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Preface



Section

Preface

Mayor's Foreword

I am pleased that we have a DPD that meets the accommodation needs of Gypsy, Travellers and Travelling Showpeople, to ensure that we address the housing needs of our whole community. The DPD sets out where, when and how these sites will be delivered over the plan period.

Kind Regards

Executive Mayor Andy Abrahams

Publication Draft DPD: About this document

This document is the Mansfield District Council Publication draft Gypsy, Traveller and Travelling Showpeople DPD that the council proposes to submit to the Secretary of State for examination in public by an independent planning inspector following consultation.

The document and associated policies map is published in order to allow representations to be made on their soundness.

The Publication draft DPD has been informed by a number of previous consultations:

- Gypsy, Travellers and Travelling Showpeople Scoping Report (Summer 2018)
- Options Development Plan Document (Summer 2019)

Policies Map

The policies map can be viewed at:

Sustainability Appraisal and Habitats Regulation Assessment

The DPD preparation has been informed by a Sustainability Appraisal (SA) and Habitats Regulation Assessment (HRA) Screening Report. You can view and comment on these documents at: xxx

How to comment

We have set out details of how you can comment on this document in the Statement of Representation xxxx

Your representations on this consultation will be considered by an independent planning inspector appointed to examine the Mansfield District Council Gypsy, Traveller and Travelling Showpeople DPD. 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 DPD must do the following:

- State whether the document is legal
- State whether the document (or the relevant part of it) is considered sound or unsound;
- Identify the 'test of soundness' or legal requirement (including meeting the Duty to Cooperate) to which the representation relates.

To be considered sound the DPD must be:

A) Positively prepared – providing a strategy which as a minimum, seeks to meet the objectively assessed need, and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated, where it is practical to do so and is consistent with achieving sustainable development;

B) Justified – an appropriate strategy, taking into account reasonable alternatives, and based on appropriate evidence;

C) Effective – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and

D) Consistent with national policy – enabling the delivery of sustainable development in accordance with the policies in the Framework.

You are encouraged to use the online consultation system to make representations on the DPD, SA Report and HRA Screening Report at: xxx

This will ensure your representations are accurately logged and easily submitted to the inspector.



If you cannot make your representations via the online portal you can obtain representation forms by contacting lp@mansfield.gov.uk or 01623 463195

All representations must be submitted using the online portal or representation form.

Completed representations not submitted via the portal must be sent to lp@mansfield.gov.uk or by post to:

Planning Policy Team

Mansfield District Council

Civic Centre

Chesterfield Road South

Mansfield

Nottinghamshire

NG19 7BH

The consultation will be open between 24 January and 5pm on 6 March 2020. **Representations received after this date will not be considered.**

What happens next?

All duly made representations will be summarised and considered. The Council may suggest minor modifications to the DPD to 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.

The DPD, together with all duly made representations and summary of 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.

Whilst there will be notification of the submission of the DPD 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.

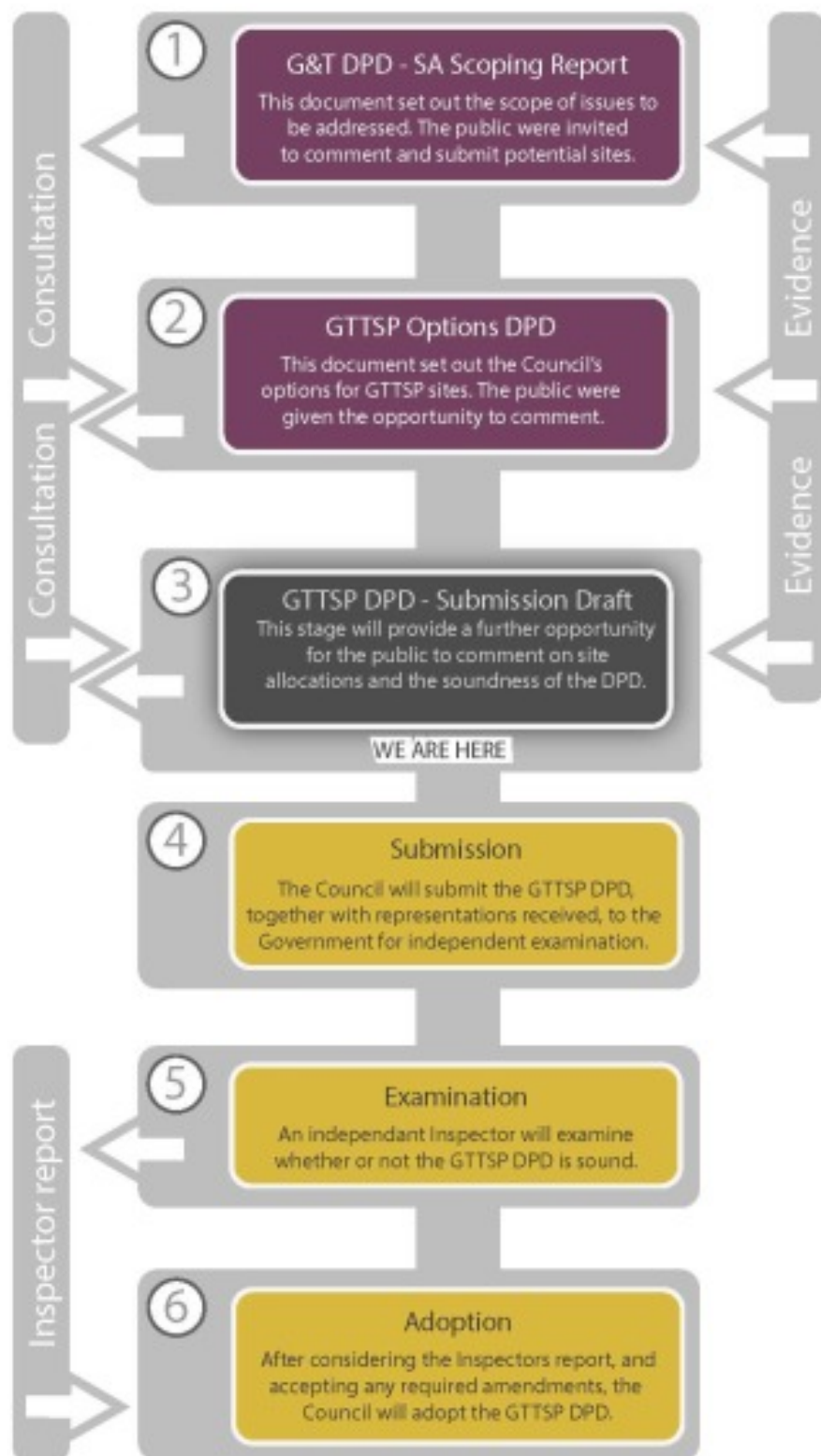
During the examination, the inspector will assess whether the DPD meets the relevant legal requirements, complies with the Duty to Cooperate, and is sound. The examination will include hearing sessions on matters identified by the appointed inspector at which attendance is at the invitation of the inspector.

