

Making plans for Mansfield

Core Strategy

What you told us...



Regulation 25 Statement of Consultation
November 2010



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1.0 Introduction

Purpose of this Statement

- I.1 Mansfield's Core Strategy has been prepared having regard to the principles of the Council's Statement of Community Involvement (SCI) and in accordance with the regulations governing the development plan process.
- I.2 This consultation statement meets the requirements of Regulation 30 (1) (d) of the Town and Country Planning (Local Development) (England) Regulations 2008 by setting out:-
- a) which bodies and persons were invited to make representations under Regulation 25;
 - b) how these bodies and persons were invited to make such representations;
 - c) a summary of the main issues raised by those representations; and
 - d) how those main issues have been taken into account in the preparation of the Core Strategy.

Core Strategy Development Plan Document

- I.3 The Core Strategy is the key plan in the folder of local development documents that together will make up the Local Development Framework for Mansfield District. Its aim is to set out the overall ambitions and priorities for the district, a set of proposals, and a means for making sure that they are delivered – in effect a business plan. In short it will look to answer the Why? What? Where? When? and How? questions about the District's future – Why change is needed?; What should be done? Where should it happen? When should it happen? and How should it happen?

Issues and Options Report

- I.4 The Core Strategy Issues and Options Report is part of the first stage in preparing the plan. It was the subject of a series of public consultation and engagement events during June to August 2010. In particular, it asked for peoples views on:-
- **A Spatial Portrait** – which provided a picture of the main characteristics and attributes of the district;
 - **A Spatial Vision** – which suggested a vision for what the district should look like in 2026
 - **The Issues** – which highlighted key questions about the district's future; and

- **The Options** – that provided a number of alternative approaches for addressing these main issues.

Structure of this Statement

1.5 This statement is structured as follows:-

- Section 2 -** gives details on who was consulted including the list of specific and general consultation bodies;
- Section 3 -** sets out how the consultation was undertaken including what, where and when this took place;
- Section 4 -** outlines who responded including the chosen response methods;
- Section 5 -** provides a summary of the main issues raised and the Officer's response for dealing with them in the next stages of its plan-making.

2.0 Who was consulted?

2.1 The following specific and general consultation bodies were invited to make representations on the Core Strategy Issues and Options Report.

Specific consultation bodies:

Arqiva	Mobile Operators Association
Ashfield District Council	N Power
Bassetlaw District Council	National Grid Property
Bolsover District Council	National Grid Transco
British Broadcasting Corporation (BBC)	National Grid UK - Network Strategy
British Telecommunications / Openreach	Natural England
Broxtowe Borough Council	Nether Langwith Parish Council
BT Plc	Newark & Sherwood District Council
Cable and Wireless	NHS Nottingham County
Central Networks (EME)	NHS Nottinghamshire County
Chesterfield Borough Council	North East Derbyshire District Council
Civil Aviation Authority	North Nottinghamshire Health Authority
Clipstone Parish Council	Norton Parish Meeting
Coal Authority	Nottingham City Council
Cuckney Parish Council	Nottingham Community Health
DE Operations North	Nottinghamshire County Council
Department for Transport	Nottinghamshire County NHS
Derbyshire County Council	Nottinghamshire Fire & Rescue Service
E.ON Central Networks	Nottinghamshire Healthcare NHS Trust
E.ON Energy Ltd	Nottinghamshire Police
East Midlands Councils	O2 UK Ltd
East Midlands Development Agency	Perlethorpe-cum-Budby Parish Meeting
East Midlands Tourism	Radiocommunications Agency (Midlands and East Anglia)
East Midlands Trains	Rainworth Parish Council
Edwinstowe Parish Council	Rufford Parish Council
English Heritage	SecondSite Property
Environment Agency	Severn Trent Water Ltd
Environment Agency - Lower Trent Area	Severn Trent Water Ltd. (Mansfield)
Gedling Borough Council	Sherwood Forest Hospitals NHS Trust
Government Office for the East Midlands	Shirebrook Town Council
Health & Safety Executive	Telefonica O2 UK Limited
Highways Agency	Transco
Homes and Communities Agency	Trent Strategic Health Authority
House Builders Federation	Vodafone Ltd
Hutchison 3G UK Ltd	VPW Systems (UK) Ltd
Mansfield & Ashfield District Primary Care Trust	Warsop Parish Council
Mansfield Area Strategic Partnership	

General consultation bodies:

Albert Street Residents Association	Mansfield Community and Voluntary Service
Alzheimers Society	Ministry of Defence
Ancient Monuments Society	National Farmers Union
APTCOO	National Quarries Inspection Team
Ashfield Links Forum	NCC Youth Service
Baggaley Construction	Nottingham & District Racial Equality Council
British Horse Society	Nottinghamshire Biological and Geological Records Centre
Church Commissioners	Nottinghamshire Fire & Rescue Service
Citizens Advice Bureau	Nottinghamshire Older People's Advisory Group
Connexions	Nottinghamshire Police
Country Land and Business Association Ltd	Nottinghamshire Wildlife Trust
Cuckney Parish Council	Planning Inspectorate
D.I.A.L Mansfield and District	Royal Society for the Blind (Nottinghamshire)
Department for Environment, Food and Rural Affairs	Sherwood Forest Hospital Trust
Derbyshire and Nottinghamshire Chamber of Commerce	Society for the Protection of Ancient Buildings
Derbyshire County Council	Sport England
Derbyshire Gypsy Liaison Group	Stagecoach East Midlands
Greenwood Community Forest	Sure Start Meden Valley
Groundwork Creswell, Ashfield & Mansfield	Sure Start Ravensdale
H. M. Prison Service	The County Land and Business Association
Health & Safety Executive	The Mines Inspectorate
Home to Home Respite Care	The Woodland Trust
House Builders Federation	Victim Support Mansfield & Ashfield
Mansfield 2020 Ltd	

- 2.2 In addition to the above bodies, correspondence was sent either electronically or by post explaining the purpose of the consultation event to approximately 373 other individuals and organisations registered on the LDF database.

3.0 How was the consultation undertaken?

- 3.1 A number of consultation methods were used in the preparation of the Core Strategy Issues and Options Report and to invite people's views and comments on it. The list below sets out the details of the methods of engagement deployed at this early stage of the plan-making process.

Pre-consultation Engagement

- 3.2 In developing the issues and options presentations followed by question and answer sessions about the Core Strategy were held with the other service areas within the Council including economic development, housing, leisure and property services to name but a few. The purpose of these events was to raise awareness of the role of the Core Strategy amongst other Council Officers and consider how planning can contribute to achieving wider corporate plans and priorities. The comments made from other departments were fed into developing the Issues and Options Report. In addition, the Issues and Options report was prepared with the input of Members of the Council following a presentation and open floor discussion with them early during the preparation process.

Statutory Requirements

- 3.3 In order to meet the statutory requirements the Council undertook the following:

Consult with specific and general consultation bodies

Consultation was undertaken with the specific and general consultation bodies recorded in the LDF database. All bodies were sent a letter either electronically or by post including details about the consultation event together with a link to the LDF webpage and the on-line consultation portal where access to the Issues and Options Report and questionnaire was made available. In addition, those bodies registered on the on-line consultation portal were automatically sent e-mail confirmation of the opening of the consultation event on 21st June 2010, and a reminder before the event ended.

Statement of Community Involvement

- 3.4 In accordance with the Council's Adopted Statement of Community Involvement the following consultation was undertaken:

'Making Plans for Mansfield – Core Strategy Summary Leaflet and Questionnaire

The Core Strategy Issues and Options Report – Making Plans for Mansfield, together with a summary leaflet and questionnaire was produced by the Council. It was the key document used during the consultation period to gather the views of individuals and organisations. A copy of the summary leaflet is included in the Appendix.

Making copies of documentation available for inspection

Copies of the report, summary leaflet and questionnaire were made available to view at the Main Council Offices, Area Housing Offices, Libraries and Neighbourhood Management Team Offices throughout the district.

Letters

Letters were sent either electronically or by post explaining the purpose of the consultation event to approximately 678 individuals and organisations registered on the LDF database.

Website

Information about the issues and options consultation and PDF's of the report and questionnaire were available to view and download from the Council's website. The issues and options presented in the report and questionnaire were also available to respond to on-line through the Limehouse consultation portal.

Posters

Posters to publicise the report were displayed at the Main Council Offices, Area Housing Offices, Libraries and Neighbourhood Management Team Offices throughout the district. A copy of the poster is included in the Appendix.

My Mansfield – Council Magazine

My Mansfield is the Council's quarterly magazine sent to all households and businesses in the district. An article about the consultation and summarising some of the key issues and options was included in the June/July 2010 edition (Issue 13). A copy of the article is included in Appendix I.

Press Releases

A press release was sent to the Mansfield Chad. An article together with commentary in the Mayor's column was published in the paper on 23 June 2010. A copy of each article is included in Appendix I.

Mansfield Area Strategic Partnership

A briefing note explaining about the consultation and seeking the involvement of MASP was sent to Board members prior to the Board meeting on 28th June 2010 where a powerpoint presentation was given to key stakeholder partners. A copy of the briefing note is included in the Appendix.

Presentations to Area Assemblies/Parish Meetings/Councillors

The area assemblies were set up with the aim of gathering local people together to work with councillors to identify important issues for their area and to look at ways of dealing with them. A presentation about the issues and options report was given to all Area Assemblies. This included meetings of the South, East, West and North Mansfield and Mansfield Woodhouse Area Assemblies on 10th June, 17th June, 30th June, 15th July 2010 respectively. In addition, the presentation was made to the Warsop Parish meeting in the north of the district on 21st June 2010, and those local councillors who represent the district council at County level on 15th July 2010.

Community Voluntary Service Workshop

A workshop to involve community groups and other interested parties was held in association with the CVS and WEA on 8th July 2010. This workshop was aimed at the third sector but was also open to the public in general. It was one of a series of events held across the district as part of the active citizenship campaign Take Part Mansfield. A copy of the flyer which publicised the event is included in the Appendix together with a table of comments summarising what was said.

