstances of the scheme beyond the control of the applicant and where there is evidence to support this. When answering the BfL questions, applicants should refer to how they have met the Mansfield place making principles. For non-residential schemes this should be set out in the Design and Access Statement.	To consolidate the policy approach.																
AMI25	Chapter 4 Paragraph 4.20	More details about the BfL scheme can be found at: https://www.designcouncil.org.uk/resources/guide/buiding-life-12-third-edition	More details about the BfL scheme can be found at: https://www.designcouncil.org.uk/resources/guide/buiding-life-12-third-edition http://www.builtforlifehomes.org/	To update website address.																
AMI26	Chapter 4 Table 4.4	Table 4.4 Policy P4 - Supporting information <table border="1" data-bbox="667 1209 1182 1388"> <thead> <tr> <th colspan="2">Policy P4: Comprehensive development</th> </tr> </thead> <tbody> <tr> <td>Does it meet national planning policy?</td> <td>Yes – NPPF paragraphs 17, 56, 57, 58, 63, 64, 66, 178, 179</td> </tr> <tr> <td>What evidence has informed this policy?</td> <td>Local and professional best practice.</td> </tr> <tr> <td>How will it be delivered?</td> <td>The policy will be delivered through the development</td> </tr> </tbody> </table>	Policy P4: Comprehensive development		Does it meet national planning policy?	Yes – NPPF paragraphs 17, 56, 57, 58, 63, 64, 66, 178, 179	What evidence has informed this policy?	Local and professional best practice.	How will it be delivered?	The policy will be delivered through the development	Table 4.4 Policy P4 - Supporting information <table border="1" data-bbox="1227 1209 1742 1388"> <thead> <tr> <th colspan="2">Policy P4: Comprehensive development</th> </tr> </thead> <tbody> <tr> <td>Does it meet national planning policy?</td> <td>Yes – NPPF paragraphs 17, 56, 57, 58, 63, 64, 66, 178, and 179.</td> </tr> <tr> <td>What evidence has informed this policy?</td> <td>Local and professional best practice.</td> </tr> <tr> <td>How will it be delivered?</td> <td>The policy will be delivered through the development</td> </tr> </tbody> </table>	Policy P4: Comprehensive development		Does it meet national planning policy?	Yes – NPPF paragraphs 17, 56, 57, 58, 63, 64, 66, 178, and 179.	What evidence has informed this policy?	Local and professional best practice.	How will it be delivered?	The policy will be delivered through the development	To correct error.
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			management process and the submission of masterplans for large sites. It will apply to all new development requiring planning permission across the district by both the public and private sectors and individual members of the public.		management process and the submission of masterplans for large sites. It will apply to all new development requiring planning permission across the district by both the public and private sectors and individual members of the public.	
		Which local plan objectives will be met?	1, 2, and 9		Which local plan objectives will be met?	1, 2, 5 and 9.
AMI27	Chapter 4 Policy P5 Climate Change and New Development	Climate change and new development 1. Development proposals will be supported where it can be satisfactorily demonstrated that it incorporates high standards of design and construction to reduce, mitigate and adapt to the impacts of climate change by incorporating the following measures, where practical and viable, having regard to the to the type, location and size of the proposal: a. sustainable design and layout that maximises energy efficiency; b. green infrastructure and landscaping; c. sustainable drainage and water management measures;	Climate change and new development 1. Development proposals will be supported where it can be satisfactorily demonstrated that it incorporates high standards of design and construction to reduce, mitigate and adapt to the impacts of climate change by incorporating the following measures, where practical and viable, having regard to the to the type, location and size of the proposal: a. sustainable design and layout that maximises energy efficiency; b. green infrastructure and landscaping; c. sustainable drainage and water management measures;	To correct error.		

		<p>d. appropriate flexibility to allow for future adaptation;</p> <p>e. sustainable waste management facilities;</p> <p>f. renewable and/or low carbon energy technologies or scope for their future provision; and</p> <p>g. sustainable transport and travel facilities.</p>	<p>d. appropriate flexibility to allow for future adaptation;</p> <p>e. sustainable waste management facilities;</p> <p>f. renewable and/or low carbon energy technologies or scope for their future provision; and</p> <p>g. sustainable transport and travel facilities.</p>													
AMI28	Chapter 4 Table 4.5	<p>Table 4.5 Sustainability measures and the design of new developments</p> <table border="1"> <thead> <tr> <th>What?</th> <th>How?</th> <th>Why?</th> </tr> </thead> <tbody> <tr> <td>Energy efficiency and consumption</td> <td>Passive solar gain and maximising natural daylight</td> <td> <p>Passive solar design refers to the use of the sun's energy for the heating and cooling of living spaces. In this approach, the building itself or some element of it takes advantage of natural energy characteristics in materials and air created by exposure to the sun.</p> <p>Development that maximises passive solar gain and natural daylight through the siting, orientation and layout of a development can reduce energy bills. The proposed layout can also increase the opportunities for solar panels (e.g. south facing roofs). Internal layouts can be designed so as to maximise solar gain to the most used rooms</p> </td> </tr> </tbody> </table>	What?	How?	Why?	Energy efficiency and consumption	Passive solar gain and maximising natural daylight	<p>Passive solar design refers to the use of the sun's energy for the heating and cooling of living spaces. In this approach, the building itself or some element of it takes advantage of natural energy characteristics in materials and air created by exposure to the sun.</p> <p>Development that maximises passive solar gain and natural daylight through the siting, orientation and layout of a development can reduce energy bills. The proposed layout can also increase the opportunities for solar panels (e.g. south facing roofs). Internal layouts can be designed so as to maximise solar gain to the most used rooms</p>	<p>Table 4.5 Sustainability measures and the design of new developments</p> <table border="1"> <thead> <tr> <th>What?</th> <th>How?</th> <th>Why?</th> </tr> </thead> <tbody> <tr> <td>Energy efficiency and consumption</td> <td>Passive solar gain and maximising natural daylight</td> <td> <p>Passive solar design refers to the use of the sun's energy for the heating and cooling of living spaces. In this approach, the building itself or some element of it takes advantage of natural energy characteristics in materials and air created by exposure to the sun.</p> <p>Development that maximises passive solar gain and natural daylight through the siting, orientation and layout of a development can reduce energy bills. The proposed layout can also increase the opportunities for solar panels (e.g. south facing roofs). Internal layouts can be designed so as to maximise solar gain to the most used rooms</p> </td> </tr> </tbody> </table>	What?	How?	Why?	Energy efficiency and consumption	Passive solar gain and maximising natural daylight	<p>Passive solar design refers to the use of the sun's energy for the heating and cooling of living spaces. In this approach, the building itself or some element of it takes advantage of natural energy characteristics in materials and air created by exposure to the sun.</p> <p>Development that maximises passive solar gain and natural daylight through the siting, orientation and layout of a development can reduce energy bills. The proposed layout can also increase the opportunities for solar panels (e.g. south facing roofs). Internal layouts can be designed so as to maximise solar gain to the most used rooms</p>	<p>To respond positively to issues raised through the Nottinghamshire Rapid Health Impact Assessment of Mansfield District Council Publication draft 2013-2033. Also through further discussions with Nottinghamshire County Council (consultee PD/15).</p>
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Energy efficiency and consumption	Passive solar gain and maximising natural daylight	<p>Passive solar design refers to the use of the sun's energy for the heating and cooling of living spaces. In this approach, the building itself or some element of it takes advantage of natural energy characteristics in materials and air created by exposure to the sun.</p> <p>Development that maximises passive solar gain and natural daylight through the siting, orientation and layout of a development can reduce energy bills. The proposed layout can also increase the opportunities for solar panels (e.g. south facing roofs). Internal layouts can be designed so as to maximise solar gain to the most used rooms</p>														
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				(this is shown in Figure 4.25).			(this is shown in Figure 4.25).		
			Green and brown roofs	These can help to regulate the temperature of a building, remove CO2 and other pollutants from the atmosphere, reduce any heat island effect and provide biodiversity benefits. These also improve the attractiveness of the area and can improve economic uptake.			Green and brown roofs	These can help to regulate the temperature of a building, remove CO2 and other pollutants from the atmosphere, reduce any heat island effect and provide biodiversity benefits. These also improve the attractiveness of the area and can improve economic uptake.	
			Renewable and low carbon technologies	These can include solar power, solar water heating, wind turbines, biomass, combined heat and power, ground/air source heat pumps and electric charging points. These can be applied in varying degrees dependent upon the scale and nature of the development proposed and site characteristics. This also includes future proofing to allow for demands for future advancements in technologies, for example: ensuring appropriate wiring are in place to support the integration of electric charging points for home use, employment and retail areas and district and local centres.			Renewable and low carbon technologies	These can include solar power, solar water heating, wind turbines, biomass, combined heat and power, ground/air source heat pumps and electric charging points. These can be applied in varying degrees dependent upon the scale and nature of the development proposed and site characteristics. This also includes future proofing to allow for demands for future advancements in technologies, for example: ensuring appropriate wiring are in place to support the integration of electric charging points for home use, employment and retail areas and district and local centres.	
		Water efficiency	Rain water harvesting	This can include grey water recycling systems such as supplying toilets and outside taps, and use of water butts to store water for use outdoors in gardens etc.			Water efficiency	Rain water harvesting	This can include grey water recycling systems such as supplying toilets and outside taps, and use of water butts to store water for use outdoors in gardens etc.
		Urban cooling	Green infrastructure and landscaping	Careful thought should be given to maximising the potential for surrounding green infrastructure and landscaping to support no to low costs and passive energy gains			Urban cooling	Green infrastructure and landscaping	Careful thought should be given to maximising the potential for surrounding green infrastructure and landscaping to support no to low costs and passive energy gains

				<p>with respect to cooling and reducing heat loss. For smaller developments, features such as the position of gardens and trees may be useful considerations. For major development, the incorporation of open spaces and green corridors, in and around the development, should be considered alongside other needs such as urban cooling and sustainable drainage systems, and also recreational /sustainable transport and biodiversity enhancements. Where possible, the inclusion of trees, hedgerows and woodland within the design of open space and streetscapes should be prioritised over intensely managed amenity grassland. This will help to maximise CO2 mitigation, provide wind blocks and improve urban cooling. Native woodland and broad-leaved trees should be prioritised over conifers. Species mixes may also need to consider future resilience to climate change, but native species should be prioritised.</p>			<p>with respect to cooling and reducing heat loss. For smaller developments, features such as the position of gardens and trees may be useful considerations. For major development, the incorporation of open spaces and green corridors, in and around the development, should be considered alongside other needs such as urban cooling and sustainable drainage systems, and also recreational /sustainable transport and biodiversity enhancements. Where possible, the inclusion of trees, hedgerows and woodland within the design of open space and streetscapes should be prioritised over intensely managed amenity grassland. This will help to maximise CO2 mitigation, provide wind blocks and improve urban cooling. Native woodland and broad-leaved trees should be prioritised over conifers. Species mixes may also need to consider future resilience to climate change, but native species should be prioritised.</p>	
		Drainage	Sustainable drainage systems	<p>Sustainable drainage systems (SuDS) can reduce the risks of flooding and can be used in all types and scales of development. Providing more permeable surfaces in development can also reduce surface water run-off or the need for drainage works to carry water off site. Trees, woodland and</p>		Drainage	Sustainable drainage systems	<p>Sustainable drainage systems (SuDS) can reduce the risks of flooding and can be used in all types and scales of development. Providing more permeable surfaces in development can also reduce surface water run-off or the need for drainage works to carry water off site. Trees, woodland and</p>

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AMI29	Chapter 4 Paragraph 4.56	Fascia signs should include the property number and no signage should be permitted above fascia level, apart from that relating to separate uses on the upper floors.	Fascia signs should include the property number and no signage should be permitted above fascia level, apart from that relating to separate uses on the upper floors.	Respond to comments (consultee PD/3).																								

AMI30	Chapter 4 Paragraph 4.60	<p>The following advertisement signage on historic / traditional shop frontages in considered to have a detrimental impact upon the streetscape:</p> <ul style="list-style-type: none"> • the introduction of signs which project beyond fascias; • the installation of internally illuminated box and fascia signs; and • the use and means of illumination such as cowl lamps or projecting strip lighting.” 	<p>The following advertisement signage on historic / traditional shop frontages in considered to have a detrimental impact upon the streetscape:</p> <ul style="list-style-type: none"> • the introduction of signs which project beyond fascias; • the installation of internally illuminated box and fascia signs; and • the use and means of illumination such as cowl lamps or projecting strip lighting.” 	Respond to comments (consultee PD/4).
AMI31	Chapter 5 Policy H1b Land off Skegby Lane	<p>Land off Skegby Lane</p> <p>This site is allocated for approximately 215 new homes subject to:</p> <ul style="list-style-type: none"> • provision of a landscape buffer along the western boundary of the site to avoid coalescence with Sutton in Ashfield; • addressing low soil permeability through appropriate measures; • enhanced cycle provision along or parallel to Skegby Lane; 	<p>Land off Skegby Lane</p> <p>This site is allocated for approximately 215 194 new homes subject to:</p> <ul style="list-style-type: none"> • provision of a landscape buffer along the western boundary of the site to avoid coalescence with Sutton in Ashfield; • addressing low soil permeability through appropriate measures; • enhanced cycle provision along or parallel to Skegby Lane; 	To correct grammar/ punctuation.

		<ul style="list-style-type: none"> • an off-site open space contribution towards improvements at Millennium Green (Skegby Lane); and • provision of walking and cycling improvements to existing pathways leading to nearby open space, hospitals, shops and the Timberland Trail. <p>Contributions will be required to mitigate the impact of development on the following junctions:</p> <ul style="list-style-type: none"> • Kings Mill Road/ Beck Lane/ B6014 Skegby Lane/ Mansfield Road; • Sutton Road / Skegby Lane/ Sheepbridge Lane • Any further junctions that are identified by the Transport Assessment required to support a future planning application for the site. 	<ul style="list-style-type: none"> • an off-site open space contribution towards improvements at Millennium Green (Skegby Lane); and • provision of walking and cycling improvements to existing pathways leading to nearby open space, hospitals, shops and the Timberland Trail. <p>Contributions will be required to mitigate the impact of development on the following junctions:</p> <ul style="list-style-type: none"> • Kings Mill Road/ Beck Lane/ B6014 Skegby Lane/ Mansfield Road; • Sutton Road / Skegby Lane/ Sheepbridge Lane; and • Any further junctions that are identified by the Transport Assessment required to support a future planning application for the site. 	
AMI32	Chapter 5 Policy H1c Fields Farm, Abbott Road	Fields Farm, Abbott Road This site is allocated for approximately 200 new homes subject to:	Fields Farm, Abbott Road This site is allocated for approximately 200 new homes subject to:	To correct grammar/ punctuation.