After, the hearing, the inspector may recommend major modifications to the DPD. 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.

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 1 overleaf.

Figure 1 Key Stages of Plan Preparation







Main Report



Section One

Introduction

1.1 This section explains what a DPD is and sets out the background to its preparation.

1.2 The Gypsy, Traveller and Travelling Showpeople DPD is a district wide development plan that will meet the accommodation needs of Gypsy, Travellers and Travelling Showpeople. The National Planning Policy Framework (NPPF) requires every local planning authority in England to have a clear, up to date Local Plan (DPD), which conforms to the framework and meets local development needs, and reflects local people's views on how they wish their community to develop.

1.3 We are aware that planning is full of technical jargon. To help you understand this better we have included a Glossary of key terms in Appendix A of this document.

1.4 The Gypsy, Traveller and Travelling Showpeople DPD:

- Allocates a permanent site for Gypsy and Traveller use
- Allocates one Travelling Showpeople site
- Safeguards one Travelling Showpeople site

1.5 The Gypsy, Traveller and Travelling Showpeople DPD covers the period 2013 up to 2033 and forms part of the overall 'development plan' for the district together with:

- Mansfield District Council Local Plan
- Nottinghamshire Waste Core Strategy Nottinghamshire Minerals Local Plan (or any replacement); and
- Any 'made' or adopted Neighbourhood Plans.

1.6 Decisions on planning applications must be taken in accordance with the development plan unless material considerations indicate otherwise.

1.7 **The Gypsy, Traveller and Travelling Showpeople DPD will form part of the Development Plan along with the Mansfield District Local Plan. All the policies in the Development Plan will be taken into account in determining planning applications, along with other material considerations. Therefore, the policies in the Plan do not list or cross- refer to all other policies that may be relevant, but these nevertheless continue to apply.**

1.8 Decisions on planning applications must be taken in accordance with the development plan unless material considerations indicate otherwise.

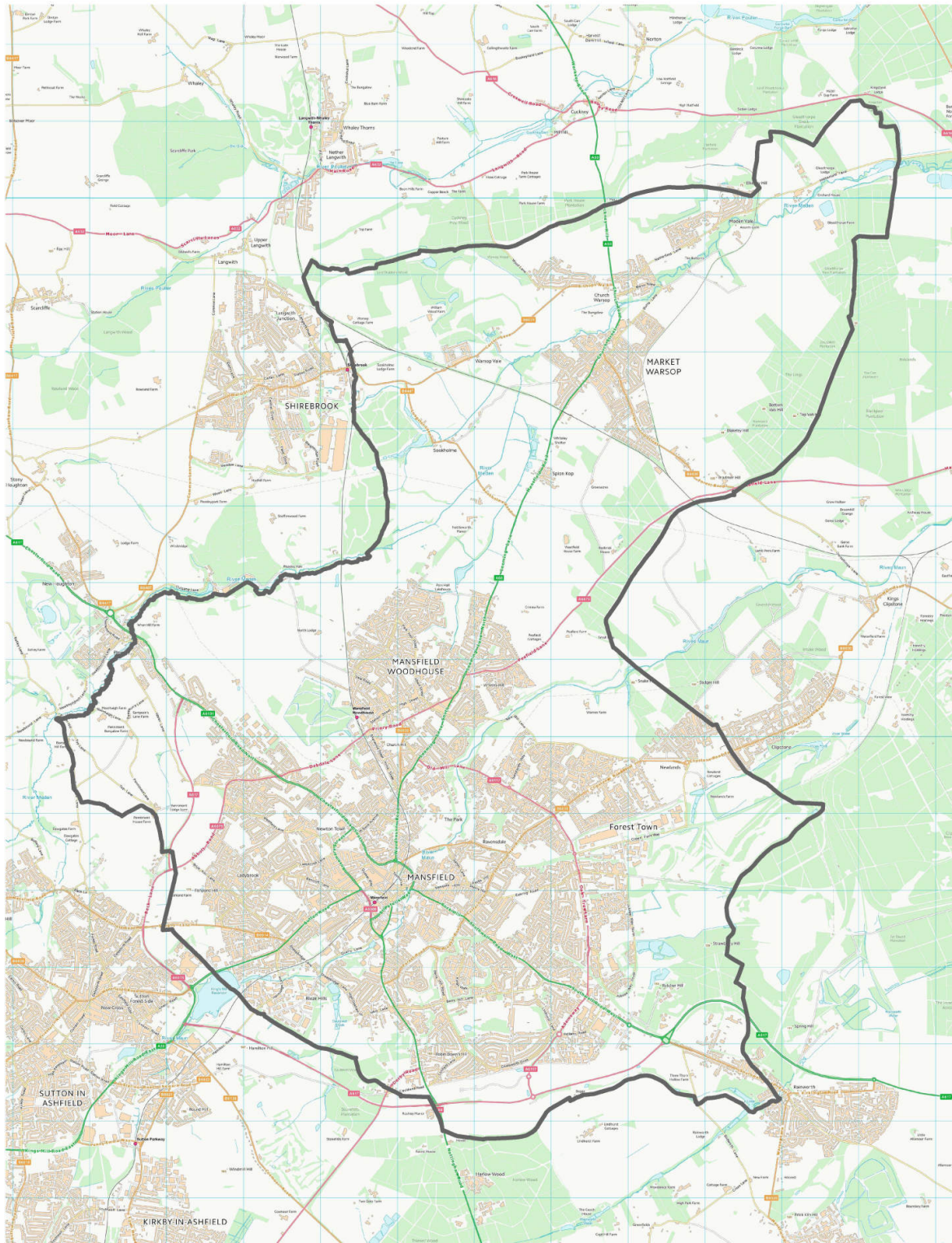
1.9 Relationship with Mansfield District Local Plan:

1.10 The Mansfield District Local Plan sets the overall spatial vision and strategy for the district and includes specific development management policies for the determination of planning applications. The Gypsy, Traveller and Travelling Showpeople DPD specifically meets the accommodation needs set out with Policy H8 of the Publication draft Local Plan. It is understood that the need identified within the Gypsy and Traveller Accommodation Needs Assessment 2017 and 2019 was assessed as part of the Mansfield District Local Plan, and this document only deals with site allocations.

