

## Making plans for Mansfield

# Core Strategy

What you told us...



Regulation 25 Statement of Consultation  
November 2010

APPENDIX





## Core Strategy Summary Leaflet

CORE STRATEGY

### Making plans for Mansfield How should our district look in 2026? ...you decide



[www.mansfield.gov.uk/cs](http://www.mansfield.gov.uk/cs)



Mansfield District Council is asking local people how they think the district should change over the next 16 years.

We are preparing a new plan for the district, which is all about shaping the area's future as a place to live, work, relax and visit.

It's not just about which buildings go where. It sets out how future planning applications will be assessed and details our key policies on housing, transport, retail, employment, open space and protection of the natural and historical environment.



YOU DECIDE!!

[www.mansfield.gov.uk/cs](http://www.mansfield.gov.uk/cs)



### What are the issues and options?

As an early part of this process, a Core Strategy Issues and Options Report has been published for public consultation. The consultation will last for eight weeks, between 21 June and 16 August 2010.

The report picks out a number of major planning issues facing the area. These issues come under seven key priorities which residents, businesses and other partners have already told us are important to them. The priorities are:

- our economic prosperity
- stronger communities
- a safer Mansfield
- our town centre
- environmental sustainability
- a healthier Mansfield, and
- children and young people.

The report offers choices about how much new housing, business and other development is needed, and where it should go.

The report also covers a number of important issues which need to be considered over the next 16 years, including:

- affordable housing
- gypsies and travellers
- open space
- neighbourhood regeneration
- community facilities
- shopping and night-time uses
- historic environment
- design
- green infrastructure, and
- sustainable energy and transport.

### Over to you...

#### Are the right issues being considered?

If not, what do you think should be the important factors when thinking about how the district will develop between now and 2026?

#### Which options do you prefer?

The Council needs to know what you think. Take the opportunity to give us your views by 16 August 2010 via:

 [www.mansfield.gov.uk/cs](http://www.mansfield.gov.uk/cs)

 [ldf@mansfield.gov.uk](mailto:ldf@mansfield.gov.uk)

 Planning Policy, Mansfield District Council, Civic Centre, Chesterfield Road South, Mansfield, NG19 7BH

 Planning Policy 01623 463 195



Get involved

[www.mansfield.gov.uk/cs](http://www.mansfield.gov.uk/cs)

Making plans for Mansfield

How should our  
district look in 2026?

...**you decide**



Services

# Making plans for Mansfield

## How should our district look in 2026?

Mansfield District Council is asking local people how they think the district should change over the next 16 years.

The Council is preparing a new plan for the district, known as the Core Strategy, which is all about shaping the area's future as a place to live, work, relax and visit.

It's not just about which buildings go where. It sets out how future planning applications will be assessed and

details the Council's key policies on housing, transport, retail, employment, open space and protection of the natural and historical environment.

As an early part of this process, a Core Strategy Issues and Options Report has been published for public consultation. The consultation will last for eight weeks, between 21 June and 16 August 2010 – see 'Over to you' (below) to find out how you can have your say.



The report picks out a number of major planning issues facing the area. These issues come under seven key priorities which residents, businesses and other partners have already told us are important to them. The priorities are:

- our economic prosperity;
- stronger communities;
- a safer Mansfield;
- our town centre;
- environmental sustainability;
- a healthier Mansfield;
- children and young people.

The report offers choices about how much new housing, business and other development is needed, and where it should go.

For instance, the Council has investigated a number of options for homes and business growth to 2026. These options are:

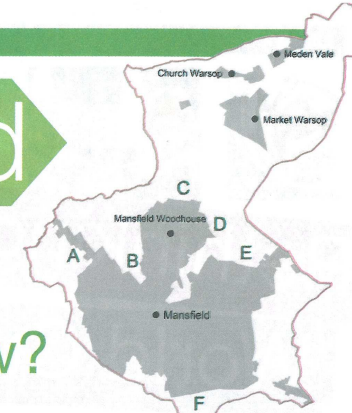
**• Housing**

- A. maximise development in and around the Mansfield conurbation, safeguarding the rural settlements;
- B. strengthen the role of Market Warsop;
- C. provide limited growth at Market Warsop.

**• Business**

- A. direct development to areas which are easy to access for local people;
- B. focus some development at Market Warsop, with the remainder around the Mansfield conurbation;
- C. focus development around the Mansfield conurbation.

# Where should Mansfield grow?



## Where should Mansfield grow?

Due to the scale of development required to meet the district's needs and in order to fulfil the Council's agenda for real change around Mansfield, the Council is putting forward six areas as options for major growth of the town (see the map above):

- OPTION A** – Around Pleasley Hill.
- OPTION B** – West of Mansfield Woodhouse.
- OPTION C** – North of Mansfield Woodhouse.
- OPTION D** – East of Mansfield Woodhouse, adjacent to Peafield Lane.
- OPTION E** – North of Forest Town.
- OPTION F** – South of Mansfield, adjacent to the MARR road.

The report also covers a number of important issues which need to be considered over the next 16 years, including:

- affordable housing;
- gypsies and travellers;
- open space;
- neighbourhood regeneration;
- community facilities;
- shopping and night-time uses;
- historic environment;
- design;
- green infrastructure;
- sustainable energy and transport.

## Over to you

**Are the right issues being considered?**

If not, what do you think should be the important factors when thinking about how the district will develop between now and 2026? Which options do you prefer?

