

**Mansfield
District Council**

Local Plan Consultation Draft

Interim Consultation Statement

September 2017

www.mansfield.gov.uk



Mansfield
District Council

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1.0 Introduction

- 1.1 This interim Consultation Statement has been published to accompany the Council's Revised Preferred Options and Sites Consultation for Mansfield Local Plan 2013 to 2033.
- 1.2 It sets out a summary of the key issues raised during the two consultations held in January and August 2016 on the Consultation Draft Local Plan and the accompanying Sustainability and Habitat Regulations Assessments together with how the Council has responded to them. Only policies which are relevant to this current consultation are included.
- 1.2 A full Consultation Statement setting out how all stages of consultation during the preparation of the Local Plan have been arranged, together with a summary of key issues raised and the Council's response to them will be published to accompany the next formal stage of the Local Plan which will be the Submission Draft Local Plan. This will include key issues raised and responses to all other policies in the Consultation Draft Local Plan as well as this current consultation

2.0 Mansfield 'Local Plan Consultation Draft '

- 2.1 This document was available for public consultation 11 January - 22 February 2016 and 3 August - 14 September 2016 under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 2.2 Owing to logistical issues the Draft Sustainability Appraisal (SA) and Habitat Regulations Assessment (HRA) were not available for the first consultation. The second consultation was primarily on the SA and HRA, however comments were also invited on the Consultation Draft Local Plan.

How did we consult?

Making copies of documentation available for inspection

- 2.3 Copies of the document and the questionnaire were made available to view at the following venues. A poster was also placed at these venues to advertise this.
 - Mansfield District Council - Civic Centre, Chesterfield Road South -
 - Clipstone Village Library - First Avenue
 - Forest Town Library - Clipstone Road West -
 - Ladybrook Library - Ladybrook Place
 - Mansfield Library - West Gate
 - Mansfield Woodhouse Library - Church Street
 - Rainworth Library - Warsop Lane
 - Market Warsop - Library - High Street

Emails and Letters

- 2.4 Emails and letters were sent either electronically or by post explaining the purpose of the consultation to 631 individuals and organisations registered on the Local Plan database as set out in Appendix 1. A copy of the letter/ email text is included in Appendix 2.

Website

- 2.5 A PDF copy of the document was available to view and download from the council's website. The document was also available on the Local Plan Consultation Portal to allow people to comment online.

Summary Document

- 2.6 A summary document was published and was available online and in hard copy at the venues identified in paragraph 2.4 above (see Appendix 2).

Posters

- 2.7 As well as the documents and questionnaires, posters to publicise the consultation event were displayed at the Civic Centre and the libraries. A copy of the poster is included in Appendix 2.

Public notice (Chad Newspaper)

- 2.8 A public notice was placed in the Mansfield Chad on Wednesday 3 July 2015. This gave detail of the consultation event and where copies of the document were available for viewing.

Social Media (Facebook and Twitter)

- 2.9 The Planning Policy Facebook page 'Mansfield – planning for the future' was updated during the consultation period to notify people about the consultation, and provide them with links to the report.
- 2.10 Tweets were also sent via the Planning Policy Twitter account (@MDC_Planning) to help raise awareness of the consultation.

Consultation events

2.11 A series of workshops were held as follows.

Venue	Date	Time	Wards covered
Civic Centre	11/01/2016	8am - 12pm	Oakham, Kings Walk, Berry Hill and Sandhurst
Warsop Town Hall	2/02/2016	4pm - 7pm	Warsop Carrs, Netherfield, Market Warsop and Meden
Kingsway Hall	10/02/2016	4pm - 7pm	Maun Valley, Kingsway, Newlands and Holly
William Kaye Hall	9/02/2016	4pm - 7pm	Brick Kiln, Ladybrook, Grange Farm, Broomhill and Penniment
Mansfield Library	18/01/2016	8:30am - 12:30pm	Newgate, Portland, Carr Bank and Woodlands
Turner Hall	11/02/2016	4pm - 7pm	Manor, Hornby, Yeoman Hill, Woodhouse, Park Hall and Peafields
Landmark Centre, Pleasley	3/02/2016	4pm - 7pm	Abbott, Bull Farm & Pleasley Hill and Sherwood
The Heath Oak Tree	21/01/2016	12pm - 4pm	Oak Tree, Ling Forest, Eakring, Racecourse, Ransom Wood and Lindhurst
Civic Centre	26/01/2016	3pm - 7pm	All
Civic Centre	27/01/2016	4pm - 7pm	All
Civic Centre	28/01/2016	8am - 12pm	All

Who Responded?

2.12 The council received responses from 371 individuals and organisations on the Consultation Draft Document over the two consultation periods amounting to some 1447 separate representations. In addition, 14 representations were received on the SA and 5 on the HRA. Over 500 people attended the workshops.

What was said and what was our response?

2.13 Table 2.1 below sets out the key issues raised on each policy considered to be directly related to this Revised Preferred Options Consultation.

2.14 Representations received on the SA and HRA are set out in Appendices 3 and 4.

Alternative sites

- 2.15 A number of alternative housing and employment sites were submitted during the consultation exercise. These were subsequently captured by a “Call for Sites” exercise undertaken in late 2016, and included within the Housing and Employment Land Availability Assessment (HELAA) 2017. This process also reassessed the sites identified in the Consultation Draft.
- 2.16 The HELAA assesses sites for their availability, suitability and achievability. Where sites have been assessed as not available, not suitable for not achievable they cannot be included in the list of preferred sites. Some sites have been assessed as not achievable but it is acknowledged that there would be significant benefits to their development. Consideration will be given to designating such sites as ‘regeneration sites’ to identify them as sites where the development potential will be explored.

Table 2.1: Schedule of responses received on Consultation Draft Local Plan Document

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
3-Vision, objectives and strategic priorities	198 (79)	<ul style="list-style-type: none"> • the use of underused greenfield land should be avoided • the need to identify the main environmental protection issues and opportunities • the vision should be clearer how the environment will be protected and enhanced • vision needs to include the challenges and aspirations for the district and the objectives set by the River Basin Planning process (RBMP) • vision needs to say more about health and lifestyles and sports and recreation provision • objective 1 which is to encourage population growth and support growth in the local economy is not compatible with other objectives in particular those related to the environment. • the scale of proposed housing development is too high. • ensuring adequate infrastructure can be made available to achieve the objectives 	<p>We have undertaken a comprehensive review of the issues, challenges facing the District as well as the opportunities available. In response to this and the comments received we have revised the vision and objectives of the Local Plan. These will be subject to further consultation through the Preferred Option stage.</p>

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
4-Our Strategy			
Policy S2: Scale of new development	68(36)	<ul style="list-style-type: none"> • The need for housing not justified • Scale of proposed housing development too high • Proposed growth will impact on character of Market Warsop, Rainworth and neighbourhoods of Mansfield • Infrastructure cant cope • Impacts on traffic • The objectively assessed housing need was too low and may need to be increased to take account of a more optimistic economic forecast, to facilitate more affordable housing, and to provide a range of site sizes and market locations 	<p>The Council will prepare a Housing Technical Paper which will explain how the OAHN was established. It will also set out a revised housing target incorporating a buffer to enable the OAHN to be met over the plan period.</p> <p>Infrastructure requirements will be addressed in the Infrastructure Delivery Plan which will be published to accompany the Submission Draft Local Plan.</p> <p>Potential highway impacts will be addressed through the Transport Study which be published to accompany the Submission Draft Local Plan.</p>
Policy S3: Settlement hierarchy	4(1)	<ul style="list-style-type: none"> • good agricultural land will be lost at Radmanthwaite. • support for focussing development towards the Mansfield Main Urban Area and to Market Warsop. 	<p>No change in the settlement hierarchy is proposed. Site M3(af) at Radmanthwaite was assessed as 'unsuitable' in the HELAA 2017 due to access issues and will not be included as a preferred site.</p>

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
Policy S4: Distribution of new development	101(73)	<ul style="list-style-type: none"> • scale of development allocated to Market Warsop, Pleasley, Rainworth and Ladybrook too high • there is insufficient infrastructure available in these settlements to cope with the additional population. • traffic congestion would also increase. • housing development should be spread around • loss of countryside and greenfield sites with consequent impact on agricultural and ecological resources • Support for focussing most development at Mansfield which is the Main Urban Area. • a number of alternative housing and employment sites were put forward 	<p>The Council has undertaken a comprehensive Housing and Employment Land Availability Assessment (HELAA) which has identified and assessed suitable, available and achievable housing and employment land over a 15 year period. This HELAA considered all alternative housing and employment sites put forward during the 2016 Consultation Draft.</p> <p>A new distribution strategy will be proposed through the Preferred Option Consultation.</p>

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
Section 5: Mansfield			
M3: Allocations for new homes in Mansfield			
M3(a) Former Mansfield Brewery (part), Great Central Way	1	<ul style="list-style-type: none"> Potential flood risk 	<p>Assessed as 'developable' in the HELAA. Included in list of Preferred Sites.</p> <p>A detailed flood risk assessment has been prepared.</p>
M3(b) Mansfield General Hospital, West Hill Drive	1	<ul style="list-style-type: none"> Further heritage assessment required 	<p>Planning permission has been granted. Work has started on site September 2016, and is expected to be completed by Feb 2018.</p>
M3(c) Spencer Street	0	<ul style="list-style-type: none"> 	<p>Assessed as 'not available' in the HELAA. Agent has been contacted but no response has been received.</p>
M3(d) Victoria Street	1	<ul style="list-style-type: none"> Justification required for exempting developments below 10 dwellings from affordable housing requirements. 	<p>Assessed as 'developable' in the HELAA. Included in list of Preferred Sites.</p> <p>The affordable housing policy will be reviewed based on current Government guidance, best practice and local viability context.</p>

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
M3(e) Abbey Primary School, Abbey Road	0		Assessed as 'developable' in the HELAA. Not included in list of Preferred Sites to allow consideration of replacement school on site.
M3(f) Broomhill Lane	1(1)	<ul style="list-style-type: none"> Land around Broomhill Lane is poorly lit. Design should incorporate Lane to avoid anti-social behavior issues 	<p>Phase 3 of the Centenary Lane regeneration scheme. Included in list of Preferred Sites.</p> <p>Issues around Broomhill Lane will be addressed through the development management process.</p>
M3(g) Former Ravensdale Middle School, Ravensdale Road	3(2)	<ul style="list-style-type: none"> Loss of playing pitch Density too high Appropriate mitigation measures for adjacent local wildlife site. 	Assessed as 'developable' in the HELAA. Not included in list of Preferred Sites to allow consideration of replacement school on site.
M3(h) Former Sherwood Hall School, Stuart Avenue	1	<ul style="list-style-type: none"> Any development proposed on the site should create links through to the adjacent multi user recreational route which runs along the former mineral railway line. 	Assessed as 'developable' in the HELAA. Not included in list of Preferred Sites to allow consideration of replacement school on site.
M3(i) Helmsley Road, Rainworth	9(6)	<ul style="list-style-type: none"> Poor access Impact on local infrastructure Land stability 	Assessed as 'not available' and 'unsuitable' in the HELAA due to multiple landowners (not all engaged) and restricted access arrangements.

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
M3(j) Former Victoria Court Flats, Moor Lane	1	<ul style="list-style-type: none"> Need to create links with into the adjacent Moor Lane Recreation Ground, and ensure it mitigates any negative impact on this open space. 	Assessed as 'unlikely to be achievable' in the HELAA. To be considered as a Regeneration Site.
M3(k) Bellamy Road Recreation Ground	2(2)	<ul style="list-style-type: none"> Loss of open space and playing pitch 	Assessed as 'developable' in the HELAA. Included in list of Preferred Sites. Loss of open space to be compensated nearby.
M3(l) Broomhill Lane Allotments	3	<ul style="list-style-type: none"> Highway impacts Incorporate Broomhill lane into the design to avoid anti-social behavior and safety issues 	Assessed as 'developable' in the HELAA. Included in list of Preferred Sites. Potential highway impacts will be addressed through the Transport Study which be published to accompany the Submission Draft Local Plan. Issues with Broomhill Lane will be addressed through the development management process.
M3(m) Clipstone Road East, Crown Farm Way	2(2)	<ul style="list-style-type: none"> Highway impacts 	Resolution to grant planning permission subject to a S106 agreement; progress is being made on signing agreement. Included in list of Preferred Sites.

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
M3(n) Cox's Lane, Mansfield Woodhouse	3(2)	<ul style="list-style-type: none"> • Impact on landscape • Highway impacts 	Assessed as 'developable' in the HELAA. Included in list of Preferred Sites. Potential highway impacts will be addressed through the Transport Study which be published to accompany the Submission Draft Local Plan. Local highway issues will be addressed through the development management process. Landscape mitigation measure as set out in Landscape Addendum 2015 will be considered.
M3(o) Abbot Road / Brick Kiln Way	18(17)	<ul style="list-style-type: none"> • Loss of greenspace • Impact of traffic and highway safety • Impact on character and wildlife • Increased risk of flooding • Existing covenant restricting development 	Assessed as 'unlikely to be achievable' in the HELAA due to the cost of replacing football pitches and impact of water mains on site. Not included as a preferred site.
M3(p) Ladybrook Lane / Jenford Street	3(2)	<ul style="list-style-type: none"> • Impact of increased traffic on Abbott Road which is an accident black spot. • Impact upon infrastructure especially green spaces and playing areas. • Impact on existing properties/area. • Hedgerows and trees to be retained where possible, or replaced to encourage wildlife, enhance the area and screen increased noise levels from the Abbott Road onto Hall Barn Lane. 	The landowners have confirmed that the site is no longer available for development. Not included as a preferred site.