Other Events

A number of events were held with key stakeholders from the public and private sector as follows:

- Visioning Workshop – Mansfield Town Centre/Night-Time Economy – 10th June 2010: This workshop provided the opportunity for the business community, partners and council officers to come together and focus upon the highs and lows of Mansfield Town Centres – Night Time Economy.
- Mansfield Town Centre Partnership – 8th July 2010: A presentation and question and answer session about the Core Strategy was held with the Mansfield Town Centre Partnership.
- Mansfield Development Forum – 29th September 2010: A facilitated workshop was held with the Mansfield Development Forum which comprises local businesses, developers and agents with interest in the future of the area. A record of what was said by the Forum is included in the Appendix.

Facebook

A facebook group ‘Making Plans for Mansfield’ was set up to allow people to make comments about the local planning issues that most affect them. This page will continue to be supported as we move through the plan making process.

See: <http://www.facebook.com/group.php?gid=136258933056365&ref=ts>

Public Exhibitions

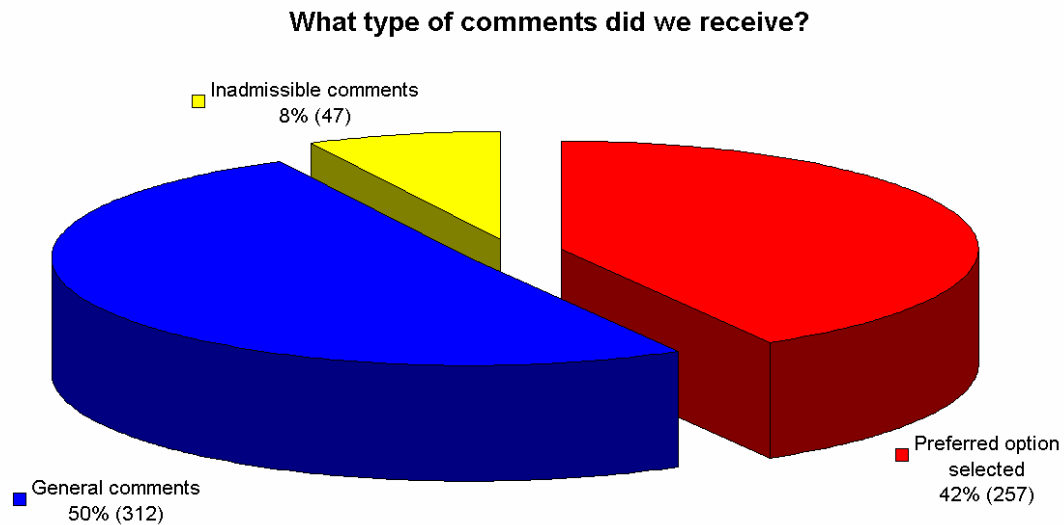
A series of manned and unmanned public exhibitions were held at public locations throughout the district including the Civic Centre, Four Seasons Shopping Centre, Water Meadows Leisure Centre, Mansfield Woodhouse Library, Warsop Town Hall. As part of the series of Take Part Mansfield events run by the Community Voluntary Service the exhibition was displayed in a marquee at Warsop Carnival on 18th July 2010. Officers were on hand all day to explain about the Core Strategy and answer questions. Leaflets and postcards were handed out at a number of these exhibitions to signpost people about how to get involved.

Youth Forum

An event to involve young people in the future plans for the district is under discussion with the Youth Mayor.

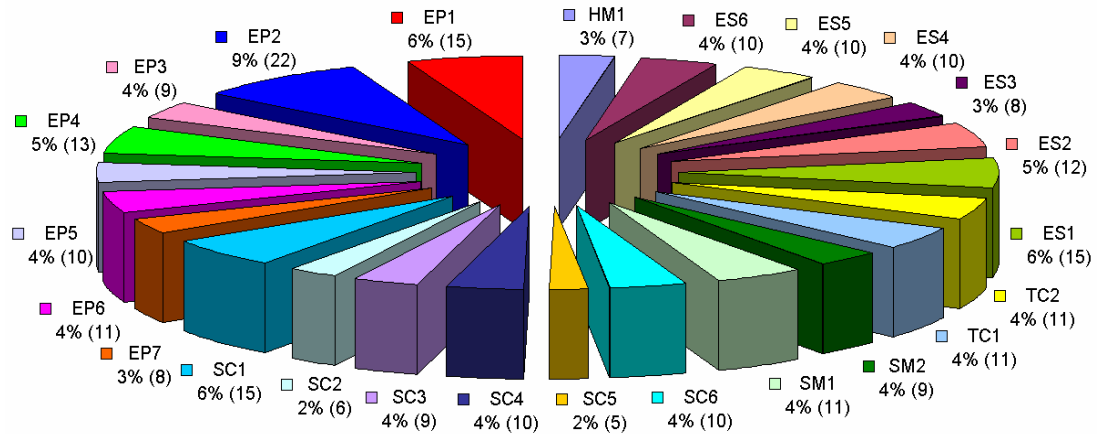
4.0 Who responded?

- 4.1 From those invited to respond to the consultation on the issues and options report a total of 616 individual representations were received from 76 respondents. Of these representations some 257 supported a particular Option the Council had put forward as a means to address the issues. 312 were made in relation to specific points about the issues. The remaining 47 were inadmissible comments, such as duplicate or blank comments received. This split is shown below:



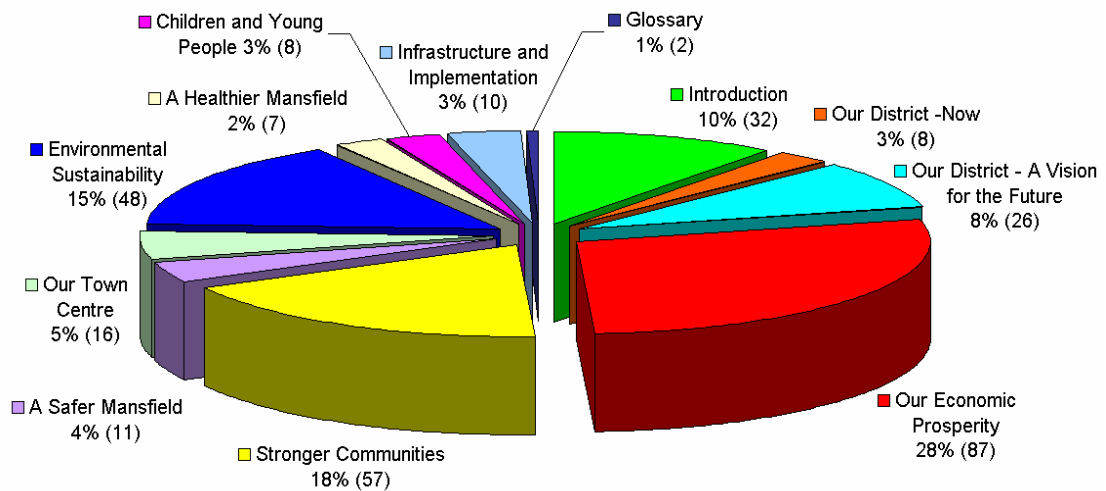
- 4.2 Out of all the 257 representations which made a choice about the Options the issue generating the most choices was the one dealing with Strategic Urban Extensions at Mansfield – Issue EP2. The second most popular issues were EPI dealing with the strategic distribution of development across the district, SCI relating to affordable housing, and ESI relating to environmental and green infrastructure. This was closely followed by a number of issues including employment land - EP4, landscape character - ES2, the mix of town centre uses - TCI, and design - EP6.

What was the most popular issue?



4.3 In terms of the representations made on specific issues the majority of these were made to issues under the Economic Prosperity and Stronger Communities themes which covered the issues relating to the strategic distribution of development across the district, strategic urban extensions, employment land, design, historic environment, affordable housing, gypsies and travellers, neighbourhood regeneration, open space, community facilities and the shopping hierarchy. Of some significance is that a number of representations were also made in relation to the issues covered by the Environmental Sustainability theme which included matters relating to green infrastructure, biodiversity, energy and transport. This breakdown of representations is shown below:

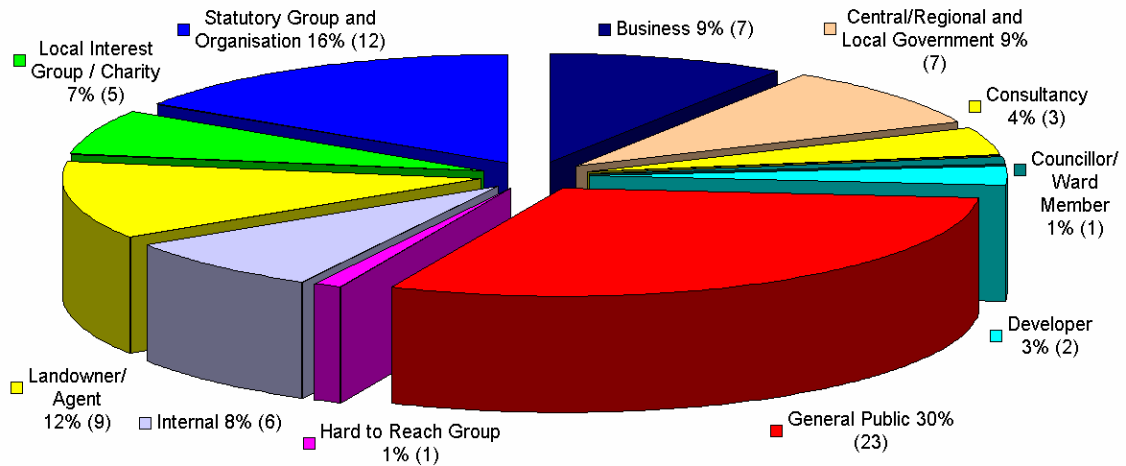
Which section of the report received the most comments?



4.4 A breakdown of respondent type shows that half of all representations were submitted from the public in general, community groups and business interests in the area with just under a quarter coming from developers, agents or landowner interests. The broad mix of respondent types is shown below.