**The Council needs to know what you think.**

Take the opportunity to give the Council your views by 16 August via:

- the web, [www.mansfield.gov.uk](http://www.mansfield.gov.uk)
- e-mail, [ldf@mansfield.gov.uk](mailto:ldf@mansfield.gov.uk)
- by post, to **Planning Policy, Mansfield District Council, Civic Centre, Mansfield, NG19 7BH**

A series of events will take place around the district during the consultation period which will give you the chance to come and find out more. Events include:

- 21 June, 6.30pm - Warsop Town Hall (Warsop Parish Council)
- 22 June, 2pm-7pm - Morrisons, Sutton Rd, Mansfield
- 24 June, 2pm-7pm - Asda, Forest Town
- 25 June, 2pm-7pm - Nisa Supermarket, Warsop
- 26 June, 2pm-7pm - Morrisons, Welbeck Rd, Mansfield Woodhouse
- 29 June, 2pm-7pm - Sainsburys, Nottingham Rd, Mansfield
- 30 June, 6.30pm - Civic Centre, Mansfield (Mansfield West Area Assembly)
- 3 July, 9.30am-5.30pm - Four Seasons Shopping Centre, Mansfield
- 8 July, 10am-1pm - Ladybrook Community Centre (CVS event)
- 18 July, 10.30am-6pm - The Carrs, Warsop (Warsop Carnival)

Further locations and dates are being added. A full list of when and where the events are taking place is available on the Council's website, [www.mansfield.gov.uk](http://www.mansfield.gov.uk) or by calling the Planning Policy team on 01623 463 195.

# Council chiefs seeking views as plan for area is launched

RESIDENTS are urged to have their say on how they would like to see Mansfield change over the next 16 years.

Council chiefs are preparing a new plan for the district, an important document which will shape the area's future as a place to live, work, relax and visit between now and 2026.

It will set out how future planning applications will be assessed and details Mansfield District Council's key policies on housing, transport, retail, employment, open space and protection of the natural and historical environment.

As an early part of the process, a core strategy report has been published for public consultation, which gives local people their first

chance to have a say on the big planning questions facing the district.

The report picks out a number of major issues and offers choices about how much new housing, business and other development is needed and where it should go.

It also covers a number of topics which need to be considered over the next 16 years, including affordable housing, gypsies and traveller sites, open space, neighbourhood regeneration, community facilities and shopping.

Coun Kate Allsop, portfolio holder for regeneration at the council, said: "The core strategy is fundamental to how and where our district will change and develop over the next 16

years.

"The strategy will have a big influence on our district for this and future generations. It is vital that we get it right and it is vital that local residents and businesses have a big say."

The consultation started on Monday and will last for eight weeks. People can register their views by visiting [www.mansfield.gov.uk/cs](http://www.mansfield.gov.uk/cs), emailing [ldf@mansfield.gov.uk](mailto:ldf@mansfield.gov.uk) or writing to Planning Policy, Mansfield District Council, Civic Centre, Mansfield NG19 7BH

A series of information events are taking place at public meetings, supermarkets, shopping centres and community buildings. For more information contact Mansfield 463195.

(WEDS 23 JUNE 2010)

# The Mayor's Column in the Chad (23/06/10)

Chad, Wednesday, June 23, 2010

Advertiser's Announcement



## More from the MAYOR

Produced by and on behalf of Mansfield District Council

Executive Mayor Tony Egginton

**I was extremely proud to raise the British Armed Forces Flag on Monday to mark the start of National Armed Forces Week.**

Mansfield was among around 3,000 local authorities to acknowledge the work of the men and women of the Armed Forces, past, present and future. The event, which was held last year for the first time, successfully captured the mood of our nation and its pride in the people who bravely work for our country in opposing tyranny and terrorism on foreign soil and in hostile climates. Our pride is immeasurable.

Locally, we have strong ties with the Mercian Regiment, the 4th Battalion, the Rifles and the Royal Engineers.

Just a few weeks ago the Mercian Regiment exercised their Freedom to march through our town centre and the memories of that day hold much emotion and pride.

Helping me raise the flag was local veteran and campaigner for the rights of ex-service personnel, Jason Rathbone of Joint Forces Alliance.

Last year the Council, and service providers across Mansfield, worked together to help to improve our returning Veterans.

Since that time much work has been done to address some of the needs that Veterans may have when they get back into civvy streets.

On Friday at the Civic Centre there will be an opportunity for some of the people who have served to give witness to their experience.

**20p to**

**I'm very pleased to announce that Mansfield's first pay-as-you-go toilets are expected to open in Mansfield.**

Work is due to start next week on new toilets at the Old Town Centre. The existing disabled toilet at the Old Town Centre will be refurbished.

The location is perfect for a high-profile, central and easy to find. It is also close to the Town Centre operations staff who will maintain the toilets and it is close to the wardens' base.

In order to maintain high standards of

**ARMED FORCES DAY  
SHOW YOUR SUPPORT**

Also attending are some of the "professionals" who are assisting with the Joint Forces Alliance to really turn lives around and give some appropriate assistance to our returning Veterans.

I am impressed at the work that has been done in the past year and how service providers have taken on the ethos of the Charter.

However, the person who has really championed the cause and led the Veterans to new lives has been Jason

**Eight weeks to have your say on District's future**

**I would like to remind you that the eight-week consultation on how the District should be developed between now and 2026 started on Monday.**

You have until 16 August to have your say on issues such as how much new housing, business and other development is needed and where it should go. It covers many important topics that need to be considered over the next 16 years including affordable housing, open space, community facilities, and sustainable energy and transport, and design and layout.

Comment on the Core Strategy Issues and Options report through the Council's website [www.mansfield.gov.uk/cs](http://www.mansfield.gov.uk/cs) or email [ldf@mansfield.gov.uk](mailto:ldf@mansfield.gov.uk) or write to Planning Policy, Mansfield District Council, Civic Centre, Mansfield, NG19 7BH.

Look out for information events across the district.