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
M3(q) Meadow Avenue	3(2)	<ul style="list-style-type: none"> • Loss of playing pitch • Site no longer available 	The landowners have confirmed that the site is no longer available for development. Not included as a preferred site.
M3(r) Bilborough Road	1(1)	<ul style="list-style-type: none"> • Loss of playing pitch 	The landowners have confirmed that the site is no longer available for development. Not included as a preferred site.
M3(s) Pump Hollow Road / Newlands Road	8(6)	<ul style="list-style-type: none"> • Loss of allotments • Highway impact. 	Resolution to grant planning permission subject to a S106 agreement; progress is being made on signing agreement. Not included as a preferred site.
M3(t) Hall Barn Lane	1(1)	<ul style="list-style-type: none"> • Highway impact 	Assessed as 'developable' in the HELAA. Not included in list of Preferred Sites to allow consideration of replacement school on site. Not included as a preferred site.
M3(u) Sandy Lane / Alcock Avenue	0		The landowners have confirmed that the site is no longer available for development. Site is a statutory allotment and unsuitable for development. Not included as a preferred site.
M3(v) Sandy Lane / Garratt Avenue	9(5)	<ul style="list-style-type: none"> • Loss of playing pitch • Restrictive covenant 	The landowners have confirmed that the site is no longer available for development. Not included as a preferred site.

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
M3(w) Sandy Lane / Shaw Street	1(1)	<ul style="list-style-type: none"> • Loss of playing pitch 	A planning application is currently being considered for 63 dwellings. Included in list of Preferred Sites.
M3(x) Sherwood Close	1(1)	<ul style="list-style-type: none"> • Over development • Loss of natural break • Impact on wildlife • Highway impacts and safety concerns 	Assessed as 'developable' in the HELAA. Included in list of Preferred Sites. Potential highway impacts will be addressed through the Transport Study which be published to accompany the Submission Draft Local Plan. Local highway issues will be addressed through the development management process.
M3(y) Ladybrook Lane / Tuckers Lane	1(1)	<ul style="list-style-type: none"> • Any development proposed on the site should create links with the adjacent public open space, and ensure it mitigates any negative impact on the public open space. 	Assessed as 'developable' in the HELAA. Not included in list of Preferred Sites to allow consideration of replacement school on site.

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
M3(z) Windmill Lane (former nursery)	3(1)	<ul style="list-style-type: none"> • Potential impact on adjoining Park Conservation Area. • Highway impacts. 	<p>Assessed as 'developable' in the HELAA. Included in list of Preferred Sites.</p> <p>The potential impact on the setting of the adjoining conservation area has been considered by the Council's Conservation Officer and determined that any potential negative impacts can be mitigated through design at the planning application stage.</p> <p>Potential highway impacts will be addressed through the Transport Study which be published to accompany the Submission Draft Local Plan. Local highway issues will be addressed through the development management process.</p>
M3(aa) Sherwood Avenue	0		Assessed as 'developable' in the HELAA. Included in list of Preferred Sites.

Chapter/ Section/ Policy	No of responses/ objections()	• Key issues raised	How we have responded to them
M3(ab) Debdale Lane / Emerald Close	1 (1)	<ul style="list-style-type: none"> • Highway impact. 	Assessed as 'developable' in the HELAA. Included in list of Preferred Sites. Potential highway impacts will be addressed through the Transport Study which be published to accompany the Submission Draft Local Plan. Local highway issues will be addressed through the development management process.
M3(ac) Sherwood Rise (adjacent Queen Elizabeth Academy), Mansfield Woodhouse	6(3)	<ul style="list-style-type: none"> • Loss of view • Loss of countryside • Landscape mitigation actions 	Assessed as 'developable' in the HELAA. Included in list of Preferred Sites. Landscape mitigation measures as set out in the Landscape Addendum 2015 will be considered

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
M3(ad) Old Mill Lane / Stinting Lane	9(7)	<ul style="list-style-type: none"> • Landscape mitigation actions • cumulative negative impact on the Maun Valley Local Nature Reserve paths • cumulative negative impacts on the River Maun • pedestrian safety-access concerns / increased traffic onto Old Mill Lane and New Mill Lane dangerous. • pedestrian safety-access concerns / increased traffic onto Old Mill Lane and New Mill Lane dangerous. • 	<p>Assessed as 'developable' in the HELAA. Included in list of Preferred Sites. Will form part of larger strategic site. Landscape mitigation measures as set out in the Landscape Addendum 2015 will be considered. Appropriate mitigation measures to address potential negative impacts on River Maun and Maun Valley LNR paths will also be addressed as appropriate.</p> <p>Potential highway impacts will be addressed through the Transport Study which be published to accompany the Submission Draft Local Plan. Local highway issues will be addressed through the development management process.</p>

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
M3(ae) New Mill Lane / Sandlands	12(10)	<ul style="list-style-type: none"> • cumulative negative impact on the Maun Valley Local Nature Reserve paths • cumulative negative impacts on the River Maun • Cumulative highway impact from local housing development proposals • pedestrian safety-access concerns / increased traffic onto Old Mill Lane and New Mill Lane dangerous. • Pedestrian safety-no pavement on New Mill Lane • Slope of site – increased risk to River Maun water quality • Impact on landscape and wildlife • Pylons are a health hazard • Substantial infrastructure investment required 	<p>Assessed as ‘developable’ in the HELAA. Included in list of Preferred Sites. Will form part of larger strategic site.</p> <p>Potential highway impacts will be addressed through the Transport Study which be published to accompany the Submission Draft Local Plan. Local highway issues will be addressed through the development management process.</p> <p>The Submission Draft Local Plan will be informed by an Infrastructure Delivery Plan which will address infrastructure issues.</p> <p>The number of homes that could be built on site has been reduced to account for the pylons.</p> <p>Water quality issues will be addressed at the development management stage.</p>

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
M3(af) Radmanthwaite Road / Oxclose Lane	49 (44)	<ul style="list-style-type: none"> • Loss of natural break between Pleasley and Radmanthwaite • Scale of housing not justified • Impact on wildlife • Risk of flooding • Loss of agricultural land • Impact on local highways • inadequate access at the junctions of Oxclose Lane and Radmanthwaite with Chesterfield Road • Impact on local services and infrastructure • There are more suitable sites along the Mansfield Ashfield Regeneration Route which should be developed in preference to this site. • There are more suitable sites along the Mansfield Ashfield Regeneration Route which should be developed in preference to this site. • Land stability 	Assessed as 'unsuitable' in the HELAA due to access issues. Not included as a preferred site.

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
Policy M4: Allocation of employment land in Mansfield			
M4 (a) Anglia Way	0		Site assessed as 'not available' in the HELAA and will be removed from proposed allocations. Not included as a preferred site.
M4 (b) Ratcher Hill Quarry (south east), Southwell Road West	2(1)	<ul style="list-style-type: none"> • Potential impact on Strawberry Hills Heaths SSSI • Loss of ecologically important site 	The landowner has confirmed that this site is unlikely to deliver employment floorspace (as part of HELAA 2017 study). Not included as a preferred site.
M4 (c) Ransom Wood Business Park, Southwell Road West	1	<ul style="list-style-type: none"> • Potential impact on Strawberry Hills Heaths SSSI 	The landowner has confirmed that this site is unlikely to deliver employment floorspace but may be used for types of development in connection with their wider business. Not included as a preferred site.
M4 (d) Ratcher Hill Quarry (south west), Southwell Road West	1	<ul style="list-style-type: none"> • Potential impact on Strawberry Hills Heaths SSSI 	Site assessed as 'deliverable' in the HELAA 2017. Included in list of Preferred Sites. Impact on SSSI will be addressed through the development management process.
M4 (e) Sherwood Oaks Business Park, Southwell Road West	0		Site assessed as 'not available' in the HELAA 2017. Not included as a preferred site.

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
Policy W2: Allocations for new Homes in Warsop Parish			
W2(a): Wood Lane (Miners Welfare Church warsop)	4(1)	<ul style="list-style-type: none"> • Impact on landscape • Lack of local infrastructure 	<p>The site has been considered through the HELAA 2017 and was assessed has been suitable and available for development. The site has been identified as a preferred site.</p> <p>Appropriate landscape mitigation measures as set out in the Landscape Addendum 2015 will be considered.</p> <p>Infrastructure requirements will be addressed in the Infrastructure Delivery Plan which will be published to accompany the Submission Draft Local Plan.</p>

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
W2 (b): Sherwood Street/ Oakfield Lane	5(5)	<ul style="list-style-type: none"> • Loss of informal recreation space • Incompatible with adjoining Oaklands centre 	The site was assessed as 'not available' in the HELAA 2017. New landowners details unknown. Not included as preferred site.
W2(c) Stonebridge Lane/ Sookholme Lane	70 (62)	<ul style="list-style-type: none"> • Impact of scale of development on character of Market warsop • Loss of Greenspace • Loss of agricultural land • Highway impacts • Lack of local infrastructure • Impact on SSSI • Flood risk • Impact on environment including historic hedgerows • Impact on landscape • Land stability 	<p>The objectively assessed housing need for Warsop Parish was set out in the Joint SHMA 2015.</p> <p>The site has been considered through the HELAA 2017 and was assessed as suitable and available for development.</p> <p>Planning permission was refused on 5th June 2017.</p> <p>Included as a Preferred Site as the reasons for refusal are not in relation to the principle of development.</p>

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
W2(d): Sookholme Lane/ Sookholme Drive	74 (68)	As above	<p>The objectively assessed housing need for Warsop Parish was set out in the Joint SHMA 2015.</p> <p>The site has been considered through the HELAA 2017 and was assessed as suitable and available for development.</p> <p>Planning permission was approved/refused on 5th June 2017.</p> <p>Not included as a preferred site.</p>
Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
Policy W3: Allocations for employment land in Warsop Parish			
W3(a): Mansfield Lane(Former railway station)	5(4)	<ul style="list-style-type: none"> • Would prejudice reopening of railway station • Poor access 	<p>The site has been assessed as not suitable in the HELAA due to access issues. Not included as a preferred site.</p> <p>The Dukeries Line is safeguarded in the LTP implementation plan 2011-15. the Dukeries Line has re-endorsed by the County Councils Transport and Highway Committee (Sept 2016).</p> <p>Site is currently subject of planning</p>

			application for housing.
W3(b): Oakfield Lane	3(2)	<ul style="list-style-type: none"> • Potential contamination • Additional land available adjacent to this site which can be used for employment 	Site excluded at Stage 1 of the HELAA as the site is beyond the railway line which forms a strong southern boundary for Market Warsop. Not included as a preferred site.

Appendix 1:

Schedule of consultees invited to comment on the Consultation Draft Document

Title	Given Name	Family Name	Company / Organisation
Mr	Leigh	Williams	
Mrs	Trudy	Wilson	
Mr	Alan	Bishop	Homes and Communities Agency
	Stuart	Taylor	Environment Agency - Lower Trent Area
Mr	Stuart	Taylor	Environment Agency
Mr	Thomas	Shead	
			Network Rail
Mr	Matthew	Wheatley	Derbyshire and Nottinghamshire Local Enterprise Partnership
	Alison	Warren	Nottinghamshire County Council
Mr	Matt	Bartle	The Football Association
Mr	John	Huband	England and Wales Cricket Board
Mr	Peter	Shaw	Rugby Football Union
Mr	Colin	Corline	Lawn Tennis Association
			England Athletics
Mr	Chris	Rolle	Nottinghamshire County Council
Mr	Gary	Limbert	England Hockey
	Carol	Doran	Rugby Football League
Mr	Ricky	Stevenson	Nottinghamshire Football Association
Mr	Alistair	Hollis	Bowls England
	Graham	Paling	Western Power Distribution
	Steven	Ball	Western Power Distribution
			National Grid (Land and Development Team)
Mr	Paul	Cudby	
Mr	Jeremy	Wayman	Network Rail
Mr	Stuart	Ashton	Harworth Estates (UK Coal)
Mr	Clive	Wood	Nottinghamshire County Council
Ms	Ursilla	Spence	Nottinghamshire County Council
Mr	Nick	Crouch	Nottinghamshire County Council
Ms	Carolyn	Marshall	Forestry Commission
Mr	Patrick	Chandler	Sherwood Forest Trust
Ms	Cathy	Gillespie	Nottinghamshire County Council
Mr	Gareth	Broome	Nottinghamshire County Council
Mr	Carl	Cornish	Royal Society for the Protection of Birds
Mr	Adrienne	Bennett	Forestry Commission
Ms	Barbara	Brady	Nottinghamshire County Council
Ms	Jade	Gresham	Sport Nottinghamshire
		Unknown	Nottingham City Council
Ms	Christine	Smith	Friends of Carr Bank Park
Ms	Jill	Duckmanton	Friends of Fisher Lane Park
Ms	Sharon	Rowton	Friends of Fisher Lane Park
Ms	Jill	Johnson	Friends of Forest Road Park