		<ul style="list-style-type: none"> • retention and enhancement of the existing public rights of way; • enhancement of habitat connections between existing woodland on-site and nearby, through the retention and creation of habitat areas on-site; • an off-site open space contribution towards improvements on Abbott Road Playing Field; • an appropriate archaeological assessment by a suitably qualified person and any recommended actions being followed; • protection of the buildings and other features that make up the non-designated local heritage asset at Ashland Farm; • addressing low soil permeability through appropriate measures; and <p>Contributions will be required to mitigate the impact of development on the following junctions:</p>	<ul style="list-style-type: none"> • retention and enhancement of the existing public rights of way; • enhancement of habitat connections between existing woodland on-site and nearby, through the retention and creation of habitat areas on-site; • an off-site open space contribution towards improvements on Abbott Road Playing Field; • an appropriate archaeological assessment by a suitably qualified person and any recommended actions being followed <u>any development proposals would need to be supported by detailed desk based assessment and the results of a staged pre-determination programme of archaeological investigation on the basis of an approved Written Scheme of Investigation;</u> • protection of the buildings and other features that make up the non-designated local heritage asset at Ashland Farm; and 	
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		<ul style="list-style-type: none"> • Kings Mill Road/ Beck Lane/ B6014 Skegby Lane/ Mansfield Road; • Sutton Road / Skegby Lane/ Sheepbridge Lane • Any further junctions that are identified by the Transport Assessment required to support a future planning application for the site. 	<ul style="list-style-type: none"> • addressing low soil permeability through appropriate measures. ; and <p>Contributions will be required to mitigate the impact of development on the following junctions:</p> <ul style="list-style-type: none"> • Kings Mill Road/ Beck Lane/ B6014 Skegby Lane/ Mansfield Road; • Sutton Road / Skegby Lane/ Sheepbridge Lane; and • Any further junctions that are identified by the Transport Assessment required to support a future planning application for the site. 	
AMI33	Chapter 5 Policy H1d Three Thorn Hollow <u>Hollows</u> Farm	<p>Three Thorn Hollow Farm</p> <p>The site is allocated for approximately 188 new homes subject to:</p> <ul style="list-style-type: none"> • the provision of enhanced walking and cycling links to the Mansfield Way; • the creation and maintenance of an appropriate ecological buffers to Rainworth Lakes SSSI, Foul Evil Brook and local wildlife site located to the south; 	<p>Three Thorn Hollows Farm</p> <p>This site is allocated for approximately 188 <u>200</u> new homes subject to:</p> <ul style="list-style-type: none"> • the provision of enhanced walking and cycling links to the Mansfield Way; • the creation and maintenance of an appropriate ecological buffers to Rainworth Lakes SSSI, Foul Evil Brook and local wildlife site located to the south; 	To correct error and grammar/ punctuation.

		<ul style="list-style-type: none"> • provision of onsite open space including play/formal recreational provision; • provision of features to protect and, if possible, enhance water quality and flow of Foul Evil Brook and Rainworth Water; • a design, layout and density that is reflective of the rural character of Rainworth; • an appropriate archaeological assessment by a suitably qualified person and any recommended actions being followed; • protection of the buildings and other features that make up the non-designated local heritage asset at Three Thorns Hollows Farm; • reinstatement of sympathetic field boundaries along Blidworth Lane and the southern edge of site boundary which complement the Sherwood landscape character; <p>Contributions will be required to mitigate the impact of development on the following junctions:</p>	<ul style="list-style-type: none"> • provision of onsite open space including play / formal recreational provision; • provision of features to protect and, if possible, enhance water quality and flow of Foul Evil Brook and Rainworth Water; • a design, layout and density that is reflective of the rural character of Rainworth; • an appropriate archaeological assessment by a suitably qualified person and any recommended actions being followed <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> • protection of the buildings and other features that make up the non-designated local heritage asset at Three Thorn Hollows Farm; and 	
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		<ul style="list-style-type: none"> • A6176 MARR/ A6191 Southwell Road • Any further junctions that are identified by the Transport Assessment required to support a future planning application for the site. 	<ul style="list-style-type: none"> • reinstatement <u>provision</u> of sympathetic field boundaries along Blidworth Lane and the southern edge of site boundary which complement the Sherwood landscape character.; <p>Contributions will be required to mitigate the impact of development on the following junctions:</p> <ul style="list-style-type: none"> • A6176 MARR/ A6191 Southwell Road; <u>and</u> • Any further junctions that are identified by the Transport Assessment required to support a future planning application for the site. 	
AMI34	Chapter 5 Policy H1e Land at Redruth Drive	Land at Redruth Drive This site is allocated for approximately 178 new homes subject to: <ul style="list-style-type: none"> • the provision of enhanced walking and cycling links to Old Newark Road and Sherwood Avenue to facilitate improved access to the Mansfield Way; and 	Land at Redruth Drive This site is allocated for approximately 178 new homes subject to: <ul style="list-style-type: none"> • the provision of enhanced walking and cycling links to Old Newark Road and Sherwood Avenue to facilitate improved access to the Mansfield Way; and 	To correct grammar/ punctuation.

		<ul style="list-style-type: none"> provision of onsite open space including play/formal recreational provision. <p>Contributions will be required to mitigate the impact of development on the following junctions:</p> <ul style="list-style-type: none"> A6191 Southwell Road / Oaktree Lane/ Adams Way A6191 Southwell Road/ Berryhill Lane A6191 / Bellamy Road Any further junctions that are identified by the Transport Assessment required to support a future planning application for the site. 	<ul style="list-style-type: none"> provision of onsite open space including play/formal recreational provision. <p>Contributions will be required to mitigate the impact of development on the following junctions:</p> <ul style="list-style-type: none"> A6191 Southwell Road / Oaktree Lane/ Adams Way; A6191 Southwell Road/ Berryhill Lane; A6191 / Bellamy Road; and Any further junctions that are identified by the Transport Assessment required to support a future planning application for the site. 	
AMI35	Chapter 5 Policy H1f Former Rosebrook Primary School	Former Rosebrook Primary School This site is allocated for approximately 134 new homes subject to: <ul style="list-style-type: none"> the provision cycling and walking routes connecting with and along Hall Barn Lane and Hall Barn Lane open space; an off-site open space contribution towards improvements at Abbott Road Playing Field; and 	Former Rosebrook Primary School This site is allocated for approximately 134 new homes subject to: <ul style="list-style-type: none"> the provision cycling and walking routes connecting with and along Hall Barn Lane and Hall Barn Lane open space; an off-site open space contribution towards improvements at Abbott Road Playing Field; and 	To correct grammar/punctuation.

		<ul style="list-style-type: none"> • an appropriate archaeological assessment by a suitably qualified person and any recommended actions being followed. <p>Contributions will be required to mitigate the impact of development on the following junctions:</p> <ul style="list-style-type: none"> • Chesterfield Road / Debdale Lane • Any further junctions that are identified by the Transport Assessment required to support a future planning application for the site. 	<ul style="list-style-type: none"> • an appropriate archaeological assessment by a suitably qualified person and any recommended actions being followed <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> • <u>the positioning of the site access off Abbott Road (A6075).</u> <p>Contributions will be required to mitigate the impact of development on the following junctions:</p> <ul style="list-style-type: none"> • Chesterfield Road / Debdale Lane; and • Any further junctions that are identified by the Transport Assessment required to support a future planning application for the site. 	
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AMI36	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"> • the creation of new habitats alongside sustainable drainage systems (SuDS) provided on-site; • an off-site open space contribution towards improvements at Titchfield Park; • protection of the buildings and other features that make up the nearby heritage asset including conservation areas, listed buildings and non-designated heritage assets; • an appropriate archaeological assessment by a suitably qualified person and any recommended actions being followed. 	<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"> • the creation of new habitats alongside sustainable drainage systems (SuDS) provided on-site; • an off-site open space contribution towards improvements at Titchfield Park; • protection of the buildings and other features that make up the nearby heritage asset including conservation areas, listed buildings and non-designated heritage assets; • <u>and</u> an appropriate archaeological assessment by a suitably qualified person and any recommended actions being followed <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</u> 	To insert missing word.
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			<u>investigation on the basis of an approved Written Scheme of Investigation.</u>	
AMI37	Chapter 5 Policy H1k Bellamy Road	Bellamy Road This site is allocated for approximately 40 new homes subject to: <ul style="list-style-type: none"> improved road crossings on Adams Way to facilitate access to King George V Park. an off-site open space contribution towards improvements to King George V Park. 	Bellamy Road This site is allocated for approximately 40 new homes subject to: <ul style="list-style-type: none"> improved road crossings on Adams Way to facilitate access to King George V Park.; and an off-site open space contribution towards improvements to King George V Park. 	To insert missing word.
AMI38	Chapter 5 Policy H1u Land off Rosemary Street Avenue	Land off Rosemary Street The site is allocated for approximately 10 new homes subject to: An off-site open space contribution towards improvements at Chesterfield Road Park.	Land off Rosemary Street Avenue The site is allocated for approximately 10 new homes subject to: <ul style="list-style-type: none"> An off-site open space contribution towards improvements at Chesterfield Road Park. 	To correct error.
AMI39	Chapter 5 Policy H1v Stonebridge Lane / Sookholme	Stonebridge Lane / Sookholme Lane, Market Warsop	Stonebridge Lane / Sookholme Lane, Market Warsop	To correct spelling error and grammar/ punctuation.

	Lane, Market Warsop	<p>This site is allocated for approximately 400 new homes subject to:</p> <ul style="list-style-type: none"> • provision of open space with play/formal provision as part of north-south green corridors which help direct people away from the SSSI and an off-site contribution towards improvements at Carr Lane Park; • protection of public rights of way as part of the development to improve access to the strategic green infrastructure network; • creation and maintenance of appropriate habitat buffers to the adjacent Hills and Holes SSSI, River Meden corridor and railway lines; • appropriate access arrangements to avoid/minimise impacts on designated sites; and • retention of hedgerows on-site, especially along Sookholme Lane. <p>Contributions will be required to mitigate the impact of development on the following junctions:</p>	<p>This site is allocated for approximately 400 new homes subject to:</p> <ul style="list-style-type: none"> • provision of open space with play/formal provision as part of north-south green corridors which help direct people away from the SSSI and an off-site contribution towards improvements at Carr Lane Park; • protection of public rights of way as part of the development to improve access to the strategic green infrastructure network; • creation and maintenance of appropriate habitat buffers to the adjacent Hills and Holes SSSI, River Meden corridor and railway lines; • appropriate access arrangements to avoid/minimise impacts on designated sites; and • retention of hedgerows on-site, especially along Sookholme Lane. <p>Contributions will be required to mitigate the impact of development on the following junctions:</p>	
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		<ul style="list-style-type: none"> • A60 Mansfield Road/Vale Avenue/Askew Lane • A60 Church Street/ Wood Street Junction, Warsop • A60 / Eastlands Lane • A60 /B6407 Sooholme Road • A60 Leeming Lane North / A6075 Peafield Lane/ Sandgate Road • A60 Leeming Lane South / A6075 Warsop Road • A60 Leeming Lane South / A6117 Old Mill Lane / Butt Lane 	<ul style="list-style-type: none"> • A60 Mansfield Road/Vale Avenue/Askew Lane; • A60 Church Street/ Wood Street Junction, Warsop; • A60 / Eastlands Lane; • A60 /B6407 Sookholme Road; • A60 Leeming Lane North / A6075 Peafield Lane/ Sandgate Road; • A60 Leeming Lane South / A6075 Warsop Road; and • A60 Leeming Lane South / A6117 Old Mill Lane / Butt Lane. 																					
AMI40	Chapter 5 New Footnote after Table 5.1 Sources of housing land supply during the plan period (as at 1st April 2018)	<p>Table 5.1 Sources of housing land supply during the plan period (as at 1st April 2018)</p> <table border="1"> <tr> <td>Completions (already built)</td> <td>1543</td> </tr> <tr> <td>Commitments (with planning permission - including those listed in H2 and SU3)</td> <td>3290</td> </tr> <tr> <td>Sustainable Urban Extensions (those listed in SUE 1-2)</td> <td>959</td> </tr> <tr> <td>On Allocated Housing Sites (those listed in H1)</td> <td>2425</td> </tr> <tr> <td>Windfall Allowance</td> <td>380</td> </tr> </table>	Completions (already built)	1543	Commitments (with planning permission - including those listed in H2 and SU3)	3290	Sustainable Urban Extensions (those listed in SUE 1-2)	959	On Allocated Housing Sites (those listed in H1)	2425	Windfall Allowance	380	<p>Table 5.1 Sources of housing land supply during the plan period (as at 1st April 2018)</p> <table border="1"> <tr> <td>Completions (already built)</td> <td>1935</td> </tr> <tr> <td>Commitments (with planning permission – including those listed in H2 and SUE3)</td> <td>3941</td> </tr> <tr> <td>Sustainable Urban Extensions (those listed in SUE 1-2)</td> <td>1169</td> </tr> <tr> <td>On Allocated Housing Sites (those listed in H1)</td> <td>1763</td> </tr> <tr> <td>Windfall Allowance</td> <td>380</td> </tr> </table> <p><u>This table shows only the homes expected to be delivered during</u></p>	Completions (already built)	1935	Commitments (with planning permission – including those listed in H2 and SUE3)	3941	Sustainable Urban Extensions (those listed in SUE 1-2)	1169	On Allocated Housing Sites (those listed in H1)	1763	Windfall Allowance	380	Respond to Comments (consultee PD/221).
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AMI41 <i>Policies Map change</i>	Chapter 5 Policy H2	<p>Committed housing sites</p> <p>1. 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AMI42	Chapter 5 Paragraph 5.28	<p>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 associated with the mix of homes proposed.</p>	<p>This policy does not set specific requirements that must be met by an individual site or phase of development, but is intended to act as a guide. Account will also be taken of the character and scale of the site and the wider area. It will be easier for larger sites to deliver a mix while a town centre site is unlikely to deliver 4+bed properties. 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.</p>	Respond to Comment (consultee PD/181).																																																																								

AMI43	Chapter 5 Paragraph 5.30	<p>To enable this policy to be effectively applied and monitored, planning applications and design and access statements must contain the following information:</p> <ul style="list-style-type: none"> • gross site area; • net developable area; • number of dwellings per hectare; and • housing mix. 	<p>To enable this policy to be effectively applied and monitored, planning applications and design and access statements must contain the following information:</p> <ul style="list-style-type: none"> • gross site area; • net developable area; • number of dwellings per hectare; and • housing mix (<u>for full applications and reserved matters</u>). 	Respond to Comment (consultee PD/273).
AMI44	Chapter 5 Policy H4 Affordable Housing	<p>Affordable Housing</p> <p>1. The minimum proportions of affordable housing required on market housing sites are:</p> <p>a. within Zone 1 (as shown in Appendix 6):</p> <p>i. 10% on greenfield land; or</p> <p>ii. 5% on brownfield land.</p> <p>b. within Zone 2 (as shown in Appendix 6):</p> <p>i. 20% on greenfield land; or</p> <p>ii. 10% on brownfield land.</p>	<p>Affordable housing</p> <p>1. The minimum proportions of affordable housing required on market housing sites are:</p> <p>a. within Zone 1 (as shown in Appendix 6):</p> <p>i. 10% on greenfield land; or</p> <p>ii. 5% on brownfield land.</p> <p>b. within Zone 2 (as shown in Appendix 6):</p> <p>i. 20% on greenfield land; or</p> <p>ii. 10% on brownfield land.</p>	To correct grammar/punctuation.