Respondent Type	Nos. (%)
Public in General	23 (30%)
Hard to Reach Group	1 (1%)
Landowner/Agent	9 (12%)
Local Interest Group/Charity	5 (7%)
Statutory Organisation	12 (16%)
Business	7 (9%)
National/Regional Government	7 (9%)
Consultants	3 (4%)
Politicians	1 (1%)
Developer	2 (3%)
MDC Other Departments	6 (8%)
Total	76

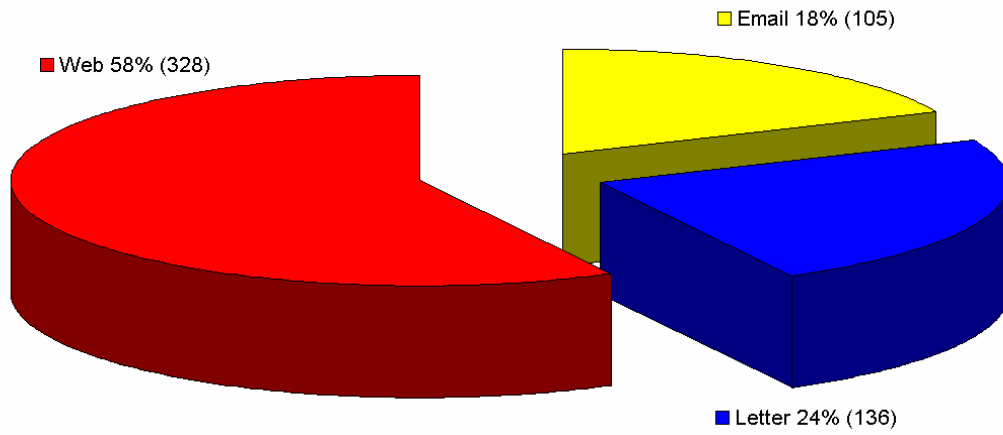
Who Commented on the Core Strategy Issues and Options Report?



4.5 Out of all the admissible representations made the vast majority of comments were submitted electronically with a significant volume received via the on-line LDF consultation system. The chosen method of response of all the respondents is set out overleaf.

Response Method	Nos. (%)
On-line questionnaire (via Limehouse web portal)	328 (58%)
E-mails	105 (18%)
Letter	136 (24%)
Total	569

How did people respond?



5.0 What was said and what is the response?

- 5.1 A summary of the main issues raised together with the Officer's response is set out below. In considering these issues and formulating our responses, it was important to recognise that it is not the sheer quantity of representations that carry weight, as each different view and piece of factual evidence has to be considered. In making future decisions, the Council will take on board significant community concerns and ideas wherever possible and appropriate.

Chapter 1 – Introduction

- 5.2 There were 32 comments made in respect of the introduction to the Issues and Options Report including the sub-sections about the role of the Local Development Framework, Core Strategy and the East Midlands Regional Plan, and the importance of a sound evidence base.
- 5.3 The main issues raised revolve around the need to consider the implications of the future changes to the planning system, including the proposed removal of regional planning (by the 'Localism Bill'), on our plan making. At the time of the consultation the revocation of the Regional Plans had been announced, however it has since been found that this decision was unlawful. Some respondents pointed out that despite the removal of the East Midlands Regional Plan the identified local issues such as in relation to health, and an ageing population, still remain and need to be addressed locally if sustainable development is to be achieved. Some respondents urged that the regional strategy, for example in relation to housing numbers, should continue to be taken forward in our Core Strategy whilst others pointed out the need to review the evidence base and to consider what local people want.
- 5.4 More detailed points suggested greater emphasis should be placed upon climate change, connection made between all the relevant different issues such as in relation to green infrastructure and biodiversity, and that the proposed Sherwood Forest SPA should be taken fully into account in relation to those sites which should be part of the Habitats Regulations Assessment.

Officer's response

- 5.5 Unfortunately, the EMRP was apparently revoked after our consultation had commenced, which has affected many of the comments made. However, the Council have agreed to retain the housing figures from the EMRP, as an interim measure, whilst work continues to define what the future housing figure should be for the district. This will be based on the most up to date data and the considerations of the community and the Council.

- 5.6 As part of this work, there will be added emphasis to the ability of the district to provide for different possible levels of development by undertaking a Sustainability Appraisal of the options to address their social, economic and environmental impacts. The possible impact of specific environmental designations will be considered to the degree that it is relevant at this stage in the process.

Chapter 2 – Our District – Now

- 5.7 There were 8 comments made to the Our District – Now section which sets out a current picture of the district in terms of its geography, population, housing, economy, transport, environment, and the communities of Mansfield and Mansfield Woodhouse, and Market Warsop.
- 5.8 A number of respondents welcomed the key messages in this section in so far as it provides good summary of the attributes, issues and challenges facing the district. However, others suggested additional information be added, in particular, in relation to the features of the natural and built environment.

Officer's response

- 5.9 Generally the support for this section is welcomed. It is accepted that more information could be added and other features highlighted, however it is the nature of this document to be less specific and more 'broad-brush' in nature. Whilst we have reviewed this section it is considered that the current balance is correct, however as the document progresses it will remain under review.

Chapter 3 – Our District – A Vision for the Future

- 5.10 There were 26 comments made to the Our District – A Vision for the Future section which sets out why it is important to have a vision, as well as suggesting a spatial vision for Mansfield District for the public and stakeholders to comment on.
- 5.11 A general point made against the suggested vision was that it should be made more succinct and broadened out into objectives, including those relating to transport, from which the plan's policies could flow. Others suggested the vision should aim to recognise the strong synergies between the individual vision statements, for example, in relation to climate change and health.

- 5.12 A number of respondents, however, did express a degree of support for particular elements of the vision including the:
- overall aims to deliver positive economic, social and environmental improvements in the district by 2026;
 - recognition of the Mansfield Sub-Regional Centre as the main driver for housing and job growth in the district; and the
 - opportunities to utilise the development potential along the Mansfield-Ashfield Regeneration Route.
- 5.13 Other respondents, however, expressed some concern over the lack of reference to;
- the effects of pursuing higher standards of design and ‘exemplar’ residential environments on the viability of development schemes;
 - the value of protecting allotments, conserving semi-natural resources including non-designated nature conservation sites, and the promotion of high quality affordable sustainable transport;
 - the need for new green infrastructure alongside improvements to existing provision;
 - the benefits of retail, employment or mixed use as opposed to housing developments within and close to Mansfield Town Centre;
 - the effects of affordable housing provision on the overall deliverability of housing in the district;
 - the impacts of increasing housing densities on the character of the area;
 - the imaginative reuse and design of vacant and redundant buildings including enhancing the energy efficiency of existing buildings;
 - the cultural heritage which would more adequately encompass both natural and built heritage assets in the district; and
 - the settlements of Meden Vale and Church Warsop as sustainable locations for development alongside Market Warsop;

Officer’s response

- 5.14 All of these comments are welcomed as we seek to refine the Vision for the next document. This work will clearly overlap with issues raised above (5.5 & 5.6) in terms of agreeing an approach to adopting a target for housing development which aligns with the vision. All of the comments will be considered as we move forward, however, some are so specific that they may need to be addressed through individual sections rather than within this part of the document.

Chapter 4 - Our Economic Prosperity

- 5.15 There were 8 comments in relation to the introduction to the Economic Prosperity theme including Table 4.1.
- 5.16 The main issues raised were about the need to create a strong local economy including high quality jobs for local people in tandem with raising skills levels. It was pointed out that economic growth should not be at the expense of the environment. (One respondent requested that more should be added about waste management in particular how we will aim to reduce waste arising from households and businesses), however this will be considered within the environmental sustainability section.

Officer's response

- 5.17 The Council also wishes to see a strong local economy with high quality jobs for local people with raised skill levels and higher educational attainment. The issue is how that can be achieved and how we seek to balance the conflicting pressures of promoting attractive new sites and protecting the environment that adds to the attractiveness of any area.

Strategic Approach to Development

Issue EPI asked how new development should be distributed across the district

- 5.18 In response to this issue there were 42 representations. Of these 27 representations were made about the introduction, local perspective and evidence base in relation to the strategic distribution of development across the district. 15 representations made a choice between Options EPIA, EPIB, and EPI C. Under this issue no alternative options were put forward.
- 5.19 Of the 27 representations made to the background information on this issue, the main points were about the need to look again at the district's housing figures in the light of the supposed revocation of the regional plan. Some respondents felt the previous regional plan targets were overambitious for Mansfield whilst others remained supportive of growth. There was some general support for the approach to housing as a driver for regeneration with a focus upon the Mansfield urban area.
- 5.20 There were, however, some concerns expressed about the impacts of large scale housing growth on the district's environment, infrastructure, and services including facilities for young people. It was also pointed out that in order to retain and attract skilled workers the area needs more than just high quality

housing. Better educational, cultural facilities and good environmental stewardship were all quoted as important to the areas success.

5.21 Some respondents said that there should be a phased release of sites for housing with priority given to previously developed sites over greenfield ones. Another said that the green wedge designations around Market Warsop in the north of the district should be removed to allow for its growth.

5.22 Out of the 15 representations made to the Options the following preferences were expressed:

- 47% agreed with Option EPIA to maximise development around the Mansfield Sub-Regional Centre whilst safeguarding the rural settlements.
- 20% agreed with Option EPIB to strengthen the role of Market Warsop whilst maintaining a development focus in and around Mansfield urban area.
- 33% agreed with Option EPIC to provide limited growth in and around Market Warsop and the settlements.

Officer's response

5.23 Most of these issues in relation to the level of growth are also considered above as part of the Introduction and Vision sections. It is clearly an area that due to the intended revocation of the EMRP, significant work will have to be undertaken on, and this is progressing. The potential conflict between growth and the protection of the environment is also clearly reflected in 5.21, and this will be a continual balancing act for the authority.

Strategic Urban Extensions

Issue EP2 asked about the broad locations for expansion of the Mansfield urban area

5.24 In response to this issue there were 40 representations. Of these 18 representations were made about the introduction, local perspective and evidence base in relation to the broad locations for expansion of the Mansfield urban area. 22 representations made a choice between Options EP2A, EP2B, EP2C, EP2D, EP2E, and EP2F, or put forward alternative options.

5.25 Of the 18 representations made to the background information on this issue, some respondents raised questions about the need for large scale urban extensions especially in the light of the need to set realistic housing figures locally, and the potential supply of housing land in the district. On the other hand, there were some suggestions that there is evidence which means that there will be a need for sustainable mixed use urban extensions, but that such an approach should be pursued in conjunction with the development of smaller to medium sized sites in appropriate locations which can deliver shorter term

housing needs. In this regard it was suggested guidance should be provided in relation to the broad locations for growth of the urban area generally.