1.11 What area does the DPD cover?

1.12 The plan covers the whole of Mansfield district as shown in figure 2 overleaf.

Figure 2 Mansfield District





1.13 How the plan has been prepared?

The Gypsy, Traveller and Travelling Showpeople DPD has been prepared taking account of:

- National Planning Policy Framework,
- Planning policy for traveller sites
- National Planning Practice Guidance
- A range of evidence base studies; and
- The views of our strategic partners (gathered as part of our Duty to Cooperate responsibilities) and relevant comments made on the previous two consultations by a variety of bodies and the local community.

1.14 The evidence that has been collated to inform the preparation of the document can be found at: xxx

1.15 In addition to its evidence base, the DPD also requires a number of supporting technical assessments as follows:

1.16 Sustainability Appraisal

1.17 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 DPD. The SA is framed around a number of objectives covering different elements of sustainability. It is used to guide the DPD and ensure that it successfully balances; particularly the economic, social and environmental considerations of the plans content and policy direction.

1.18 In developing the plans 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.

1.19 Habitats Regulations Assessment

1.20 A Habitats Regulation Assessment (HRA) Screening has been carried out as part of the preparation of the DPD process which has 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.

1.21 Health Impact Assessment

1.22 A Health Impact Assessment of the DPD has been undertaken to help ensure the plan acknowledges the potential health impacts resulting from its implementation and identified mitigation measures which may be required.

1.23 Equalities Impact Assessment

1.24 An Equalities Impact Assessment of the DPD 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 any potential discrimination caused by its policies or its overall implementation and take steps to make sure that issues have been positively addressed.

1.25 Duty to Cooperate

1.26 The Localism Act 2011 introduced a requirement on local planning authorities to cooperate with neighbouring local authorities and other bodies with a regulatory of strategic interest in the DPD issues. This is referred to as the Duty to Cooperate and includes the need to consider the impact of this DPD on the places close to Mansfield District.

1.27 As part of the Duty to Cooperate, the Council has actively engaged with its strategic partners throughout the preparation of the DPD. Details of how the Council has undertaken and met the Duty to Cooperate requirements are set out in a separate Duty to Cooperate Statement. A number of Statements of Common Grounds have been prepared setting out the latest position of the neighbouring local planning authorities in being able to meet their own Gypsy, Traveller and Travelling Showperson needs.



Section Two

Legal and Policy Background

The Equality Act of 2010 provides protection from discrimination based upon, amongst other things, race. The courts have established that because of their ethnic group, Romany Gypsies and Irish Travellers are protected against race discrimination under the Equality Act.

2.1 The Equality Duty of 2011 was created under the Equality Act of 2010. Those subject to the Equality Duty must, in exercise of their functions, have due regard to the need to:

- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.
- Advance equality of opportunity between people who share a protected characteristic and those who do not.
- Foster good relations between people who share a protected characteristic and those who do not.

2.2 The Housing Act 2004 requires Local Authorities to include Gypsies and Travellers in their accommodation assessments and to take a strategic approach, including drawing up a strategy demonstrating how the accommodation needs of Gypsies, Travellers and Travelling Showpeople will be met, as part of their wider housing strategies.

2.3 The National Planning Policy Framework (February 2019[1]) emphasises that Local Planning Authorities should assess the need for housing (including the needs of Gypsies, Travellers and Travelling Showpeople) and this should be reflected in planning policies.

2.4 The Government published its amended 'Planning Policy for Traveller Sites' (PPTS) in August 2015. This replaced the previous guidance and circulars relating to Gypsy and Travellers and Travelling Showpeople. The guidance emphasises the need for local authorities to use evidence to plan positively and manage development. This guidance also provided a formal definition for Gypsies and Travellers and Travelling Showpeople:

2.5 *"Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependents' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such"*

2.6 Para 10 of the PPTS states that Local Planning Authorities (LPA's) should, in producing their Local Plan:

- identify and update annually, a supply of specific deliverable sites sufficient to provide 5 years' worth of sites against their locally set targets;
- identify a supply of specific, developable sites, or broad locations for growth, for years 6 to 10 and, where possible, for years 11-15 years;
- consider production of joint development plans that set targets on cross authority basis, to provide more flexibility in identifying sites, particularly if a local planning authority has special or strict planning constraints across its area;
- relate the number of pitches or plots to the circumstances of the specific size and location of the site and the surrounding populations size and density; and
- protect local amenity and environment.

2.7 Para 13 of the PPTS states that LPA's should ensure that traveller sites are sustainable, socially and environmentally. LPA'S should, therefore, ensure that their policies:

- promote peaceful and integrated co-existence between the site, and the local community;
- promote, in collaboration with commissioners of health services, access to appropriate health services;
- ensure that children can attend school on a regular basis ;
- provide a settled base that reduces both the need for long distance travelling and possible environmental damage caused by unauthorised encampment;



- provide for proper consideration of the effect of local environmental quality (such as noise and air quality) on the health and well-being of any travellers that may locate there or on others as a result of new development;
- avoid placing undue pressure on local infrastructure and services;
- do not locate sites in areas at high risk of flooding, including functional floodplains, given the particular vulnerability of caravans; and
- reflect the extent to which traditional lifestyles (whereby some travellers live and work from the same location thereby omitting many travel to work journeys) can contribute to sustainability.

2.8 Para 14 of the PPTS states that when assessing the suitability of sites in rural or semi-rural settings, LPA's should ensure that the scale of such sites does not dominate the nearest settled community.

2.9 Policy F in paragraph 18 of the PPTS states that LPA's should consider, wherever possible, including traveller sites suitable for mixed residential and business uses, having regard to the safety and amenity of the occupants and neighbouring residents. LPA's should consider the scope for identifying separate sites for residential and for business purposes in close proximity to one another if mixed sites are not practical.