		<p>2. These proportions apply to sites of:</p> <p>a. more than 10 dwellings; or,</p> <p>b. with a combined gross floorspace of more than 1,000 square metres; and</p> <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</p>	<p>2. These proportions apply to sites of:</p> <p>a. more than 10 dwellings <u>10 or more dwellings</u>; or,</p> <p>b. with a combined gross floorspace of more than 1,000 square metres; and</p> <p>c. more than 0.5ha in site area. <u>where the site area is 0.5 hectares or more.</u></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>	
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		different level or mix of affordable housing is required to make the development viable and the approach contributes towards creating mixed and balanced communities.	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.																					
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AMI46	Chapter 5 Policy H7: Houses in multiple	Houses in multiple occupation and bedsit accommodation	Houses in multiple occupation and bedsit accommodation	To correct grammar/ punctuation.																				

	occupation and bedsit accommodation	<p>1. Development proposals relating to the multiple residential occupation of buildings, including apartments and/or bedsit accommodation, will be supported where it would:</p> <p>a. be appropriate in respect of the characteristics of the site, including whether the proposal would result in the re-use of a vacant building or disused land in accordance with wider regeneration benefits; and</p> <p>b. contribute to the achievement of mixed and balanced communities; and</p> <p>c. provide adequate internal accommodation and external private amenity space without causing any significantly adverse impact on the amenity enjoyed by the occupiers of adjacent properties.</p>	<p>1. Development proposals relating to the multiple residential occupation of buildings, including apartments and/or bedsit accommodation, will be supported where it would:</p> <p>a. be appropriate in respect of the characteristics of the site, including whether the proposal would result in the re-use of a vacant building or disused land in accordance with wider regeneration benefits; and</p> <p>b. contribute to the achievement of mixed and balanced communities; and</p> <p>c. provide adequate internal accommodation and external private amenity space without causing any significantly adverse impact on the amenity enjoyed by the occupiers of adjacent properties.</p>	
AMI47	<p>Chapter 6 Policy E2a</p> <p>Ratcher Hill Quarry employment area</p>	<p>Development Site E2a</p> <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>Development Site E2a</p> <p>Ratcher Hill Quarry employment area</p> <p>1. A 3.45 ha extension to the Ratcher Hill Quarry Employment Area* is allocated for employment uses with</p>	To correct grammar/punctuation.

		<p>a. the provision of employment units are of varying sizes to meet the needs of a wide 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</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>access off Southwell Road <u>or Jubilee Way if feasible</u>, provided that:</p> <p>a. the provision of employment units are of varying sizes to meet the needs of a wide 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</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</p>	
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		<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 order to create landscaped habitat buffers between the employment site and:</p> <p>i. the northern section of the quarry (planned restoration area)</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>*This is made up of two parts as shown in Figure 6.1.</p>	<p>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 order to create landscaped habitat buffers between the employment site and:</p> <p>i. the northern section of the quarry (planned restoration area)</p> <p>ii. adjacent local wildlife sites;<u>and</u></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>	
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			*This is made up of two parts as shown in Figure 6.1.	
AMI48	Chapter 6 Paragraph 6.17	Due to the proximity of residential properties, this site is most likely to be suitable for B1 and B2 development, although B8 may be allowed depending on the levels and type of traffic generated provided.	Due to the proximity of residential properties this site is most likely to be suitable for B1 and B2 development, although B8 may be allowed depending on the levels and type of traffic generated provided.	Respond to Comment (consultee PD/276).
AMI49	Chapter 6 Paragraph 6.29	The vacant plots within these areas, identified within Appendix 6, make an important contribution to meeting the district's employment land requirements and the council will work with the relevant stakeholders to ensure that these employment areas continue to provide a diverse stock of buildings in terms of size, type and condition. They play an important role in the local economy, supporting jobs and providing good opportunities for people to work close to where they live.	The vacant plots within these areas, identified within Appendix 6- 7 7 , make an important contribution to meeting the district's employment land requirements and the council will work with the relevant stakeholders to ensure that these employment areas continue to provide a diverse stock of buildings in terms of size, type and condition. They play an important role in the local economy, supporting jobs and providing good opportunities for people to work close to where they live.	To correct error.
AMI50	Chapter 6 Policy E4: Other industrial and business development	Other industrial and business development 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:	Other industrial and business development 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:	To correct grammar/punctuation.

		<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>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><u>2. In all cases development proposals will be expected to:</u></p> <p>e-a. it is be appropriately related to the strategic road network and accessible for HGV's and is capable of being provided developed without severe highway impacts;</p> <p>f. b. it is be accessible to public transport services and connected by convenient walking and cycling routes to residential areas;</p>	
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		<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>g. c. it is be in scale with the built and natural features of the local area; and</p> <p>h. d. it will have no significant adverse effects on the amenity of adjoining uses.</p> <p>23. Small scale employment development or farm diversification in rural areas will be supported subject to meeting the requirements of Policy S53.</p>	
AMI51	Chapter 6 Policy E5: Improving skills and economic inclusion	<p>Improving skills and economic inclusion</p> <p>1. The council will seek to negotiate planning agreements to secure local labour agreements for developments:</p> <p>a. of 10 or more dwellings; or</p> <p>b. on 0.5 or more hectares of land; or</p> <p>c. that will create more than full time equivalent 15 jobs.</p>	<p>Improving skills and economic inclusion</p> <p>1. The council will seek to negotiate planning agreements to secure local labour agreements for developments:</p> <p>a. of 10 or more dwellings; or</p> <p>b. on 0.5 or more hectares of land; or</p> <p>c. that will create more than full time equivalent 15 jobs.</p>	To correct grammar/punctuation.
AMI52	Chapter 7 Figure 7.2 Retail areas		<p>See Appendix 3.</p> <p><i>(Updated references in the key and removed retail parks).</i></p>	To correct error.

AMI53	Chapter 7 Policy RT2 Mansfield town centre strategy	<p>Mansfield town centre strategy</p> <p>1. The council will work in partnership with developers and town centre stakeholders to help meet the town centre vision by:</p> <p>a. focusing the development of main town centre uses which serve the wider area within Mansfield town centre, through allocating suitable sites to help meet the district's retail floorspace requirements, and applying a town centre first approach when considering planning applications;</p> <p>b. enabling a range of main town centre uses to operate within the primary shopping area to maximise the vitality and viability of the centre;</p> <p>c. securing developer contributions towards public realm improvements and public art;</p> <p>d. encouraging residential and office use of upper floors, and on appropriate sites outside of the primary shopping area;</p>	<p>Mansfield town centre strategy</p> <p>1. The council will work in partnership with developers and town centre stakeholders to help meet the town centre vision by:</p> <p>a. focusing the development of main town centre uses which serve the wider area within Mansfield town centre, through allocating suitable sites to help meet the district's retail floorspace requirements, and applying a town centre first approach when considering planning applications;</p> <p>b. enabling a range of main town centre uses to operate within the primary shopping area to maximise the vitality and viability of the centre;</p> <p>c. securing negotiating developer contributions towards public realm improvements and public art;</p> <p>d. encouraging residential and office use of upper floors, and on appropriate sites outside of the primary shopping area;</p>	Respond to Comment (consultee PD/327).
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		<p>e. improving accessibility by seeking improvements to pedestrian and cycle routes, and locating any new car parks on the edge of the town centre; and</p> <p>f. developing a comprehensive planning and investment framework in consultation with the local community and key stakeholders.</p>	<p>e. improving accessibility by seeking improvements to pedestrian and cycle routes, and locating any new car parks on the edge of the town centre; and</p> <p>f. developing a comprehensive planning and investment framework in consultation with the local community and key stakeholders.</p>																					
AMI54	Chapter 7 Table 7.5	<p>Table 7.5 Policy RT3 - Supporting information</p> <table border="1"> <thead> <tr> <th colspan="2">Policy RT3: Mansfield town centre primary shopping area</th> </tr> </thead> <tbody> <tr> <td>Does it meet national planning policy?</td> <td>Yes - NPPF paragraph 23</td> </tr> <tr> <td>What evidence has informed this policy?</td> <td>Mansfield District Retail and Leisure Study 2011, 2014 Addendum and 2017 Update; Mansfield Town Centre Vision, 2018; Mansfield Retail Update (annual reports)</td> </tr> <tr> <td>How will it be delivered?</td> <td>Through the development of new floorspace and changes of use within the primary shopping area of Mansfield town centre.</td> </tr> <tr> <td>Which local plan objectives will be met?</td> <td>1, 4, 6</td> </tr> </tbody> </table>	Policy RT3: Mansfield town centre primary shopping area		Does it meet national planning policy?	Yes - NPPF paragraph 23	What evidence has informed this policy?	Mansfield District Retail and Leisure Study 2011, 2014 Addendum and 2017 Update; Mansfield Town Centre Vision, 2018; Mansfield Retail Update (annual reports)	How will it be delivered?	Through the development of new floorspace and changes of use within the primary shopping area of Mansfield town centre.	Which local plan objectives will be met?	1, 4, 6	<p>Table 7.5 Policy RT3 - Supporting information</p> <table border="1"> <thead> <tr> <th colspan="2">Policy RT3: Mansfield town centre primary shopping area</th> </tr> </thead> <tbody> <tr> <td>Does it meet national planning policy?</td> <td>Yes - NPPF paragraph 23.</td> </tr> <tr> <td>What evidence has informed this policy?</td> <td>Mansfield District Retail and Leisure Study 2011, 2014 Addendum and 2017 Update; Mansfield Town Centre Vision, 2018; and Mansfield Retail Update (annual reports)</td> </tr> <tr> <td>How will it be delivered?</td> <td>Through the development of new floorspace and changes of use within the primary shopping area of Mansfield town centre.</td> </tr> <tr> <td>Which local plan objectives will be met?</td> <td>1, 4, and 6</td> </tr> </tbody> </table>	Policy RT3: Mansfield town centre primary shopping area		Does it meet national planning policy?	Yes - NPPF paragraph 23.	What evidence has informed this policy?	Mansfield District Retail and Leisure Study 2011, 2014 Addendum and 2017 Update; Mansfield Town Centre Vision, 2018; and Mansfield Retail Update (annual reports)	How will it be delivered?	Through the development of new floorspace and changes of use within the primary shopping area of Mansfield town centre.	Which local plan objectives will be met?	1, 4 , and 6	To correct error.
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AMI55	Chapter 7 Table 7.6	<p>Table 7.6 Policy RT4 - Supporting information</p> <table border="1"> <thead> <tr> <th colspan="2">Policy RT4: Mansfield town centre improvements</th> </tr> </thead> <tbody> <tr> <td>Does it meet national planning policy?</td> <td>Yes – paragraphs 17, 21, 23, 35, 56 to 58 and 69.</td> </tr> <tr> <td>What evidence has informed this policy?</td> <td>Urban Design Compendium: Mansfield Town Centre; Conservation Area Character Appraisals and Management Plans; Consultation responses – What you told us, Town Centre Survey, 2011, Town Centre Survey, 2014; Mansfield Town Centre Vision, 2018; Mansfield Retail Viability Study, 2016; and Crowded Places: The Planning System and Counter-terrorism, 2012.</td> </tr> <tr> <td>How will it be delivered?</td> <td>This policy will be delivered through a combination of public and private sector investment into Mansfield. This may be in the form of new development within the town centre, developer contributions, grant funding, allocation of council resources, and BID resources.</td> </tr> <tr> <td>Which local plan objectives will be met?</td> <td>1, 4, 5 and 6</td> </tr> </tbody> </table>	Policy RT4: Mansfield town centre improvements		Does it meet national planning policy?	Yes – paragraphs 17, 21, 23, 35, 56 to 58 and 69.	What evidence has informed this policy?	Urban Design Compendium: Mansfield Town Centre; Conservation Area Character Appraisals and Management Plans; Consultation responses – What you told us, Town Centre Survey, 2011, Town Centre Survey, 2014; Mansfield Town Centre Vision, 2018; Mansfield Retail Viability Study, 2016; and Crowded Places: The Planning System and Counter-terrorism, 2012.	How will it be delivered?	This policy will be delivered through a combination of public and private sector investment into Mansfield. This may be in the form of new development within the town centre, developer contributions, grant funding, allocation of council resources, and BID resources.	Which local plan objectives will be met?	1, 4, 5 and 6	<p>Table 7.6 Policy RT4 - Supporting information</p> <table border="1"> <thead> <tr> <th colspan="2">Policy RT4: Mansfield town centre improvements</th> </tr> </thead> <tbody> <tr> <td>Does it meet national planning policy?</td> <td>Yes – paragraphs 17, 21, 23, 35, 56 to 58 and 69.</td> </tr> <tr> <td>What evidence has informed this policy?</td> <td>Urban Design Compendium: Mansfield Town Centre; Conservation Area Character Appraisals and Management Plans; Consultation responses – What you told us, Town Centre Survey, 2011, Town Centre Survey, 2014; Mansfield Town Centre Vision, 2018; Mansfield Retail Viability Study, 2016; and Crowded Places: The Planning System and Counter-terrorism, 2012.</td> </tr> <tr> <td>How will it be delivered?</td> <td>This policy will be delivered through a combination of public and private sector investment into Mansfield. This may be in the form of new development within the town centre, developer contributions, grant funding, allocation of council resources, and BID resources.</td> </tr> <tr> <td>Which local plan objectives will be met?</td> <td>1, 4, 5 and 6.</td> </tr> </tbody> </table>	Policy RT4: Mansfield town centre improvements		Does it meet national planning policy?	Yes – paragraphs 17, 21, 23, 35, 56 to 58 and 69.	What evidence has informed this policy?	Urban Design Compendium: Mansfield Town Centre; Conservation Area Character Appraisals and Management Plans; Consultation responses – What you told us, Town Centre Survey, 2011, Town Centre Survey, 2014; Mansfield Town Centre Vision, 2018; Mansfield Retail Viability Study, 2016; and Crowded Places: The Planning System and Counter-terrorism, 2012.	How will it be delivered?	This policy will be delivered through a combination of public and private sector investment into Mansfield. This may be in the form of new development within the town centre, developer contributions, grant funding, allocation of council resources, and BID resources.	Which local plan objectives will be met?	1 , 4, 5 and 6.	To correct error.
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AMI56	Chapter 7 Policy RT6a: Former bus station, Stockwell Gate North	<p>Former bus station, Stockwell Gate North (approx. 0.6 ha)</p> <p>This town centre site is allocated for a hotel led development scheme, to include around 3,500 sqm of retail and leisure floorspace. Development</p>	<p>Former bus station, Stockwell Gate North (approx. 0.6 ha)</p> <p>This town centre site is allocated for a hotel-led development scheme, to include around 3,500 sqm of retail and leisure floorspace. Development</p>	To correct grammar/punctuation.																				