Title	Given Name	Family Name	Company / Organisation
Ms	Pam	Johnson	Friends of The Carrs
Mr	Ray	Hallam	Friends of The Hermitage
Mr	Liam	Skillen	Friends of the Hornby Plantation
Ms	Shannon	Macfarlane	Friends of Yeoman Hill Park
Ms	Sarah	Spurry	Maun Conservation Group
Ms	Freda	Jackson	Oak Tree Conservation Group
Ms	Jill	Usher	Peafield Community Association
Ms	Veronica	Goddard	Peafield Community Association
Mr	Richard	Smith	Forest Town Nature Conseravtion Group
Mr	Steve	Horne	Warsop Footpaths Group
Mr	Mike	Benner	Campaign for Real Ale
Mr	James	Hollyman	Harris Lamb
		Unknown	Ashfield Land Ltd
Mr	Michael	Burrow	Savills L&P Ltd
Mr	Michael	Askew	Lambert Smith Hampson
			Lambert Smith Hampson
			Radiocommunications Agency (Midlands and East Anglia)
		Unknown	
Mr	Luke	Plimmer	SGH Martineau LLP
			AECOM (acting for the Highways Agency)
Mr	Darren	Abberley	Defence Infrastructure Organisation (Strategic Asset Management Team)
		Unknown	
	Jo	Rice	Planning Issues
Mr	M	Miller	Terence O'Rourke PLC
		Unknown	The Planning Bureau Limited
Mrs	Susan	Chambers	Highways England
		Unknown	Tribal MJP
			fft Friends Familes and Travellers
Mr	Chris	Thomas	Chris Thomas Ltd
		unknown	British Sign and Graphics Association
			National Grid (Land and Development Team)
		Unknown	
		Tesco Stores Ltd	Tesco Stores Ltd
		Peveril Securities	Peveril Securities
		Wm Morrisons	
		Supermarkets plc	Wm Morrisons Supermarkets plc
		Stags Ltd	C/O Signet Planning
		Sainsbury's	
		Supermarkets Ltd	C/O Indigo Planning
		Warsop Estate	Warsop Estate
	Hallam Land Management and	Commerical Estates Group	Hallam Land Management Ltd

Title	Given Name	Family Name	Company / Organisation
			INEOS Upstream Ltd
Mr	Robert	McClure	Ministry of Defence
	Anna	McComb	NHS Property Services
Mr	David	Tye	Ministry of Defence
	Nichola	Traverse-Healey	Barton Willmore
			Country Land and Business Association Ltd
Mr	Peter	Evans	Crown Europe
Mr	Trevor	Witts	"Groundwork Creswell
Miss	Anna	Harding-Cox	
Mr	Oliver	Mitchell	Planware Ltd
Mr	Paul	Cronk	House Builders Federation
Mr	Richard	Burke	Citi Development
Mr	Paul	Hurcombe	Severn Trent Water Ltd
Ms	Dawn	Williams	Severn Trent Water Ltd
			AMEC Environment & Infrastructure UK Limited
Ms	Laura	Kelly	
Mr	W J	Hazzledine	
		Unknown	E.ON Energy Ltd
	Sue	Green	House Builders Federation
Mr	Phillip	Matthews	Citrus Group Ltd
Mr	Richard	Labbett	Aldi Stores Limited
	Natural	England	Natural England
		Unknown	HOME Housing Association
Mr	Andy	Chick	East Midlands Trains
Mr	Edward	Parkin	Wheeldon Quality Homes
		Unknown	Derwent Housing Association Limited
	Robert	Biggs	Derbyshire County Council
		Unknown	Derbyshire County Council
	Richard	Campbell	Derbyshire County Council
		Unknown	Arkwright Society
Mr	Ian	Goldstraw	Derbyshire County Council
	David	Dale	Derbyshire County Council
	Rachel	Hoskin	Natural England
Ms	Joy	Hutchinson	Dennis Rye Ltd.
Mr	Ralph	Jones	Peveril Securities
	James	Smith	Peveril Securities
Mr	A J	Britton	W. R. Evans (Chemist) Ltd.
	Chris	Massey	Derbyshire County Council
	D	Prior	Waterman Burrow Crocker Ltd.
	Suzy	Taylor	H. J. Banks
		Unknown	British Broadcasting Corporation (BBC)

Title	Given Name	Family Name	Company / Organisation
Mr	T E	Shuldham	Shuldham Calverley (Retford)
Mrs	R	Waterhouse	Cuckney Parish Council
		Unknown	E.ON Central Networks
		Unknown	Society for the Protection of Ancient Buildings
Mr	Lee	O'Connor	Grants of Shoreditch Ltd
		Unknown	BT Group Plc
		Unknown	Ancient Monuments Society
Mr and Mrs	Maurice	Hill	C/o Ian Baseley Associates
Ms	Sue	Walker	Strategic Land Partnerships
Ms	Bev	Butler	Fusion Online Ltd
Ms	Bev	Butler	Dev Plan UK
Mr	R	Fletcher	
Mr	Paul	Leeming	Carter Jonas
	Katie	Chew	Planning Potential
Mr	Tim	Cleeves	Royal Society for the Protection of Birds
Ms	Chris	Quinsee	
Prof.	M	Palmer	Association for Industrial Archaeology
Mr	Phil	Kershaw	Transco
Mr	Robert	Jays	William Davis Ltd
Mr	Steve	Beard	Sport England
		Unknown	Sport England
Mr	Steven	Beard	Sport England
Mr	Andrew	Pritchard	East Midlands Councils
Mr	Paul	Tame	National Farmers Union
			Country Land and Business Association Ltd
Ms	Helen	Woolley	
Mr	Colin	Williams	Taylor Wimpey East Midlands
Mr	J	Edmond	Marrons Solicitors
Mr	Alister	Sykes	Bloor Homes
	Liberty	Stones	Fisher German LLP
		Unknown	Severn Trent Water Ltd
		Unknown	Severn Trent Water Ltd
Mr	Andy	Hall	Forestry Commission (EMC)
		Unknown	National Golf Centre
	Roslyn	Deeming	Natural England
Mr	Dave	Skepper	Stagecoach East Midlands
Ms	Katie	Adderley	The British Wind Energy Association
	Rebecca	Housam	Savills
	Hamish	Robertshaw	Cushman and Wakefield
Ms	Vicki	Richardson	

Title	Given Name	Family Name	Company / Organisation
Mr	Oliver	Quarmby	St James Securities Ltd Colliers CRE
Mr	Chris	Clavert	Pegasus Planning Group
Ms	Laura	Ross	Dev Plan
Ms	Claire	Norris	Lambert Smith Hampson
Ms	Jill	Stephenson	Network Rail
	David	Staniland	Knight Frank
Mr	Mark	Sutcliffe	
Ms	Annette	Elliott	The Co-Operatives Estates
Ms	Beverley	Smith	Mansfield District Council
Mr	Peter	Mansbridge	Mansfield District Council
Ms	Trish	Green	APTCOO
Mrs	Sarah	Nelson	Mansfield BID Company Ltd
Ms	Pauline	Wright	Mansfield District Council
Professor	Michael	Dutton	
Mr	Andrew	Shirley	Country Land and Business Association Ltd
		Unknown	Derbyshire County Council
Mr	Peter	Mercer	National Gypsy Traveller Federation
Ms	Alice	De La Rue	Derbyshire Gypsy Liaison Group
		Unknown	Friends of the Earth
	Max	Goode	Fairhurst
	Kayleigh	Brown	Fairhurst
Mr	Mark	Brown	Carmalor Group
Mr	Andrew	Lowe	Nottinghamshire Wildlife Trust
Mrs	Claire	Snowdon	Clegg Construction
Mr	J	Smith	Poppleston Allen
	Melys	Pritchett	Savills
Mr	J	Lodge	Nottinghamshire Fire & Rescue Service
Mr	John	Proctor	Fisher Hargreaves Proctor Job Centre Plus - Nottinghamshire District
Ms	Jayne	Green	
		Unknown	OFSTED (Early Years)
Mrs	K	Weller	Nottingham Mencap
Mr	John	Holmes	Oxalis Planning Ltd
		Bower and Rudd	
Mr	Richard	Bowden	Bowden Land
Mr	Chris	Thompson	Ramblers Association Nottinghamshire Rural Community Council
	C	Turner	
Mr	Richard	Hall	Planning and Design Group
	Claire	Hutt	Planning and Design Group

Title	Given Name	Family Name	Company / Organisation
		Unknown	Worldwide Leisure
Mr	Barrie	Woodcock	Nether Langwith Parish Council
Mr	Richard	Burns	Arba Developments
	Joan	Taylor	Nottinghamshire Older People's Advisory Group
		Unknown	Ashfield Links Forum
		Unknown	East Midlands Housing Association
			Rethink
Mr	Steve	Field	Trent Barton Buses
Mrs	Moira	McCullagh	
	Carolyn	White	Sherwood Forest Hospital Trust
Ms	Janice	Herbert	Sherwood Forest Hospitals NHS Trust
		Unknown	Home to Home Respite Care
			Nottingham and Nottinghamshire Advocacy Alliance
	Lisa	Atkins	
Mr	Jason	Bates	Jackson Building Centres
Mr	Neil	Oxby	Ashfield District Council
Mr	Stuart	Wiltshire	Ashfield District Council
	Jo	Wright	Mansfield and Ashfield Strategic Partnership
			Derbyshire and Nottinghamshire Chamber of Commerce
		Unknown	Churches Together
Reverend	David	Fudger	
Mr	John	Pryor	
		Unknown	Stonham Housing Association
Mr	Charles G	Dawson	Harrop White Valance & Dawson
Mr	John	Sankey	John Sankey Estate Agents
		Unknown	Civic Society
Mr	Graham	Whyborn	Futures
Ms	Sue	Harrison	Bryan & Armstrong
			Nottinghamshire Probation Trust - Mansfield
		Unknown	
Mr	Andrew	Tucker	Mansfield District Council
Mrs	Liz	Weston	Mansfield District Council
Ms	Carolyn	Hallam	
Mr	John	John Vanags	
		Unknown	Black & Ethnic Minority Advisory Group
	Wynne	Garnett	
	Veronica	Goddard	Navi Saheli
Ms	Vanessa	Blaker	Alzheimers Society
			North Nottinghamshire Society for Deaf People
		Unknown	
Mr	Peter	Robinson	Central Nottinghamshire MIND
		Unknown	North Nottinghamshire Independent

Title	Given Name	Family Name	Company / Organisation
			Domestic Abuse Services
Mr	Adrian	Sipson	Lister Group - Estate Agents
Mr	Mark	Bilton	Bilton Hammond
		Unknown	Hopkins Solicitors
		Unknown	Citizens Advice Bureau
Mr		Howard	Age Concern Nottinghamshire
Mrs	Rebekah	O'Neill	Four Seasons Centre
		Unknown	Mansfield and North Notts Counselling Service
Mr	Gordon	Slack	
Mrs	Maureen	Rouse	Park Area Residents Association
Ms	Mary	Button	West Notts Friends of the Earth
		Unknown	Park Area Residents Association
		Unknown	Maunside Tenants and Residents Association
		Unknown	Sure Start Ravensdale
Mr	Meirion	Parry	
		Unknown	Victim Support Mansfield & Ashfield
Mr	Michael	Powis	Nottinghamshire Police
Mr	Kevin	Brown	Nottinghamshire Police
Mr	Oliver	Oaksford	
Mr	Jack	Poxon	East Titchfield Community Action Group
Mr	S	Holding	
		Unknown	Woodhouse Road Family Life Centre
		Unknown	Mansfield Welfare Rights
Mr	Howard	Baggaley	Baggaley Construction
	Joanne	Hardwick	Corner House Care Home
Ms	Gillian	Bullimore	Severn Trent Water Ltd. (Mansfield)
			Mansfield Taxi Branch Transport & General Workers Union
Mr	J	Norman	
Mr	K	Krishan	ACE of Mansfield
Mrs	Kim	Palce	
Ms	Hillary	Yeomans	
		Unknown	Social Services
		Unknown	Adult Deaf and Visual Impairment Team
Miss	Jane	Yeomans	
Mr	William	Hill	
		Unknown	Rathbone Society
Mr	Bob	Smith	Sherwood Archaeological Society
Mr	Bob	Smith	Mansfield Preservation Committee
Mr	Robert	Smith	
Mrs	Petra	Lucas	B & F Travel

Title	Given Name	Family Name	Company / Organisation
	J	Radford	
		Unknown	The Mansfield Sand Group
Mr	Jon	Boulton	Mansfield Sand
Mr	John	Fareham	
		Unknown	Mansfield & Ashfield Env. Action Group
Mr	David	Martin	
Mr	Leslie	Amber	
Mr	Richard	Childs	
	E	Kistner	
Mrs	Mavis	Beddoe	
Mr	Trevor	Askew	
Mr	Don	Osborne	
Mr	Jonathon	Sims	JKD Builders Ltd
Mr	Keith	Lumsdon	
		Unknown	Sherwood Communities Development Trust
		Unknown	South Mansfield Community Centre
Mrs	Lesley	Salmon	
Mr	Peter	Frost	
Mr	Gordon	Howlett	
Mr	Matt	Scott	
Mr	Roger	Hextall	
Mr	H	Briginski	
Mrs	Beverley	Randall	
Mr	Graham	Headworth	
	W	Bellamy	
			The Coal Authority
Mr	Michael	Peach	
Mrs	Pamela	Quigg	
	Barbara	Gallon	The Victorian Society
Mr	Philip	Bishop	
Mr		Rickersey	
Mr	Carl	Chadwick	
Mr	W J	Plant	
		Unknown	Mansfield Town FC
Ms	Lynne	Fenks	
Mr	Andy	Matthews	
Mr	Timothy	Downes	Mansfield District Council
	Jo	Waldron	Mansfield District Council
	Kath	Jephson	Jephson Mansfield Ltd
Ms	R	Sharpe	Turning Point
Ms	Lorna	Carter	Ladybrook Neighbourhood Management