Full details of events can be found on our website or by calling 01623 463195.

**Diary Dates**

**29 June** Select Commission 3, starts 5pm at the Civic Centre, Mansfield. Agenda available on the Council website.

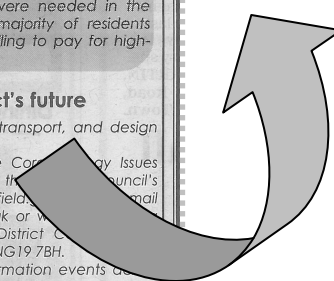
*Note: Council meeting times and dates can change.*

To check, visit the Council's website or call ahead on 01623 463301

Tel: 01623 463463 E-mail: [mayor@mansfield.gov.uk](mailto:mayor@mansfield.gov.uk)

**www.mansfield.gov.uk**

Mansfield District Council



## **Briefing Note to Mansfield Area Strategic Partnership**

**BRIEFING TO: MANSFIELD AREA STRATEGIC PARTNERSHIP BOARD**

**DATE: 28<sup>TH</sup> JUNE 2010**

**SUBJECT: CORE STRATEGY ISSUES AND OPTIONS  
CONSULTATION**

### **1. PURPOSE OF BRIEFING**

To advise Board Members of the production of the Core Strategy Issues and Options document, and the consultation on it that runs until Monday 16<sup>th</sup> August 2010.

### **2. RECOMMENDATION**

The briefing's content be noted and:-

I. The Board agree to make necessary arrangements to notify all the relevant partnership organisations which make up MASP, including all partners on the thematic partnership groups, of the early opportunity to get involved with the preparation of the Core Strategy through the Issues and Options consultation.

II. Board Members seek to raise awareness of the consultation on the Core Strategy Issues and Options document amongst their organisation and through their involvement on the relevant thematic partnership groups, and aim to get partners actively engaged in the relevant issues through this consultation exercise;

### **3. BACKGROUND**

Local Planning Authorities have a statutory duty to prepare a Local Development Framework (LDF) which will shape the future planning and development of their area. In this regard the Council has prepared a Core Strategy Issues and Options document as the first step in deciding what sort of place the District ought to be in 2026. The full document is available at various locations throughout the district and can be downloaded from the Council's website at [www.mansfield.gov.uk/cs](http://www.mansfield.gov.uk/cs) Attached as Appendix to this briefing note is a leaflet that explains in brief what the issues and options is about and how people can get involved.

The Core Strategy is the key Plan in the District's Local Development Framework (LDF). It will set out the overall ambitions and priorities for the District, a set of proposals, and a means for making sure that they are delivered. It will aim to answer the Why? What? Where? When? and How? questions about the District's future i.e. Why is change needed? What should be done? Where should it happen? When should it happen? and How is it going to happen?. As the overarching plan in the LDF it will provide the overall framework for implementing the priorities of the 'Big Picture', our Sustainable Community Strategy (SCS). It should also aim to take forward the vision of the Council's Corporate Plan 2008-2018, where there are implications for the use of land and buildings.

The Core Strategy Issues and Options document is the first step in the process of developing the strategy. At this stage it is structured along the same seven themes as the SCS, in order to consider what actions spatial planning can take to support the delivery of the SCS. Under these themes the Council raises a number of key planning issues and puts forward alternative choices, amongst other things, about how much new housing, business and other development is needed, and where should it go.

The consultation period is now open and runs until 16<sup>th</sup> August 2010. The Council wants to know peoples, communities and partner organisations views about the issues the Council has identified within the document. Are the right issues being considered and, which options should be developed further as the preferred approach?



## Take Part Mansfield – Event Flyer



take part  
**Mansfield**

## Active Citizenship

Upcoming events with Take Part Mansfield....

26<sup>th</sup> May at William Kaye Hall in Ladybrook from 9:30am to 3pm

### **Parliamentary Outreach Team**

An introduction to Parliament, politics and democracy that will show you how to engage in political action and make change happen, as well as how you can get involved.

23<sup>rd</sup> June at William Kaye Hall in Ladybrook from 9:30am to 3:30pm

### **Minute Taking Skills**

Learn the five essential tips for effective minute taking!

21<sup>st</sup> June at the Holocaust Centre from 9:15am to 4:15pm

### **In Our Hands**

An inspiring, thought provoking visit to the Holocaust Centre in Laxton, allowing participants to 'remember the past, challenge the present and potentially change the future'.

15th June - 13th July (5wks) at Warsop Town Hall from 9:30am - 11:30am

### **Community Matters**

Exploring issues that matter to you, being involved and effecting positive change for your community

June 4th to June 25th at Community House in Mansfield from 2:00pm to 4:00pm

### **Confidence Building**

In a confidential and caring setting we will explore different ways of improving confidence.

Thursday 8<sup>th</sup> July at William Kaye Hall in Ladybrook from 10:00am to 1:00pm

### **Take Part in Shaping the Future of Mansfield**

The Council wants to know what you want your district to look like in 2026. They need to hear your views. Doors for this event will open at 9:30am.

Tuesday 20th July at William Kaye hall in Ladybrook at 9.30—3.30pm

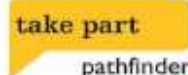
### **Bid writing /Funding**

This course will explore various funding opportunities available and how to write a bid.

All events and courses on this list are FREE . Day events include a buffet lunch.  
Help with childcare and travel costs may be available.

**To book a place or for more information email [info@mansfieldcvs.org](mailto:info@mansfieldcvs.org)  
or call the Take Part Team on 01623 651177**

Take Part Mansfield is managed by WEA East Midlands Region and Mansfield CVE. It forms part of the Take Part Pathfinder programme which is funded by the Department for Communities and Local Government and managed by the Community Development Foundation.