5.26 In addition, the point was made that before urban extensions are decided upon there should be clear demonstration of housing needs, and that through viability assessments such sites can be realistically delivered including all necessary physical and social infrastructure. It was pointed out that there appears to have been no consideration given to the transport implications of development in these broad locations which could have significant impact upon the strategic and local road network. More specifically this was raised in relation to Option EP2F with the suggestion that emphasis should be placed upon measures to reduce the reliance on the private car, and the pressure this development option would put on the A60.

5.27 Out of the 22 representations made to the Options the following preferences were expressed:

- 41% agreed with Option EP2A to identify land in the vicinity of Pleasley Hill;
- 5% agreed with Option EP2D to identify land east of Mansfield Woodhouse/Peafield Lane;
- 36% agreed with Option EP2F to identify land to the south of Mansfield; and
- 18% put forward alternative options. This included alternatives based around urban concentration, maximising brownfield land within existing urban areas, and utilising a range of smaller development sites capitalising on existing infrastructure and facilities.

5.28 No preference was made to Options EP2B, EP2C and EP2E. However, some comments were received in relation to the impact of development in these locations including on locally important heritage assets.

Officer's response

5.29 To a degree, this section was based on the knowledge that the EMRP requirements were such that the question was not whether we should have urban extensions or not, but where they should go. The proposed demise of the EMRP is such that the question changes in two ways.

5.30 First, based on the work outlined in the Introduction and Visioning sections in terms of future housing growth the question of 'need' may remain. The second issue in terms of Mansfield is, whether the creation of large scale, mixed-use urban extensions is something that is wanted, for their own value, in terms of providing new opportunities for economic and residential growth, and the provision of community facilities. In terms of sites that have been promoted or supported as part of this work, we will seek additional information in terms of what their development would be able to provide for the district and local communities, so that we can better consider their merits as we move forward.

Providing for our employment needs

Issue EP3 asked how much employment land should be provided

- 5.31 In response to this issue there were 19 representations. Of these 10 representations were made about the introduction, local perspective and evidence base in relation to employment land provision. 9 representations made a choice between Options EP3A, EP3B, and EP3C. Under this issue no alternative options were put forward.
- 5.32 Of the 10 representations made to the background information on this issue, one of the main points made was that the overall scale of employment land provision is of less importance than ensuring sites meet market and sustainable development criteria. However, that said some respondents expressed concern over the lack of clear guidance on the overall net change in employment land over the plan period as would be so under Option EP3C. It was argued that such an approach could lead to the least sustainable sites coming forward and to employment provision that has less reference to that elsewhere in the sub-region.
- 5.33 With regard to site allocation it was suggested that consideration should be given to providing for types of sites which will nurture the employment sectors capable of supporting higher quality jobs. In addition, it was suggested that a strategic transport assessment should be carried out to examine the transport constraints for employment provision.
- 5.34 Other responses said the strategy should address matters related to infrastructure and connectivity including ICT and broadband, and the issue of cross-boundary provision whereby Ashfield's employment land needs could be met within Mansfield District. The point that was made that new jobs should be provided at Market Warsop to match with housing growth. It was suggested that a new BI Business Park of c. 2Ha in Market Warsop could create up to 250 jobs.
- 5.35 Out of the 9 representations made to the Options the following preferences were expressed:
- 11% agreed with Option EP3A to use the lower figure of 24Ha net in planning for future employment needs.
 - 44% agreed with Option EP3B to use the higher figure of 38Ha net in planning for future employment needs.
 - 44% agreed with Option EP3C to develop a criterion based approach to planning for future employment needs.

Officer's response

- 5.36 Whilst the proposed removal of the EMRP has left a degree of uncertainty in relation to housing growth, the EMRP lacked clarity in relation to the needs for employment growth. Separate studies were done on this, although they did relate to the levels of housing growth expected and so may be flawed. This area will need to be revisited in terms of any options based on a set figure. Any criteria based approach would clearly need to address sustainability issues and possibly highlight general areas and an approach to employment growth ahead of a specific allocations document.

Protecting existing employment sites

Issue EP4 asked what approach should be taken towards existing employment sites

- 5.37 In response to this issue there were 14 representations. Of these, 1 representation was made about the background information to the issue of protecting existing employment land. 13 representations made a choice between Options EP4A, EP4B, and EP4C. Under this issue no alternative options were put forward.
- 5.38 The representation made to the background information on this issue made the point that it will be important to take a flexible approach and ensure the provision of a range of employment sites in terms of size, type and quality. It was further pointed out that some small scale employment sites which may not be assessed as the highest quality may nevertheless provide good opportunity for business start ups in lower grade locations and premises.
- 5.39 Out of the 13 representations made to the Options the following preferences were expressed:
- 77% agreed with Option EP4B to protect the 'best sites' whilst adopting a flexible approach to other existing employment sites.
 - 23% agreed with Option EP4C to adopt a flexible approach to protecting all existing employment sites.
- 5.40 No representations were made in support of Option EP4A.

Officer's response

- 5.41 It is clear that the flexibility of any approach is considered an important characteristic and it will be necessary to balance the clarity of any policy with ensuring a degree of flexibility. The concern that sites which may be important to start up businesses may be relatively poorer sites, but with an important role,

is an issue that we recognise. High quality new work units whilst welcomed, may not be suitable for some of the business's that may want to commence, such as car repair and other business's that may be seen as noisy and dirty uses.

Location of employment land

Issue EP5 asked where new employment sites should be located

- 5.42 In response to this issue there were 11 representations. Of these, 1 representation was made about the background information to the broad locations for new employment sites. 10 representations made a choice between Options EP5A, EP5B, and EP5C, or put forward alternative options.
- 5.43 The points made to the background information on this issue were that employment land should be located in areas which can maximise the benefits in terms of being attractive to the market, reducing the need to travel and having a strategic approach to the delivery of infrastructure.
- 5.44 In addition, a point was made that the aim should be to maximise local employment, skills and training through planning agreements. It was, however, suggested that certain target sectors will be reliant on importing labour in the short to medium term until such time as there is a significant upturn in the skills levels of the local population.
- 5.45 Out of the 10 representations made to the Options the following preferences were expressed:
- 10% agreed with Option EP5A to allocate new employment sites in locations accessible to the local population.
 - 80% agreed with Option EP5C to focus employment land on Sustainable Urban Extensions to the Mansfield urban area
 - 10% put forward alternative options for the location of new employment sites. This related to the suggestion to pursue a combination of Options A and C.
- 5.46 No representations were made in support of Option EP5B.

Officer's response

- 5.47 The comments here are clearly related to comments at the start of this section and in the wider considerations of the need for urban extensions and the overall approach to growth within the district. Deliverability is a major issue for planning and therefore allocating land that is not considered commercially viable or marketable will not support the economic regeneration of the district or create jobs. The work that we are doing in this area will tie into the Joint

Economic Master-plan which is being drawn up by Ashfield and Mansfield District Councils at present.

Design Quality

Issue EP6 asked how excellence in the design of new development can be achieved

- 5.48 In response to this issue there were 28 representations. Of these, 17 representations were made to the introduction, local perspective and evidence base in relation to the design of new development. 11 representations made a choice between Options EP6A, EP6B, and EP6C, EP6D, and EP6E, or put forward alternative options.
- 5.49 Of the 17 representations made to the background information on this issue, there was general consensus that raising the design quality of new developments is of high importance. In addition, some respondents mentioned layout, aesthetics, accessibility, and quality green space as important factors to achieving good design in new development. In addition, there were preferences made for low density development with sufficient car parking, energy efficient building design, and new developments to be required to include public art.
- 5.50 Out of the 11 representations made to the Options the following preferences were expressed:
- 45% agreed with Option EP6A to have one policy which draws together design themes.
 - 9% agreed with Option EP6C to include a policy which requires high quality design in new development which would affect historic assets.
 - 18% agreed with Option EP6D to include design requirements within a wider policy on sustainable development.
 - 27% put forward alternative options for design policy. This included suggestions for a combination of Option A with B, and with C where a district-wide policy is developed to include specific requirements related to different types of development and historic environment considerations.
- 5.51 No representations were made in support of Options EP6B and EP6E.

Officer's response

- 5.52 Generally support seems to be having one policy that draws together various design themes within the Core Strategy. This may break down into more specific themes within the development management policies or specific allocation policies, at a later date.

The Historic Environment

Issue EP7 asked how the district's historic assets should be conserved, enhanced and managed

- 5.53 In response to this issue there were 13 representations. Of these, 5 representations were made to the introduction, local perspective and evidence base in relation to the historic environment. 8 representations made a choice between Options EP7A, EP7B, and EP7C, and EP7D, or put forward alternative options.
- 5.54 Of the 5 representations made to the background information on this issue, a number of respondents referred to the Government's policies in the new PPS5 on Planning for the Historic Environment. Some respondents supported the inclusion of a policy to set out local priorities for the management of the historic environment whilst others suggested a balanced approach to the protection of the historic environment against wider public benefits. Other points made were that historic environment interests should be widened to include the rural dimension which has rich archaeological resource, and that the County Historic Landscape Characterisation should be taken into account. On the other hand, a representation challenged whether a specific policy is needed in the light of the statutory protection afforded to the historic environment.
- 5.55 Out of the 8 representations made to the Options the following preferences were expressed:
- 13% agreed with Option EP7B to have a policy which seeks to ensure that all historic assets in the district are effectively protected and managed.
 - 75% agreed with Option EP7D to include a policy which requires high quality design in new development which would affect historic assets.
 - 13% put forward alternative options for historic environment policy. This included a balanced approach to the protection of the historic environment against wider public benefits.
- 5.56 No representations were made in support of Options EP7A and EP7C.

Officer's response

- 5.57 The comments are noted. Like the design policies issue above, it is likely that under a general Core strategy policy there may be a need for more specific development management policies.

Chapter 5 – Stronger Communities

- 5.58 There were 3 comments in relation to the introduction to the Stronger Communities theme including Table 5.1.
- 5.59 It was suggested that greater emphasis should be placed upon the health benefits of sport, recreation and open space provision within communities.

Officer's response

- 5.60 The comment is noted. To a degree this has been recognised in the section on recreation. However, it is considered that this could be emphasised in future documents in taking forward the sections on Our District – Now, and the Vision, and recognising that health is a key theme that cuts across a number of issues relevant to the future development of the district.