Title	Given Name	Family Name	Company / Organisation
			Team
	Mary	Penford	Ladybrook Neighbourhood Management Team
	Sharron	Reynolds	William Kaye Community Centre
Mr	D	Lamb	Aaeron/Elite Cars
		Unknown	D.I.A.L Mansfield and District
		Unknown	Nottinghamshire Royal Society For the Blind
Mr	Richard	Kay	Stagecoach East Midlands
		Unknown	Crossroads Care (North Notts)
Mr	G	Ambler	123 Taxis
Mr	J	Sobolewski	Mansfield & District Hackney Carriage & Private Hire Association
	Karen	Formon	Mansfield Mediation Group
	Clare Heyting /	Alison Clarke	Jigsaw Support Scheme
Mr	Michael	Burns	
Mr	Keith	Wallace	Mansfield Ramblers
Ms	Samantha	Prewett	West Titchfield Neighbourhood Management Team
Captain	Gary	Rockey-Clewlow	Salvation Army
Ms	Kath	Boswell	West Titchfield Neighbourhood Forum
Mr	Martyn	Thurman	Mansfield District Council
Mrs	Kath	Jephson	Mansfield 2020
	Val	Moss	
	J	Gregson	
	Alistair	Kingsway	Kingsway Community Project
Mr	Shlomo	Dowen	Forest Town Nature Conseravtion Group
			Forest Town Community Council's Planning Sub-Committee
Mr	Shlomo	Dowen	
Mr	Shlomo	Dowen	
Ms	June	Hawkins	Forest Town Community Council
Ms	Pauline	Marples	Forest Town Heritage Group
Mr	Steve	Hymas	
Mrs	Diane	Revill	
	Reg	Giles	
Ms	Nancy	Douglas	Garibaldi School
Ms	Gail	Wakelin	
Mr	Scott	Wakelin	
Mrs	Janice	Leary	
	C. B & V	Stansfield	
Mr	Bryn	Coleman	Nottinghamshire Fire & Rescue Service
Ms	Sandra Denise	Hubbard	
Ms	April	Godfrey	

Title	Given Name	Family Name	Company / Organisation
	June	Stendall	
Mr	D	Urton	
Mr	Paul	Topliss	Mansfield District Council
Mrs	Michelle	Turton	Mansfield District Council
	Phil	Cook	Mansfield District Council
	Hayley	Barsby	Mansfield District Council
Mr	Mark	Wilkinson	Mansfield District Council
Mr	Ken	Brown	Mansfield District Council
Mr	Steve	Clarke	
Mr	Philip	Colledge	Mansfield District Council
Mr	Shaun	Hird	Mansfield District Council
Ms	Alison	North	Mansfield District Council
Mr	Mark	Pemberton	Mansfield and Ashfield Strategic Partnership
Mr	David	Pratt	Mansfield District Council
Mr	Robert	Purser	Mansfield District Council
Mr	Martyn	Saxton	Mansfield District Council
Cllr	Brian	Lohan	Mansfield District Council
	Mandy	Mellor	Mansfield District Council
Mrs	Catherine	O'Brien	Mansfield District Council
Ms	Kira	Besh	
Mr	Dean	Bellingham	Mansfield District Council
Mr	Philip	Delaney	Mansfield District Council
Mr	Perry	Bown	Mansfield District Council
Mr	Kenneth	Brown	Mansfield District Council
Mr	John	Krawczyk	Mansfield District Council
Cllr	Sharron	Adey	Mansfield District Council
Cllr	Terry	Clay	Mansfield District Council
Cllr	Martin	Wright	Mansfield District Council
Mrs	Tracey	Tucker	
Mr	Rob	Routledge	Mansfield District Council
Executive Mayor	Kate	Allsop	Mansfield District Council
Cllr & Deputy Mayor	Mick	Barton	Mansfield District Council
Cllr	Nick	Bennett	Mansfield District Council
Cllr	Peter	Crawford	Mansfield District Council
Cllr	Stephen	Garner	Mansfield District Council
Cllr	Sally	Higgins	Mansfield District Council
Cllr	Ron	Jelley	Mansfield District Council
Cllr	John	Kerr	Mansfield District Council
Cllr	John	Smart	Mansfield District Council

Title	Given Name	Family Name	Company / Organisation
Cllr	David	Smith	Mansfield District Council
Cllr	Roger	Sutcliffe	Mansfield District Council
Cllr	Andrew	Tristram	Mansfield District Council
Cllr	Andy	Wetton	Mansfield District Council
Ms	Mariam	Amos	Mansfield District Council
Mr	Mick	Andrews	Mansfield District Council
Mr	Michael	Avery	Mansfield District Council
Mr	Paul	Barker	Mansfield District Council
Cllr	Joyce	Bosnjak	Mansfield District Council
Cllr	Katrina	Atherton	Mansfield District Council
Cllr	Vaughan	Hopewell	Mansfield District Council
Cllr	Stuart	Richardson	Mansfield District Council
Cllr	Sonya	Ward	Mansfield District Council
Cllr	Amanda	Fisher	Mansfield District Council
	Glynn	Bacon	Mansfield District Council
	Helen	Sisson	Mansfield District Council
Mr	David	Evans	Mansfield District Council
		Philip Colledge	Mansfield District Council
Cllr	Barry	Answer	Mansfield District Council
Cllr	Kevin	Brown	Mansfield District Council
Cllr	Stephen	Harvey	Mansfield District Council
Cllr	Sean	McCallum	Mansfield District Council
Cllr	Lee	Probert	Mansfield District Council
Cllr		Rickersey	Mansfield District Council
Cllr	Dave	Saunders	Mansfield District Council
Cllr	Ian	Sheppard	Mansfield District Council
Cllr	Andy	Sissons	Mansfield District Council
Cllr	Sidney	Walker	Mansfield District Council
Cllr	Stuart	Wallace	Mansfield District Council
Cllr	Lesley	Wright	Mansfield District Council
Cllr	Ann	Norman	Mansfield District Council
	Diane	Revill	
Ms	Sally	Dilks	Mansfield District Council
Ms	Sally	Dilks	
Mr	David	Malkin	
Ms	Elaine	Konieczny	
Mr	Peter	Lamb	
Mr	Jack	Hurton	
		Hopkinson and Brookes	
Mr	Mark	England	
Mr	Mick	Beresford	Bull Farm Neighbourhood Management

Title	Given Name	Family Name	Company / Organisation
			Team
Mr	John	Eadson	
Mr	Malcolm	Drabble	
Mr	V & J	Brown	PleasleyHillConsortium
Mr	M L	Currie	
Mrs		Collins	Albert Street Residents Association
	Barbara	Nestor	
		Unknown	Hard to Reach Groups Project
			Mansfield Woodhouse Community
		Unknown	Development Group
			Mansfield Woodhouse Community
Mr	Peter	Sutcliffe	Development Group
	C	Paterson	Manor Sport and Recreation Centre
Mr	Nicholas	Shelley	
Mr	George Alan	Lawson	
Mr	Derek	Birkin	
Mr	John	Parr	
Mrs	Tracey	Tucker	
		Hughes	
Mr	Paul	Russell	Rippon Homes
Mr	Christopher	Dennis	
			Mansfield Woodhouse Millennium Green
Mr	Bob	Thacker	Trust
	Karen	Russell	
Mr	Andrew	Clifford	
Ms	Tracey	Hartley	
Miss		Gundel	Perlethorpe-cum-Budby Parish Meeting
Ms	Julie	Guy	
	K	Shepherd	
Mrs	Veronica	Goddard	
Mr	David	Ellis	
Mr	Giovanni	Loperfido	
Mr	Martin	Bell	
		Unknown	Dial-a-Ride
			Lowland Derbyshire and Nottinghamshire
Ms	Rosy	Carter	Local Nature Partnership
			Lowland Derbyshire and Nottinghamshire
		Carter	Local Nature Partnership
	Karen	Shaw	Nottingham City Council
Mr	Mark	Bannister	Homes and Communities Agency
Mr.	Andrew	Pitts	Environment Agency - Lower Trent Area
	Penny	Thorpe	Environment Agency - Lower Trent Area
			Rushcliffe Borough Council

Title	Given Name	Family Name	Company / Organisation
	Alison	Stuart	Nottinghamshire County Council
Mrs	Sally	Gill	Nottinghamshire County Council
	Nina	Wilson	Nottinghamshire County Council
	Chris	Jackson	Nottinghamshire County Council
Mr	Peter	Gaw	Nottinghamshire County Council
Mr	Robin	Riley	Nottinghamshire County Council
Mr	David	Pick	Nottinghamshire County Council
Ms	Suzanne	Osborne-James	Nottinghamshire County Council
Mr	Andrew	Norton	Nottinghamshire County Council
Mr	Malcolm	Dillon	Nottinghamshire County Council
Mr	Richard	Lilley	
Ms	Tania	Barlow	Warsop Parish Council
Mr	Micheal	Johnson	Warsop Infotech Group
			Warsop Neighbourhood Management Team
Mr	Stuart	Moody	
		Unknown	Sure Start Meden Valley
Mrs	Beverley	Lilley	
Mrs	Bev	Young	
Mr	David	Bowring	Bowring Transport Limited
Mrs	Karen	Thompson	
Mr and Mrs	D	Crookes	
Mr	Tony	Field	
Mrs	R	Dawson	Old Warsop Society
Mr	Richard	Green	A Green and Sons
Mr	G	Savage	Church Warsop Community Centre
Mrs	P	Johnson	Church Warsop TRA
Mrs	Maureen	Wood	Meden Vale Community Association
	Jennifer	Jeffrey	Shirebrook Town Council
		Unknown	Malcolm Sargison Resource Centre
Miss	Sharon	Worthington	
Mrs		Tinker	Norton Parish Meeting
Mr	Micheal	Johnson	
Mr and Mrs	M	Robinson	
mrs	margaret	bingham	
Mr	Michael	Wells	
Mr	Paul	Cullen	
Mr	Michael	Brown	
Ms	Alwyn	Brettel	
		Unknown	North Nottinghamshire Health Authority
			Mansfield & Ashfield District Primary
		Unknown	Care Trust

Title	Given Name	Family Name	Company / Organisation
Mr	W	Hewitt	Mansfield Hackney Carriage Association
Mr and Mrs		Watson	
	Luba	Hayes	Nottinghamshire Community Health
	Charles	Cannon	Ransom Wood Estates Ltd
		Unknown	Mansfield 2020
Mr	James	Bray	NHS Nottinghamshire County
Mr	Bruce	Watson	
Ms	Ruth	Lloyd	Mansfield and Ashfield Clinical Commissioning Group
Mr	Mark	Yates	NHS England
Mrs		Jones	Rainworth Parish Council
Mr	Richard	thomas	
	Jennifer	Howe	
Mr	David	Chalmers	Forestry Commission
Mrs	Linda	Stretton	Edwinstowe Parish Council
		Unknown	Nottinghamshire Fire & Rescue Service
Ms	Lucy	Dadge	Mansfield and Ashfield Clinical Commissioning Group
Mr	Alan	Wahlers	
	C	Anstey	Trustees of Robert Thomas
Dr	Mike	Woodcock	
Mrs	Sharon	Stewardson	Clipstone Parish Council
	Barbara	Pepper	
Mr	Malcolm	Hackett	Greenwood Community Forest
Mr		Healthcote	Rufford Parish Council
		Unknown	Nottingham Community Housing Association (NCHA)
Mr	Matthew	Tubb	Newark & Sherwood District Council
Mr	Matthew	Norton	Newark & Sherwood District Council
			Newark & Sherwood District Council
Mr	Matthew	Tubb	Newark & Sherwood District Council
Mr	John	Thorniwel	JMT Design
Mr	John	Clarke	Allen Clarke Farming
Mr	N	Wheelhouse	Wheelhouse.co.uk
	Ruth	Hawkins	Nottinghamshire Healthcare NHS Trust
Mr	Nick	Sandford	The Woodland Trust
Mr	Nick	Sandford	Woodland Trust
Mr	Douglas	Rooke	
Mrs	Helen	Cooke	British Horse Society
		Unknown	North British Housing Association
	Joanna	Gray	Gedling Borough Council
Mr	Thomas	Dillarstone	Gedling Borough Council