## Take Part Mansfield – Event Feedback

**NB-** Comments are from Post-it notes which were written on as we worked through the Core Strategy Issues and Options document. Comments in **Bold** indicate individuals choosing their three most important issues.

Comments	Responses
<b>Our Economic Prosperity (9)</b>	
Strategy: MDC ADC BDC Joint approaches and NCC DCC	We currently undertake a large amount of joint working with adjoining authorities, and always seek to work in this way to share costs etc.
There should be learning for old and disabled people. Employment and education (skills) are the right and left hand of the economy do everything you can to encourage both.	Town and Country Planning is not responsible for education, but the document gives consideration to ‘community facilities’ which could be used to provide locations for such a variety of courses. We can allocate land and premises for these purposes and for employment but we need businesses / service providers to provide opportunities.
Development that encourages an element of social facilities like health centres, leisure centres, old peoples houses should be encouraged and incentivised – e.g. council tax incentives etc.	Planning does not currently have control over issues such as budgetary issues, although we can require provision of land for new facilities within developments.
Consideration to build cohesive community care not to separate alternative different groups in society when building new houses, gypsy traveller site, old people’s provision.	Creating mixed communities is an objective of the planning system, however, we also need to manage the interests of the market in order to ensure new development takes place.
Anticipate needs of increasingly older population	This is something we are considering to ensure that the right facilities are provided for our aging population.
Make more use of community infrastructure levy option	The future of this is unclear at present under the Coalition Government.
Developers have too much power! More is needed to make sure developments are for the benefit of people on the whole.	This is why it is important to have an up-to-date development plan that clearly indicates the aspirations of the community and sets guidance for development within the area.
<b>Private developers have too much power and are dictating how developments are happening?</b>	
<b>Employment Provision (6)</b>	
Need to fill existing empty shops industrial units etc before building more and don’t build new ones unless you know they will be filled i.e. build to order not build then try and fill.	We need to plan for the long term so this does mean identifying more land/premises than maybe needed at this point in time. However we can phase developments so they come forward only as and when required.  In many cases, existing sites may not be suitable for new businesses and some units will be built based on the belief that they will be required within the next few years and developers want to have them ready in advance.
<b>Fill unused shops, business units and houses before building new ones.</b>	
<b>Industrial areas – Use empty areas first, too many, every town has its own cheap developments.</b>	
<b>Ensure any new developments are based on needs.</b>	

Whatever happened to Sherwood Growth Zone Partnership (SGZP)?	The SGZP is still operating and overseeing economic master-planning across the Districts of Mansfield, Ashfield and Newark and Sherwood.
Migrant workers unbalancing 'private let' stock??	There is no clear evidence of what the impact of migrant workers has been on private rented housing. Clearly if the demand in this sector increases, accessing decent housing gets harder. The need for decent quality 'affordable housing' is recognised by the Council and addressed within the document.
<b>Strategic Extensions (6)</b>	
Consolidate/use Brownfield before Greenfield. (Brownlow Road, Bould Street, Pleasley Hill)	Brownfield land does have precedence in planning terms over greenfield land in most cases. However it is often more problematic and expensive to develop brownfield sites, which may make such sites unviable at present and unattractive to developers, which is why despite promoting development of such sites many have not come forward. Whilst brownfield sites do make a contribution to our housing supply, there is not sufficient to meet the requirements for house building which were in the Regional Plan which has since been revoked. Decisions will need to be taken in relation to the degree to which Greenfield sites will be protected and this is also addressed in the document. Whilst the Council have encouraged development of several brownfield sites including the Brewery and the General Hospital site, currently such developments must rely on developer funding to come forward. .
Make better use of (and undertake greater investment in) existing housing stock/and Brownfield sites before building new houses/before encroaching on Greenfield sites.	
New housing to be built on Brownfield sites/derelict industrial estates	
<b>Regenerate under utilised site – brown sites for any development (re-develop)</b>	
<b>College should build on old hospital site.</b>	
Victoria flats? General hospital? "Gateway via railway"	
<b>The Strategic approach to Development (19)</b>	
Older person's housing private/public town centre areas	Older people's housing should be located in accessible areas, so proposals within or close to the town centre, would be generally welcome.
Why create new facilities i.e. retail when units and buildings are already available	We need to plan for the long term so this does mean identifying more land/premises than we currently need. It is also important that facilities are accessible to local populations so that we can reduce the amount of travelling to shops, schools etc.
Build new houses in areas where there is enough capacity in current facilities to cope with the extra people.	Whilst this is the most sustainable short term solution, the amount of housing land needed for house building in the Regional Plan (which has since been revoked) meant that we had to look at large Greenfield sites. We are able to phase the order in which sites come forward in order to ensure the most sustainable locations are developed first.
Redevelop housing stock – where houses are abandoned.	We are looking at how we can do this and access the required funding in areas where housing is of such a standard that it can be brought back into a positive use.
Poor housing needs to be renovated before new housing is built	We fully support the re-development of poor quality housing and regeneration of existing brownfield sites. Through the 'Decent Homes' work, the Council have invested heavily in our existing stock and where possible tried to encourage developers to get
Concentrate on getting sites completed – Brownlow Road and Pleasley	
What about the communities that are in housing in run down areas could you	