[1] Paragraph 61

Section Three

Accommodation Needs in Mansfield

This section sets out the accommodation needs for Gypsy, Travellers and Travelling showpeople for the district.

3.1 The identified needs for Gypsies, Travellers and Travelling Showpeople are set out in the Mansfield District Council Gypsy and Traveller Accommodation Needs Assessment February 2017 ([GTANA](#))[1] and the Needs Assessment [Addendum](#)[2] May 2019. These assessments provide a robust account of current and future needs for Gypsies, Travellers and Travelling Showpeople accommodation in Mansfield. These assessments provide the evidence base to inform the DPD.

- a. The GTANA identifies a need for 3 permanent pitches and 1 transit site / emergency stopping place for Gypsies and Travellers. No need was identified for additional plots for Travelling Showpeople in the GTAA 2017.
- b. The GATANA 2019 addendum identified a need for an additional two Travelling Showpeople sites.

Table 1 Mansfield Gypsy, Traveller and Travelling Showpeople Needs Summary[3]

Permanent	1 Site – 3 Pitches[4]	Minimum site area 0.15ha, with 0.05ha for each pitch
Transit / Emergency Stopping	1 Site – 15 caravans and associated vehicles (1 car and 1 van for each caravan)	Minimum site area 375ha
Travelling Showpeople	2 Sites	Each site with a minimum area of 0.38ha

3.2 It should be noted that due to cultural differences between Gypsies, Travellers and Travelling Showpeople; sites will not be grouped together (this includes grouping together the two Travelling Showpeople sites). As such, 3 separate sites will be allocated as a result of the DPD identified in figure 3 overleaf.



Figure 3 Key Diagram



Policy GT1

Gypsy, Traveller and Travelling Showpeople Accommodation Needs

1. Provision will be made to meet the accommodation needs of Gypsies, Travellers and Travelling Showpeople between 2013 and 2033 for a minimum of:
 - a. 2017-22: two pitches and one transit / stopping place
 - b. 2022-33: one pitch; and
 - c. Two travelling showpeople sites over the plan period.

[1] <http://www.mansfield.gov.uk/CHttpHandler.ashx?id=9663&p=0>

[2] <http://www.mansfield.gov.uk/CHttpHandler.ashx?id=10829&p=0>

[3] See Section 6 for minimum site size assumptions.

[4] There is no formal definition of a pitch, but a pitch often includes space for the following pitch facilities: hard standing for 1 touring / mobile caravan and 1 static caravan, 2 car parking spaces, 1 amenity block, hardstanding for storage shed and drying and a garden / amenity area.



Section Four

Site Allocations

4.1 The National Planning Policy Framework requires local planning authorities to meet its full objectively assessed housing needs including those of the Gypsy, Traveller and Travelling Showpeople community, this section identifies the sites to meet the needs of the Gypsy, Traveller and Travelling show people within the district.

4.2 The following site allocations GT2,GT3 and GT4 set the requirements to address specific needs as set out within DPD evidence base when delivering the sites. The site allocations need to be read alongside the other relevant policies within this DPD but also of the Mansfield District Local Plan especially policy H8, as there are likely to be other issues which will need to be considered and addressed, as appropriate (e.g. flood risk and landscape character). Indicative layout plans are included within Appendix B of this document. When preparing final masterplans for the sites, applicants should have regard to the master planning requirements as set out within Appendix 8 of the Mansfield District Local Plan.

Policy GT2

Common Lane

The site is allocated for transit need for a maximum of 10 pitches subject to:

1. An intrusive investigation of contamination land to assess the following:
 - Presence, thickness and nature of infill materials, to include a geotechnical assessment of the strength and compressibility;
 - Presence, concentrations and leachability of substances of concern in shallow soils (including infill materials) on-Site;
 - Presence of substances of concern in any perched water/soil pore water or shallow groundwater beneath Site; and
 - A ground gas risk assessment to identify the likelihood of significant ground gas and/or soil vapour intrusion into future on-Site and off-Site caravans.
2. The areas of the Site which have not been subject to deep quarrying being identified via ground investigation, so that permanent buildings can, if possible, be located there on shallow footings. Otherwise the permanent caravans should be static-home type structures that will not be susceptible to movement.

4.3 Access for Common Lane (Policy GT2a) is via a railway bridge. Discussions will be needed with Network Rail to ensure that the access to the site underneath of the railway bridge does not adversely impact upon the safe operation of the railway. Any appropriate mitigation must be provided prior to the development of the site.



Policy GT3

Longster Lane

The site is allocated for the use of Travelling Showpeople subject to:

1. A limit of 6 caravans on site.
2. Provision and retention of vehicular turning facilities within the site to permit entry and egress in forward gear.
3. Notification required of any previously unidentified contamination of the land and a scheme of remediation prepared and carried out as agreed.

Policy GT4

Priory Road Allotments

The allocation is for Gypsy and Travellers subject to:

1. A limit of 6 pitches for permanent use;
2. A limit of 2 pitches for visitor use;
3. The site is released for allotment use in accordance with policy IN5.

4.4 Visitor pitches are to be provided on site to allow for permanent residents to be able to accommodate friends and relatives.

Section Five

Existing Sites

5.1 Within the district there is one travelling showpeople site at Ley Lane which has been granted a Certificate of Lawfulness. The Council acknowledges that this is an established site, therefore the site at Ley Lane will be retained for travelling showpeople.

5.2 The following policy therefore proposes that the site at Ley Lane and any future sites that are granted planning permission or lawful use for gypsy or traveller or travelling showpeople use, will be safeguarded to ensure that the permitted use as a traveller site is not lost through the grant of subsequent planning permission. This is to ensure that this site and others that maybe authorised in the future are retained to meet identified traveller needs within the District, or any other unmet needs identified under the Duty to Cooperate.

Policy GT5

Safeguarding Existing Sites

1. The existing Travelling Showpeople site at Ley Lane shown on the policies map, will be safeguarded from alternative development, unless it can be satisfactorily demonstrated the site is no longer required to meet any identified traveller needs.
2. Any other site that is granted planning permission or Certificate of Lawful Use will be safeguarded in accordance with this policy.