Title	Given Name	Family Name	Company / Organisation
	Wayne	Scholter	Aldergate Property Group
Mr	Wayne	Scholter	Aldergate Properties
Mr	James	Norris	Ramblers Association
		Unknown	Nottinghamshire Police
Mr	Bernard	Wale	
		Unknown	Leicester Housing Association Limited
Mr	Peter	Homa	NHS Queens Medical Centre
		Unknown	Metropolitan Housing Trust
Mr	Ian	Keetley	Royal Society for the Blind (Nottinghamshire)
		Unknown	Nottinghamshire Domestic Violence Forum
Mr	Marjeet	Johal	T N Corporation Ltd
	Graham	Walley	Nottingham Natural History Museum
		Unknown	Nottinghamshire Biological and Geological Records Centre
Ms	Caroline	Harrison	Natural England
Mr	Richard	Hensall	Strelley Systems
Mr	Dave	Winter	NHS Trust
	David	Lawson	Broxtowe Borough Council
Mr	Mark	McGovern	SSA Planning
Mr	Robert	Westerman	Robert Westerman
		Unknown	Nottinghamshire Historic Gardens Trust
Mrs	Emilie	Carr	Historic England
	Claire	Searson	English Heritage
Ms	Liz	Banks	Oxalis Planning Ltd
Mr	Christopher	Whitmore	Andrew Martin Associates
Mr	John	Whyler	Longhurst Group
Mr	Colin	Wilkinson	Royal Society for the Protection of Birds
Mr	Stuart	Perry	Anglia Regional Co-op Society Ltd
Ms	Katie	Delaney	
Ms	Jane	Evans	Three
		Unknown	Vodafone Ltd
		Unknown	Vodafone and 02
		Unknown	Civil Aviation Authority
Mr	Anthony	Greaves	Hallam Land Management Ltd
		Unknown	HM Inspectorate of Mines
Mr	Nick	James	Health and Safety Executive
Mrs	Helen	Fairfax	North East Derbyshire District Council
		Unknown	North East Derbyshire District Council
		Unknown	Chesterfield Borough Council
Mr	Chris	Chambers	Shorts

Title	Given Name	Family Name	Company / Organisation
Mrs	Helen	Fairfax	Bolsover District Council
Mr	Paul	Stock	North County Homes Group Limited
	Charlotte	Stainton	Stainton Planning Urban & Rural Consultancy
Mr	Tom	Bannister	Bassetlaw District Council
		Welbeck Estates Co Ltd	Welbeck Estates Co Ltd
Mr	Gary	Staddon	Lafarge Aggregates
Mr	Simon	Evans	Gleeson Homes Regeneration
Mr	Sebastian	Hanley	Dialogue
Mr	Malcom	Lawson	The Ramblers Association - Mansfield and Sherwood Group
	David	Rixon	Vincent & Gorbing
Mr	Alex	Willis	BNP Paribas Real Estate
Mr	Peter	Foster	O2 UK Ltd
		Unknown	Telefonica O2 UK Limited
		Unknown	Hutchison 3G UK Ltd
Mr	Moiz	Khanbhai	
	Alla	Hassan	Plan Info News
		Unknown	N Power
		Unknown	Arqiva
		Unknown	British Telecommunications / Openreach
Mr	Mark	Fisher	Lawn Tennis Association
Mr	James	Stevens	Home Builders Federation Ltd
	Lance	Saxby	Energy Saving Trust
Mr	Paul	Lewis	Church Commissioners
		Unknown	Department for Transport
		Unknown	Ben Bailey Homes
Ms	A	Jackson	Planning Inspectorate
	Irvine	James	
	Sue	Place	Nottinghamshire County Council
Mr	Roland	Hassall	Oak Tree Neighbourhood Management Team
Miss	Charlotte	Boyes	Planning Potential
Mr	Shahin	Ahad	
Mrs	Ann	Sewell	Mansfield Woodhouse Society
Mr	Raymond	Cole	Fields in Trust
		Unknown	Asda Properties Holdings Plc
Mr	Neil	Wells	Cushman and Wakefield
Mr	William	Steel	Cushman and Wakefield
Mr	Nick	Desmond	Bride Hall Holdings Limited
Mr	Julian	Stephenson	Montagu Evans LLP
Mr	Anthony	Salata	Jorden Salata

Title	Given Name	Family Name	Company / Organisation
		Unknown	The Georgian Group
Mr	Alex	Jackman	EE
Lord	Tony	Berkeley	Rail Freight Group
		Unknown	Mobile Operators Association
		Unknown	Design Council
	Vilna	Walsh	Firstplan
Ms	Rose	Freeman	The Theatres Trust
Mr	Ross	Anthony	The Theatres Trust
Mr	Tom	Hyde	Building Research Establishment
		Unknown	The Council for British Archaeology

Appendix 2:

Consultation Draft Document- Consultation media

«AddressBlock»

Our Ref: MDLP/CD
Your Ref: «Person_ID»
When calling please ask for:
Rob Routledge

Dear Sir / Madam,

6 January 2016

Mansfield District Local Plan – Consultation Draft

As a stakeholder on our Local Plan database, we want to make you aware of the current consultation on the above document which will help shape the future development of Mansfield district. The document contains a vision and strategy that sets out how the council would like the district to look in 2033, as well as proposed development sites and planning policies.

We want to make sure that you have the opportunity to let us know what you think, so we are consulting on the plan for a six week period. This is in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

You can make comments on the Local Plan Consultation Draft from **11 January 2016** to **22 February 2016**. All comments received will be used to inform the Publication Draft of the plan which will be published later this year. More information can be found on our website at www.mansfield.gov.uk/localplan.

You can view the document and comment online by visiting our Consultation Portal: http://mansfield.objective.co.uk/portal/mdlp/consultation_draft. Your username is: «Username»

If you have forgotten your password please use this link for a new one: <http://mansfield.objective.co.uk/common/forgottenPassword.jsp>.

You can view a copy of the document at the Civic Centre, Chesterfield Road South Mansfield, NG19 7BH, as well as at all libraries across the district during advertised opening hours throughout the consultation period.

We are holding a number of public exhibitions, highlighting what is happening in various parts of the district. Details of these are attached as Appendix A.



We are also hosting special sessions for stakeholders, to address the issues of housing, retail, employment, environment and infrastructure. Appendix B contains a list of all of these events. Please let us know, by phone or e-mail which session/s you would wish to attend so that we know how many people to expect.

We'd prefer to receive your comments via our Consultation Portal, however if you wish to write to us, please e-mail lp@mansfield.gov.uk or write to the Planning Policy Manager, Mansfield District Council, Civic Centre, Chesterfield Road South, Mansfield, NG19 7BH. Please clearly state which policy or paragraph of the plan that each comment refers to and provide a summary of any complex issues that you raise.

Comments sent by post should reach us no later than **17:00 on 22 February 2016**. The online deadline is **23:59** on the same day. Please note that any comments you make may be made publicly available.

Yours Faithfully



Rob Routledge,
Planning Policy Manager

Appendix A – Public exhibition timetable

Venue	Date	Time	Wards covered
Civic Centre	11/01/2016	8am - 12pm	Oakham, Kings Walk, Berry Hill and Sandhurst
Warsop Town Hall	12/01/2016	12pm - 4pm	Warsop Carrs, Netherfield, Market Warsop and Meden
Kingsway Hall	13/01/2016	12pm - 4pm	Maun Valley, Kingsway, Newlands and Holly
William Kaye Hall	14/01/2016	12pm - 4pm	Brick Kiln, Ladybrook, Grange Farm, Broomhill and Penniment
Mansfield Library	18/01/2016	8:30am - 12:30pm	Newgate, Portland, Carr Bank and Woodlands
Turner Hall	19/01/2016	8am - 12pm	Manor, Hornby, Yeoman Hill, Woodhouse, Park Hall and Peafields
Pleasley Landmark	20/01/2016	8am - 12pm	Abbott, Bull Farm & Pleasley Hill and Sherwood
The Heath	21/01/2016	12pm - 4pm	Oak Tree, Ling Forest, Eakring, Racecourse, Ransom Wood and Lindhurst
Civic Centre	26/01/2016	3pm - 7pm	All
Civic Centre	27/01/2016	4pm - 7pm	All
Civic Centre	28/01/2016	8am - 12pm	All

Appendix B – Stakeholder event timetable.

Venue	Date	Time	Topic covered
Civic Centre	15/01/2016	10am - 12pm	Retail
Civic Centre	15/01/2016	2pm - 4pm	Employment
Civic Centre	22/01/2016	10am - 12pm	Environment and green infrastructure
Civic Centre	25/01/2016	10am - 12pm	Housing
Civic Centre	25/01/2016	2pm - 4pm	Infrastructure

MANSFIELD DISTRICT

Local Plan Consultation

Due to popular demand another series of local plan consultation events for the whole district will take place at:

Civic Centre, Mansfield

Tuesday 26 January, 3pm to 7pm

Wednesday 27 January, 4pm to 7pm

Thursday 28 January, 8am to 12noon

Tuesday 2 February

Warsop Town Hall

4pm to 7pm

Tuesday 9 February

William Kaye Hall, Ladybrook

4pm to 7pm

Wednesday 3 February

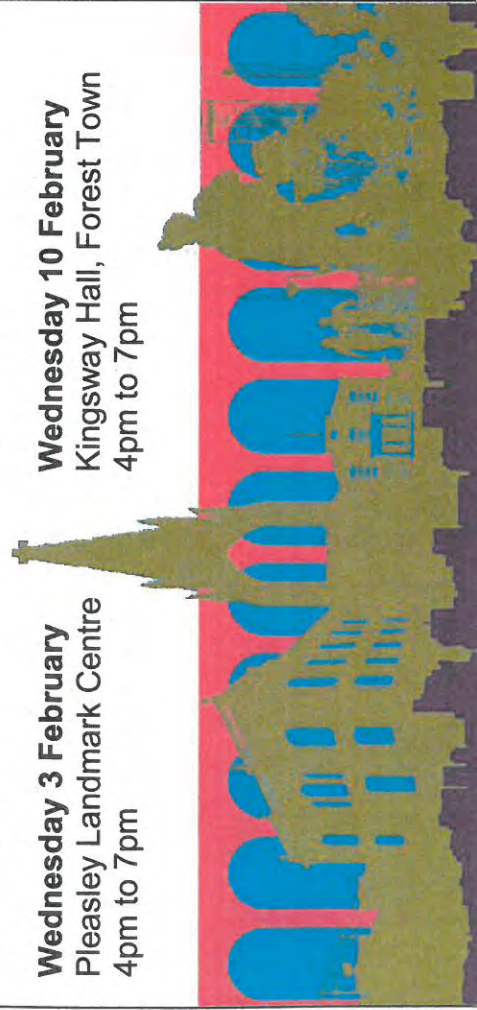
Pleasley Landmark Centre

4pm to 7pm

Wednesday 10 February

Kingsway Hall, Forest Town

4pm to 7pm



For more information please contact us on
01623 463463 or mdc@mansfield.gov.uk or visit
our website at www.mansfield.gov.uk/localplan



Mansfield
District Council

MANSFIELD DISTRICT

Local Plan Consultation

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For more information please contact us on
01623 463463 or mdc@mansfield.gov.uk or visit
our website at www.mansfield.gov.uk/localplan



Mansfield
District Council

MANSFIELD DISTRICT LOCAL PLAN TO 2033



Consultation draft: Summary Leaflet

Consultation starts 11 January 2016 and ends 22 February 2016

www.mansfield.gov.uk/localplan



**Mansfield
District Council**

Mansfield District Council is producing a document called the Local Plan to guide future development in the district to 2033. It will ensure new homes, jobs and services are located in the most sustainable locations, along with the necessary infrastructure and facilities.

We have developed our Local Plan - Consultation Draft which maps out Mansfield's future and we are keen to seek your views.

This leaflet provides a summary of the proposals and describes how you can submit your comments.



OUR VISION:

By 2033 major change within the district will have brought about positive economic, social and environmental regeneration by responding to local needs, reducing deprivation and improving the quality of life for all.



Why should you get involved?

Planning shapes the places where we live, work, and socialise. It improves the social, economic and natural environment of communities.

The council is required to produce a document called the 'Mansfield Local Plan' to guide development in the district to 2033.

When adopted (or agreed) by the council it will replace the

current Mansfield District Local Plan 1998 and will be used to determine planning applications. This will help the council to direct development to where it is needed and help prevent unsuitable developments.

Your views are important to us so please visit www.mansfield.gov.uk/localplan and give your comments.

What is the Consultation Draft document?

The Consultation Draft contains a vision and strategy that sets out how the council would like the district to look in 2033.

The development strategy includes the following:

- Distribution and allocation of residential development and employment land, with a focus on the urban areas of Mansfield and Market Warsop

- New retail development in Mansfield town centre
- Policies for making decisions on planning applications.

- 7,520 new homes
- 42 hectares of new industrial land
- New offices
- New retail development in Mansfield town centre and the district centres
- New infrastructure, services and facilities
- Policies for making decisions on planning applications

So far...

We've gathered a lot of evidence over the last few years in order to produce this draft. We have also consulted on our Scoping Report which asked you for your thoughts on what the plan should contain.

We will continue to consult you at key stages of the Local Plan production process as set out below.

Local Plan – Scoping Report, Summer 2015

Submission to Government, Summer 2016

Local Plan – Consultation Draft, Early 2016

Independent Examination, Autumn 2016

Local Plan – Publication Draft, Spring 2016

Adoption, Winter 2016

The council will use the adopted local plan policies to determine all future planning applications.



Why is the council planning for development?

The council's Local Plan will comply with national planning guidance (called the National Planning Policy Framework) which has a presumption in favour of sustainable development. Sustainable developments will benefit current and future generations.