	(approx. 0.6 ha)	<p>should take account of the following issues:</p> <ul style="list-style-type: none"> • 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 • 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 the provision of good quality, attractive public realm that connects the site into the rest of the town centre; and • the form, massing, materials, location and height of new buildings should conserve and enhance to nearby listed buildings and their settings. • an appropriate archaeological assessment by a suitably qualified person is required and any recommended actions followed. • the design of the development should take account of and 	<p>should take account of the following issues:</p> <ul style="list-style-type: none"> • 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 • 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 • the provision of good quality, attractive public realm that connects the site into the rest of the town centre; and • the form, massing, materials, location and height of new buildings should conserve and enhance to nearby listed buildings and their settings; ; • an appropriate archaeological assessment by a suitably qualified person is required and any recommended actions followed. <u>archaeology - any development proposals would need to be supported by detailed desk based archaeology assessment and</u> 	
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		complement nearby local green space.	<p><u>the results of a staged pre-determination programme of archaeological investigation on the basis of an approved Written Scheme of Investigation; and</u></p> <ul style="list-style-type: none"> the design of the development should take account of and complement nearby local green space. 	
AMI57	Chapter 7 Policy RT6b <u>c</u> Frontage to Ransom Wood Business Park (approx. 1.4 ha)	<p>Development Site RT6b</p> <p>Frontage to Ransom Wood Business Park (approx. 1.4 ha)</p> <p>This site is allocated for around 1,750 sqm of retail and leisure floorspace. Development should take account of the following issues:</p> <ul style="list-style-type: none"> satisfactorily demonstrate that the development primarily meets the needs of the business park the need to protect and enhance existing multi-user access (walking and cycling) along Mansfield Way the need to enhance and create complementary habitat buffers adjacent to nearby local wildlife sites 	<p>Development Site RT6b<u>c</u></p> <p>Frontage to Ransom Wood Business Park (approx. 1.4 ha)</p> <p>This site is allocated for around 1,750 sqm of retail and leisure floorspace. Development should take account of the following issues:</p> <ul style="list-style-type: none"> satisfactorily demonstrate that the development primarily meets the needs of the business park; the need to protect and enhance existing multi-user access (walking and cycling) along Mansfield Way; the need to enhance and create complementary habitat buffers adjacent to nearby local wildlife sites; and 	To correct grammar/punctuation.

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AMI58	Chapter 7 Paragraph 7.34	It is envisioned that this site could include convenience retail, restaurant/café and hotel development to meet the needs of the business park. Any development proposed that is likely to serve a wider catchment area, including drive-thru facilities, would need to fulfill the provisions within Policy RT2.	It is envisioned that this site could include convenience retail, restaurant/café and hotel development to meet the needs of the business park. Any development proposed that is likely to serve a wider catchment area, including drive-thru facilities, would need to fulfill fulfil the provisions within Policy RT2 RT1 .	To correct errors.																															
AMI59	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> </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	-	Correct policy reference.
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AMI63	Chapter 7 Policy RT4211: Visitor economy	<p>Visitor economy</p> <p>1. Development proposals for visitor facilities*, accommodation and sporting attractions, including proposals for temporary permission in support of the promotion of events, will be supported provided that they:</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</p>	<p>Visitor economy</p> <p>1. Development proposals for visitor facilities*, accommodation and sporting attractions, including proposals for temporary permission in support of the promotion of events, will be supported provided that they:</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</p>	To correct grammar/ punctuation and error.												

		<p>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</p> <p>e. expansion.</p> <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>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>e. expansion.</p> <p>3. Development of town centre uses shall also be in accordance with Policy RT2-1</p> <p>*such as cultural and leisure facilitie facilities.</p>	
AMI64	Chapter 7 New paragraph 7.91	New paragraph	<u>Sport England has an online tool which gives an indication of the overall contribution that sport makes to the economy of local authority areas (as at 2013). Data</u>	Respond to statutory consultee comments

			<u>for Mansfield includes a figure for spectator sports of £2.7m which highlights the role of sport in the district's visitor economy.</u>	(consultee PD/144).																				
AMI65	Chapter 7 Table 7.18	Table 7.18 Policy RT12 - Supporting information <table border="1"> <thead> <tr> <th colspan="2">Policy RT12: Visitor economy</th> </tr> </thead> <tbody> <tr> <td>Does it meet national planning policy?</td> <td>Yes - NPPF Paragraphs 23 and 28.</td> </tr> <tr> <td>What evidence has informed this policy?</td> <td>D2N2 Visitor Accommodation Strategy, 2017.</td> </tr> <tr> <td>How will it be delivered?</td> <td>Through the development management process and planning decisions taken on proposals for visitor facilities.</td> </tr> <tr> <td>Which local plan objectives will be met?</td> <td>1, 6</td> </tr> </tbody> </table>	Policy RT12: Visitor economy		Does it meet national planning policy?	Yes - NPPF Paragraphs 23 and 28.	What evidence has informed this policy?	D2N2 Visitor Accommodation Strategy, 2017.	How will it be delivered?	Through the development management process and planning decisions taken on proposals for visitor facilities.	Which local plan objectives will be met?	1, 6	Table 7.18 Policy RT12 11 - Supporting information <table border="1"> <thead> <tr> <th colspan="2">Policy RT12: Visitor economy</th> </tr> </thead> <tbody> <tr> <td>Does it meet national planning policy?</td> <td>Yes - NPPF Paragraphs 23 and 28.</td> </tr> <tr> <td>What evidence has informed this policy?</td> <td>D2N2 Visitor Accommodation Strategy, 2017.; <u>Economic Value of Sports - Local Model (2013), Sport England; and</u> <u>Economic Value of Sports - Local Model: User guidance for model update PV2 (Nov 2015), Sport England.</u></td> </tr> <tr> <td>How will it be delivered?</td> <td>Through the development management process and planning decisions taken on proposals for visitor facilities.</td> </tr> <tr> <td>Which local plan objectives will be met?</td> <td>1, and 6.</td> </tr> </tbody> </table>	Policy RT12: Visitor economy		Does it meet national planning policy?	Yes - NPPF Paragraphs 23 and 28.	What evidence has informed this policy?	D2N2 Visitor Accommodation Strategy, 2017.; <u>Economic Value of Sports - Local Model (2013), Sport England; and</u> <u>Economic Value of Sports - Local Model: User guidance for model update PV2 (Nov 2015), Sport England.</u>	How will it be delivered?	Through the development management process and planning decisions taken on proposals for visitor facilities.	Which local plan objectives will be met?	1, and 6.	To add reference to supporting evidence for minor modification M71 (PD/144) and to reflect main modifications relating to the deletion of policy RT10.
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AMI66	Chapter 9 Policy IN2 Green infrastructure	Green infrastructure 1. Development proposals within or adjoining areas of strategic green infrastructure (as shown on the Policies Map) will be supported, provided it can be satisfactorily demonstrated that:	Green infrastructure 1. Development proposals within or adjoining areas of strategic green infrastructure (as shown on the Policies Map) will be supported, provided it can be satisfactorily demonstrated that:	To correct grammar/punctuation.																				

		<p>a. the functions and key assets of the green infrastructure network are protected and reasonable opportunities for enhancement of these are secured to deliver a diverse range of benefits for people and wildlife; 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>a. the functions and key assets of the green infrastructure network are protected and reasonable opportunities for enhancement of these are secured to deliver a diverse range of benefits for people and wildlife; 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</p>	
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AMI67	Chapter 9 Table 9.3	<p>Table 9.3 Policy IN2 - Supporting information</p> <table border="1"> <thead> <tr> <th colspan="2">Policy IN2: Green infrastructure</th> </tr> </thead> <tbody> <tr> <td>Does it meet national planning policy?</td> <td>Yes- NPPF Paragraphs 17, 70, 99, 109, 114, 117 and 165.</td> </tr> <tr> <td>What evidence has informed this policy?</td> <td>Mansfield Green Infrastructure Study, 2018; and Various mapped GI components.</td> </tr> <tr> <td>How will it be delivered?</td> <td>Through the development management process and</td> </tr> </tbody> </table>	Policy IN2: Green infrastructure		Does it meet national planning policy?	Yes- NPPF Paragraphs 17, 70, 99, 109, 114, 117 and 165.	What evidence has informed this policy?	Mansfield Green Infrastructure Study, 2018; and Various mapped GI components.	How will it be delivered?	Through the development management process and	<p>Table 9.3 Policy IN2 - Supporting information</p> <table border="1"> <thead> <tr> <th colspan="2">Policy IN2: Green infrastructure</th> </tr> </thead> <tbody> <tr> <td>Does it meet national planning policy?</td> <td>Yes - NPPF Paragraphs 17, 70, 99, 109, 114, 117 and 165.</td> </tr> <tr> <td>What evidence has informed this policy?</td> <td>Mansfield Green Infrastructure Study, 2018; and Various mapped GI components.</td> </tr> <tr> <td>How will it be delivered?</td> <td>Through the development management process and</td> </tr> </tbody> </table>	Policy IN2: Green infrastructure		Does it meet national planning policy?	Yes - NPPF Paragraphs 17, 70, 99, 109, 114, 117 and 165.	What evidence has informed this policy?	Mansfield Green Infrastructure Study, 2018; and Various mapped GI components.	How will it be delivered?	Through the development management process and	To correct error.
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		the preparation of a Biodiversity and Green Infrastructure SPD .		the preparation of a Biodiversity and Green Infrastructure SPD.		
		Which local plan objectives will be met?	7	Which local plan objectives will be met?	7, 9, 10 and 12.	
AMI68	Chapter 9 Policy IN3 Protection of community open space and outdoor sports provision	Protection of community open space and outdoor sports provision 1. All areas of community open space shown on the policies map, outdoor sports provision identified for protection in Appendix 10, and any additional future provision made as part of new development will be safeguarded, unless it is satisfactorily demonstrated that: a. the proposed development is ancillary to the existing recreational use of the site; b. the open space or outdoor sports provision is surplus to requirements, as set out in Part 2 of this policy; c. alternative provision of an equivalent or greater standard will be provided in an accessible location nearby, or accessibility is improved to existing provision, such that the Mansfield Green Space Standard and sports provision needs are met; or		Protection of community open space and outdoor sports provision 1. All areas of community open space shown on the policies map, outdoor sports provision identified for protection in Appendix 10, and any additional future provision made as part of new development will be safeguarded, unless it is satisfactorily demonstrated that: a. the proposed development is ancillary to the existing recreational use of the site; b. the open space or outdoor sports provision is surplus to requirements, as set out in Part 2 of this policy; c. alternative provision of an equivalent or greater standard will be provided in an accessible location nearby, or accessibility is improved to existing provision, such that the Mansfield Green Space Standard and sports provision needs are met; or		To correct error and respond to comment (consultee PD/19).

		<p>d. the development proposals involve the loss of a small area of a protected community open space or outdoor sports provision, and would lead to an improvement to the remaining area whilst maintaining its overall function and contribution to meeting the Mansfield Green Space Standard or appropriate sports provision standards.</p> <p>e. it avoids the fragmentation of open space into smaller parcels.</p> <p>2. Development proposals involving the loss of open space are required to provide an assessment of need, identifying proposed enhancements and/or replacement facilities, as relevant. This should:</p> <p>a. incorporate relevant findings from the council's community open space assessment and playing pitch assessment/strategy, including application of the Mansfield Green Space Standard; and</p> <p>b. satisfactorily demonstrate that the development will not prejudice community use for existing or future</p>	<p>d. the development proposals involve the loss of a small area of a protected community open space or outdoor sports provision, and would lead to an improvement to the remaining area whilst maintaining its overall function and contribution to meeting the Mansfield Green Space Standard or appropriate sports provision standards.</p> <p><u>e. In all cases, development should</u> it avoids the fragmentation of open space into smaller parcels.</p> <p>2. Development proposals involving the loss of open space are required to provide an assessment of need, identifying proposed enhancements and/or replacement facilities, as relevant. This should:</p> <p>a. incorporate relevant findings from the council's community open space assessment and playing pitch assessment/strategy, including application of the Mansfield Green Space Standard <u>(Appendix 11)</u>; and</p> <p>b. satisfactorily demonstrate that the development will not prejudice</p>	
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		<p>outdoor sport, in terms of quality, quantity or access as set out in the council's playing pitch assessments and strategy.</p> <p>Sites may be subject to review, and regard will be had to any updates in the council's public open space assessment. Any new green spaces developed after the local plan is adopted will be protected under this policy.</p>	<p>community use for existing or future outdoor sport, in terms of quality, quantity or access as set out in the council's playing pitch assessments and strategy.</p> <p>Sites may be subject to review, and regard will be had to any updates in the council's public open space assessment. Any new green spaces developed after the local plan is adopted will be protected under this policy.</p>	
AMI69	Chapter 9 Paragraph 9.21	<p>Policies IN3 and IN4 seek to protect and enhance community open space and outdoor sports provision in order to support healthy communities and enhance place shaping in the district by:</p> <ul style="list-style-type: none"> • protecting and improving the quality of, and access to, existing open spaces and outdoor sports facilities; • ensuring new development provides appropriately located and accessible open space, play and outdoor sports facilities; and • ensuring that new and existing provision positively contributes to place shaping, 	<p>Policies IN3 and IN4 seek to protect and enhance community open space and outdoor sports provision in order to support healthy communities and enhance place shaping in the district by:</p> <ul style="list-style-type: none"> • protecting and improving the quality of, and access to, existing open spaces and outdoor sports facilities; • ensuring new development provides appropriately located and accessible open space, play and outdoor sports facilities, <u>near to where people live;</u> and • ensuring that new and existing provision positively 	Respond to comment (consultee PD/19).

		access to natural green space, nature conservation and the historic environment.	contributes to place shaping, access to natural green space, nature conservation and the historic environment.																											
AMI70	Chapter 9 Table 9.4	<p>Table 9.4 Policy IN3 and 4 - Supporting information</p> <table border="1"> <tr> <td colspan="2">Policy IN4: Creation of open space and outdoor sports provision in new development</td> </tr> <tr> <td colspan="2">Policy IN3: Protection of community open space and outdoor sports provision, and</td> </tr> <tr> <td>Does it meet national planning policy?</td> <td>Yes- NPPF paragraphs 17, 69, 70, 73, and 74.</td> </tr> <tr> <td>What evidence has informed this policy?</td> <td>Mansfield Community Open Space Assessment, 2018; and Mansfield Final Playing Pitch Strategy Assessment, 2016, and Addendum, 2018; and Mansfield Final Playing Pitch Strategy Action Plans, 2016.</td> </tr> <tr> <td>How will it be delivered?</td> <td>Through the determination of planning applications through the development management process: by applying the Mansfield Green Space Standard, Mansfield Playing Pitch Strategy (2015) or subsequent updates, and by further guidance provided by the Biodiversity and Green Infrastructure SPD and Planning Obligations SPD.</td> </tr> <tr> <td>Which local plan objectives will be met?</td> <td>7</td> </tr> </table>	Policy IN4: Creation of open space and outdoor sports provision in new development		Policy IN3: Protection of community open space and outdoor sports provision, and		Does it meet national planning policy?	Yes- NPPF paragraphs 17, 69, 70, 73, and 74.	What evidence has informed this policy?	Mansfield Community Open Space Assessment, 2018; and Mansfield Final Playing Pitch Strategy Assessment, 2016, and Addendum, 2018; and Mansfield Final Playing Pitch Strategy Action Plans, 2016.	How will it be delivered?	Through the determination of planning applications through the development management process: by applying the Mansfield Green Space Standard, Mansfield Playing Pitch Strategy (2015) or subsequent updates, and by further guidance provided by the Biodiversity and Green Infrastructure SPD and Planning Obligations SPD.	Which local plan objectives will be met?	7	<p>Table 9.4 Policy IN3 and 4 - Supporting information</p> <table border="1"> <tr> <td colspan="2">Policy IN3: Protection of community open space and outdoor sports provision, and</td> </tr> <tr> <td colspan="2">Policy IN4: Creation of open space and outdoor sports provision in new development</td> </tr> <tr> <td colspan="2">Policy IN3: Protection of community open space and outdoor sports provision, and</td> </tr> <tr> <td>Does it meet national planning policy?</td> <td>Yes - NPPF paragraphs 17, 69, 70, 73, and 74.</td> </tr> <tr> <td>What evidence has informed this policy?</td> <td>Mansfield Community Open Space Assessment, 2018; and Mansfield Final Playing Pitch Strategy Assessment, 2016, and Addendum, 2018; and Mansfield Final Playing Pitch Strategy Action Plans, 2016.</td> </tr> <tr> <td>How will it be delivered?</td> <td>Through the determination of planning applications through the development management process: by applying the Mansfield Green Space Standard, Mansfield Playing Pitch Strategy (2015) or subsequent updates, and by further guidance provided by the Biodiversity and Green Infrastructure SPD and Planning Obligations SPD.</td> </tr> <tr> <td>Which local plan objectives will be met?</td> <td>7 and 10.</td> </tr> </table>	Policy IN3: Protection of community open space and outdoor sports provision, and		Policy IN4: Creation of open space and outdoor sports provision in new development		Policy IN3: Protection of community open space and outdoor sports provision, and		Does it meet national planning policy?	Yes - NPPF paragraphs 17, 69, 70, 73, and 74.	What evidence has informed this policy?	Mansfield Community Open Space Assessment, 2018; and Mansfield Final Playing Pitch Strategy Assessment, 2016, and Addendum, 2018; and Mansfield Final Playing Pitch Strategy Action Plans, 2016.	How will it be delivered?	Through the determination of planning applications through the development management process: by applying the Mansfield Green Space Standard, Mansfield Playing Pitch Strategy (2015) or subsequent updates, and by further guidance provided by the Biodiversity and Green Infrastructure SPD and Planning Obligations SPD.	Which local plan objectives will be met?	7 and 10.	To correct error.
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AMI71	Chapter 9	Whether replacement provision under Part 1b of Policy IN5 is	Whether replacement provision under Part 1b of Policy IN5 is	Respond to comment																										