concentrate on them rather than build new.	involved in regeneration schemes. However, these schemes require a lot of the limited public funding available and often take considerable time to progress due to land ownership issues. We have to look to other forms of development if we are to address many of the issues facing the area. If we were to stop other housing sites from coming forward until this was completed we would not get anywhere near the level of housing development required each year.
<b>Look into abandoned houses, areas, estates, streets first.</b>	
How many houses being built are for the people in the area or for people coming into the area?	The housing requirement from the RSS was based on projected population growth and migration levels, together with a number of other considerations such as the aspirations for growth in the Sustainable Community Strategy. Therefore it is not possible to say how many houses would be for people who currently do not live in the area.
We need more housing for the elderly needs, with wardens if needed.	How to care for the elderly and vulnerable is a very important issue as we have to ensure their needs are met.
We need a lot of houses for everyone young and old.	Ensuring there are enough starter homes and affordable housing opportunities for the younger members of the community is just as important as ensuring the needs of elderly people are met, especially if we want to retain graduates and attract young professionals to the area.
Don't expend the pawns to make way for knights, kings and queens?	Through the policies in the LDF we seek to help create a more balanced society, with less of a gap between the most and least deprived areas. We want to address the needs of the local communities and ensure that new development doesn't just benefit the few. However, we must recognise that regenerating the area will take significant private investment which will only take place if proposals are viable
<b>Private affluence, public squalor. Private landlords – (gen hosp, Vic flats) 'Held' (sic) to account.</b>	
Economic focus should be more directly linked to sustainability –both environmental and direct democratic engagement.	New employment facilities should be developed in sustainable locations, and be subject to sustainable building standards (see the Environmental Sustainability section of the report). All policies are required to be finally agreed by Full Council, therefore are subject to the democratic process, and through the 'Sustainability Assessment', economic, social and environmental impacts will be considered.
<b>Development should be economically sustainable and viable</b>	
Consideration of roads and infrastructure, accessible /affordable	Highway and other infrastructure will be considered during the allocation of specific sites and as part of the overall Infrastructure Plan.
<b>The 'car' is not going to go away; housing, employment land current use of roads needs considering.</b>	
Highway network v/s no development until roads suitable.	Highway comments are always sought in relation to development proposals as to the ability of the road network to cater for the development. Where required, improvements can be subject to conditions on the agreement..
<b>Old person's houses should all have some fenced/demarcation. On outside of houses.</b>	This is a design issue that is most likely to be dealt with through a development management policy and at a planning application stage, dependant on the specific circumstances of the proposal.

### Gypsies and Travellers (5)

What is MDC doing to consult travellers, in light of the requirement to assess traveller's needs (e.g. Gypsy and Traveller Accommodation Assessments)	The Council attends regular meetings with representatives of the gypsy and traveller community. They have also been consulted (and have responded) in relation to the Issues and Options report.
The Council should contract out the provision of gypsy sites to a private company that specialise in caravan sites.	Once we have allocated a site any person or company can apply for permission to develop it.
Travellers need a place to live as well as everyone else does!	That is why we are looking at possible sites and asking for the public's opinion.
We need a site for travellers but where?	
Council should take a very heavy hand in respect of unauthorised gypsy sites.	The Council address issues around unauthorised sites as quickly as possible.

### Retail Hierarchy (11)

The Council should encourage smaller shops with Council tax incentives. More town centre parking, less loading and delivery restrictions etc.	Financial incentives are outside of Planning's area of control.
Council tax for small retail outlets should be minimised to negate the economies of scales enjoyed by supermarkets.	In terms of car parking, and loading and delivery restrictions, these can be considered as part of the policy approach for the Town centre. However securing pedestrian safety during busy times is also important and may run contrary to amending existing restrictions.
We want little shops.	
Protect local (small) shops from large shopping developments.	
I think encouraging small shops with a community spirit will reduce crime and anti-social behaviour.	Whilst people may want local 'small' shops, general indications are that retailers want units with larger floor-spaces and the limited size of many units limits retailer's interests in occupying them.
Do everything you can to encourage small shops and the micro economy to provide jobs and create the community spirit.	
Give us our market back in the town centre.	It is accepted that shops can create and support community spirit which in turn can help towards reduction of crime. It will be important to try and encourage retailers of different sizes into the town and within all levels of our shopping hierarchy.
Need the strategy for the future to consider the fact that people want to see a change, but feel they have no choice For example shopping at Tesco – don't want to but what's the alternative.	The Market has not been taken away and is dependant on individual market traders and the support from the shopping public. The Council has recently created a Market Officer post to concentrate on supporting the market.
Large supermarkets becoming too dominant. Everywhere all the same provision for more variety.	The influence of major stores is an issue across the whole of the UK. However, these stores meet a demand from most shoppers in terms of variety and price and are an important part of most people's weekly expenditure.
Re-look town centre re West Nott's College. cf Hallam Uni @ Sheffield.	Planning Policy can aim to protect Town and District centres from out of town shopping facilities if it can be shown to be in the interests of the vitality and viability of the existing centres.
	The Council would be happy to see an expansion or relocation of the College's facilities