Section Six

Expansion or Intensification of Sites

6.1 The approach that has been taken through this DPD is to protect the existing travelling showpeople sites and to allocate additional sites to meet the districts Gypsy, Traveller and Travelling Showpeople needs up until 2033.

6.2 It is recognised that during the plan period that there may be demonstrable need for an additional pitch/plot on those sites identified within this DPD, to meet the changing needs of the households. This will also include any additional sites that are granted planning permission following the adoption of this DPD as they are safeguarded by policy GT4.



Section Seven

General Design Guidance and Site Layout

Policy GT6

Design and Site Layout

Development proposals will be supported where they meet the following:

1. Access and Parking
 - a) Provide safe vehicle and pedestrian access from the site to the highway; and
 - b) Ensure that there is sufficient turning space within the site to allow for safe vehicular movement ; and
 - c) Minimise conflict between pedestrians and vehicles on the site
2. Environmental
 - a) Avoid boundary treatment that has a detrimental visual impact on the character of the site and locality; and
 - b) Open space is provided onsite to allow for safe children's play on sites on 10 or more pitches
3. Waste
 - a) Ensure that waste is stored appropriately for disposal and able to be collected in an efficient manner.

7.1 All future planning applications will be required to adhere Policy H8 and any other relevant policies when reading the plan as a whole within the Mansfield District Local Plan, indicative layouts have been provided for the site allocations and are included within Appendix B of this document. In addition all sites considered through this DPD and any future planning applications will be required to comply with policy GT6.



Section Eight

Monitoring Framework

8.1 The monitoring framework at Appendix C sets out how each policy will be monitored reflecting the objectives of the Mansfield District Local Plan.

8.2 The Council will monitor the implementation of the DPD and will publish the results as part of the council Annual Authority Monitoring Report.





Appendices



Section One

Glossary

DISCLAIMER: The information below is not a statement of the law. While every effort has been taken to check the accuracy of the information below, we cannot be held liable for any financial loss resulting from the professional advice contained herein. Readers are advised to seek advice before proceeding on any matter.

Affordable housing

Housing, whether for sale, rent or shared ownership, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and / or is for essential local workers). Eligibility is determined with regard to local incomes and local house prices. The NPPF defines affordable housing as follows:

Affordable housing for rent: meets all of the following conditions:

- a. the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable);
- b. the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and
- c. it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes, affordable housing for rent (i.e. Affordable Private Rent) is expected to be the normal form of affordable housing provision.

Starter homes: is housing as defined in Sections 2 and 3 of the Housing and Planning Act 2016 and any subsequent secondary legislation made under these sections.

Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent).

Air Quality Management Areas (AQMA)

Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.

Ancient woodland

An area of woodland that has been wooded consistently since at least 1600 AD.

Authority Monitoring Report (AMR)

A report by the local planning authorities assessing progress with and the effectiveness of a Local Plan.

Best and most versatile agricultural

Land in grades 1, 2 and 3a of the Agricultural Land Classification. Mansfield does not have any grade 1 agricultural land.

Biodiversity

Biodiversity is a term commonly used to describe the variety of life on earth which encompasses the whole of the natural world and all living things which share the planet. It includes plants, animals even invisible micro-organisms and bacteria which, together, interact in complex ways with the inanimate environment to create ecosystems.

Brownfield land

See previously developed land below.

Building control/regulation

Control exercised through local authorities over the details and means of construction to secure health, safety, energy conservation and access.

Building for Life 12 (BfL)

Building for Life 12 is the industry standard, endorsed by Government, for well-designed homes and neighbourhoods so that new development can be attractive, functional and be a sustainable place.

Coal mining development referral area

An area which contains a range of specific mining legacy risks to the surface and a Coal Mining Risk Assessment is required for non-householder planning applications. The Coal Authority will be consulted on all planning applications in these areas.

Change of use

A change in the way that land or buildings are used (see use class order). Planning permission is usually necessary in order to change a 'use class'.

Character

A term relating to conservation areas or listed buildings, but also to the appearance of any rural or urban location in terms of its landscape or the layout of streets and open spaces, often giving places their own distinct identity.

Climate change

A changing climate, which can be attributed directly or indirectly to human activity, which alters the composition of the global atmosphere.

Community Infrastructure Levy (CIL)

A levy allowing local authorities to raise funds from owners or developers of land undertaking new building in their area. The Community CIL Infrastructure Levy money can be used to fund the infrastructure needed as a result of development.

Community open space

A term relating to formal or informal open space that is publicly accessible, or provides community benefits. Includes sport, play, leisure and recreational land.

Community and cultural facilities

A building or space where community led facilities for community benefit is the primary use. They can provide for the health and wellbeing, social education, spiritual, recreational, leisure and cultural needs of the community. For example, public libraries, museums and places of worship.

Conditions (on a planning permission)

Requirements attached to a planning permission to limit or direct the manner in which development is carried out.

Conservation areas



Areas of special architectural or historic interest, the character, appearance or setting of which it is desirable to preserve or enhance; permitted development rights may be restricted in these areas.

County councils

Responsible for the preparation of Waste and Minerals development plans, and dealing with applications for their own development for example, schools and libraries.

Curtilage

Land surrounding, and ancillary to, to a building which is necessary for its function and enjoyment, for example, the domestic garden of a dwelling or the storage yard of a factory.

Derelict Land

There is no statutory definition of derelict land, but it is defined administratively as 'land so damaged by industrial or other development that it is incapable of beneficial use without treatment'.

Design and Access Statement

A short report accompanying and supporting a planning application to illustrate the process that has led to the development proposal, and to explain and justify the proposal in a structured way.

Development

The legal definition of development is "the carrying out of building, mining, engineering or other operations in, on, under or over land, and the making of any material change in the use of buildings or other land" (Sec 55 of 1990 Town and Country Planning Act); this covers virtually all construction activities and changes of use.

Dwelling

A self-contained building or part of a building used as residential accommodation, and usually housing a single household. A dwelling may be a house, bungalow, flat, maisonette or converted farm building.

Development management

The process whereby a local planning authority receives and considers the merits of a planning application and whether it should be given permission having regard to the development plan and all other material considerations.

Development Plan Document (DPD)

Documents prepared by the local planning authority (including the Local Plan) setting out the main spatial planning strategy, policies and proposals for the area. These documents will be statutory documents and subject to an independent examination by an inspector. DPDs must be consistent with and have regard to national planning policy.