Affordable Housing

Issue SCI asked about the spatial distribution of the district's affordable housing requirement.

- 5.61 In response to this issue there were 25 representations. Of these, 10 representations were made to the introduction, local perspective and evidence base in relation to affordable housing. 15 representations made a choice between Options SCIA, SCIB, and SCIC, or put forward alternative options.
- 5.62 Of the 10 representations made to the background information on this issue, there was general consensus that the approach to affordable housing should be set out in the strategy. In the absence of the indicative regional targets, the point was made that up to date housing market assessments should provide sound basis for establishing affordable housing targets. However, that said, one respondent took the view that due to changes in market conditions since the 2007 Strategic Housing Market Assessment was prepared, this document should not be relied upon.
- 5.63 In addition, a number of respondents expressed concern that the delivery of housing should not be undermined by unrealistic affordable housing targets. There was call for a flexible approach to affordable housing provision based upon development viability – which was cited as a particular issue in relation to the current economic climate and in bringing forward certain sites particularly those involving previously-developed land. Other representations suggested there should be a good mix of affordable housing tenure aimed not only at addressing

issues facing first time buyers, but also related to needs of the ageing population profile in the district.

5.64 Out of the 15 representations made to the Options the following preferences were expressed:

- 27% agreed with Option SCIA to apply a single % requirement for all sites over a certain threshold across the district.
- 40% agreed with Option SCIB to increase %'s of affordable housing to areas in greatest need.
- 7% agreed with Option SCIC to maximise %'s of affordable housing where financial viability suggests higher levels can be provided.
- 27% put forward alternative options for affordable housing policy. This included means other than requiring a percentage of affordable housing from market housing such as exception sites on the edge of smaller settlements and villages. It also included suggestions for options that factor in both a % target and viability test, and require off-site provision and commuted sums.

Officer's response

5.65 In the light of the support for Option SCIB it is considered that further investigation be made into the opportunities revolving around increasing the provision of affordable housing in areas that are in greatest need and so addressing the imbalance of where affordable units are provided.

5.66 However, as suggested by respondents it is acknowledged that the deliverability of development is a key issue. In circumstances where the Council consider it is crucial that development comes forward the financial viability of sites is essential. Therefore, where the viability of a site can be demonstrated to be compromised purely as a result of contributions towards facilities such as affordable housing or open space, then consideration will be given to relaxing standards set out within any policies or council guidance.

5.67 Despite this it is considered that uncertainty over requirements for affordable housing, open space or other forms of contributions only stifles deliverability. In discussions that have taken place with developers so far, their view has been that a degree of certainty has significant benefits not least for providing a level playing field within the development market. In this regard, the Council recognises the need to look into the viability of developments when sufficient evidence is provided.

5.68 In terms of the mix of housing, it will be important for the strategy to emphasise the need to consult with the Council's housing department on the type/size of properties that are required to make up any affordable provision in new developments.

Gypsies and Travellers

Issue SC2 asked how we should make provision for gypsies, travellers, and travelling show people.

- 5.69 In response to this issue there were 15 representations. Of these, 9 representations were made to the introduction, local perspective and evidence base in relation to gypsies and travellers. 6 representations made a choice between Options SC2A, and SC2B, or put forward alternative options.
- 5.70 Of the 9 representations made to the background information on this issue, the main points raised were about location, size and the delivery of sites. One respondent made the point that whilst access to services is a consideration the provision of sites in rural locations may be acceptable. In terms of deliverability of sites there was some concern over whether SHLAA sites would be an option in the face of stiff competition from open market housing. In this regard, a respondent suggested 'exception sites', and inclusion of a further separate criteria based policy that would cater for unforeseen demand.
- 5.71 Some respondents made the point that it may be more appropriate to allocate several smaller sites and that a range of sites would allow more choice and different delivery options. In addition, a respondent questioned where those requiring a more flexible lifestyle would be accommodated if sites are used as a permanent residence by gypsies and travellers. Other representations made included concerns over gypsy and traveller provision within Strategic Urban Extensions, and the value of producing further supplementary guidance at the local level.
- 5.72 Out of the 6 representations made to the Options the following preferences were expressed:
- 17% agreed with Option SC2A to identify a broad location for a permanent authorised gypsy and traveller site within the district.
 - 50% agreed with Option SC2B to identify a specific site for a permanent authorised gypsy and traveller site within the district.
 - 33% put forward alternative options for gypsies and traveller policy. This included investigation of a range of potential sites including unauthorised sites and those subject to previous planning history. It was also mentioned that the approach should be more specific and a site identified as early as possible in the plan making process.

Officer's response

- 5.73 In order to demonstrate the strategy is sound the Council will have to justify that every effort has been made to meet the needs and requirements of the gypsy and traveller community in line with any robust and up to date assessment. The Council is aware that until such time as a site(s) has been identified, there is

a risk that an application could be made in an inappropriate location and evidence provided that the needs are not being met, or close to being met which would increase the chances of the proposals going forward.

- 5.74 The support for a specific area to be identified which would provide greater certainty, as opposed to a broad location which would still require more detailed boundaries to be defined is noted. However, further work needs to be done and the Council will look at opportunities to identify more specific location/s in connection with relevant stakeholders and the community.

Neighbourhood Regeneration

Issue SC3 asked how we should support neighbourhood regeneration

- 5.75 In response to this issue there were 16 representations. Of these, 7 representations were made to the introduction, local perspective and evidence base in relation to neighbourhood regeneration. 9 representations made a choice between Options SC3A, SC3B, and SC3C, or put forward alternative options.
- 5.76 Of the 7 representations made to the background information on this issue, the main points raised revolved around the need to focus regeneration activities in run down areas particularly on previously developed land. In addition, others suggested that the 'safer homes' standards should be applied in regeneration schemes, and that environmental restoration and enhancement should be recognised as a form of regeneration.
- 5.77 Out of the 9 representations made to the Options the following preferences were expressed:
- 22% agreed with Option SC3A to identify specific areas for regeneration schemes
 - 67% agreed with Option SC3B to have a policy encouraging regeneration projects where community benefit can be created
 - 11% put forward alternative options for neighbourhood regeneration policy. This included views that policy priority should be give to areas of greatest need.
- 5.78 No representations were made in support of Option SC3C.

Officer's response

- 5.79 It is clear that most people supported a flexible policy approach to give general support to community regeneration projects. However, the support for identifying specific sites is noted particularly the need to focus on previously developed land within areas of greatest need. The comment that environmental

restoration should be recognised as a form of restoration is a valid point and one which should be borne in mind in working up regeneration schemes. However, like with other development proposals the balance between hard (development), and soft (environmental restoration) end uses in any regeneration scheme will be crucial to its overall viability and whether there is realistic prospect of it being delivered on the ground. Please see Issues EP6 and SM1 in relation to design standards.

Recreational Space Provision

Issue SC4 asked how we should provide for open space, sport and recreation

- 5.80 In response to this issue there were 23 representations. Of these, 13 representations were made to the introduction, local perspective and evidence base in relation to open space. 10 representations made a choice between Options SC4A, and SC4B, or put forward alternative options.
- 5.81 Of the 13 representations made to the background information on this issue, the main points raised included concerns that the options on open space, sport and recreation had been promoted prior to the completion of the PPG17 study and therefore not been informed by a robust evidence base. One comment put forward the suggestion that it may be more appropriate to combine this work with the issue surrounding green infrastructure (GI) as open spaces form a central element of a multi-functional GI network.
- 5.82 More detailed comments were received which promote existing allotment land for development. These comments were accompanied by a PPG17 study prepared by the landowners' agent.
- 5.83 Although the issue relates more to how the Council should deal with existing open spaces in the context of needing to find land for housing development, it was considered by some respondents that the Interim Planning Guidance (IPG) on the provision of recreational space within new developments is appropriate in dealing with how new open space is provided for in the future through new development.
- 5.84 Many respondents emphasised the importance of open space, and it was suggested that more is required within the town centre. However more engagement with young people is essential to ensure the type of provision and location is correct. One respondent also stated how important open spaces can be for communities, by providing opportunities for local people to become engaged in their local park through 'Friends' groups. This can help build community pride and raise levels of satisfaction.

5.85 Out of the 10 representations made to the Options the following preferences were expressed:

- 70% agreed with Option SC4A to protect as much of our existing open space, sport and recreational facilities as possible
- 10% agreed with Option SC4B to utilise funding from the sale of certain poorer quality sites to improve other sites – concentrating on quality rather than quantity of provision.
- 20% put forward alternative options for open space policy. This included the fact that future provision should be based on the location and the need for the site, as well as quantity and quality. Over-provision should be identified against provision standards and any funding raised as a result should be used to ensure areas of greatest need meet the standards, or used where there are opportunities to create linkages between sites in line with green infrastructure principles. Another option was recommended which takes the approach that the provision of open space, sport and recreation is improved at all possible opportunities.

Officer's response

5.86 The support for Option SC4A to protect as much as of our existing open space as possible is noted. However, there needs to be a balanced judgement made about the quantity, quality and accessibility of open space, sport and recreation facilities within our communities. In order to inform our thinking on the issues and options we are completing what is called a PPG17 assessment (Looking at the provision and need for public open space), the findings of which are crucial to decisions on protecting or releasing land currently used for open space, sport and recreation. However, this is a major piece of work that takes considerable time and further work still needs to be done before it's finally completed. The Council will therefore look at prioritising what more needs to be done on the assessment in order to evidence base any future decisions in this area.

5.87 With regard to the suggestions to release allotment land, this is a matter that will be addressed through the PPG17 assessment. In addition, so will the issue about engaging with the community including younger people to ensure suitable open spaces which meet the needs of the full range of user groups, is available. In terms of providing additional open space, this is only realistically viable as part of new development proposals. With regard to the issue of clearing developed sites within the town centre in order to create public open space this has to be acknowledged as being unrealistic in the foreseeable future, unless significant public funding becomes available. We will, however, need to look closely at the relationship between the work on open space, sport and recreation and green infrastructure as suggested by one respondent.

Community Exceptions

Issue SC5 asked how we should ensure adequate provision of community facilities.