	within or close to the Town centre. There are no planning policy objections in principle to such an approach which has been encouraged by the Council.
Council car parks should have more free parking events Christmas Summer holidays etc to encourage town centre trade.	This was a popular scheme but there is limited evidence to show that it had a notable effect on town centre usage. There are a number of activities, such as events and sales, which may affect the attractiveness of the town centre.
<b>Affordable Housing (17)</b>	
The sale of council land for development should consider the cost of the 20% affordable house – e.g. sold at lower than market value to encourage development.	The sale of any land for housing, not just council owned land will need to consider the affordable housing requirement. This will normally be part of the developer's negotiation over the price of the land. This should dictate the market value of the land.
I support the 20% rule that developers must include affordable housing as part of the development.	The considerable support for affordable housing is noted. It is clear that a much higher level of affordable housing may well be needed, however, we have to be careful not to set the percentage too high as this could make housing development unviable and therefore prevent any development taking place within the district.
Would be good to see a higher percentage of affordable housing	
Higher percentage of affordable housing.	
Affordable housing is very important.	
Higher percentage of affordable housing.	
We need more housing, council housing we need at least 45% of houses.	
<b>Housing for low paid and unemployed and young people</b>	
<b>Housing for young people that want to live in low cost housing</b>	Increasing the energy efficiency of all new housing is addressed within the document and this is especially important for affordable housing which generally is already built to higher standards.
<b>Affordability – Housing development must maintain affordability for first time buyers.</b>	
<b>Green, energy efficient affordable houses.</b>	
I think the council should sell off its housing stock to fund the building of affordable housing.	The Council are the biggest provider of affordable housing within the district and to sell them off maybe counter productive, and no mechanism exists at present to enable this to happen due to financial controls within local government. It is however a financial issue rather than a planning one.
The Council should not build affordable housing- housing associations and other developers should.	It is generally developers who build affordable homes, and then sell them onto housing associations at a reduced price. Only recently has the Council been able to build a few new Council homes.
If the Council sold off older housing stock very cheaply to developers who would bring them up to energy efficiency standards this would be more sustainable than knocking them down and re-building.	This does depend on the condition of the properties and generally we would explore the options for upgrading prior to deciding on a demolition scheme.
There is a lot of empty space above shops – create incentives for landlords to provide affordable flats.	This is a good idea which could also help ensure retail areas are busier at evening/night times. We will consider how such a scheme could be financed and how it would work.

Affordable housing should be mixed in with other developments.	The guidance generally is to mix affordable housing in with market housing to help create mixed communities.
<b>Help the homeless more and don't think about people coming in think about people who are here and in need.</b>	The Council has a duty to treat everybody who claims Housing need fairly and equally. The affordable housing target will help provide and make properties available that people in need can move into. It is not Planning's role to determine who the tenants should be.
<b>Recreational Space Provision (16)</b>	
Preserve/enhance proportion of open spaces to developed parts of Forest Town	Comment noted – specific sites/areas will be looked at during a later stage of the LDF.
SC4 – How we use open space. Ensure community is consulted re 106 plans. Reduce conflict of interest e.g. NCC protecting their interests.	The Parks Dept currently has a Community Interest Plan for each ward of the District. Members of the public can speak to their ward councillor/s in order to add ideas for how S106 monies could be spent when they become available. This will become an important part of planning for the future of our neighbourhoods in the next document.
Need to keep allotment sites	<p>This is a difficult issue with many different views.</p> <p>As part of the Core Strategy and related work we will seek to address a number of the issues.</p> <p>Open spaces can only be maintained at public cost and many people are not happy when Council tax is forced to rise to maintain open space that maybe under used or a local nuisance in some cases.</p> <p>There are discrepancies across the District in relation to the accessibility and quality of open space and we need to ensure that there is a fair balance of facilities at a cost that the community can afford.</p> <p>Developing underused open space within urban areas where there is good accessibility to a range of facilities maybe seen as better than extending the urban area. However, once lost from within the urban area, new open spaces are unlikely to be brought forward in the future.</p> <p>Work is on-going in relation to a survey of all our open spaces and a determination as to how well different areas are provided for.</p>
Keep allotments and green spaces/parks don't build on them	
This will open a can of worms don't sell off parks	
Are the Council still planning to sell off assets? Conserve publicly owned open spaces.	
Don't sell off parks or recreation grounds you are opening Pandora box.	
Stop selling off publically owned assets. Not long term beneficial.	
<b>Keep open our spaces and our parks.</b>	
<b>Protect and enhance open/green spaces, e.g. in Forest Town.</b>	
It is better to sell off open space in the town than to develop farm land.	
Green spaces/parks are not as important as they used to be as people have cars, buses, trains to get out to the countryside – people are more mobile than they used to be.	
Protecting existing community spaces including green/open spaces.	
It is better to develop green spaces so that the facilities are improved as part of the development.	
<b>Why do MDC only maintain certain park/play areas, removing weeds from steps up keep of water areas?</b>	There are two main issues here. Funding and bio-diversity. In some cases maintenance has been limited in the interests of benefitting wild life with wild flower areas etc, and in

	other cases funding restrictions have limited the amount of work that can be done.
<b>Look into abandoned houses, areas, estates</b>	We are looking at defining which areas are most in need of regeneration schemes as part of our overall approach.
<b>Stronger Communities (16)</b>	
We need longer to talk over each item.	When the 8 week period is over we will be looking at what the 'hot' topics are and arranging further discussions/events based around them to go into more detail.
How do we involve the local communities and consult?	We have put considerable effort into this consultation period in order to encourage people to become involved in the process, but we cannot force them to. We have tried through adverts, newspaper articles, attending a range of local meetings and organising events as well as standing outside Supermarkets and at Warsop Carnival, to let people know about this consultation.
<b>Ensure full real engagement at all stages.</b>	
<b>Greater involvement of local people in local planning decisions – with more weight placed on Community Interest Plans (and similar)</b>	
<b>Give power to people and don't assume what the issues are and let people decide what the issues in communities are.</b>	
<b>Consult local communities of their needs before planning takes place.</b>	
<b>Pressure community building facilities and local groups and ensure local people are involved and consulted before anything is done that affects them.</b>	This document 'The Issues and Options' report clearly is aimed at asking people what are the Issues and giving a wide range of examples based on evidence of what is known of the district. Hopefully Issues will be raised Generally people only get involved when they see how planning may impact on them through an actual planning application being made on land close to them. Whilst we will try to actively encourage involvement in a wide range of ways, it is equally important to recognise people's rights not to be involved if they don't want to be.
Council should encourage community related services like the milk man, coal man, ice cream van, mobile shops and libraries.	It's not clear what planning policy would enable this to happen. Unfortunately, such services have become less common as demand has reduced.
Why when MDC have been collecting money for use of Warsop Leisure Centre but say it will cost too much to update (what happened to money they have received/not spent on up keep)	This is not an issue that spatial planning policies can address and it is far more complicated than it may appear with the ownership and interests of the County Council also involved. However, provision of future facilities is addressed by this document.
Need more support for community groups to make use of community facilities that are underused. Neighbourhood renewal/neighbourhood element support funding. NCC community development workers only support community safety issues now.	This is not an issue that spatial planning policies can address, however the comment will be passed on to the relevant bodies. a
<b>Change the here and now and stop talking about the future</b>	The purpose of our work is to plan for the future and to ensure that we are taking account of people's views by talking to them before seeking to change anything.
<b>Stop closing old peoples homes</b>	This is a County Council issue over which we have no control.
<b>Issues – The LDF should consider how it will support/develop and sustain a community. Look at how what it proposes will impact or encourage a community. Concern that communities are being broken</b>	Our aim is to ensure that community's can be sustainable, however it is important that people within these communities explain what their needs are as they may vary from place to place.