	<p>Paragraph 9.33</p>	<p>adequate should take into account current activity levels at the allotment, and the soil and ground conditions and accessibility of the replacement plots. These are defined by the following:</p> <ul style="list-style-type: none"> • plots – this is based on plots of a standard size of 250 sqm; where plots are smaller or larger, replacement provision should be standardised accordingly. • suitable soil and ground conditions – an alternative location should be workable and free from contamination and flooding. • accessibility - an alternative allotment site should be located within a 15-minute walk (a pedestrian route of 1 kilometre) of the existing allotment site and be easily accessible taking reasonable account of the needs of users. The site should also have suitable parking arrangements. 	<p>adequate should take into account current activity levels at the allotment, and the soil and ground conditions and accessibility of the replacement plots. These are defined by the following:</p> <ul style="list-style-type: none"> • plots – this is based on plots of a standard size of 250 sqm; where plots are smaller or larger, replacement provision should be standardised accordingly. • suitable soil and ground conditions – an alternative location should be workable and free from contamination and flooding. • accessibility - an alternative allotment site should be located within a 15-minute walk (a pedestrian route of 1 kilometre) of the existing allotment site and be easily accessible taking reasonable account of the needs of users, <u>including those with disabilities</u>. The site should also have suitable parking arrangements. 	<p>(consultee PD/19).</p>
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AMI72	Chapter 9 Table 9.5	<p>Table 9.5 Policy IN5 - Supporting information</p> <table border="1" data-bbox="674 304 1178 671"> <thead> <tr> <th colspan="2">Policy IN5: Protection and creation of allotments</th> </tr> </thead> <tbody> <tr> <td>Does it meet national planning policy?</td> <td>Yes- NPPF paragraphs 17, 69, 70, 73, and 74.</td> </tr> <tr> <td>What evidence has informed this policy?</td> <td>Allotment disposal guidance: Safeguards and alternatives, DCLG, 2014; and A place to grow: a supplementary document to Growing in the community, National Allotment Society, 2010</td> </tr> <tr> <td>How will it be delivered?</td> <td>Through the development management process.</td> </tr> <tr> <td>Which local plan objectives will be met?</td> <td>7</td> </tr> </tbody> </table>	Policy IN5: Protection and creation of allotments		Does it meet national planning policy?	Yes- NPPF paragraphs 17, 69, 70, 73, and 74.	What evidence has informed this policy?	Allotment disposal guidance: Safeguards and alternatives, DCLG, 2014; and A place to grow: a supplementary document to Growing in the community, National Allotment Society, 2010	How will it be delivered?	Through the development management process.	Which local plan objectives will be met?	7	<p>Table 9.5 Policy IN5 - Supporting information</p> <table border="1" data-bbox="1234 304 1738 671"> <thead> <tr> <th colspan="2">Policy IN5: Protection and creation of allotments</th> </tr> </thead> <tbody> <tr> <td>Does it meet national planning policy?</td> <td>Yes - NPPF paragraphs 17, 69, 70, 73, and 74.</td> </tr> <tr> <td>What evidence has informed this policy?</td> <td>Allotment disposal guidance: Safeguards and alternatives, DCLG, 2014; and A place to grow: a supplementary document to Growing in the community, National Allotment Society, 2010.</td> </tr> <tr> <td>How will it be delivered?</td> <td>Through the development management process.</td> </tr> <tr> <td>Which local plan objectives will be met?</td> <td>7, 10 and 11.</td> </tr> </tbody> </table>	Policy IN5: Protection and creation of allotments		Does it meet national planning policy?	Yes - NPPF paragraphs 17, 69, 70, 73, and 74.	What evidence has informed this policy?	Allotment disposal guidance: Safeguards and alternatives, DCLG, 2014; and A place to grow: a supplementary document to Growing in the community, National Allotment Society, 2010.	How will it be delivered?	Through the development management process.	Which local plan objectives will be met?	7, 10 and 11.	To correct error.
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AMI73	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*; 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>	To correct grammar/ punctuation.																				

		<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^{***}, or for other community and cultural facilities, provided:</p> <p>a. they are within settlement boundaries^{****};</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>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^{***}, or for other community and cultural facilities, provided:</p> <p>a. they are within settlement boundaries^{****};</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>	
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		<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 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>*400m radius around the proposal - based on an appropriate five minute walking time. Some community facilities will serve a wider area not usually accessed by walking. In these cases, evidence of the availability of alternative existing or proposed replacement facilities which are accessible by public transport and are within a reasonable travel time will be considered when making a decision.</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 250 280 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>	
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AMI74	Chapter 9 Table 9.7	<p>Table 9.7 Policy IN7 - Supporting information</p> <table border="1" data-bbox="674 304 1178 552"> <tr> <td colspan="2">Policy IN7: Local shops, community and cultural facilities</td> </tr> <tr> <td>Does it meet national planning policy?</td> <td>Yes - NPPF Paragraphs 17, 28, 58, and 70.</td> </tr> <tr> <td>What evidence has informed this policy?</td> <td>Mansfield Infrastructure and Delivery Plan (IDP), 2018.</td> </tr> <tr> <td>How will it be delivered?</td> <td>Through the development management process.</td> </tr> <tr> <td>Which local plan objectives will be met?</td> <td>7</td> </tr> </table>	Policy IN7: Local shops, community and cultural facilities		Does it meet national planning policy?	Yes - NPPF Paragraphs 17, 28, 58, and 70.	What evidence has informed this policy?	Mansfield Infrastructure and Delivery Plan (IDP), 2018.	How will it be delivered?	Through the development management process.	Which local plan objectives will be met?	7	<p>Table 9.7 Policy IN7 - Supporting information</p> <table border="1" data-bbox="1234 304 1738 552"> <tr> <td colspan="2">Policy IN7: Local shops, community and cultural facilities</td> </tr> <tr> <td>Does it meet national planning policy?</td> <td>Yes - NPPF Paragraphs 17, 28, 58, and 70.</td> </tr> <tr> <td>What evidence has informed this policy?</td> <td>Mansfield Infrastructure and Delivery Plan (IDP), 2018.</td> </tr> <tr> <td>How will it be delivered?</td> <td>Through the development management process.</td> </tr> <tr> <td>Which local plan objectives will be met?</td> <td>7, 10 and 11.</td> </tr> </table>	Policy IN7: Local shops, community and cultural facilities		Does it meet national planning policy?	Yes - NPPF Paragraphs 17, 28, 58, and 70.	What evidence has informed this policy?	Mansfield Infrastructure and Delivery Plan (IDP), 2018.	How will it be delivered?	Through the development management process.	Which local plan objectives will be met?	7, 10 and 11.	To correct error.
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AMI75	Chapter 9 Figure 9.3 Safeguarded transport routes / sites		<p>See Appendix 4.</p> <p><i>(update the transport improvements to show the entire length of the Dukeries Line).</i></p>																					
AMI76	Chapter 9 Table 9.10	<p>Table 9.10 Policy IN9 - Supporting information</p> <table border="1" data-bbox="674 879 1178 1110"> <tr> <td colspan="2">Policy IN9: Impact of development on the transport network</td> </tr> <tr> <td>Does it meet national planning policy?</td> <td>Yes - NPPF Paragraphs 30, 32, 35, 36, and 162.</td> </tr> <tr> <td>What evidence has informed this policy?</td> <td>Mansfield Transport Study, 2018</td> </tr> <tr> <td>How will it be delivered?</td> <td>Through the development management process.</td> </tr> <tr> <td>Which local plan objectives will be met?</td> <td>9 and 10</td> </tr> </table>	Policy IN9: Impact of development on the transport network		Does it meet national planning policy?	Yes - NPPF Paragraphs 30, 32, 35, 36, and 162.	What evidence has informed this policy?	Mansfield Transport Study, 2018	How will it be delivered?	Through the development management process.	Which local plan objectives will be met?	9 and 10	<p>Table 9.10 Policy IN9 - Supporting information</p> <table border="1" data-bbox="1234 879 1738 1110"> <tr> <td colspan="2">Policy IN9: Impact of development on the transport network</td> </tr> <tr> <td>Does it meet national planning policy?</td> <td>Yes - NPPF Paragraphs 30, 32, 35, 36, and 162.</td> </tr> <tr> <td>What evidence has informed this policy?</td> <td>Mansfield Transport Study, 2018</td> </tr> <tr> <td>How will it be delivered?</td> <td>Through the development management process.</td> </tr> <tr> <td>Which local plan objectives will be met?</td> <td>9 and 10</td> </tr> </table>	Policy IN9: Impact of development on the transport network		Does it meet national planning policy?	Yes - NPPF Paragraphs 30, 32, 35, 36, and 162.	What evidence has informed this policy?	Mansfield Transport Study, 2018	How will it be delivered?	Through the development management process.	Which local plan objectives will be met?	9 and 10	To correct error.
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AMI77	Chapter 9 Table 9.11	<p>Table 9.11 Policy IN10 - Supporting information</p> <table border="1" data-bbox="674 1238 1178 1388"> <tr> <td colspan="2">Policy IN9: Impact of development on the transport network</td> </tr> <tr> <td>Does it meet national planning policy?</td> <td>Yes - NPPF Paragraphs 39 and 40 Government ministerial statement on planning</td> </tr> </table>	Policy IN9: Impact of development on the transport network		Does it meet national planning policy?	Yes - NPPF Paragraphs 39 and 40 Government ministerial statement on planning	<p>Table 9.11 Policy IN10 - Supporting information</p> <table border="1" data-bbox="1234 1238 1738 1388"> <tr> <td colspan="2">Policy IN9: Impact of development on the transport network</td> </tr> <tr> <td>Does it meet national planning policy?</td> <td>Yes - NPPF Paragraphs 39 and 40. Government ministerial statement on planning</td> </tr> </table>	Policy IN9: Impact of development on the transport network		Does it meet national planning policy?	Yes - NPPF Paragraphs 39 and 40. Government ministerial statement on planning	Respond to statutory consultee comments / to correct error.												
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How will it be delivered?	Through the development management process and the determination of planning applications ensuring that development proposals meet the requirements of Policy IN10. The council will prepare a SPD providing further local parking design guidance.																				
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AMI78	Chapter 10 New paragraph between 10.5 and 10.6		<u>Land on the fringe of any of the urban areas will of course have a different character to that in the centre. Proposed development on the urban fringe, adjacent to landscape policy zones, will also need to ensure that the layout and design of new development respects, and where possible, enhances, the character of the surrounding area. Also see the local plan design chapter and policies.</u>	Respond to comment (consultee PD/49).																	
AMI79	Chapter 10 Figure 10.1		See Appendix 5. <i>Update map to include missing LPZs in the south of the district (e.g.</i>	Correct mapping error to align with evidence.																	