- 5.88 In response to this issue there were 14 representations. Of these, 9 representations were made to the introduction, local perspective and evidence base in relation to community facilities. 5 representations made a choice between Options SC5A, and SC5B. Under this issue no alternative options were put forward.
- 5.89 Of the 9 representations made to the background information on this issue, the main points included support for the retention of existing community facilities, and suggestion that any new facilities should take on the 'Neighbourhood Management' approach. Facilities need to be accessible, and shared between organisations where possible. Furthermore, it is highlighted that for services to meet the needs and aspirations of a community, they need to be sustainable and supported by the engagement of the community. It was also suggested that facilities could be funded and / or provided by s106 agreements / on-site provision within development proposals.
- 5.90 Out of the 5 representations made to the Options the following preferences were expressed:
- 100% agreed with Option SC5A to have a policy which seeks to allow community development where community needs can be shown to outweigh other considerations.
- 5.91 No representations were made in support of Option SC5B.

Officer's response

- 5.92 The overwhelming support for Option SC5A to adopt a positive and supportive policy regime for new community facilities that trumps other planning considerations is noted. However, as suggested by some respondents it will be important that we continue to work closely together with service providers and communities to define what facilities are needed and where. In this regard further work will be done on this issue as part of a wider study looking at key infrastructure and service requirements including how schemes and projects will be delivered on the ground – which could include more detailed consideration of the ideas suggested by respondents.

Retail Hierarchy

Issue SC6 asked how we should define a shopping hierarchy.

- 5.93 In response to this issue there were 16 representations. Of these, 6 representations were made to the introduction, local perspective and evidence base in relation to the shopping hierarchy. 10 representations made a choice between Options SC6A, SC6B, and SC6C, or put forward alternative options.
- 5.94 Of the 6 representations made to the background information on this issue, the main points revolved around the point that the main focus for retail and leisure uses should be the town centre, with other centres playing a complementary role. Another point was raised which emphasised that the retail hierarchy should be sufficiently flexible and able to accommodate changes in the economy. A further respondent suggested that a number of centres appeared to have been omitted from the list in Table 5.3.
- 5.95 More detailed comments suggested that the Nottingham Road area should be reclassified as a District Centre and incorporate the Sainsbury's store, and a request for a new Post Office in this location was also received.
- 5.96 Out of the 10 representations made to the Options the following preferences were expressed:
- 20% agreed with Option SC6A to amend the existing shopping hierarchy to include a range of new centres
 - 50% agreed with Option SC6B to amend the existing shopping hierarchy by reclassifying a number of centres
 - 20% agreed with Option SC6C to amend the existing shopping hierarchy by combining options A and B
 - 10% put forward an alternative option for the shopping hierarchy. This was to only make changes which are recommended by a retail study and therefore evidence based.

Officer's response

- 5.97 As can be seen from the results above, the majority of respondents who chose an option preferred for the existing shopping hierarchy to be amended by way of reclassification of existing centres, rather than the addition of new centres.
- 5.98 In response to the more detailed comments received on the background information to this issue, the Council are committed to ensuring that the town centre does remain the focus of retail and leisure activity, and recognise the important role the town centre has to the economy. It is accepted that it is therefore important to ensure that town centre policies are flexible and do not stifle the market. All evidence submitted in support of reclassifying particular

centres will be considered in the next stage of plan preparation. The request for a new Post Office branch within the Nottingham Road Neighbourhood Centre has been followed up with the Post Office, who said that there are currently no plans to provide additional branches in Mansfield.

- 5.99 Table 5.3 within the Core Strategy Issues and Options Report provides a list of all the centres currently designated as part of the shopping hierarchy (in the adopted Mansfield District Local Plan [1998]). Additional centres have emerged since that plan was written and for them to be incorporated into a new shopping hierarchy, as suggested, Option SC6A would need to be selected. In light of the results of the consultation, it may be most appropriate to combine Options SC6A and B.

Chapter 6 – A Safer Mansfield

- 5.100 There were 2 comments in relation to the introduction to the A Safer Mansfield theme including Table 6.1.
- 5.101 The main point raised was that the issues within this section might be better dealt with by design and retail policies.

Officer's response

- 5.102 We note that there is an overlap between the issues about crime, design and the town centre. Reducing crime and disorder is one of the Council's main priorities as set out in the Corporate Plan, so we wanted to ensure that the issue was given an appropriate level of consideration within the Core Strategy Issues and Options Report. The designing out crime issue (SMI) below, looked at whether or not crime should be dealt with separately, so in our consideration of the comments received, we will also consider combining the issues.

Designing out crime

Issue SMI asked how we can address crime through the design of new development.

- 5.103 In response to this issue there were 14 representations. Of these, 3 representations were made to the introduction, local perspective and evidence base in relation to designing out crime. 11 representations made a choice between Options SMIA, and SMIB, or put forward alternative options.

- 5.104 Of the 3 representations made to the background information on this issue, the main points raised were that crime levels can be reduced by creating new employment and leisure opportunities. Also, the 'Secure by Design' approach was supported.
- 5.105 Out of the 11 representations made to the Options the following preferences were expressed:
- 45% agreed with Option SM1A to create a separate policy about designing out crime.
 - 45% agreed with Option SM1B to include security aspects of design as a criteria with other design based policies
 - 9% put forward an alternative option for policy on designing out crime which promoted a combination of both approaches, with the involvement of the Police.

Officer's response

- 5.106 The Council notes that there was no clear preference for or against having the 'designing out crime' issue as a separate policy area, or combined within a general policy on design. The Police have commented on this issue, so it is likely that their response will be given more weight in the determination of how the issue is taken forward to the next stage of the plan-making process.
- 5.107 The Council agree that the creation of employment and leisure opportunities can have an impact on reducing crime and disorder, and seek to facilitate this as far as possible.

Evening Economy

Issue SM2 asked how we can reduce crime and disorder issues in the town centre evening economy

- 5.108 In response to this issue there were 15 representations. Of these, 6 representations were made to the introduction, local perspective and evidence base in relation to the town centre evening economy. 9 representations made a choice between Options SM2A, SM2B, and SM2C, or put forward alternative options.
- 5.109 Of the 6 representations made to the background information on this issue, the main points raised revolved around the idea that the appeal of the town centre should be broadened to accommodate the needs of a wider age range, and families. This could then help to address the perception that the town is unsafe at night, which is another point which was raised. The importance of working in partnership to address alcohol related issues was also highlighted, for example

there would be serious Police resource issues if late night uses were dispersed across the town.

5.110 Out of the 9 representations made to the Options the following preferences were expressed:

- 56% agreed with Option SM2A to retain a concentration of venues in the Leeming/Clumber Street Area
- 22% agreed with Option SM2B to allow a general dispersal of 'night-time economy' uses across the town centre.
- 11% agreed with Option SM2C to specify alternative areas for 'night-time economy' activities
- 11% put forward alternative options for policy on the town centre evening economy. This included an approach which reflects policy guidance and the Council's Licensing Policy.

Officer's response

5.111 There is a degree of overlap with the 'finding the right mix of uses' issue within the 'Our Town Centre' section of the Core Strategy Issues and Options Report. The Council notes the strong majority opinion that night time uses should remain concentrated on the Leeming Street / Clumber Street area, which is also supported by the response to the similar town centre issue.

5.112 We agree that the appeal of the town centre during the evening needs to be widened, and one of our aims is to provide the conditions to attract a more diverse range of activities, which we hope will, in turn, start to alter the perception that the town centre is unsafe at night.

Chapter 7 – Our Town Centre

5.113 There were 3 comments in relation to the introduction to the Our Town Centre theme.

5.114 The main points raised were the fact that the town centre is the most sustainable area for future growth due to its accessibility for a range of transport modes, but also included concerns over the fact that there is no supermarket, no toilets and there are parking and traffic issues.

Officer's response

5.115 The Council agree that the town centre is the most sustainable and accessible area for future growth. In relation to the concerns raised, the Council are trying

to attract convenience retailers (such as supermarkets) to the town centre. In addition, new toilets are in the process of being built outside of the Old Town Hall, and the Four Seasons toilets are being refurbished. Parking is always a controversial issue due to cost, but the Council has to strike a balance between the cost of providing safe and secure parking facilities and making them affordable for customers. Recent traffic calming measures have been completed to the south east of the town centre (around the Midworth St / Church St area) and this should improve the traffic flow through the town centre.

Mix of town centre uses

Issue TCI asked how about the mix of town centre uses
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- 5.116 In response to this issue there were 21 representations. Of these, 10 representations were made to the introduction, local perspective and evidence base in relation to the mix of town centre uses. 11 representations made a choice between Options TCIA, TCIB, and TCIC.
- 5.117 Of the 10 representations made to the background information on this issue, the main points raised revolved around trying to make Mansfield town centre more attractive to investors and shoppers. Suggestions made included that stores with larger footprints are required to attract more high street names; residential use should be encouraged within the town centre as it can increase vitality and viability, as well as retail demand/capacity; the presence of a low-cost supermarket, and new sport and recreational facilities should be encouraged to boost attractiveness; the market should be focused on the Market Place, not West Gate, and should include more variety of fresh produce such as fish; and the Council should be flexible with no policy restrictions, in order to maximise opportunities for investment and job creation.
- 5.118 Further views included that a new shopping centre is not required, but that retail units should not be built on the edge of town as they will remain vacant. One respondent was particularly positive about the town centre and stated that it is far superior to many similar sized towns.
- 5.119 Out of the 11 representations made to the Options the following preferences were expressed:
- 91% agreed with Option TCIB to divide the town centre into distinct zones
 - 9% agreed with Option TCIC to apply a minimum requirement of 75% A1 uses within primary shopping frontages, 50% within secondary frontages, and a balance of uses elsewhere in the town centre.
- 5.120 No representations in support of Option TCIA or an alternative option were put forward.

Officer's response

- 5.121 The support for Option TC1B is noted. The Council agree that we should be trying to make the town centre more attractive to investors and customers, and a lot of work is being done by the regeneration department. The redevelopment of the existing bus station site should provide the opportunity to create space for larger stores in order to attract more high street names to Mansfield, and the White Hart development should provide opportunities for town centre living accommodation.
- 5.122 The Council agree that the town centre is the best location for some forms of sport and recreational facilities and would support proposals of this type, providing all elements of any proposal were acceptable. In relation to the market, the planning process has no control over the type of stalls that are provided, although improvement to this area is a major aim of the Town Centre Manager.