How much development are we planning for?

The Local Plan - Consultation Draft proposes that 7,520 new homes and 42 hectares of employment land will be developed in the district by 2033. Mansfield needs 26,000 sqm of office floorspace and 32,200 sqm for retail and related uses.

We have already agreed for some planning developments to go ahead. So, this Local Plan will only need to cover enough land for:

- 2,837 new homes
- 10 hectares of industrial land
- 31,400 sqm of retail and related uses

Does this mean the countryside and green spaces will be built on?

We will try wherever possible to develop within built up areas. We will also protect green and open spaces in our Local Plan. However we don't have enough urban land to develop on so we also need to build on the edges of our towns.

We will propose that new developments make best use of existing infrastructure.

Areas that are at risk of flooding, or have significant wildlife value, have been protected from development.

Will the roads and other infrastructure cope?

Understanding whether there is sufficient infrastructure available (such as transport, energy, water and sewer capacity, school places, doctors etc) is part of the evidence base which informs our Local Plan.

We are required to produce an 'Infrastructure Delivery Plan' alongside the Local Plan. This will set out the infrastructure required to deliver the development proposed in the Local Plan and when it will come forward.

I am worried that development near me will spoil my view and devalue my property.

We understand that you may not be happy if you live near to a proposed development area.

However development must go somewhere, and we have tried to ensure that the most important views and open spaces are protected.

New development can actually enhance an area and boost property values by helping to fund new facilities, services and improvements to local parks etc.

We have proposed a range of development management policies which will minimise the impact upon existing residents when development eventually happens.



Why build more houses when people can't afford to buy them?

Our research shows that Mansfield's population is due to grow by 6,500 over the plan period. We must make sure that enough homes are built, in the right places, so that you, and your children, have the opportunity to live where you choose to.

Our plan seeks to ensure that a proportion of new homes on each site are affordable for people who are unable to rent or buy on the

We need more jobs for local people!

The Local Plan also proposes sites for new employment development. Just like we did with housing, we had to find out how many jobs would need to be provided by the end of the plan period.

Most of the sites we propose to allocate are on existing employment parks, although there will also be some new jobs provided at large mixed use developments south of Berry Hill, and at Penniment Farm which have already got planning permission.

open market. Our research also tells us that any more than 20% would make sites too expensive to develop.

The Local Plan sets out development requirements up to 2033 so not all the new houses will be built at once.

Will there be any new shops in the town centre?



The town centre is a key regeneration area and we will encourage growth over the plan period. There are a number of important development sites where this can take place.

The Local Plan also proposes to help increase the attractiveness of the town centre by making it more



accessible, allowing a wider range of uses, protecting its cultural assets and seeking a range of physical improvements.

It is intended that the following vision will be delivered through public and private investment in Mansfield, guided by the Local Plan.

OUR VISION:

By 2033 Mansfield town centre will offer an enhanced range of shops and leisure facilities, attracting more visitors who spend more money in both the day-time and night-time economies.

There will be a wider range of uses that appeal to more people, especially families, arranged and managed in a way that helps people feel safe.

Improvements to public spaces, the market and Mansfield's historic buildings will have enhanced the overall appeal of the town centre and helped celebrate the positive aspects of the historic environment.

A growing number of people living and working within the central area of Mansfield will support its businesses and shops, including those with longer opening hours which underpin Mansfield's thriving early evening economy.

Access to the town centre from the wider central area and beyond will be clear, more pedestrian and cycle friendly and focused on sustainable transport modes, with strategic car parks helping to reduce the amount of cars in the town.

Visiting the centre of Mansfield will be a positive, social experience for all, including tourists exploring the wider area.

But there are already too many empty shops!

We have taken the amount of vacant shops into account when looking at how many sites we need to identify for new development.

Will there be a site identified for Gypsy's and Travellers?

Our evidence base suggests that we do not need to allocate a specific site. The plan does however include a policy to ensure future needs can be met if they arise.

Will derelict and vacant sites be developed?

The sites we have identified for development contain a combination of previously developed (or brownfield) land and underutilised greenfield sites within the existing built up areas. We have also identified a small number of greenfield sites on the edge of the built up areas. This combination of sites will give the development industry plenty of choice as well as meaning that derelict sites are earmarked for regeneration. Policies have been written to encourage developers to build on brownfield sites first, but we have to make sure that there is a choice of sites



What about Warsop?

Our evidence base tells us that we need to direct some new development to Warsop parish and ensure the needs of its population are met. This new development will be focused upon the urban area of Market Warsop as far as possible, but due to a lack of available land there will be some new houses on fields to the west of the market town. Market Warsop will also get some new shops and jobs.

Warsop is also having a Neighbourhood Plan, prepared on behalf of Warsop Parish Council. This will provide more detailed and locally specific policies for the area.

How can I find out if land near my house will be affected?

There's a list of development sites on the next few pages, but you can see this in more detail on our website.

You can also attend an exhibition to see the plans and talk to the planning team - the dates and venues are also shown on our website. Please visit: www.mansfield.gov.uk/localplan.

Will you be protecting our wildlife, important green spaces and historic buildings?

Yes we have a range of policies that will protect, and even seek improvements to, a whole host of important features. These include green infrastructure, parks, wildlife sites, listed buildings and conservation areas.



Existing planning permissions

All existing proposals with planning permission (or commitments) have an important role to play in meeting the development needs of the district. These commitments make up over half of our housing and employment requirements.

What does this mean for where you live?

The council's Local Plan Consultation Draft identifies potential sites for housing, employment and mixed use development, with the majority of

these sites focused in and around the Mansfield urban area. These can be seen on the following plans.

Warsop Parish

465 new homes and around 3 hectares (ha) of industrial land proposed:

Residential sites identified at:

W2(a)

Wood Lane (Miners Welfare), Church Warsop (30—40 homes)

W2(b)

Sherwood Street / Oakfield Lane, Market Warsop (30—40 homes)

W2(c)

Stonebridge Lane / Sookholme Lane, Market Warsop (225—270 homes)

W2(d)

Sookholme Lane / Sookholme Drive, Market Warsop (180—220 homes)

Industrial land identified at:

W3(a)

Mansfield Road (former railway station), Market Warsop (0.7 ha)

W3(b)

Oakfield Lane (land adjacent recycling depot), Market Warsop (2.0 ha)

Market Warsop district centre

Small scale development of approximately 700 sqm of retail floorspace and 100 sqm of food and drink leisure floorspace will be focused on or close to the district centre.

At:

WDC3(a)

High Street (land adjacent Crate and Grapes PH), Market Warsop (200 sqm)

WDC3(b)

Church Street (car park), Market Warsop (300 sqm)

WDC3(c)

Burns Lane / Church Street, Market Warsop (300 sqm)



Mansfield urban area

2,370 new homes and around 9 hectares (ha) of industrial land proposed.

Residential sites identified at:

M5(a)

Former Mansfield Brewery (part),
Great Central Road, Mansfield
(60 - 90 homes)

M5(b)

Former Mansfield General Hospital,
West Hill Drive, Mansfield
(45 - 55 homes)

M5(c)

Spencer Street, Mansfield
(50 - 60 homes)

M5(d)

Victoria Street, Mansfield
(40 - 50 homes)

M5(e)

Abbey Primary School, Abbey Road,
Mansfield
(50 - 70 homes)

M5(f)

Broomhill Lane, Mansfield
(60 - 75 homes)

M5(g)

Former Ravensdale Middle School,
Ravensdale Road, Mansfield
(100 - 120 homes)

M5(h)

Former Sherwood Hall School,
Stuart Avenue, Mansfield
(80 - 95 homes)

M5(i)

Helmsley Road, Rainworth
(75 - 100 homes)

M5(j)

Former Victoria Court Flats, Moor
Lane, Mansfield
(45 - 60 homes)

M5(k)

Bellamy Road Recreation Ground,
Mansfield
(50 - 70 homes)

M5(l)

Broomhill Lane Allotments (part),
Mansfield
(25 - 30 homes)

M5(m)

Clipstone Road East / Crown Farm
Way, Mansfield
(165 - 195 homes)

M5(n)

Cox's Lane, Mansfield Woodhouse
(15 - 20 homes)

M5(o)

Abbott Road / Brick Kiln Lane,
Mansfield
(70 - 100 homes)

M5(p)

Ladybrook Lane / Jenford Street,
Mansfield
(75 - 105 homes)

M5(q)

Meadow Avenue, Mansfield
(10 - 20 homes)

M5(r)

Bilborough Road, Mansfield
(20 - 25 homes)

M5(s)

Pump Hollow Road / Newlands
Road, Mansfield
(50 - 70 homes)

M5(t)

Hall Barn Lane, Mansfield
(125 - 180 homes)

M5(u)

Sandy Lane / Alcock Avenue,
Mansfield
(20 - 25 homes)

M5(v)

Sandy Lane / Garratt Avenue,
Mansfield
(65 - 80 homes)

M5(w)

Sandy Lane / Shaw Street, Mansfield
(35 - 45 homes)

M5(x)

Sherwood Close, Mansfield
(15 - 20 homes)

M5(y)

Ladybrook Lane / Tuckers Lane,
Mansfield
(25 - 35 homes)

M5(z)

Windmill Lane (former nursery),
Mansfield
(20 - 30 homes)

M5(aa)

Sherwood Avenue, Mansfield
(230 - 270 homes)

M5(ab)

Debdale Lane / Emerald Close,
Mansfield
(30 - 35 homes)

M5(ac)

Sherwood Rise (adjacent Queen
Elizabeth Academy), Mansfield
Woodhouse
(145 - 175 homes)

M5(ad)

Old Mill Lane / Stinting Lane,
Mansfield
(145 - 200 homes)

M5(ae)

New Mill Lane / Sandlands,
Mansfield
(115 - 160 homes)

M5(af)

Radmanthwaite Road / Oxclose
Lane, Mansfield
(315 - 375 homes)

Industrial land identified at:

M6(a)

Anglia Way, Mansfield
(1.9 ha)

M6(b)

Ratcher Hill Quarry (south east),
Southwell Road West, Mansfield
(2.1 ha)

M6(c)

Ransom Wood Business Park,
Southwell Road West, Mansfield
(1.6 ha)

M6(d)

Ratcher Hill Quarry (south west),
Southwell Road West, Mansfield
(0.5 ha)

M6(e)

Sherwood Oaks Business Park,
Southwell Road West, Mansfield
(2.7 ha)

Berry Hill & Penniment Farm

The council has already approved planning permission for a large development of 1,700 new homes and 17 hectares of employment land at Berry Hill to the south of the district, and 430 new homes, 39,216 sqm employment floorspace and 84 sqm retail floorspace at Penniment Farm to the west of the district.

Mansfield Woodhouse district centre

Small scale development of approximately 350 sqm of retail floorspace and 80 sqm of food and drink leisure floorspace will also be focused on the district centre. There is also planning permission for a small supermarket nearby on the A60.

At:

MWDC3(a)

Welbeck Road (land at Morrison's)
Mansfield Woodhouse
(350 sqm)

MWDC3(b)

Station Street, Mansfield
Woodhouse
(80 sqm)



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Mansfield central area

Around 23,300 sqm of new retail and food and drink leisure floorspace proposed:

MCA1(a)

Stockwell Gate North, Mansfield
(16,500 sqm)

MCA1(b)

White Hart Street, Mansfield
(3,895 sqm)

MCA1(c)

Clumber Street, Mansfield
(2,000 sqm)

MCA1(d)

Toothill Lane, Mansfield
(800 sqm)

MCA1(e)

Handley Arcade, Mansfield
(150 sqm)

We also intend for 4,300 sqm of currently vacant floorspace to be brought back into use.



Have your say

We want to hear from you. There are a number of ways you can submit your comments.

Comments must be received by 5pm on 22 February 2016. We cannot guarantee that comments received after this deadline will be considered.

If you require assistance in submitting your comments please contact the Planning Policy team. You can also contact your local ward councillor for further advice.

If you would like to be added to our Consultee Database, please register at

<http://mansfield.objective.co.uk/common/register.jsp>

or contact the Planning Policy team.

View the full document

The full document is available online www.mansfield.gov.uk/localplan, at the Civic Centre, and at libraries across the district.



Submit your comment form:

Online: The easiest and quickest way to complete the comment form is at

<http://mansfield.objective.co.uk/portal/mdlp/>

Email:

Please email your completed comment form to lp@mansfield.gov.uk

Post:

Please send your completed comment form to

Planning Policy

Mansfield District Council

Civic Centre

Chesterfield Road South

MANSFIELD

NG19 7BH



Next steps...

Your comments will be considered alongside the findings of any further evidence or technical reports we obtain. Greater weight will be given to consultation responses that are supported by evidence.

A Publication document will be produced and there will be a further round of public consultation on the soundness of the Local Plan.

The Local Plan will then be submitted to the Secretary of State, along with the comments made on the document, and an Examination in Public will be held. This will give an independent Planning Inspector the opportunity to test the soundness of the Local Plan, ensuring it is justified, effective and consistent with national policy.

**For further information
please contact the Planning
Policy team:**

Planning Policy
Mansfield District Council
Civic Centre
Chesterfield Road South
MANSFIELD
NG19 7BH
Tel: 01623 463195
Email: lp@mansfield.gov.uk

We may be able to provide this information in larger print, in Braille, on audio tape or CD or in another language.