	Landscape character policy zones		<i>Oakham, Lindhurst and Rainworth areas).</i> <i>Add landscape policy zone (LPZ) boundaries and references onto Figure 10.1).</i>	To respond to inspector's comments and hearing session discussion (Main Matter 3).																				
AMI80	Chapter 10 Table 10.1	Table 10.1 Policy NE1 - Supporting information <table border="1"> <thead> <tr> <th colspan="2">Policy NE1: Protecting and enhancing landscape character</th> </tr> </thead> <tbody> <tr> <td>Does it meet national planning policy?</td> <td>Yes - NPPF Paragraphs 17, 64, 99, 109, 113, 156, and 170.</td> </tr> <tr> <td>What evidence has informed this policy?</td> <td>Mansfield Landscape Character Assessment, 2010 and Addendum, 2015; and Natural England National Character Area profiles for Sherwood (NCA49) and Southern Magnesian Limestone (NCA30).</td> </tr> <tr> <td>How will it be delivered?</td> <td>Through the development management process.</td> </tr> <tr> <td>Which local plan objectives will be met?</td> <td>12</td> </tr> </tbody> </table>	Policy NE1: Protecting and enhancing landscape character		Does it meet national planning policy?	Yes - NPPF Paragraphs 17, 64, 99, 109, 113, 156, and 170.	What evidence has informed this policy?	Mansfield Landscape Character Assessment, 2010 and Addendum, 2015; and Natural England National Character Area profiles for Sherwood (NCA49) and Southern Magnesian Limestone (NCA30).	How will it be delivered?	Through the development management process.	Which local plan objectives will be met?	12	Table 10.1 Policy NE1 - Supporting information <table border="1"> <thead> <tr> <th colspan="2">Policy NE1: Protecting and enhancing landscape character</th> </tr> </thead> <tbody> <tr> <td>Does it meet national planning policy?</td> <td>Yes - NPPF Paragraphs 17, 64, 99, 109, 113, 156, and 170.</td> </tr> <tr> <td>What evidence has informed this policy?</td> <td>Mansfield Landscape Character Assessment, 2010 and Addendum, 2015; and Natural England National Character Area profiles for Sherwood (NCA49) and Southern Magnesian Limestone (NCA30).</td> </tr> <tr> <td>How will it be delivered?</td> <td>Through the development management process.</td> </tr> <tr> <td>Which local plan objectives will be met?</td> <td>12 11 and 14</td> </tr> </tbody> </table>	Policy NE1: Protecting and enhancing landscape character		Does it meet national planning policy?	Yes - NPPF Paragraphs 17, 64, 99, 109, 113, 156, and 170.	What evidence has informed this policy?	Mansfield Landscape Character Assessment, 2010 and Addendum, 2015; and Natural England National Character Area profiles for Sherwood (NCA49) and Southern Magnesian Limestone (NCA30).	How will it be delivered?	Through the development management process.	Which local plan objectives will be met?	12 11 and 14	To correct error.
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AMI81	Chapter 10 Table 10.3	Table 10.3 Policy NE2 - Supporting information <table border="1"> <thead> <tr> <th colspan="2">Policy NE2: Biodiversity and geodiversity</th> </tr> </thead> <tbody> <tr> <td>Does it meet national planning policy?</td> <td>Yes - NPPF Paragraphs 7, 9, 14, 17, 61, 109, 113, 114, 117, 118, 119, 156, 157, 165.</td> </tr> <tr> <td>What evidence has informed this policy?</td> <td>Mansfield Green Infrastructure Study, 2018; Habitat Regulations Screening Report, 2018; Biodiversity, 2020: A strategy for England's</td> </tr> </tbody> </table>	Policy NE2: Biodiversity and geodiversity		Does it meet national planning policy?	Yes - NPPF Paragraphs 7, 9, 14, 17, 61, 109, 113, 114, 117, 118, 119, 156, 157, 165.	What evidence has informed this policy?	Mansfield Green Infrastructure Study, 2018; Habitat Regulations Screening Report, 2018; Biodiversity, 2020: A strategy for England's	Table 10.3 Policy NE2 - Supporting information <table border="1"> <thead> <tr> <th colspan="2">Policy NE2: Biodiversity and geodiversity</th> </tr> </thead> <tbody> <tr> <td>Does it meet national planning policy?</td> <td>Yes - NPPF Paragraphs 7, 9, 14, 17, 61, 109, 113, 114, 117, 118, 119, 156, 157, and 165.</td> </tr> <tr> <td>What evidence has informed this policy?</td> <td>Mansfield Green Infrastructure Study, 2018; Habitat Regulations Screening Report, 2018; Biodiversity, 2020: A strategy for England's</td> </tr> </tbody> </table>	Policy NE2: Biodiversity and geodiversity		Does it meet national planning policy?	Yes - NPPF Paragraphs 7, 9, 14, 17, 61, 109, 113, 114, 117, 118, 119, 156, 157, and 165.	What evidence has informed this policy?	Mansfield Green Infrastructure Study, 2018; Habitat Regulations Screening Report, 2018; Biodiversity, 2020: A strategy for England's	To correct error and update evidence.								
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			<p>wildlife and ecosystem services;</p> <p>Natural Environment White Paper, 2011;</p> <p>Defra's planning guide to valuing ecosystem services (An introductory guide to valuing ecosystem services) , 2007;</p> <p>Biodiversity Net Gain: Good Practice Principles for Development 2016 - a joint CIRIA, CIEEM and IEMA publication;</p> <p>Natural England's advice notes on the Sherwood ppSPA, 2014, or subsequent updates;</p> <p>National Government's Standing Advice on ancient woodland and protected species;</p> <p>Woodland Trust's Ancient and Veteran Tree Inventory;</p> <p>Nottinghamshire Biological and Geological Records Centre - for local wildlife sites and geological information;</p> <p>Wildlife and Countryside Act, 1981;</p> <p>Countryside and Rights of Way Act , 2000;</p> <p>The Conservation of Habitats and Species Regulations, 2010 as amended;</p> <p>Protection of Badgers, 1992;</p> <p>The Hedgerows Legislation, 1997; and</p> <p>Sections 40 and 41 of the Natural Environment & Rural Communities Act (2006).</p>		<p>wildlife and ecosystem services;</p> <p>Natural Environment White Paper, 2011;</p> <p>Defra's planning guide to valuing ecosystem services (An introductory guide to valuing ecosystem services) , 2007;</p> <p>Biodiversity Net Gain: Good Practice Principles for Development 2016 - a joint CIRIA, CIEEM and IEMA publication;</p> <p>Natural England's advice notes on the Sherwood ppSPA, 2014, or subsequent updates;</p> <p>National Government's Standing Advice on ancient woodland and protected species;</p> <p>Woodland Trust's Ancient and Veteran Tree Inventory;</p> <p>Nottinghamshire Biological and Geological Records Centre - for local wildlife sites and geological information;</p> <p>Wildlife and Countryside Act, 1981;</p> <p>Countryside and Rights of Way Act, 2000;</p> <p>The Conservation of Habitats and Species Regulations, 2010 2017 2010 as amended;</p> <p>Protection of Badgers, 1992;</p> <p>The Hedgerows Legislation, 1997; and</p> <p>Sections 40 and 41 of the Natural Environment & Rural Communities Act (2006).</p>	
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		<p>How will it be delivered?</p> <p>Through the development management process with consultation with Natural England and reference to appropriate as appropriate. By reference to the future Biodiversity and Green Infrastructure SPD.</p>	<p>How will it be delivered?</p> <p>Through the development management process with consultation with Natural England and reference to appropriate as appropriate. By reference to the future Biodiversity and Green Infrastructure SPD.</p>	
		<p>Which local plan objectives will be met?</p> <p>7, 8 and 12</p>	<p>Which local plan objectives will be met?</p> <p>7 8 and 12.</p>	
AMI82	Chapter 10 Paragraph 10.34	<p>The Coal Authority manages the effects of past coal mining, including subsidence damage claims which are not the responsibility of licensed coal mine operators. It deals with mine water pollution and other mining legacy issues. This includes areas identified as being a High Risk Coal Area. Details of areas in Mansfield district affected by coal mining and information requirements can be found online https://www.gov.uk/check-if-property-is-affected-by-coal-mining.</p>	<p>The Coal Authority manages the effects of past coal mining, including subsidence damage claims which are not the responsibility of licensed coal mine operators. It deals with mine water pollution and other mining legacy issues. This includes areas identified as being a High Risk Coal Area. Details of areas in Mansfield district affected by coal mining and information requirements can be found online https://www.gov.uk/check-if-property-is-affected-by-coal-mining https://www.gov.uk/guidance/planning-applications-coal-mining-risk-assessments</p>	Update website link and replace with accurate information provided by consultee (PD/198).
AMI83	Chapter 10 Paragraph 10.38	<p>The district has particulate matter air pollution (PM2.5) above World Health Organisation (WHO) standards as described in the Nottinghamshire Joint Strategic Needs Assessment www.nottinghamshireinsight.org.uk/research-areas/jsna/. In several parts</p>	<p>The district majority of Nottinghamshire has particulate matter air pollution (PM2.5) above World Health Organisation (WHO) standards as described in the Nottinghamshire Joint Strategic Needs Assessment www.nottinghamshireinsight.org.uk/r</p>	Amend text to accurately reflect evidence (Nottinghamshire JSNA, topic Air Quality 2015).

		<p>of the district, there are locations with relative poor air quality arising from high volumes of slow moving road vehicles and, on a stretch of the A617 where the effects are compounded by enclosed topography. At present, none of the locations experience concentrations of nitrogen oxides or vehicle exhaust particulate matter that trigger a need to declare Air Quality Management Areas. The council will continue to monitor air quality as appropriate. Development proposals at risk of unacceptably adding to these poor air quality locations will be subject to strict implementation of appropriate mitigation measures.</p>	<p>esearch-areas/jsna/. In several parts of the district, there are locations with relative poor air quality arising from high volumes of slow moving road vehicles and, on a stretch of the A617 where the effects are compounded by enclosed topography. At present, none of the locations experience concentrations of nitrogen oxides or vehicle exhaust particulate matter that trigger a need to declare Air Quality Management Areas. The council will continue to monitor air quality as appropriate. Development proposals at risk of unacceptably adding to these poor air quality locations will be subject to strict implementation of appropriate mitigation measures.</p>	<p>The level of PM2.5 for the district (6.5µgm3) is currently below WHO guidelines (10µgm3) based on 2015 Defra modelled background levels.</p>												
AMI84	Chapter 10 Table 10.4	<p>Table 10.4 Policy NE3 - Supporting information</p> <table border="1"> <thead> <tr> <th colspan="2">Policy NE3: Pollution and land instability</th> </tr> </thead> <tbody> <tr> <td>Does it meet national planning policy?</td> <td>Yes - NPPF Paragraphs 17, 109, 110, 120, 121, 122, 123, 124, and 125.</td> </tr> <tr> <td>What evidence has informed this policy?</td> <td>Mansfield Contaminated Land Inspection Strategy, 2002; The Coal Authority's workings records; Mansfield Air Quality Review reports (various);</td> </tr> </tbody> </table>	Policy NE3: Pollution and land instability		Does it meet national planning policy?	Yes - NPPF Paragraphs 17, 109, 110, 120, 121, 122, 123, 124, and 125.	What evidence has informed this policy?	Mansfield Contaminated Land Inspection Strategy, 2002; The Coal Authority's workings records; Mansfield Air Quality Review reports (various);	<p>Table 10.4 Policy NE3 - Supporting information</p> <table border="1"> <thead> <tr> <th colspan="2">Policy NE3: Pollution and land instability</th> </tr> </thead> <tbody> <tr> <td>Does it meet national planning policy?</td> <td>Yes - NPPF Paragraphs 17, 109, 110, 120, 121, 122, 123, 124, and 125.</td> </tr> <tr> <td>What evidence has informed this policy?</td> <td>Mansfield Contaminated Land Inspection Strategy, 2002; The Coal Authority's workings records; Mansfield Air Quality Review reports (various); The Nottinghamshire Joint Strategic Needs</td> </tr> </tbody> </table>	Policy NE3: Pollution and land instability		Does it meet national planning policy?	Yes - NPPF Paragraphs 17, 109, 110, 120, 121, 122, 123, 124, and 125.	What evidence has informed this policy?	Mansfield Contaminated Land Inspection Strategy, 2002; The Coal Authority's workings records; Mansfield Air Quality Review reports (various); The Nottinghamshire Joint Strategic Needs	
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		<p>Nottinghamshire Joint Strategic Needs Assessment, 2017;</p> <p>Pleasley Detailed Assessment Report, 2016;</p> <p>Mansfield Transport Study - Stage 1: Baseline & Reference Case, 2018;</p> <p>Mansfield Transport Study - Stage 2: Local Plan Growth, 2018;</p> <p>Mansfield Habitat Regulations Assessment, 2016, 2017 and 2018;</p> <p>Mansfield Strategic Flood Risk Assessment, 2008, and Addendum, 2018;</p> <p>Mansfield Water Cycle Scoping Report, 2009; and</p> <p>Mansfield Air Quality Impact Assessment Local Plan Junctions Effects, 2018.</p>		<p>Assessment, 2017 - Air Quality, 2015;</p> <p>Pleasley Detailed Assessment Report, 2016;</p> <p>Mansfield Transport Study - Stage 1: Baseline & Reference Case, 2018;</p> <p>Mansfield Transport Study - Stage 2: Local Plan Growth, 2018;</p> <p>Mansfield Habitat Regulations Assessment, 2016, 2017 and 2018;</p> <p>Mansfield Strategic Flood Risk Assessment, 2008, and Addendum, 2018;</p> <p>Mansfield Water Cycle Scoping Report, 2009; and</p> <p>Mansfield Air Quality Impact Assessment Local Plan Junctions Effects, 2018.</p>	
		How will it be delivered?	Through the development management process, requiring detailed assessments in relation to potential pollution and in consultation with the Coal Authority, Environment Agency, Natural England and MDC environmental health team, where appropriate.	How will it be delivered?	Through the development management process, requiring detailed assessments in relation to potential pollution and in consultation with the Coal Authority, Environment Agency, Natural England and MDC environmental health team, where appropriate.
		Which local plan objectives will be met?	12	Which local plan objectives will be met?	12
AMI85	Chapter 11 Paragraph 11.4	<p>Our positive strategy for the historic environment will be achieved through:</p> <ul style="list-style-type: none"> supporting proposals which conserve and enhance the historic environment; 	<p>Our positive strategy for the historic environment will be achieved through:</p> <ul style="list-style-type: none"> supporting proposals which conserve and enhance the historic environment; 	<p>Respond to statutory consultee comments and to correct terminology</p>	

		<ul style="list-style-type: none"> • keeping up-to-date conservation area appraisals and management plans, and using such up-to-date information in the determination of planning applications; • identifying and considering new areas for designation as conservation areas; • using Article 4 Directions ⁽⁴⁾ to protect conservation areas and traditional buildings of local significance; • developing a list of locally listed heritage assets; • working to reduce the number of heritage assets on the Buildings at Risk Register, and encouraging their sympathetic maintenance and restoration; • supporting proposals for heritage led regeneration, ensuring that heritage assets are conserved, enhanced and their future secured; • seeking the input of local heritage expertise; • considering improvements to the public realm and the 	<ul style="list-style-type: none"> • keeping up-to-date conservation area appraisals and management plans, and using such up-to-date information in the determination of planning applications; • identifying and considering new areas for designation as conservation areas; • using Article 4 Directions ⁽⁴⁾ to protect conservation areas and traditional buildings of local significance; • developing a list of locally listed heritage assets; • working to reduce the number of heritage assets on the Buildings Heritage at Risk Register, and encouraging their sympathetic maintenance and restoration; • supporting proposals for heritage led regeneration, ensuring that heritage assets are conserved, enhanced and their future secured; • seeking the input of local heritage expertise; • considering improvements to the public realm and the 	(consultee PD/280).
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		<p>setting of heritage assets within it; and</p> <ul style="list-style-type: none"> providing guidance regarding the conservation of heritage assets. 	<p>setting of heritage assets within it; and</p> <ul style="list-style-type: none"> providing guidance regarding the conservation of heritage assets. 	
AMI86	Chapter 12 Paragraph 12.9	<p>Commercial renewable energy developments are expected to be accompanied by an environmental impact assessment and to ensure that important animal and bird species are properly safeguarded. RSBP and Natural England bird sensitivity data (see Table 12.1) for wind energy developments and site-based surveys should inform the location of turbines and avoidance and mitigation measures. Habitat areas likely to support nightjar and woodlark are likely to be more sensitive to impacts from development, especially including areas adjacent to and within woodland clearings. These are located primarily within the eastern part of the district (see Figure 12.1). Additionally, there may also be other areas where birds may be affected.</p>	<p>Commercial renewable energy developments are expected to be accompanied by an environmental impact assessment and to ensure that important animal and bird species are properly safeguarded. RSBP RSPB and Natural England bird sensitivity data (see Table 12.1) for wind energy developments and site-based surveys should inform the location of turbines and avoidance and mitigation measures. Habitat areas likely to support nightjar and woodlark are likely to be more sensitive to impacts from development, especially including areas adjacent to and within woodland clearings. These are located primarily within the eastern part of the district (see Figure 12.1). Additionally, there may also be other areas where birds may be affected.</p>	To correct spelling mistake.
AMI87	Chapter 12 Table 12.2	<p>Table 12.2 Policy CC2 - Supporting information</p> <p>Policy CC2: Managing flood risk</p>	<p>Table 12.2 Policy CC2 - Supporting information</p> <p>Policy CC2: Managing flood risk</p>	To correct error.