Boundary of the Mansfield Town Centre

Issue TC2 asked how about the extent of the town centre

- 5.123 In response to this issue there were 14 representations. Of these, 3 representations were made to the introduction, local perspective and evidence base in relation to the town centre boundary. 11 representations made a choice between Options TC2A, TC2B, and TC2C.
- 5.124 Of the 3 representations made to the background information on this issue, the main points raised included that a retail capacity study is required in order to justify extending the town centre boundary, and that strong linkages between any extension and the existing town centre would be important. It was also highlighted that new development should be in context with the many listed buildings within the town centre, and that locally important buildings should be reused rather than redeveloped.
- 5.125 Out of the 11 representations made to the Options the following preferences were expressed:
- 45% agreed with Option TC2A to maintain the existing town centre boundary
 - 36% agreed with Option TC2B to maintain the existing town centre boundary, but to introduce a more flexible approach for edge of centre developments.
 - 9% agreed with Option TC2C to extend the existing town centre boundary
 - 9% put forward alternative options for policy on the town centre boundary. This included combining Options TC2B and TC2C by reviewing and amending

the boundary, but also taking a more flexible approach in relation to uses permitted.

Officer's response

- 5.126 The support for maintaining the existing town centre boundary is noted. We agree that a retail capacity study is required and are shortly to begin the process of writing a brief for this work. The Council recognise the importance of listed building, conservation areas and locally important buildings and any new development will need to consider the impact on the historic environment. Please also see Issue EP7 which deals with the historic environment specifically.

Chapter 8 – Environmental Sustainability

- 5.127 There were 11 comments in relation to the introduction to the Environmental Sustainability theme including Table 8.1.
- 5.128 From the comments received, there was an overall support for protecting and enhancing the natural environment, and promoting green infrastructure. However, it was pointed out that as environmental sustainability is such an important, overarching issue, it should be more integrated into each section of the Core Strategy, rather than viewed as a stand-alone element. Comments were also received which considered that the Sherwood Forest Regional Park area, and woodland creation, should both be given more emphasis within the Core Strategy. Some respondents raised that community engagement important and that more support should be given to community energy conservation and recycling facilities. It was also highlighted that the design of new developments should take more account of waste minimisation, re-use and recycling opportunities.
- 5.129 More detailed comments gave advice regarding development and flood risk. This included ensuring that the sequential approach is taken into consideration for all development, and that river systems and Sustainable Drainage Systems (SUDS) are included within green infrastructure. Currently the Core Strategy has not specifically addressed these issues.

Officer's response

- 5.130 The Council also recognises the importance of the local environment as a key driver to the quality of life of its communities and the economic prosperity of the area. This is reflected in the Council's Corporate Plan as one of the key priorities, the Mansfield Area Strategic Partnership Community Strategy, and similarly it has been a central theme in a number of background studies such as a

Green Infrastructure Strategy, Landscape Character Assessment, Strategic Flood Risk Assessment and Water Cycle Scoping Study. These studies will be used as evidence base to inform our thinking on the future planning strategy for the district.

- 5.131 All the comments and advice in relation to environmental issues are welcomed. In moving towards our preferred approach the Council will take into account the full range of environmental considerations. In doing so we will seek to maximise the role that planning can play in relation to the environmental sustainability theme including: nature conservation, landscape character, green infrastructure, flooding, energy conservation, waste minimisation, reuse and recycling, and in taking forward approaches that can address the effects of climate change (mitigation and adaptation).

Green infrastructure

Issue ES1 asked how we should approach green infrastructure

- 5.132 In response to this issue there were 22 representations. Of these, 7 representations were made to the introduction, local perspective and evidence base in relation to green infrastructure. 15 representations made a choice between Options ES1A, and ES1B, or put forward alternative options.
- 5.133 Of the 7 representations made to the background information on this issue, the main points raised included the view that green infrastructure relates to all areas of the Council's work and therefore should be included within all issues which relate to the future of the district in order for an integrated, Council-wide approach to be taken. It was also pointed out by a number of respondents that it is important for there to be green infrastructure within all areas of the district, including the town centre, as a 'necessity' not a 'luxury', and that the principle of 'Accessible Natural Greenspace Standards' (ANGSt) established by Natural England should be used. Some respondents made suggestions for the protection/enhancement of 'strategic' green infrastructure, as well as, the development of a biodiversity strategy for Warsop.
- 5.134 Out of the 15 representations made to the Options the following preferences were expressed:
- 20% agreed with Option ES1A to identify strategic areas, corridors and linkages as part of a combined strategic green infrastructure network.
 - 53% agreed with Option ES1B to seek to protect and enhance all GI assets wherever they are.
 - 27% put forward alternative options for policy on green infrastructure. This included combining Issue ES1, SC4 (Provision for Openspace, Sport and Recreation) and ES3 (Provision of Long-distance Routes and Green Corridors).

Other alternative versions of Option ESIB put forward, sought to ensure that the final policy option recognised a balanced and informed approach to development. Another approach suggested was to make some alterations to ESIB such as, whilst all sites should include good on-site provision, consideration should be given to opportunities to make off-site improvements. Also 'creating new green infrastructure in areas which are currently built on' should be included under 'enhancement'.

Officer's response

- 5.135 Green infrastructure is an important issue which will be considered when determining future development of the district. This issue does not deal with whether or not we should define a green infrastructure network (because we already consider this to be a priority), but with how much of the network should be protected and enhanced. We note that over half of the respondents selected Option ESIB which provides the highest level of protection and enhancement. Further consideration is needed in how we incorporate the comments submitted for this option, as we move toward the next stage in the plan-making process, whilst balancing strategic and on-site/off-site needs, as well as, viability and future sustainability needs.
- 5.136 We note that there is a degree of overlap between green infrastructure, open space and recreation, and the provision of long-distance routes and green corridors, and will give consideration to combining some or all of these issues. Combining the issue with open space would make it more appropriate to utilise the principles of ANGSt as suggested, however these standards will be referred to in the production of a PPG17 compliant study in any case.
- 5.137 The overall principle of Green Infrastructure seeks to improve recognised linkage and enhancement needs. The suggestion for 'off-site' improvements to be made, as well as 'on-site' provision is acceptable as long as the contribution remains reasonable in relation to the scheme proposed. Whilst it is important to promote green infrastructure and provide better linkages between existing sites, we need to balance this against encouraging investment and ensuring development is viable and deliverable.
- 5.138 It is unlikely that the Council would develop a biodiversity strategy for Warsop alone, at this stage. However, the biodiversity of this area will need to be looked at, as part of the wider green infrastructure resource, as we move forward.

Landscape character

Issue ES2 asked how we should protect and enhance landscape character

- 5.139 In response to this issue there were 15 representations. Of these, one representation was made to the introduction, local perspective and evidence base in relation to landscape character. 14 representations made a choice between Options ES2A, ES2B, ES2C, ES2D, and ES2E, or put forward alternative options.
- 5.140 Of the 3 representations made to the background information on this issue, the main points raised were to ensure that national planning guidance is adhered to, in particular 'Natural and Healthy Environments' which combines PPG17, PPS7, PPS9 and PPG20. There was also a suggestion to reword one of the paragraphs in relation to this issue.
- 5.141 Out of the 14 representations made to the Options the following preferences were expressed:
- 21% agreed with Option ES2A to assess the protection and enhancement of the district's landscape through an overall 'Landscape Character Approach' and to not provide any additional protection to specific areas of the district.
 - 14% agreed with Option ES2B to assign additional protection and/or enhancement requirements to specific landscape areas of the district with respect to coalescence between settlements.
 - 36% agreed with Option ES2E, in addition to an overall Landscape Character Approach, to provide a combination of all the options put forward.
 - 29% put forward alternative options for policy on landscape character. This included a combination of: ES2A and ES2B (1 representation); a combination of ES2A, ES2B and ES2C (1 representation); and a combination of ES2A, ES2B, ES2C and ES2D (2 representations).
- 5.142 No representations were made in support of Options ES2C and ES2D on their own, but rather in combinations as indicated above.

Officer's response

- 5.143 The comments are noted. We are aware of the requirement to adhere to national planning guidance and note the advice. We also note the strong support for Option ES2E which is a combination of all other options and the three alternative combinations of options that were suggested. These will be considered in the next stages of the plan-making process.

Long-distance routes and green corridors

Issue ES3 asked how we should protect and enhance green corridors

- 5.144 There were 9 representations in response to this issue about long-distance routes and green corridors. Of these, one representation was made about the overall issue, whilst 8 representations made a choice between Options ES3A and ES3B.
- 5.145 The representation made regarding the issue supported the approach taken to protect and enhance long-distance routes and green corridors.
- 5.146 Out of the 8 representations made to the Options the following preferences were expressed:
- 100% agreed with Option ES3B to protect and enhance currently established routes and create additional trail systems and green corridors through the creation of new routes and/or extensions to existing routes.
- 5.147 No representations were made in support of Option ES3A, and no alternative options were suggested, although there were some specific suggestions made regarding trail linkage opportunities.

Officer's response

- 5.148 The support for this approach and for Option ES3B is noted. This approach not only protects existing, long established routes and green corridors, but would also protect and enhance additions to this network, through the creation of new routes and/or extensions to existing routes.

Biodiversity

Issue ES4 asked how we should approach biodiversity

- 5.149 In response to this issue there were 14 representations. Of these, 4 representations were made with regards to the introduction, local perspective and evidence base in relation to biodiversity. 10 representations made a choice between Options ES4A, ES4B, ES4C and ES4D.
- 5.150 Of the 4 representations made to the background information on this issue, the main points raised revolved around the need to reverse the trend of habitat fragmentation and therefore the decline of priority habitats and species; the need for greater protection of Local Wildlife sites (in Nottinghamshire known as SINC

sites); and the importance of the linking of sites strategically, and habitat creation.

5.151 Out of the 10 representations made to the Options the following preferences were expressed:

- 10% agreed with Option ES4A to protect and enhance biodiversity within an over-arching green infrastructure policy, focussing on designated sites, habitat areas and corridors.
- 40% agreed with Option ES4C which, in addition to ES4A, would also ensure new developments produce a demonstrable biodiversity gain.
- 50% agreed with Option ES4D to have a policy approach which combines all options.

5.152 No representations were made in support of Option ES4B, on its own merit, but it was supported in combination with the other options put forward.