Contact: 01623 463463
Minicom: 01623 463444
Email: mdc@mansfield.gov.uk



Have your say on the new Mansfield District Local Plan!

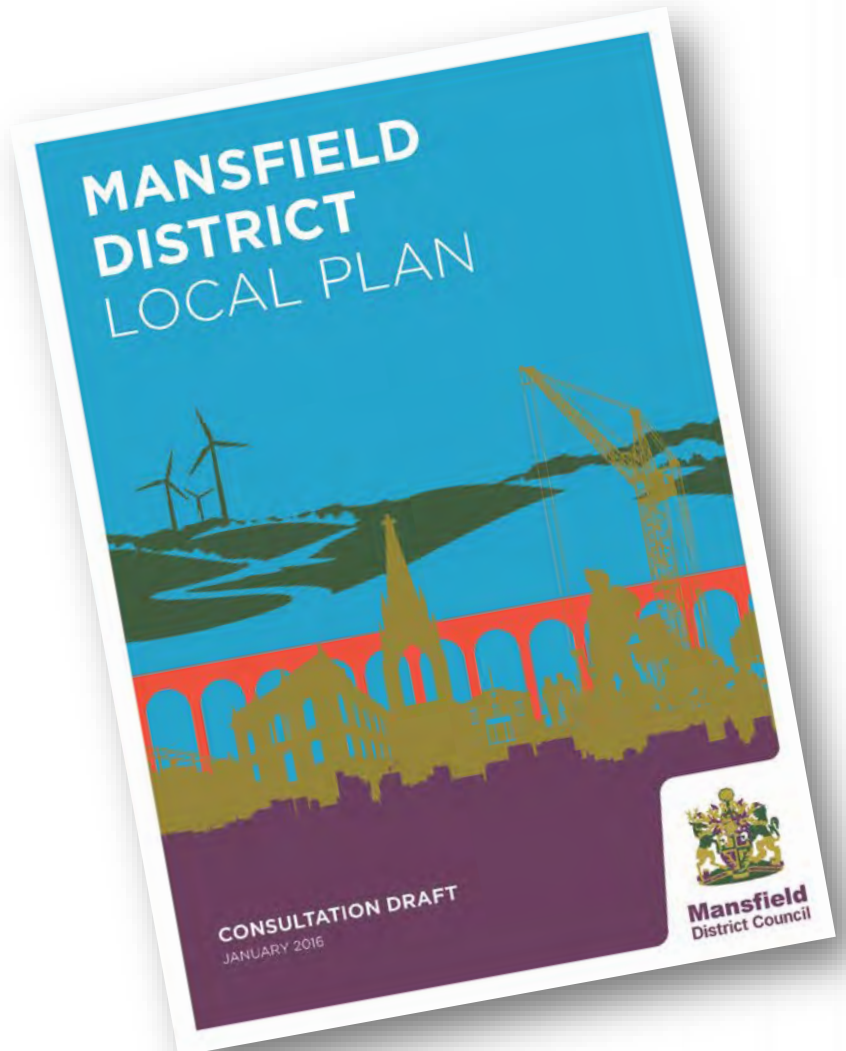
The Local Plan is an important planning document that will help shape the future development of Mansfield district, up to 2033.

It will ensure new homes, jobs and local services are located in the most sustainable locations, along with the necessary infrastructure and facilities.

We have developed our Local Plan – Consultation Draft which maps out the areas future and we are keen to seek your views.

It is available here and online at:

<https://mansfield.objective.co.uk/portal/mdlp>



Please send your comments to:

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

by 22 February 2016



Mansfield
District Council

Appendix 3:

Representations received on Interim Sustainability Appraisal

3 August - 14 September 2016

Comments received	MDC Response
<p>Paul Cullen</p> <p>After looking through the Sustainability Appraisal of Mansfield District Plan, Interim SA Report, February 2016, page 7 map 2.1 Location of GP facilities in Mansfield and Warsop, it only identifies one GP Surgery on Warsop Lane in Rainworth and we have two in Rainworth, the other GP's Surgeries is Hill View Surgery Kirklington Road, Rainworth, both of these GP's surgeries fall within the Newark and Sherwood boundary but obviously I understand why these should be included as residents in the Mansfield District boundary of Rainworth do use these two GP surgeries I believe Aecom need to be aware that two GP's surgeries are in the village of Rainworth and not one.</p>	<p>Feedback noted. The SA has been updated to reflect accessibility to this additional GP service.</p> <p>Action – update appraisal findings and site assessments</p>
<p>Natural England</p> <p>We acknowledge that the framework includes references to biodiversity but geodiversity appears to have been omitted yet is referred to elsewhere in the report. The Framework refers to soils, but does not reference 'Best and Most Versatile' agricultural land. The Plan should set out that agricultural land of lower value should be used for development in preference to the best and most versatile land.</p> <p>We have no detailed comments to make at this stage but are pleased that the report uses our Impact Risk Zones in the commentary for the sites listed.</p>	<p>Clarification provided to the SA Framework that 'soil' includes consideration of Best and Most Versatile agricultural land.</p> <p>Action – Revise SA Framework.</p>
<p>Mr C Chadwick and Mr J Plant</p> <p>Paragraph 6.3.18 states that an estimate of the dwelling capacity of the priority zones in the Technical Report indicated that no more than the upper quartile of zones would be needed to meet the housing requirement. All other sites were therefore discounted at this stage. We disagree with the Council's approach taken on this matter.</p> <p>The Technical Report of Locations for Additional Housing Land in Mansfield District has not been consulted upon. There has therefore been no opportunity for stakeholders and interested parties to comment upon the methodology. The SA does not outline the reasons for taking this approach or assess the</p>	<p>'A new call for sites and their assessment through a formal Housing and Employment Land Availability Assessment (HELAA) has taken place. This updates and replaces the previous SHLAA and technical report approach identifying additional housing land in the district. The HELAA considers a wider range of sites and its methodology was also consulted on (July-September 2016).</p>

Comments received	MDC Response
<p>sustainability implications of doing so.</p> <p>The land to the rear of High Oakham Hill is considered to be a reasonable alternative to those sites proposed to be allocated in the Local Plan and should be considered on its own merits, as opposed to just being part of a wider 'zone'</p>	<p>Public consultation of preferred sites and the criteria used to inform these will also take place in 2017. The Sustainability Appraisal process helps inform this.'</p>
<p>Karen Hardy – Let Warsop Speak</p> <p>Comments relate largely to the Plan approach, rather than the SA findings.</p>	<p>N/a</p>
<p>Bettina Lange – CPRE</p> <p>The Sustainability Appraisal Non-Technical Summary reports at 2.1.3 that average net housing completions were 245 per annum 2011- 2015, and at 2.1.4 that just over 500 completions per annum will be needed in the next 5 years and just under 400 dpa thereafter. This means that completions would have to be between just under and just over twice the recent average. It is unclear how this very significant increase is to be achieved.</p>	<p>Updates to completion figures will be addressed through updates to related evidence base. The SA utilised information provided in the evidence documents supporting the draft Plan. The comments relate to delivery of such targets rather than the SA process or findings.</p> <p>No action required.</p>
<p>Bettina Lange – CPRE</p> <p>The Interim SA Report Non-Technical Summary concludes at 4.1.14 that, sites allocated on the south eastern edge of Market Warsop could have significant negative effects upon Hills & Holes & Sookholme Brook SSSI.</p> <p>The CPRE are not convinced that these two sites need or should be allocated to meet housing needs.</p>	<p>The comments refer to the SA findings rather than opposing the process or factual information presented. Consequently, there are no changes to be made to the SA.</p> <p>The SA is a decision aiding tool, and not the sole source of evidence.</p> <p>No action required.</p>

Comments received	MDC Response
<p>Scarlett Griffiths – Highways England</p> <p>Within the SA Highways England welcomes the overarching emphasis on encouraging sustainable transport and undertaking transport assessment work where relevant. This will help to ensure that the operation of the SRN is safeguarded.</p>	<p>Comments welcomed. No action required.</p>
<p>Historic England – Rosamund Worrall</p> <p>Table 4.1 - The Built and Natural Heritage topic is welcomed as a Key Sustainability Issue in Table 4.1 and, similarly, the thrust of SA Objective SA7 in Table 4.2 is also welcomed. However, Historic England would recommend that the sub criteria be revised from 'protect and enhance' to 'conserve and enhance' in line with NPPF terminology for the historic environment. In addition it would be helpful if it could be made clear at this stage that archaeology falls within the Built and Natural Heritage topic to make provisions throughout the document, and especially within Section 6.</p>	<p>Objective SA7 has been amended in line with suggested text. Clarification made in relation to the need to consider archaeology.</p> <p>Action – Revise SA Framework.</p>
<p>Table 5.3 - The conclusion of this table in relation to the compatibility of SA7 and Local Plan Objective 5 (very compatible) is not disputed. However, the associated text in Para 5.2.5 does not address the identified incompatible outcome of Local Plan Objective 5 and SA1. Additional information/analysis explaining this conclusion and any mitigation, including recommendations for subject areas where further assessment may be required, should be included for clarity. In addition, it is not clear how the balance of 'very incompatible' and 'incompatible' have been reached in respect of SA7 and LP Objective 1 and SA1 and LP Objective 5 since they are essentially equivalents of each other. Further clarification on this point is recommended for the avoidance of doubt.</p>	<p>Objective compatibility matrix updated to reflect comments.</p> <p>Action - update compatibility assessment</p>
<p>Section 6.2 - S1 information, especially Para 6.2.3, is rather woolly and could perhaps emphasise the three golden threads of the NPPF more clearly to provide an overview for the interim SA and the LP policies. It would be useful to refer to any site assessment methodologies used to inform the evidence base as part of the LP process so far in this section.</p>	<p>Comments noted by MDC Planning Policy Team and will be used to help inform policy revisions.</p> <p>Action: Update as per revised assessment of policies when available.'</p>

Comments received	MDC Response
<p>Page 108 - The Built and Natural Heritage section separates the two subjects in the analysis despite them being a single SA objective. As a result, in Para 7.1.41 the impact on the natural landscape is considered insignificant due to a focus on urban areas, but this then means there is the potential for adverse impact on heritage assets (designated and non-designated) within those urban areas. Since the two subjects are included in a single objective, the synergy between the two should be set out more clearly and the heritage asset issue addressed within that paragraph. There would then be better links with subsequent paragraphs, particularly Paras. 7.1.44 and 7.1.47.</p>	<p>Action – Update SA findings to draw out the links between built and natural heritage</p>
<p>Nottinghamshire County Council – Nina Wilson</p> <p>The County Council considers the Sustainability Appraisal should consider the presence or, and implications of, MSA/MCAs and would suggest that it could be included as a sub criteria for SA Objective 8. Natural Resources. This would contribute to the Local Plan process taking account of minerals sterilisation and could negate the need for developments to meet the requirements of DM13 as they come forward for planning permission. The County Council would stress the MSA/MCAs do not preclude non-minerals development. In fact, depending on the scale of proposed development, the presence of the mineral indicated by the MCA/MSA, has the potential to benefit the non-minerals development through prior extraction. This is particularly the case if prior extraction is considered early within the development process (which the SA and allocations process can play a part in).</p>	<p>Comments noted. SA framework updated to reflect potential effects on Mineral resources. Site assessment framework updated to identify potential sterilisation of minerals.</p> <p>Action – Update site assessment to include minerals safeguarding areas. Include as criteria for determining all new sites.</p>
<p>Planning and design group – Welbeck Estates Company Ltd</p> <p>Support given to the SA Framework and the findings of the SA, in particular for policies NE7 and NE8.</p> <p>It is possible to release urban boundary sites and successfully mitigate effects upon biodiversity (SA6) and landscape character (SA7-8).</p>	<p>Comments and support noted.</p>
<p>Planning and design group – Welbeck Estates Company Ltd</p> <p>We support the recommendation that takes a more proactive approach towards developments that seek to remediate contaminated land and in particular those that incorporate an element of uses that are less sensitive.</p>	<p>Comments and support noted.</p>
<p>Phoenix Planning (UK) Ltd - Owners of land between New Mill Lane and Old Mill Lane</p> <p>Table 6.6 of the SA sets out the housing site options considered</p>	<p>Comments noted.</p>