Duty to Cooperate (DtC)

Introduced by the Localism Act 2011. It places a legal duty on all local planning authorities to engage constructively, actively and on an ongoing basis with certain specified bodies to maximize the effectiveness of Local Plan preparation relating to strategic cross boundary issues.

Edge of centre

For retail purposes, a location that is well connected to, and up to 300 metres from, the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.

Enforcement action

Procedures by a local planning authority to ensure that the terms and conditions of a planning decision are carried out, or that development carried out without planning permission is brought under control.

Examination

This is designed to test the soundness of the documents produced to form the development plan for the area. The Examination in Public (EiP) is overseen by an independently appointed Planning Inspector and held in public.

Flood risk assessment (FRA)

An assessment of the likelihood of flooding and associated risks in a particular area from all sources, in order that the development needs and mitigation measures can be carefully considered. This is defined in more detail in National Planning Policy Guidance.

Flood zones

All land is split into different flood zones to indicate the likelihood of flooding occurring. Flood Zone 1 indicates areas of surface water flooding. Flood Zone 2 indicates medium risk with a 1% to 0.1% risk of river flooding. Flood Zone 3 indicates a high risk of river flooding (greater than 1%). Flood Zone 3b is the Functional Floodplain.

Functional Economic Market Area (FEMA)

The geography of commercial property markets should be thought of in terms of the requirements of the market in terms of the location of premises, and the spatial factors used in analysing demand and supply - often referred to as the functional economic market area.

General employment areas

Sites identified within the Employment Land Review 2017 as good quality employment sites worthy of protection from alternatives uses.

Geodiversity

The range of rocks, minerals, fossils, soils and landforms.

Green belt

A designation for land around certain cities and large built-up areas, which aims to keep this land permanently open or largely undeveloped. The purposes of the green belt are to:

- check the unrestricted sprawl of large built up areas to prevent neighbouring towns from merging safeguard the countryside from encroachment
- preserve the setting and special character of historic towns
- assist urban regeneration by encouraging the recycling of derelict and other urban land

Green belts are defined in a local planning authority's development plan. There is no green belt in Mansfield.

Greenfield land

Land that has never had any built development on it.

Green Infrastructure (GI)



The physical environment within and between our cities, towns and villages. It is a network of multi-functional green spaces, including formal parks, gardens, woodlands, green corridors, waterways, street trees and open countryside. This green space can be either urban or rural, and is capable of delivering a wide range of environmental and quality of life benefits for local communities.

Gypsy and Traveller Accommodation Needs Assessment (GTANA)

An assessment of gypsy and traveller accommodation needs of the Gypsy and Traveller communities.

Habitats Regulations Assessment (HRA)

An assessment, as defined by the Habitat Regulations, 2017, of any proposals in an emerging plan on their likely significant effect on sites designated as being of European Habitats importance for their wildlife habitats and ecological value.

Habitable room

Any room used for sleeping, cooking, living or eating purposes. Enclosed spaces such as bath or toilet facilities, service rooms, corridors, laundries, hallways, utility rooms or similar spaces are excluded from this definition

Highway Authority

An organisation responsible for the maintenance and safety of public roads as defined in the Highways Act 1980. Highways England is responsible for main trunk roads (e.g. motorways). In Mansfield district, Nottinghamshire County Council is the local highways authority responsible for all other roads and public rights of way. Duties include, for example: maintaining the safety and usability of highways, highway drainage, maintaining records and providing comments on planning applications.

Historic England

The public body that looks after England's historic environment. They are the Government advisors with responsibility for all aspects of protecting and promoting the historic environment, especially in relation to advising on the listing of historic buildings.

Housing land availability

The total amount of land reserved for residential use awaiting development.

Housing needs assessment

A survey that estimates the number of households within an area that are in need of affordable housing and/or housing that meets their specific requirements.

Housing and Economic Land Availability Assessment (HELAA)

An assessment of land availability which identifies a future supply of land which is suitable, available and achievable for housing and economic development uses over the plan period. The assessment of land availability is an important step in the preparation of Local Plans.

Infrastructure

The basic requirements for the satisfactory development of an area and includes roads, footpaths, sewers, schools, open space and other community facilities.

Infrastructure Delivery Plan (IDP)

The IDP is a supporting document to the Local Plan. Its purpose is to provide background evidence regarding the physical and Infrastructure IDP Delivery Plan social infrastructure likely to be needed to support identified development in the district over the plan period. It sets out a baseline assessment of existing infrastructure provision and provides an indication of the existing capacity and shortfalls of all types of infrastructure. The document will be updated and monitored regularly and will assist in future delivery of infrastructure requirements.

Key employment areas

Sites identified within the Employment Land Review, 2017 as good quality employment sites worthy of protection from alternatives uses.

Listed buildings

A building of special architectural or historic interest. Listed buildings are graded I, II* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (e.g. wells within its curtilage). Historic England is responsible for designating buildings for listing in England.

Local Development Scheme (LDS)

The Local Development Scheme is a document which sets out the local planning authority's programme for the production of Local Development Documents.

Local Enterprise Partnership (LEP)

A body of designated by the Government established for the purpose of creating or improving the conditions for economic growth in an area. In our area, this is the Local Enterprise Partnership for Derby, Derbyshire, Nottingham and Nottinghamshire (D2N2). The Derby and Nottingham Local Enterprise Partnership (LEP) covers Mansfield district.

Local Nature Partnership (LNP)

Designated by the Government, this is a partnership of individuals, businesses and organisations working together to better understand, appreciate, value and enhance the local natural environment. The Lowland Derbyshire and Nottinghamshire Local Nature Partnership (LDNLP) covers Mansfield district.

Local planning authority (LPA)

The local authority or council that is empowered by law to exercise planning functions, often the local borough or district council. National parks and The Broads authority are also considered to be local planning authorities. County councils are the authority for waste and minerals matters.

Local Plan

A development plan prepared by district and other local planning authorities. The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as development plan documents adopted under the Planning and Compulsory Purchase Act 2004.

Local transport plan

Local transport plans, divided into full local transport plans and local implementation plans for transport, are an important part of transport planning in England. They are prepared by strategic transport authorities, in our case Nottinghamshire County Council.

Local wildlife sites (LWS)

Local wildlife sites are defined areas identified and designated locally for their nature conservation value.