		Does it meet national planning policy?	Yes - NPPF Paragraphs 17, 94, 99 to 104, 156, 162, 165, and 166.		Does it meet national planning policy?	Yes - NPPF Paragraphs 17, 94, 99 to 104, 156, 162, 165, and 166.	
		What evidence has informed this policy?	Mansfield Strategic Flood Risk Assessment, 2008 and Addendum, 2018; Mansfield Central Area Flood Risk Review, 2018; Nottinghamshire Local Flood Risk Management Strategy, 2016; and Water Cycle Scoping Report, 2009; Environment Agency flood maps.		What evidence has informed this policy?	Mansfield Strategic Flood Risk Assessment, 2008 and Addendum, 2018; Mansfield Central Area Flood Risk Review, 2018; Nottinghamshire Local Flood Risk Management Strategy, 2016; and Water Cycle Scoping Report, 2009; and Environment Agency flood maps.	
		How will it be delivered?	Through the development management process in association with evidence and guidance provided by: <ul style="list-style-type: none"> • Mansfield District Council Strategic Flood Risk Assessment, 2008 and Addendum, 2018; • Mansfield Central Area Flood Risk Review, 2017; and • Up-to-date Climate Change Allowances. 		How will it be delivered?	Through the development management process in association with evidence and guidance provided by: <ul style="list-style-type: none"> • Mansfield District Council Strategic Flood Risk Assessment, 2008 and Addendum, 2018; • Mansfield Central Area Flood Risk Review, 2017; and • Up-to-date Climate Change Allowances. 	
		Which local plan objectives will be met?	8		Which local plan objectives will be met?	8 and 13.	
AMI88	Chapter 12 Policy CC3 Sustainable drainage systems	Sustainable drainage systems 1. All development proposals should, wherever possible, include measures to reduce and manage surface water through appropriate sustainable drainage systems (SuDS) so as to minimise and manage flooding, improve water quality, complement water efficiency, and enhance biodiversity, place shaping and amenity. To be supported, proposals		Sustainable drainage systems 1. All development proposals should, wherever possible, include measures to reduce and manage surface water through appropriate sustainable drainage systems (SuDS) so as to minimise and manage flooding, improve water quality, complement water efficiency, and enhance biodiversity, place shaping and amenity. To be supported, proposals		To correct grammar/punctuation.	

		<p>are required to satisfactorily demonstrate all of the following:</p> <p>a. that sustainable drainage systems have been incorporated in the development design unless:</p> <p>i. for major developments a SuDS is inappropriate and surface water run-off can be alternatively managed in an appropriate manner</p> <p>ii. for minor developments a SuDS is not viable or technically feasible and surface water run-off can be alternatively managed in an appropriate manner</p> <p>b. that adequate arrangements have been made for the adoption, management and maintenance of any SuDS provided over the lifetime of the development; and</p> <p>c. that the discharge of surface run-off is as high up the SuDS hierarchy of drainage as possible.</p> <p>2. Proposals for retrofitting of sustainable drainage systems will be supported.</p>	<p>are required to satisfactorily demonstrate all of the following:</p> <p>a. that sustainable drainage systems have been incorporated in the development design unless:</p> <p>i. for major developments, a SuDS is inappropriate and surface water run-off can be alternatively managed in an appropriate manner, <u>or</u></p> <p>ii. for minor developments a SuDS is not viable or technically feasible and surface water run-off can be alternatively managed in an appropriate manner; <u>and</u></p> <p>b. that adequate arrangements have been made for the adoption, management and maintenance of any SuDS provided over the lifetime of the development; and</p> <p>c. that the discharge of surface run-off is as high up the SuDS hierarchy of drainage as possible.</p> <p>2. Proposals for retrofitting of sustainable drainage systems will be supported.</p>	
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AMI89	Chapter 12 Paragraph 12.19	<p>The discharge of surface run-off should be provided as high up the following SuDS hierarchy of drainage options as reasonably practicable (highest to lowest priority):</p> <ol style="list-style-type: none"> 1. into the ground (infiltration); 2. to a surface water body; 3. to a surface water sewer; 4. highway drain, or another drainage system; and 5. to a combined sewer 	<p>The discharge of surface run-off should be provided as high up the following SuDS hierarchy of drainage options as reasonably practicable (highest to lowest priority):</p> <ol style="list-style-type: none"> 1. into the ground (infiltration); 2. to a surface water body; 3. to a surface water sewer; 4. highway drain, or another drainage system; and then 5. to a combined sewer <p><u>In order for surface water needs to be managed sustainably, the design of SuDS should take into account impacts from climate change, including consequences of extreme rainfall, so that new developments can safely accommodate floods which exceed the design capacity of the sewers. The Natural drainage paths are important for informing the location of SuDS.</u></p>	To correct grammar and to respond to comments (consultee PD/240).												
AMI90	Chapter 12 Table 12.3	<p>Table 12.3 Policy CC3 - Supporting information</p> <table border="1" data-bbox="667 1201 1178 1393"> <thead> <tr> <th colspan="2">Policy CC3: Sustainable drainage systems</th> </tr> </thead> <tbody> <tr> <td>Does it meet national planning policy?</td> <td>Yes - NPPF Paragraph 17, 99, 100, and 103.</td> </tr> <tr> <td>What evidence has informed this policy?</td> <td>Mansfield Strategic Flood Risk Assessment, 2008 and Addendum, 2018; House of Commons: Written Statement</td> </tr> </tbody> </table>	Policy CC3: Sustainable drainage systems		Does it meet national planning policy?	Yes - NPPF Paragraph 17, 99, 100, and 103.	What evidence has informed this policy?	Mansfield Strategic Flood Risk Assessment, 2008 and Addendum, 2018; House of Commons: Written Statement	<p>Table 12.3 Policy CC3 - Supporting information</p> <table border="1" data-bbox="1227 1201 1738 1393"> <thead> <tr> <th colspan="2">Policy CC3: Sustainable drainage systems</th> </tr> </thead> <tbody> <tr> <td>Does it meet national planning policy?</td> <td>Yes - NPPF Paragraph 17, 99, 100, and 103.</td> </tr> <tr> <td>What evidence has informed this policy?</td> <td>Mansfield Strategic Flood Risk Assessment, 2008 and Addendum, 2018; House of Commons: Written Statement</td> </tr> </tbody> </table>	Policy CC3: Sustainable drainage systems		Does it meet national planning policy?	Yes - NPPF Paragraph 17, 99, 100, and 103.	What evidence has informed this policy?	Mansfield Strategic Flood Risk Assessment, 2008 and Addendum, 2018; House of Commons: Written Statement	To correct error.
Policy CC3: Sustainable drainage systems																
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What evidence has informed this policy?	Mansfield Strategic Flood Risk Assessment, 2008 and Addendum, 2018; House of Commons: Written Statement															

		<p>(HCWS161) Department for Communities and Local Government Written Statement made by the the Secretary of State for Communities and Local Government, 18 Dec 2014; and</p> <p>Environment Agency Sustainable Drainage Systems: A guide for developers.</p>	<p>(HCWS161) Department for Communities and Local Government Written Statement made by the the Secretary of State for Communities and Local Government, 18 Dec 2014; and</p> <p>Environment Agency Sustainable Drainage Systems: A guide for developers.</p>		
		How will it be delivered?	Through the development management process in consultation with the Environment Agency and the lead local flood authority	How will it be delivered?	Through the development management process in consultation with the Environment Agency and the lead local flood authority.
		Which local plan objectives will be met?	8	Which local plan objectives will be met?	8 and 13.
AMi91	Chapter 12 Policy CC4 River and waterbody corridors	<p>River and waterbody corridors</p> <p>1. Development proposals will be supported where they:</p> <p>a. lead to the de-culverting and naturalising of watercourses which improves the overall connectivity for wildlife; and</p> <p>b. avoid the culverting of watercourses and not prejudicing future opportunities for de-culverting; and</p> <p>c. provide or retain a minimum 8m natural or semi-natural habitat buffer to a watercourse, and include a long</p>	<p>River and waterbody corridors</p> <p>1. Development proposals will be supported where they:</p> <p>a. lead to the de-culverting and naturalising of watercourses which improves the overall connectivity for wildlife;and</p> <p>b. avoid the culverting of watercourses and not prejudicing future opportunities for de-culverting; and</p> <p>c. provide or retain a minimum 8m natural or semi-natural habitat buffer to a watercourse, and include a long</p>	To correct grammar/punctuation.	

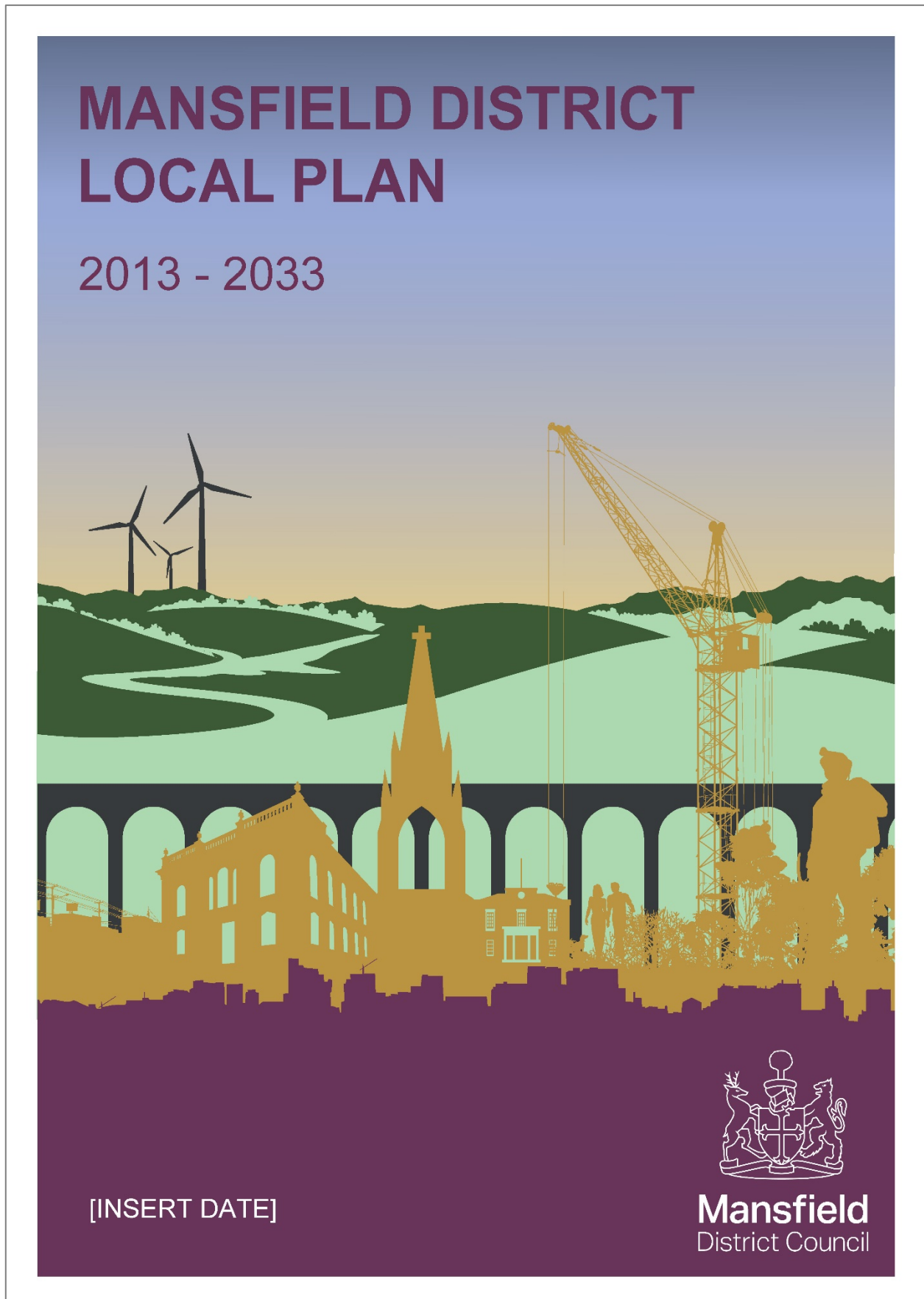
		<p>term landscape and ecological management plan for this buffer; and</p> <p>d. contribute to the creation and / or enhancement of green SuDS priority areas and low water flow areas.</p> <p>2. Development proposals which would have a significant adverse impact on the water quality, functions and setting of any watercourse and its associated corridor will not be supported.</p>	<p>term landscape and ecological management plan for this buffer; and</p> <p>d. contribute to the creation and / or enhancement of green SuDS priority areas and low water flow areas.</p> <p>2. Development proposals which would have a significant adverse impact on the water quality, functions and setting of any watercourse and its associated corridor will not be supported.</p>													
AMI92	Chapter 12 Table 12.4	<p>Table 12.4 Policy CC4 - Supporting information</p> <table border="1"> <thead> <tr> <th colspan="2">Policy CC4: Protection, conservation and enhancement of river water bodies</th> </tr> </thead> <tbody> <tr> <td>Does it meet national planning policy?</td> <td>Yes - NPPF Paragraphs 9, 17, 102, 109, 110, 114, 117, 118, 156, 157, and 165.</td> </tr> <tr> <td>What evidence has informed this policy?</td> <td>Mansfield Strategic Flood Risk Assessment, 2008 and Addendum, 2018; Mansfield Central Area Flood Risk Review, 2018; Humber River Basin District River Basin Management Plan, 2015; Environment Agency Catchment Data, 2017; Idle and Torne Management Catchment, 2014 - published by the Environment Agency; River Idle Sub-Catchment Action Plan, 2014.</td> </tr> </tbody> </table>	Policy CC4: Protection, conservation and enhancement of river water bodies		Does it meet national planning policy?	Yes - NPPF Paragraphs 9, 17, 102, 109, 110, 114, 117, 118, 156, 157, and 165.	What evidence has informed this policy?	Mansfield Strategic Flood Risk Assessment, 2008 and Addendum, 2018; Mansfield Central Area Flood Risk Review, 2018; Humber River Basin District River Basin Management Plan, 2015; Environment Agency Catchment Data, 2017; Idle and Torne Management Catchment, 2014 - published by the Environment Agency; River Idle Sub-Catchment Action Plan, 2014.	<p>Table 12.4 Policy CC4 - Supporting information</p> <table border="1"> <thead> <tr> <th colspan="2">Policy CC4: Protection, conservation and enhancement of river water bodies</th> </tr> </thead> <tbody> <tr> <td>Does it meet national planning policy?</td> <td>Yes - NPPF Paragraphs 9, 17, 102, 109, 110, 114, 117, 118, 156, 157, and 165.</td> </tr> <tr> <td>What evidence has informed this policy?</td> <td>Mansfield Strategic Flood Risk Assessment, 2008 and Addendum, 2018; Mansfield Central Area Flood Risk Review, 2018; Humber River Basin District River Basin Management Plan, 2015; Environment Agency Catchment Data, 2017; Idle and Torne Management Catchment, 2014 - published by the Environment Agency; and River Idle Sub-Catchment Action Plan, 2014 2018.</td> </tr> </tbody> </table>	Policy CC4: Protection, conservation and enhancement of river water bodies		Does it meet national planning policy?	Yes - NPPF Paragraphs 9, 17, 102, 109, 110, 114, 117, 118, 156, 157, and 165.	What evidence has informed this policy?	Mansfield Strategic Flood Risk Assessment, 2008 and Addendum, 2018; Mansfield Central Area Flood Risk Review, 2018; Humber River Basin District River Basin Management Plan, 2015; Environment Agency Catchment Data, 2017; Idle and Torne Management Catchment, 2014 - published by the Environment Agency; and River Idle Sub-Catchment Action Plan, 2014 2018 .	River Idle Sub-Catchment Action Plan, 2014 has been superseded and to correct error.
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		How will it be delivered? Which local plan objectives will be met?	Through the development management process in consultation with the Environment agency and reference to appropriate guidance. 8	How will it be delivered? Which local plan objectives will be met?	Through the development management process in consultation with the Environment agency and reference to appropriate guidance. 8 and 13.	
AMI93	Chapter 13 Paragraph 13.5	The council recognises the significant challenges to delivering housing and economic growth together with provision of essential infrastructure in the district. It will establish a Growth Board which will keep under review the delivery of housing, employment, retail and key regeneration sites. It will seek to work with key partners including, for example, the development industry, adjoining local authorities, the county council, Homes England and the Local Enterprise Partnership to identify and resolve issues affecting delivery. The council will also establish developer forums intended to improve the understanding of the local housing and employment markets and constraints to delivery.		The council recognises the significant challenges to delivering housing and economic growth together with provision of essential infrastructure in the district. It will has established ed a Growth Board which will keep under review the delivery of housing, employment, retail and key regeneration sites. It will seek to work with key partners including, for example, the development industry, adjoining local authorities, the county council, Homes England and the Local Enterprise Partnership to identify and resolve issues affecting delivery. The council will has also established ed developer forums intended to improve the understanding of the local housing and employment markets and constraints to delivery.		Update text to reflect current situation.
AMI94	Appendix 1 Table A1.1	Table A1.1		Add table reference number: <u>Table A1.1 Saved policies of the Mansfield District Local Plan 1998</u>		To correct error, previously omitted.