<b>down – Retail parks- travelling – don't know people.</b>	Spatial planning can help provide the physical infrastructure for other agencies and communities to utilise.
<b>Protect and build on community not necessarily physically facilities already there.</b>	
<b>Why new for old? Why not look at existing communities? Moving and splitting existing communities has an impact on other communities.</b>	
<b>Warsop Parish must be supported by District Council voluntary groups</b>	In some cases for financial or physical reasons, replacement of existing housing stock may be the only viable scenario for addressing the issues that a particular area faces.
<b>A Safer Mansfield: Crime/Anti Social Behaviour (2)</b>	
Centre of excellence for dope heads – alkies etc	The Council has no control over voluntary groups, who should be contacted directly if there is felt to be a lack of service provision.
Ensure design out crime!	It is unclear on what basis this comment is made however, we are trying to change this perception.
<b>Our Town Centre (6)</b>	
To help generate cash to address the economies of scale and help small businesses the Council should charge more council tax on supermarket car parks and use the money to subsidise council tax on small shops.	Advice noted, and this is one of the issues addressed by the document.
I won't go into Mansfield due to paying car parking prices lack of toilets lack of interesting shops and the market is now lacking good stalls.	This is an interesting suggestion which has been passed onto the relevant parts of the Council to see whether such an approach could be legally undertaken and whether it is an approach that the Council would consider adopting. However, such financial measures are not easily addressed through the spatial planning system. The town centre is now part of a Business Improvement District and it will be interesting to see how this may support small businesses.
<b>Cheaper parking in Mansfield</b>	
<b>Cheaper parking and more small shops in Mansfield.</b>	
<b>Develop sites new to town centre.</b>	
<b>Employment - Improve opportunities for small retailers</b>	
<b>Environmental Sustainability (6)</b>	
Much more should be done by way of building community resilience to adapt to climate change/peak oil e.g. encourage local food, enhance biodiversity, protect	Planning permission has recently been granted for a block of high quality toilet facilities close to the Old Town Hall. A Market Officer Post has been created to help rejuvenate the Market. Most town centres charge for car parking in order to invest in the upkeep of the facilities.
	Shops and market stalls all rely on trade and will be attracted or not based on how well town centres are used. The Council has limited ability to ensure that new developments take place, although we have tried to advance a number of new developments within the area.
	The White Hart redevelopment which allows for smaller retailing units was granted planning permission; however work has not yet started.
	Planning can influence the enhancement of biodiversity / provision of open space and food production (allotments), which all help to address climate change issues.

open spaces, plant more trees	The Council's Climate Change Officer can advise the public on how to adapt their homes and be more resilient to climate change.
What is MDC doing about working together with Newark and Sherwood (Council and residents) on conservation, restoration and enhancement of the natural environment, including biodiversity, geo-diversity, green infrastructure, wildlife corridors, the PSPA (Sherwood Forest Regional Park)	The District councils work together on a number of issues, especially where specific projects encourage cross boundary working. Our Green Infrastructure work incorporates a XX buffer which takes account of important sites and route ways within adjoining districts and recently County Council lead work on Landscape Character assessments was based on a common approach to ensure consistency across the County.
We must recycle more types of plastics and encourage business that uses the by products	Whilst we are not the waste authority we do encourage as much recycling as we feasibly can.
<b>More recycling facilities for a wide range of plastics</b>	NB. Nottinghamshire County Council, as the Waste Authority is consulting on the Waste Core Strategy from 3 <sup>rd</sup> September to the 29 <sup>th</sup> October 2010.
Building Regs should contain a need for a % of recycled materials when constructing any buildings.	The setting of Building Regulations is done nationally and higher standards can only be imposed locally through planning requirements. The document considers the possibility of a policy which requires a percentage of a new buildings energy usage to be supplied from renewable sources, and solar panels, better insulation and recycled building materials all help to make a house 'greener'.
<b>Environmental sustainability should have greater influence on economic/planning decisions.</b>	All planning decisions have to weigh the environmental considerations against the social and economic considerations. The weight to be attached to any one element will vary from case to case.
<b>Sustainable Energy (16)</b>	
New housing should be greener.	The document considers the possibility of a policy which requires a percentage of a new buildings energy usage to be supplied from renewable sources, and solar panels, better insulation and recycled building materials all help to make a house 'greener'.
All new housing should have solar panels, better insulation.	
Local Plan should require more sustainable buildings as a material planning consideration, including 10% renewable energy generation and sustainable building materials.	
Building Regs should have higher requirements for energy efficiency and generation of its own energy.	The Building Regulations are set to be progressively tightened with a view to achieving zero carbon for all new homes by 2016 and other buildings by 2019. The document considers the possibility of a policy which requires a percentage of a new buildings energy usage over and above current building regulations, to be supplied from renewable sources. Solar panels, better insulation and recycled building materials all help to make a house 'greener'.
Council should lead by example in being energy efficient. Solar panels on buildings for example. Long term view in vision-investing in environmentally sound building	The Council has already done a lot of good work in relation to improving the energy efficiency of its buildings, for example:

etc.	<ul style="list-style-type: none"> <li>• A number of energy efficiency measures have been put in place at the Civic Centre; the Building Management System (BMS) has been fine tuned, energy efficient lighting has been installed both in the offices and in the car park in April 2010 and the heating has been switched off in unmanned areas.</li> <li>• The Council's Energy Supplier has been changed.</li> <li>• MDC was the first council in the East Midlands to sign up to the Energy Saving Trust's Carbon Leaders Network in May 2010.</li> <li>• The Council has registered under the CRC Energy Efficiency Scheme.</li> <li>• A Planning to Adapt to Climate Change Action Plan has been put in place to ensure that all areas of the Council's services are covered. Level 0 has been declared in 2009/10 with an aim to progress to Level 1 in 2011.</li> </ul> <p>The Climate Change Strategy (out soon) details all the work the Council has already done, and its plans for the future.</p> <p>Solar panels are not always a suitable form of development for properties as their costs can outweigh their benefits in some circumstances.</p>
Council should lead by example with solar power heat pumps etc in all its buildings.	
The council to put solar on their property.	
Solar on all Council property.	
Local Council should set a precedent and put solar panels and other sustainable options on all their properties i.e. housing/buildings.	
The Council should source British made solar panels and offer a subsidy to households to fit them. Alternatively work with a British supplier and offer a council tax reduction after fitting.	Council Tax or other financial incentives, procurement and street lighting are not issues for spatial planning policies. However the comments have been passed onto our Climate Change Officer for consideration.
Council tax should be reflected in the energy efficiency of the property. Charge 10% more for low efficiency.	
Street lights should be turned off after midnight Sunday to Thursday and after 2am on Fridays and Saturdays to save money and the environment.	
Electric car charging facilities.	There are no planning policy reasons to resist such facilities being offered once the market or subsidy makes it viable. The comments have been passed onto our Climate Change Officer for consideration
Waste incineration should not be viewed as offering "renewable and/or low carbon energy"	The County Council are the waste authority. The proposed incinerator (within Newark and Sherwood District Council's boundary) would generate electricity from waste. NB. Nottinghamshire County Council, as the Waste Authority is consulting on the Waste Core Strategy from 3 <sup>rd</sup> September to the 29 <sup>th</sup> October 2010. .
The planned incinerator should become a planned electricity generator using the rubbish to generate the electricity.	
'Sites' for wind turbines housing/land	Wind turbines have recently been installed at Rainworth. We do not currently know whether any sites in Mansfield are suitable, but this is something we aim to look into in relationship with future development areas.
<b>Sustainable Transport (5)</b>	
Public transport needs to be improved e.g. from Oak Tree the only place you can get on one direct route is the town centre and the journey takes about 20	Public transport is provided by private companies, and whilst we can ask them to consider new routes, the final decisions are based on market research and profit

minutes.	margins, subsidy etc. New large developments (such as urban extensions) may generate the need for a new route, or extension to a route. Developers often fund such provision as part of the conditions of gaining planning permission, for a period of time.
<b>Improve public transport, particularly from estates outside the centre such as Oak Tree where the only way you can get anywhere is by going into the town centre first.</b>	
More consideration of in-combination effects of development proposals e.g. cumulative impact of traffic on Clipstone Road, Forest Town.	
<b>Sustainability – Energy efficiency, carbon emissions transport</b>	
<b>The ‘car’ is not going to go away; Housing employment land current use of roads needs considering.</b>	Each planning application and each SHLAA proposal considered goes to the Highways Authority for their comments in relation to road capacity. We also work with our Environmental Health team in relation to air quality issues. However, it is accepted that the cumulative effect of permissions needs to be considered.
	We recognise the car is the most popular mode of transport, but need to ensure realistic opportunities are available for those who wish to travel using other modes of transport.
<b>Children and Young People (3)</b>	
<b>Consider education/schools expand rather than rebuild.</b>	The provision of children’s educational facilities is a County Council matter/decision, and health facilities are the responsibility of the PCT. We can aim to influence their decisions and work alongside them in determining the needs of our communities, both new and existing.
We need more places for our children.	
Every area should have a doctors and health centre and schools.	

143 comments overall

## **Mansfield Development Forum (MDF) – Event Feedback**

Comments received during the Mansfield Development Forum Event on 29/09/10.

<b>Comments</b>
<b>Employment</b>
Do we need more sites? Existing allocations still not moved.
Size of plots/sites is a barrier.
Alternative 'Employers' leisure
Business models of developers are important.
Provision for 'dirty trades' outside storage
Deliverability, Viability – Too much supply depresses value.
Quality not Quantity
Alternative 'Employment' market guidance.
Capitalize on MARR as location for employment deliverability.
Question over how many jobs these should create.
Jobs for local people.
Links with Nottingham benefit to growth
Flexible approach to existing sites.
Lack of quality town centre employment.
Creation of Employment zone.
<b>Town Centre/Retail</b>
Town Centre – retail mix
Image
Benchmarking against other areas /similar sized towns.
Town centre vs out of centre
<b>Housing</b>
Use affordable housing money to upgrade other areas.
SI06
<b>Transport</b>
Key infrastructure – new station at Kings Mill.