Major Development



Includes applications for minerals and waste. It also includes housing development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more and number of dwellings is unknown. It includes non-residential development with floorspace of 1,000m² or more, or a site of 1 hectare or more, or as otherwise defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Mansfield urban area

Mansfield Urban Area is the main built up settlement within the district comprising, Mansfield, Mansfield Woodhouse, Forest Town and parts of Rainworth and Clipstone that fall within Mansfield District.

Masterplan

A strategic plan setting out the overall framework and key principles for the development of a site.

Material considerations

A matter that should be taken into account in deciding a planning application or on an appeal against a planning decision.

Major development

Includes applications for minerals and waste. It also includes housing development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more and number of dwellings is unknown. It includes non-residential development with floorspace of 1,000m² or more, or a site of 1 hectare or more, or as otherwise defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Minor Development

Includes development that falls below the thresholds for major development, or as otherwise defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015. This may include, for example, householder applications, change of use.

National character areas (NCA)

National character areas are defined by Natural England and they are a natural subdivision of England based on a combination of landscape, biodiversity, geodiversity and economic activity. They follow natural, rather than administrative boundaries.

National Planning Policy Framework (NPPF)

Designed to consolidate all policy statements (Except National Policy Statements referring to Nationally Strategic Infrastructure Projects). This provides a national policy overview that is implemented in Development Plans.

Neighbourhood parade

Small shopping parades of purely neighbourhood significance.

Neighbourhood plans

A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

Nottinghamshire County Council Highway Design Guide

Sets out the general principles and minimum standards for the layout and dimensions of roads and paved areas in residential and industrial developments <http://www.nottinghamshire.gov.uk/transport/roads/highway-design-guide> .

Out of centre

A location which is not in or on the edge of a centre, but not necessarily outside of the urban area. (See Town centre and Edge of centre.)

Parish council

Where an area is designated as a civil parish, the community it contains may be represented by a parish council which is an elected local government body. This provides a limited range of local public services and makes representations on behalf of the community to other organisations; particularly significant to planning in that it can make submissions on behalf of its community when development plan documents are being prepared and on planning applications submitted within the Parish. An increasingly important role is in being proactive in the preparation of Parish Plans and Neighbourhood Planning.

Permitted development

Permission to carry out certain limited forms of development without the need to make an application to a local planning authority, as granted under the terms of the Town and Country Planning (General Permitted Development) Order.

Planning Aid

Planning Aid is an organisation that provides free independent and professional advice on town and country planning issues to all callers. Community groups and individuals who are then eligible may receive further professional advice through a network of professional volunteers. It works with communities to help them understand, and play a role in, the planning process and Neighbourhood Planning. Planning Aid is an independent source of information.

Planning condition

A condition imposed on a grant of planning permission, for example, restricting what can be done on the premises, or requiring you get specific approval for aspects of the development, such as the materials to be used, before the development can proceed.

Planning Inspectorate

Is an executive agency of the Ministry of Housing, Communities and Local Government of the United Kingdom Government. It is responsible for determining final outcomes of planning and enforcement appeals and public examinations of local development plans.

Planning obligations

A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Policies Map

A map to illustrate specific policies such as development sites for housing, employment, retail, etc.

Planning Practice Guidance (PPG)

An online resource and tool that sets out the governments planning guidance on a range of issues.

Previously developed land (brownfield land)

Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been



made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Primary shopping area

Defined area within a town centre where retail development is concentrated. Generally comprise the primary and secondary shopping frontages.

Primary and secondary shopping frontages

Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.

Public consultation

A process by which the public's opinion on matters affecting them is sought.

Renewable energy

Renewable energy is energy flows that occur naturally and repeatedly in the environment, for example from the wind, water flow or the sun.

Sites of Special Scientific Interest (SSSI)

Sites of national importance designated by Natural England under the Wildlife and Countryside Act 1981. SSSIs are the country's very best wildlife and geological sites.

Statement of Community Involvement (SCI)

This sets out the processes to be used by the local authority in involving the community in the preparation, alteration and continuing review of all local development documents and development management decisions.

Strategic Flood Risk Assessment (SFRA)

A Strategic Flood Risk Assessment (SFRA) provides information on the probability of flooding, such as that from rivers, surface run-off, groundwater sources and sewers.

Supplementary Planning Documents (SPD)

Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

Sustainable drainage systems (SuDS)

Surface water drainage methods that take account of water quantity, water quality and amenity issues are collectively referred to as Sustainable Drainage Systems (SuDS).

Statutory undertakers

Organisations which have powers derived from statute to develop and operate utility services, including gas, water supply, electricity, and telecommunications.

Strategic Environmental Assessment (SEA)

A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

Surplus Land

Land or buildings which are not required for their current or previous use.

Sustainability Appraisal (including Environmental Appraisal) (SA)

An appraisal of the economic, environmental and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development. Usually includes the requirement to undertake SEA.

Town centre

Area defined on the local authority's policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres, but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in the development plan, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.

Town centre boundary

Boundary on the policies map showing land which is designated as a town centre. (Also see Edge of centre.)

Town centre uses (main)

Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Town centre uses (local)

Primarily convenience shopping uses. District centres often contain at least one supermarket or superstore, with some comparison shopping and a range of non-retail services, such as banks, building societies, restaurants and takeaways, as well as local public facilities such as a doctor's surgery, dentist, opticians, post office and library for the settlement and the surrounding communities.

Local centres often include a range of small shops of a local nature, serving a small catchment. Typically, local centres might include, amongst other shops, a small supermarket, a newsagent, a sub-post office and a pharmacy. Other facilities could include a hot-food takeaway and launderette.

Transport Assessment

A transport assessment (TA) will normally be required for larger developments likely to have impacts over a wide area http://www.nottinghamshire.gov.uk/media/131232/4_part_2_0.pdf .

Transport Statement

A Transport statement (TS) should set out the transport issues relating to a proposed development site (existing conditions) and details of the development proposals (proposed development). A TS will normally be required for the following types and scale of development http://www.nottinghamshire.gov.uk/media/131232/4_part_2_0.pdf .

Travel plans



A travel plan aims to promote sustainable travel choices (for example cycling) as an alternative to single occupancy car journeys that may impact negatively on the environment, congestion and road safety. Travel plans can be required when granting planning permission for new developments.