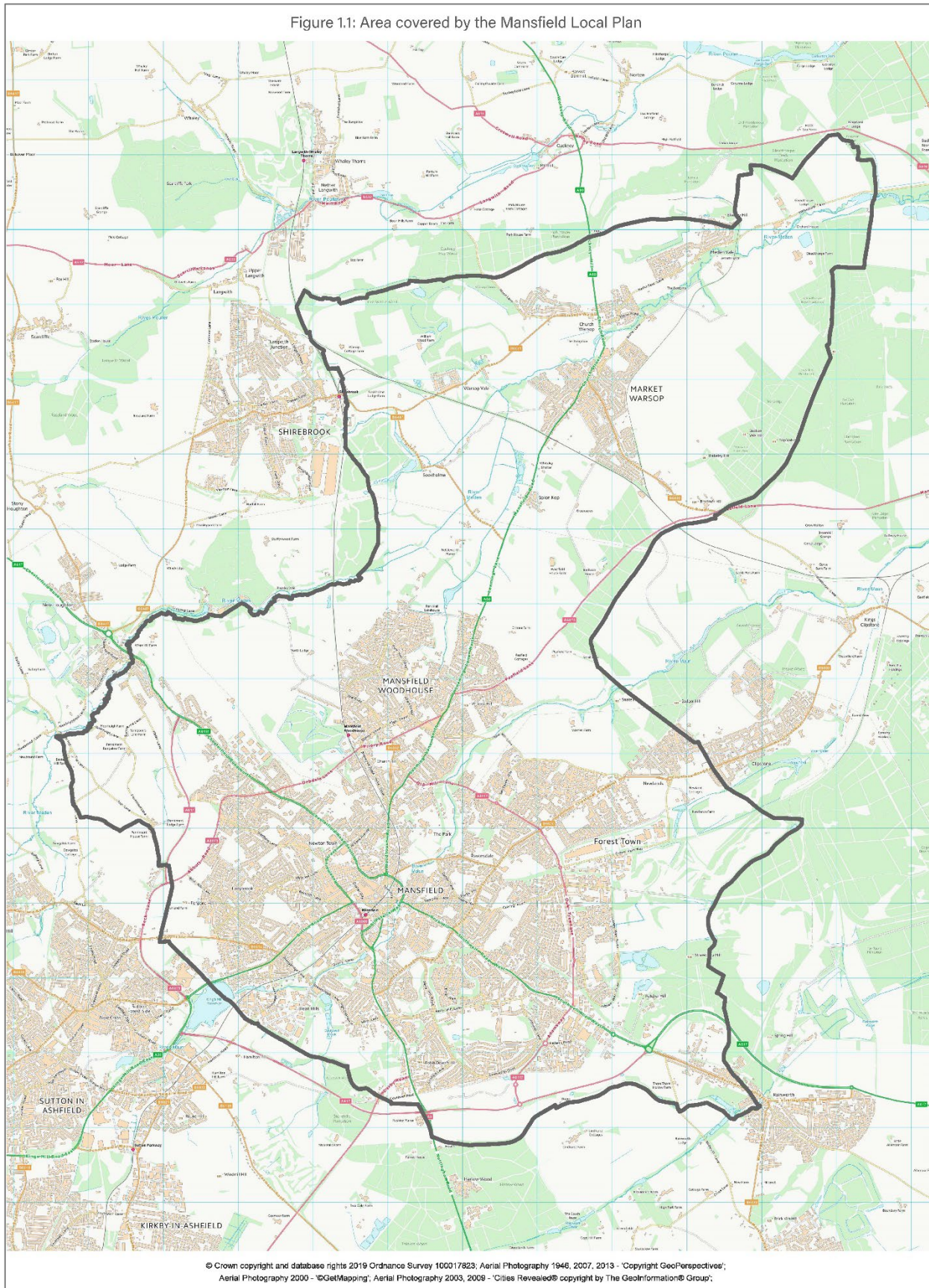
			<u>superseded by the Mansfield Local Plan 2013-2033</u>	
AMI95	Appendix 3 Table A3.1	Table A3.1	Add table reference number: <u>Table A3.1 Objective and policy links</u>	To correct error, previously omitted.
AMI96	Appendix 4 Table A4.1	Table A4.1	Add table reference number: <u>Table A4.1 Health Impact Assessment checklist</u>	To correct error, previously omitted.
AMI97	Appendix 5 Table A5.1	Table A5.1	Add table reference number: <u>Table A5.1 Housing trajectory</u>	To correct error, previously omitted.
AMI98	Appendix 8 Part 2 (2 nd paragraph)	They do not provide detailed design requirements or illustrate a definitive layout. Rather, the information provided is intended to inform this process, together with discussions with Mansfield District Council and key stakeholders; and through the application of other relevant policies and guidance.	They do not provide detailed design requirements or illustrate a definitive layout. Rather, the information provided is intended to inform this process, together with discussions with Mansfield District Council and key stakeholders; and through the application of other relevant policies and guidance. <u>The masterplans will be kept under review as further detailed technical work is undertaken. As such they may change in future.</u>	Respond to comments and clarify approach (consultee PD/107).
AMI99	Appendix 10 Table A10.1	Table A10.1	Add table reference number: <u>Table A10.1 Protected sports pitches (referred to in Policy IN3)</u>	To correct error, previously omitted.

AMI100	Appendix 12 Table A12.1	Table A12.1	Add table reference number: <u>Table A12.1 Designated local green space for protection and reasons for designation</u>	To correct error, previously omitted.
AMI101	Appendix 13 Table A13.	Table A13.1	Add table reference number: <u>Table A13.1 Monitoring framework</u>	To correct error, previously omitted.

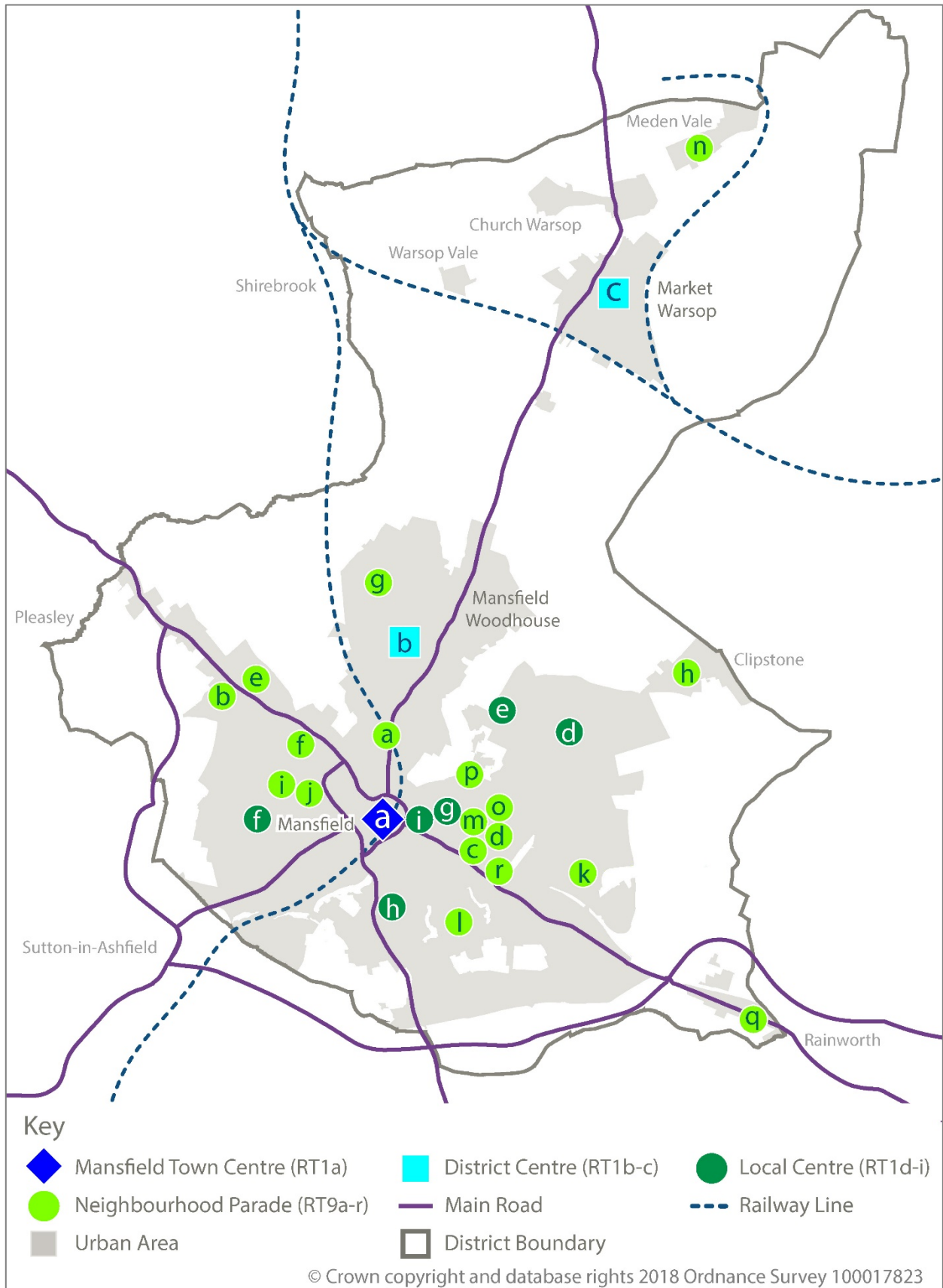
Appendix 1 – Front cover (Modification AMI2)



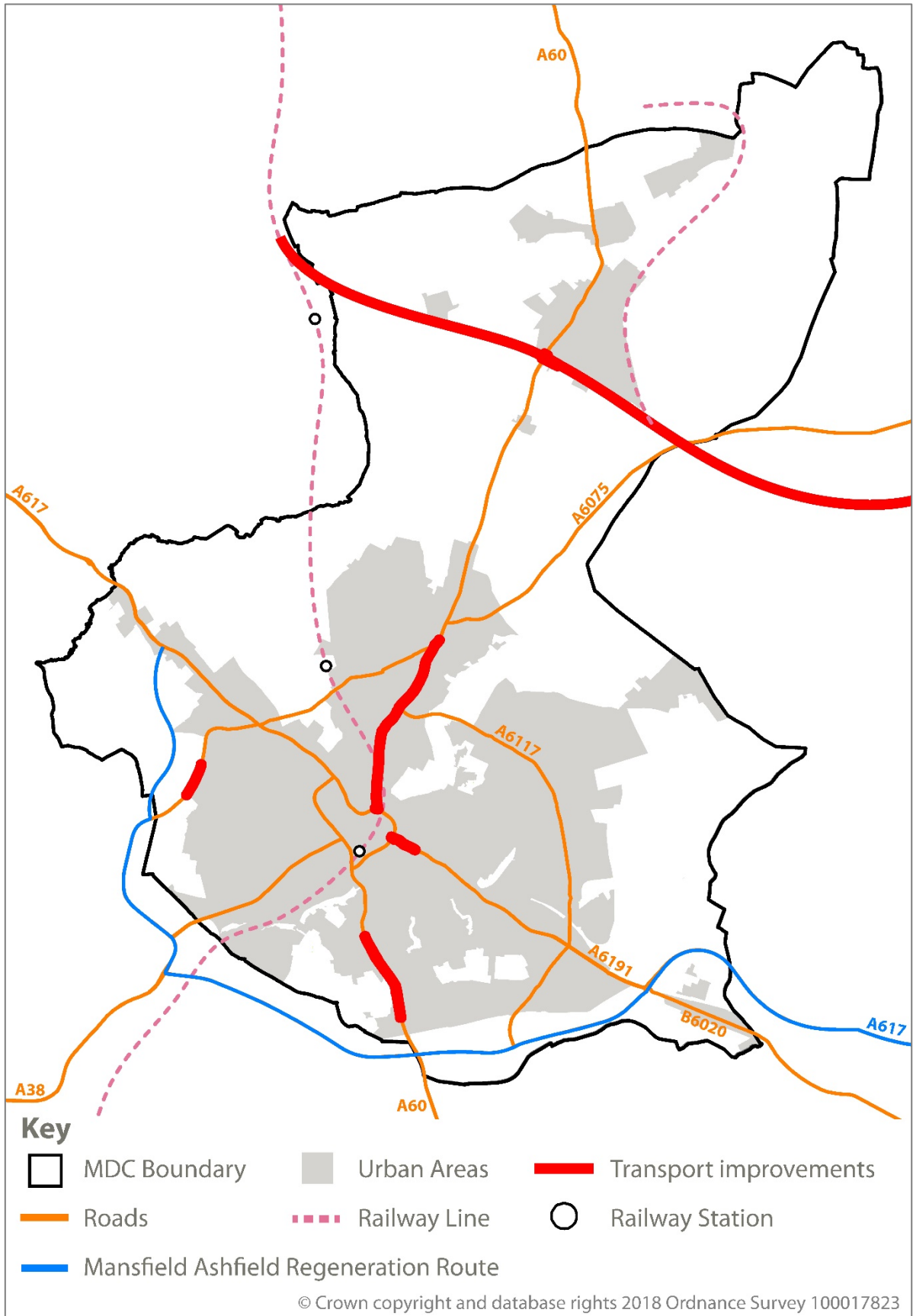
Appendix 2 – Figure 1.1 Area covered by the Mansfield Local Plan (Modification AMI12)



Appendix 3 – Figure 7.2 Retail areas (Modification AMI53)



Appendix 4 – Figure 9.3 Safeguarded transport routes / sites (Modification AM78)



Appendix 5 – Figure 10.1 Landscape character policy zones (Modification AM82)