Officer's response

5.153 The majority support for Option ES4D, which is a combination of all options, is noted. This approach would offer the highest level of protection and enhancement of sites of biodiversity value, as well as provide net gains in biodiversity wherever possible, which is important if we are to reverse the trend of habitat fragmentation and decline of priority habitats and species. Careful consideration will need to be made in ensuring the final option can be measured and monitored accordingly.

Sustainable Energy

Issue ES5 asked how we should approach using more renewable and low carbon energy

5.154 In response to this issue there were 24 representations. Of these, 14 representations were made to the introduction, local perspective and evidence base in relation to sustainable energy. 10 representations made a choice between Options ES5A, ES5B, ES5C and ES5D, or put forward alternative options.

5.155 Of the 14 representations made to the background information on this issue, the main point raised by many of the respondents was that it is considered unreasonable to set targets which exceed those in the building regulations timetable for carbon reduction. It was considered that there is not a robust evidence base to demonstrate that such a policy approach could be delivered without adversely affecting the viability of development, despite the option being based on the document 'Towards a Sustainable Energy Policy for Nottinghamshire'.

- 5.156 It was considered that the overall demand for energy needs to be reduced, followed by a high proportion of the resulting demand levels being supplied via renewable sources. Other comments raised revolved around promoting green energy; helping to increase recycling rates by extending the range of household materials recycled as a result of kerbside collections; and reducing carbon emissions through improved insulation and sustainable construction techniques.
- 5.157 It was raised by one respondent that gaining energy from incineration should not count towards sustainable energy targets as the process is dependant on the unsustainable production of waste, which goes against the government policy of zero waste.
- 5.158 Out of the 10 representations made to the Options the following preferences were expressed:
- 10% agreed with Option ES5A to develop a district-wide CO₂ emissions policy target for new buildings
 - 10% agreed with Option ES5B to identify local opportunities for decentralised energy, and a policy approach which maximises any identified potential within specific developments
 - 10% agreed with Option ES5C to use the Code for Sustainable Homes and BREEAM standards to set higher environmental performance standards within specific developments
 - 50% agreed with Option ES5D to have a policy approach which combines all options
 - 20% put forward alternative options for policy on sustainable energy. This included encouraging the development of renewable energy on farms and former colliery sites.

Officer's response

- 5.159 The support for a combination of approaches to this issue is noted. The general thrust of Government policy is supportive towards strengthening the role of planning in the move towards renewable and low carbon energy. It is therefore considered that as a matter of principle it is sound that local plans should take a lead in trying to increase the use of energy from decentralised sources in new developments including CO₂ reduction targets.
- 5.160 To this end the Council has been working with other Nottinghamshire Authorities in the production of a joint sustainable evidence base. Modelling undertaken as part of this evidence base indicates that the additional build costs resulting from higher policy targets can be absorbed into land value without placing undue burden on developers.

5.161 However, it is accepted that in moving forward with such an approach there are likely to be timing and phasing issues in relation to the implementation of future policy and the forthcoming changes to the building regulations. In addition, it is considered that it will be important to build in sufficient flexibility where it can be clearly demonstrated that targets cannot be met for technical or financial reasons.

Sustainable Transport

Issue ES6 how we should approach sustainable transport

5.162 In response to this issue there were 18 representations. Of these, 8 representations were made to the introduction, local perspective and evidence base in relation to sustainable transport. 10 representations made a choice between Options ES6A and ES6B, or put forward alternative options.

5.163 Of the 8 representations made to the background information on this issue, the main point raised was that transport policies should be based on robust evidence and provide a clear message about how the transport system is expected to change over the plan period. The questions what, where, when and how should be answerable and should be linked to a delivery plan. It is important that the impact on the Strategic Road Network is assessed in order to produce a sound Core Strategy.

5.164 Other comments received emphasised the importance of providing new homes in areas which are highly accessible by public transport, walking and cycling. It was considered by some respondents that Mansfield does not currently have a good public transport system as the bus timetables are not adequate, there is no National Rail link, and the northern and eastern parts of the district do not have easy links to the national road network. It was also considered important that the district has a full cycle network to encourage 'green transport'.

5.165 Out of the 10 representations made to the Options the following preferences were expressed:

- 40% agreed with Option ES6A to have a specific sustainable transport policy within the Core Strategy which would apply to all new development
- 50% agreed with Option ES6B to have a criterion within other development policies which relates to sustainable transport
- 10% put forward alternative options for policy on sustainable transport which included a specific policy to set out the transport assessment criteria for all developments, and policies to safeguard land for future road and junction improvements to be made.

Officer's response

- 5.166 The support for a policy on sustainable transport is welcomed. It is accepted that once the work has been done to define what the future housing figure should be for the district further work needs to be done to assess the transport implications of regeneration of the district. This should include not only the impacts of potential strategic locations for development on the local road and rail networks, but also to confirm where transport infrastructure improvements are likely to be required. As part of this work it will be important to look at the full range of sustainable transport options including for walking, cycling and using public transport. This may highlight specific measures to improve the transport network that could be supported through new development which would address some of the concerns raised.

Chapter 9 – A Healthier Mansfield

- 5.167 There were 6 comments in relation to the introduction to the A Healthier Mansfield theme including Table 9.1.
- 5.168 One of the main points raised was the fact that by focusing on access to healthcare facilities, issues such as the consideration of new development in terms of promoting healthier lifestyles, such as access to functional green spaces and a wide range of services by sustainable transport modes have not been given as much emphasis. It was suggested that the document should be clearer about whether or not existing land uses provide for a healthy living environment, and the Council should look to provide more land if there is a shortfall. Financial considerations also need to be taken into account, and both the NHS and Police have indicated a will to be involved in future discussions/initiatives.

Officer's response

- 5.169 Many of the issues raised are relevant but were already being addressed in other parts of the document, such as Open space provision, but it is accepted that the linkages need to be made clearer in future documents.

A Healthier Mansfield

Issue HMI asked how we should ensure new and existing healthcare facilities are accessible

- 5.170 In response to this issue there were 8 representations. Of these, 1 representation was made to the introduction, local perspective and evidence

base in relation to a healthier Mansfield. 7 representations made a choice between Options HMIA and HMIB.

- 5.171 The 1 representation made to the background information on this issue, raised the point that health impact assessments and greater public engagement are required as part of policy formulation.
- 5.172 Out of the 7 representations made to the Options the following preferences were expressed:
- 100% agreed with Option HMIA to seek to provide sites that allow for dispersed health facilities in the most accessible areas for the overall population.
- 5.173 No representations were made in support of Option HMIB.

Officer's response

- 5.174 Whilst all comments are welcomed, it is notable that a preference is for ensuring that facilities were made as accessible as possible for the population.

Chapter 10 – Children and Young People

- 5.175 There were 2 comments in relation to the introduction to the Children and Young People theme including Table 10.1.
- 5.176 The main issues raised were that the Core Strategy should integrate the work of the Nottinghamshire Children and Young People's Plan which focuses on delivering the 5 outcomes identified in the Children's Act 2004. There was also concern raised over how future funding cuts may impact on service providers.

Officer's response

- 5.177 The advice is noted and the Nottinghamshire Children and Young People's Plan will be applied to the Core Strategy work in so far as it is relevant to the spatial development of the district.

Children and Young People

Issue CYPI asked how we should address Children and Young People through the Core Strategy. Specific options were not provided.

- 5.178 In response to this issue there were 6 representations. Of these, 2 representations were made to the introduction, local perspective and evidence base in relation to a healthier Mansfield. 4 representations put forward options for addressing Children and Young People issues.
- 5.179 2 representations made to the background information on this issue. It was suggested that there is a need to work with children and young people in a more 'tailor-made' way to ensure their opinions are heard, as they are generally an under-represented sector of the community. The fact that their views may change as they grow up is irrelevant as there will always be children within the community. Also, detailed comments were received regarding how schools in Warsop could adapt / develop to accommodate future increases in the population of primary and secondary age children as a result of new housing development.
- 5.180 4 representations put forward options for policy on Children and Young People issues. This included that there needs to be an Equality Impact Assessment undertaken to judge how policies affect children and young people; funding from developers should be used to provide youth activities / services; and the two points made above were also suggested, i.e. more meaningful consultation should be undertaken, and educational provision needs to be considered in the context of new development.

Officer's response

- 5.181 We are still looking to hold specific consultation sessions with Children and young people and we will seek to have more specific area based discussions with children and young people as the document evolves.

Chapter 11 – Infrastructure and Implementation

- 5.182 There were 10 comments in relation to the Infrastructure and Implementation section which sets out information relating to how the policies within the Core Strategy will be delivered, and how infrastructure will be provided to ensure that the impact of development can be managed.
- 5.183 One of the main issues raised included the fact that good partnership working with key service providers at a local and strategic level is essential for this strategy to work in light of the current public sector efficiency agenda. The Core Strategy should set out how and when necessary infrastructure will be delivered, and by who, as well as how the schemes will be funded. This will need to be supported by a robust evidence base. It has been suggested that the Council

utilises Nottinghamshire County Council's Planning Contributions Strategy in the development of this policy area.

- 5.184 The phasing of development was also raised as being important, with key trigger points for when new infrastructure is required set out clearly so that the capacity of existing networks is not compromised.

Officer's response

- 5.185 Significant future work will be required in this area as the government's plans become clearer in relation to funding streams and infrastructure provision mechanisms. This issue needs to be addressed through partnership working and knowledge, on a much wider basis than simply developer contribution strategies.

Chapter 12 - Glossary

- 5.186 There were 2 comments in relation to the Glossary section which sets out definitions of the plethora of planning terms and jargon used throughout the Core Strategy Issues and Options report.

- 5.187 The comments received suggested that the following terms and definitions are provided / amended in the glossary.

- **Community Facilities:** Facilities which provide for the health, welfare, social educational, spiritual, recreational, leisure and cultural needs of the community;
- **Landscape Character:** An expression of pattern within the landscape, resulting from the particular combination of natural factors such as landform, geology and soils and cultural factors such as settlement pattern, farm type and tree cover;
- **Landscape Character Assessment:** This defines boundaries of distinct landscape policy zones and makes recommended actions for enhancing / restoring / reinforcing / conserving the Landscape Character.

Officer's response

- 5.188 The comments are noted. The Council will continue to update and amend the Glossary as the process continues.