Tree Preservation Order (TPO)

A mechanism for securing the preservation of single or groups of trees of acknowledged amenity value. A tree subject to a tree preservation order may not normally be topped, lopped or felled without the consent of the local planning authority.

Use Classes Order

The Town and Country Planning (Use classes) Order 1987 puts uses of land and buildings into various categories. Planning permission is not needed for changes of use within the same use class. For further information please see https://www.planningportal.co.uk/info/200130/common_projects/9/change_of_use

Waste

Is any material or object that is no longer wanted and requires disposal. If a material or object is re-usable, it is still classed as waste if it has first been discarded.

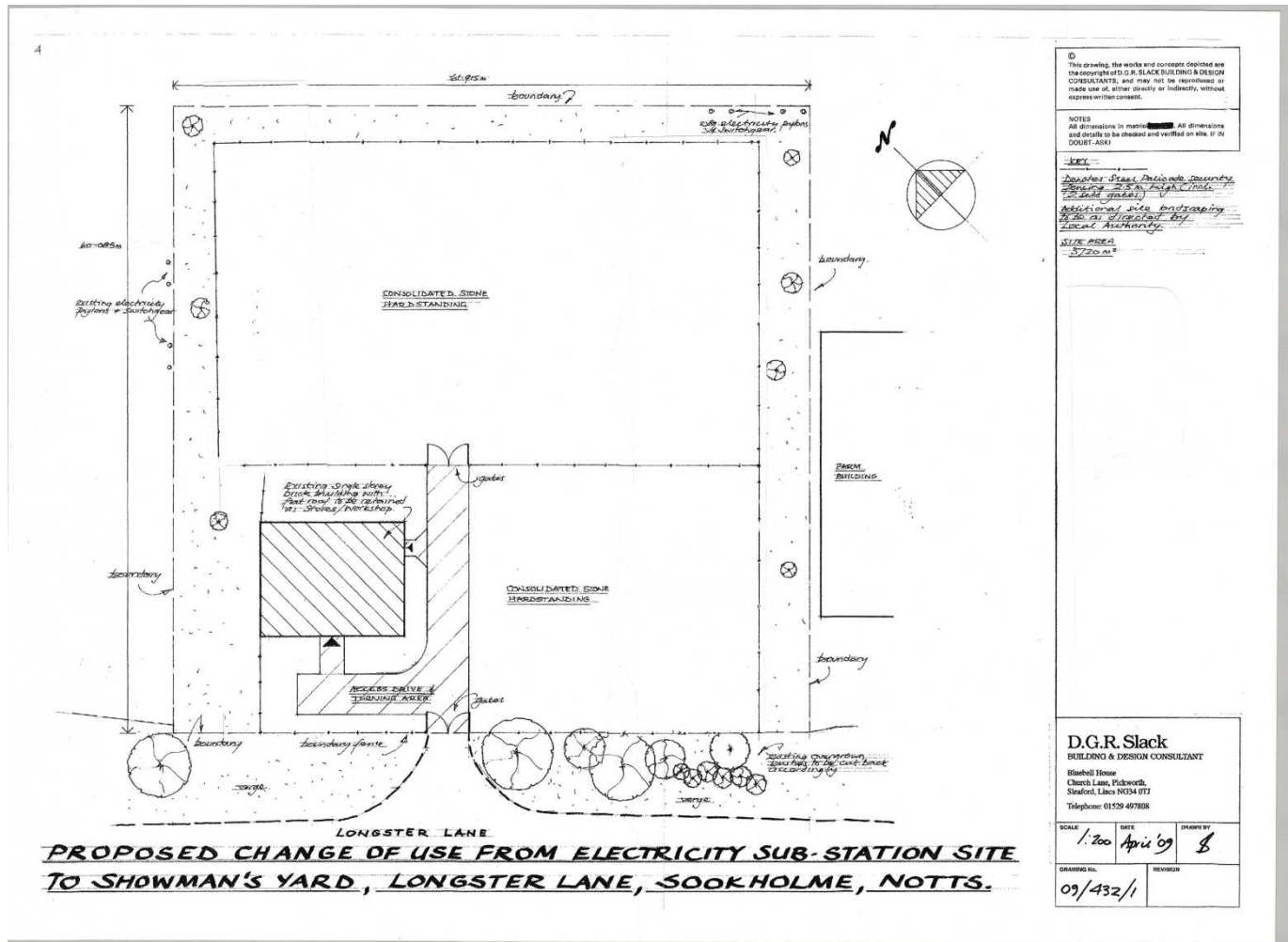
Windfall sites

Sites which have not been specifically identified as available in the Local Plan process.



GT3 Longster Lane (Indicative)

Figure A.2 Longster Lane (Indicative)



GT4 Priory Road Allotments

Figure A.3 Priory Road Allotments Reserved Site





Section Three

Monitoring Framework

Table A.3

Policy	Objective	Indicator	Target	Trigger	Possible remedial actions
GT1	3	Net additional pitches Net additional showmans yards	2 pitches completed 2017-2022 1 pitch 2022-2023 2 travelling showpeople sites	Significant delay to the implementation of the delivery of the Gypsy and Traveller Sites and showmans yards	Partial review of the plan Work with landowners to understand barriers to development
GT2	1, 3, 9	Progress made with the delivery of the site Application submitted Determination of application Commencement of Development Site Complete	Transit site delivered 2017-2022	Substantial delay	Partial review of the plan Work with landowners to understand barriers to development
GT3	1, 3, 9	Site in use by Travelling Showpeople family	Site remains in use. Planning applications granted contrary to policy.	Protected sites are lost to other uses	Partial review of the local plan and supporting evidence base.
GT4	1, 3, 9	Progress made on the delivery of the site Application submitted Determination of application Commencement of Development Site Complete Site in use by travelling showpeople community	3 pitches completed 2022-2024.	Protected sites are lost to other uses	Partial review of the plan Work with landowners to understand barriers to development
GT5	1, 3, 9	Site in use by travelling showpeople	Site remains in use. % of applications granted contrary to policy	Safeguarded sites are lost to other uses.	Partial review of the plan.



GT6	5	% of application granted contrary to policy	0%	50% of applications granted contrary to policy	Review applications to establish reasons of non-compliance with policy did not result in refusal Partial review of the Local Plan
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Trajectory xxx