Comments received	MDC Response
<p>and the rationale behind the allocations. For site 13/1 Old Mill Lane / Stinting Lane it is concluded that this site is allocated as it can make a contribution to open space and is close to public open space and good access to local facilities and jobs. For site 13/3 New Mill Lane / Sandlands the SA states that the site can make a contribution to open space, is close to public open space and good access to local facilities / jobs (walking distance) and would provide an opportunity to improve road safety on New Mill Lane. We are in agreement with such conclusions.</p>	
<p>Phoenix Planning (UK) Ltd - Owners of land between New Mill Lane and Old Mill Lane</p> <p>Whilst we are in agreement with conclusions for sites 13/1 and 13/2, it is considered the site 13/2 has identical benefits and accordingly should also be allocated.</p> <p>Within the SA, only the adjacent sites, site 13/1 and 13/3 have been assessed against the criteria. My client's site 13/2 has been excluded from this assessment.</p> <p>It is considered that there is no justification for allocating sites 13/1 and 13/2 and excluding site 13/2 (from the appraisal).</p> <p>It is considered that there has been limited justification for excluding site 13/2 from development whilst allocating sites 13/1 and 13/3 and it has been demonstrated by this representation that site 13/2 performs equally in sustainability and deliverability terms.</p>	<p>'A new call for sites and their assessment through a formal Housing and Employment Land Availability Assessment (HELAA) has taken place. This updates and replaces the previous SHLAA and technical report approach identifying additional housing land in the district. The HELAA considers a wider range of sites including this site and its methodology was also consulted on (July-September 2016).</p> <p>Public consultation of preferred sites and the criteria used to inform these will also take place in 2017. The Sustainability Appraisal process helps inform this.'</p>
<p>Strutt and Parker - Mr G A Blagg and Son</p> <p>We consider that the Warren Farm and Peafield Lane Sites are reasonable alternatives for housing allocations in the Local Plan and should therefore be assessed through the sustainability appraisal. We note that in the Council's Assessment of Locations for Additional Housing Land (2015) Zone 14 - Warren Farm, ranked 11th and Zone 11 - which includes Peafield Lane, ranked 13th. Furthermore, Peafield Lane was top ranked for deliverability and Warren Farm ranked fourth. However, the Council decided to identify sites for further assessment and Sustainability Appraisal from the top 10 ranked areas. We consider that this approach has resulted in reasonable</p>	<p>'A new call for sites and their assessment through a formal Housing and Employment Land Availability Assessment (HELAA) has taken place. This updates and replaces the previous SHLAA and technical report approach identifying additional housing land in the district. The HELAA considers a wider range of sites including this site and its methodology was also</p>

Comments received	MDC Response
<p>alternatives being excluded from the process and is therefore not legally compliant with Regulation 12 of The Environmental Assessment of Plans and Programmes Regulations 2004. In order to comply with the regulations we recommend that an assessment of the sites forms part of the next stage of the plan making process.</p>	<p>consulted on (July-September 2016).</p> <p>Public consultation of preferred sites and the criteria used to inform these will also take place in 2017. The Sustainability Appraisal process helps inform this.'</p>

Appendix 4:

Representations received on Interim Habitat Regulations Assessment

3 August - 14 September 2016

Full Name	Subject	Summary of Comments	MDC Response
Peter Olko	general	The fragility of habitats and the loss of interconnectivity to support wildlife communities' is illustrated today 14/09/2016 by the Daily Telegraph, which states that "one in six wild species" are at risk of disappearing quote: Great Crested Newt – only 75,000 remaining; Water vole – numbers dropped by 90pc in recent years; Hedgehog –declined 97pc since fifties.	Noted.
Peter Olko	Para 2.2.1, 2.2.1	We note that Mansfield has no Natural 2000 site within its boundary (Para 2.1.1) but has within close proximity – 0.7km "Birklands and Bilhaugh SAC and the Sherwood Forest Natural Area7....Together, this cluster of designated sites and priority habitats form an important biodiversity reservoir within Nottinghamshire (Para 2.2,1) – which we agree with.	Noted.
Peter Olko	Para 5.3.21, 5.6.2	We agree that there ought to be a vision as outlined with Para 5.3.21. So that "a future for the Sherwood Forest area where the outstanding natural and cultural heritage is nationally and internationally recognised – where vibrant communities, economic regeneration and environmental enhancement thrive together in this inspiring natural setting". We believe that greater importance ought to be given, knowing the wildlife decline we face, that this paragraph ought to be rewritten to emphasise that this natural setting should take priority over these areas, which should not :Para 5.6.2 quite correctly places a duty on local authorities to "Work together" to preserve, maintain and re-establish habitats for wild birds and to ensure that these areas are not further degraded. We would indeed add they should be enhanced and the time frame work be beyond the time span of this plan.	Noted

Full Name	Subject	Summary of Comments	MDC Response
Peter Olko	Para 6.4.3	Para 6.4.3 – correctly lays out the framework for protection and prevention of fragmentation of wildlife sites: “Policy NE7 of the Local Plan requires the prioritisation of the protection and avoidance fragmentation of the ecological network by development. Areas have been incorporated into the strategic green infrastructure network to discourage their development and prevent fragmentation of the nightjar and woodlark habitat in the district. The Council has commenced initiatives to deliver a strong network of natural green infrastructure in Mansfield district, incorporating the large number of existing accessible natural open spaces and woodlands around the district and the ongoing development and promotion of a strong managed green infrastructure network through the Green Infrastructure & Biodiversity SPD facilitated by Policy NE2.	Noted.
Peter Olko	Page 67	Concluding Para. We note on Page 67, Map of “LOCATION OF BIRKLANDS AND BILHAUGH SAC AND POSSIBLE POTENTIAL SHERWOOD SPA” that the council have suggested that to increase connectivity of these important areas, additional areas be introduced (Shown Hatched) who’s purpose is to “Avoid development in order to prevent fragmentation of the Sherwood ppSPA and also to prioritise the enhancement of habitat connectivity and promote sensitive management”. This proposed strategy only improved connectivity “East to West” and does nothing to link the two important wildlife areas north and south of Clipstone and also Edwinstowe. In order to promote better connectivity, increase flight and movement corridors and provide a larger environmental asset capable of taking Mansfield forward into the next century we propose that 2 additional areas are introduced and protected from development, which will provide North-south Corridor links. These are detailed on the Map below, reproduced from your Map on Page 67.	These are not exclusion areas, as such. Rather they are areas within which the HRA suggests the Council should generally discourage, and avoid allocating, new housing or built employment. These areas were chosen because the gaps are relatively small and thus vulnerable to fragmentation. The separation between the two parts of the ppSPA either side of Clipstone and Edwinstowe is much larger and (within Mansfield District) encompasses urban areas such as Newlands. For this reason it is considered not appropriate to include this zone in relation to the ppSPA. Suggested areas to rather be considered as a wider Local Plan

Full Name	Subject	Summary of Comments	MDC Response
			work.
Peter Olko	general	Having seen & read, we support the submission from “Only Solution LLP's” submission in its entirety (HRA/2,3,4,5,6,7)	Noted.
Nick Crouch	Para 5.2.32, 5.3.53, 5.5.19, 5.3.58, table 5.5, appendix B	Comments from Natural England should be sought on the HRA. Regard should be had to the following recommendations in particular: 1) The text box after paragraph 5.2.32 regarding supporting text for Policy NE9; 2) Paragraph 5.3.53 and the text box after paragraph 5.5.19 regarding the wording of Policy NE7; 3) Paragraph 5.3.58 regarding the wording of Policy NE8; 4) The same recommendations as above summarised in Table 5-5 and Appendix B	Noted.
Shlomo Downen	Para 3.2.3	It is stated in Paragraph 3.2.3 that a risk-based approach and MDC's associated decision tree / advice papers and associated risk-based approach are to be followed for planning applications. As the HRA is premised on this fundamental assumption, it is important that the principle of following the decision tree / advice papers and associated risk-based approach is explicitly adopted within the Local Plan.	Noted. Not a comment on the HRA. Recommendations in the HRA Scoping Report will inform the emerging Local Plan approach to policy wording and its implementation.

Full Name	Subject	Summary of Comments	MDC Response
Shlomo Downen	General omission of Sherwood Forest West	In terms of plans and projects considered for impacts on the ppSPA, the HRA should include consideration of the plans for the proposed 'Sherwood Forest West' development which are envisioned to include "700-800 new dwellings to the west, spilt between land north of Eakring Road arid land east of Jubilee Road North" and "6.9ha of employment land as an extension of the successful Crown Farm Industrial Estate" as set out at https://www.whatdotheyknow.com/request/pre_application_correspondance_r	Any additional preferred sites brought forward through a revised local plan site selection process will be taken into account in an updated HRA.
Shlomo Downen	Para 4.3.4	The HRA does not appear to assess or list all of the potential adverse impact on protected bird species considered as part of the Rufford Incinerator inquiry (PINS ref 2102006). Particularly, no explicit consideration or mention is made of the impacts of tall buildings, light pollution from buildings and vehicles, and disturbance caused by employees entering sensitive areas on their lunch breaks. As noted at the inquiry, birds will often steer clear of large buildings because such structures can harbour predator birds, and the impacts of light and tall buildings on protected species were not ruled out [IR1139 & IR1146]. Furthermore, we note that disturbance from artificial lighting was listed as a likely qualifying feature considered to be sensitive to changes in the Habitats Regulations Assessment for the Joint Nottinghamshire and Nottingham Waste Core Strategy and Nottinghamshire Minerals Core Strategy Preliminary Screening Report (July 2011) available from: http://cms.nottinghamshire.gov.uk/hra.pdf	Most of these impacts are intrinsically associated with the proximity of development and were already captured in the discussion of 'urbanisation' effects of proposed sites within 400m. We do not consider that people on lunch breaks are a significant source of disturbance, particularly since the most disturbing impact of walkers is those who bring dogs, which will not be the case with the vast majority of workers.

Full Name	Subject	Summary of Comments	MDC Response
Shlomo Downen	Para 3.3.6; 5.3.55; 5.3.60	The HRA needs updating to take account of the comments of the Nottinghamshire Wildlife Trust (MDLP/CD/242) and Forest Town Nature Conservation Group (MDLP/CD/194) which explain how the ppSPA issue and the protection of woodlark and nightjar is not adequately addressed in the Local Plan Consultation Draft version of NE7. The HRA draft's recommended improvements to NE7 could move things forward, but would not be sufficient on their own to provide the level of protection expected by Regulation 9(A) of the Habitat Regulations (2010) 2012 amendment. NE7 should explicitly state that planning consent shall be refused for proposals where unacceptable impact on Woodlark and/or Nightjar and their habitat has not been ruled out.	It is considered that the consultee's proposed change to NE7 goes beyond the requirements of Regulation 9(A), which simply says the local authority should take 'such steps in the exercise of their functions as they consider appropriate'. While it does say that competent authorities 'must use all reasonable endeavours to avoid any ... deterioration of habitats of wild birds' it also says that 'appropriate account must be taken of economic and recreational requirements'. An absolute prohibition (without allowing for any over-riding economic justification, for example) would therefore be vulnerable to legal challenge if included as policy. It would however be something that could and would be taken into account in EIAs when considering significant effects and in the vast majority of cases the practical result would probably be the same.

Full Name	Subject	Summary of Comments	MDC Response
Shlomo Dowen	Para 5.5.11; 5.5.13; 5.5.15	<p>It is not safe to conclude as the HRA has done that the Lindhurst development was adequately addressed as there is further research and planning decisions that post-date the committee meeting where the matter was previously investigated and various matters were left to be addressed at the reserved matters stage. The 27th February 2012 Secretary of State decision regarding land south of Wallisdown Road, Poole, Dorset (PINS Ref: APP/Q1255/V/10/2138124) states that: "18. The Secretary of State agrees with the Inspector (IR13.54) that the two key elements in the mitigation package are the no-cat or dog covenant and the cat/people proof fence and, for the reasons given in IR13.55-13.57, he agrees with her conclusion in IR13.58 that little weight can be placed on the long term effectiveness of the no-cat or dog covenant in preventing the keeping of these pets within the new development. He therefore considers that any mitigation scheme would need to be heavily reliant on the efficacy of the cat/people proof fence..." "21. Not only does the Secretary of State agree with the doubts raised by the Inspector relating to these two potential access points, but he also shares the concerns of NE and the RSPB regarding the more general efficacy of a linear fence (IR7.22-7.33)...having regard to the requirements of the Habitats Regulations, the Secretary of State gives significant weight to the advice from NE with regard to the proposed mitigation measures and agrees with their overall conclusion (IR7.69) that the proposed development on its own is likely to have a significant adverse effect on the integrity of the international sites." "27. ...The Secretary of State has carefully considered all the evidence and submissions on whether the proposal meets the legal test set out in section 61 of the Habitats Regulations 2010 and considers that it is inherent in the proposal and the mitigation measures as currently proposed that adverse effects cannot be excluded. It is not part of the applicant's case that the development must be carried out for imperative reasons of overriding public interest. The Secretary of State is thus unable to conclude that that the proposed development, either on its own or in combination with other schemes, would not have a significant adverse effect on the integrity of the international sites and he is therefore unable to</p>	<p>The point with regard to the Local Plan HRA is that the Lindhurst development already has planning permission and is thus outside the practical control and influence of the Local Plan and its HRA. Outstanding issues with Lindhurst are more appropriately dealt with via the ongoing planning consent process. Most of the consultee's cited text relates to Dorset Heathlands SPA and it is important to remember that Sherwood Forest is not an SPA (nor formally proposed as an SPA) and therefore is not subject to the same legal standard of protection as the Dorset Heathlands SPA.</p>

Full Name	Subject	Summary of Comments	MDC Response
		<p>conclude that it complies with the requirements of the Habitats Regulations..."</p> <p>The Secretary of State decision which post-dates the Planning Committee meeting for the Lindhurst development shows that the mitigations intended for Lindhurst (e.g. cat fences) are of uncertain efficacy, and this matter needs to be fully considered as part of the HRA, including in relation to the Lindhurst development. Furthermore, research carried out by the Birklands Ringing Group that post-dates the consideration of the issues at the outline stage of the Lindhurst development also indicates that Nightjar travel further and are more sensitive to disturbance than previously thought (see Footnote 42 on Page 40 of the HRA for an example of relevant post-Lindhurst research). Similarly, this needs full consideration as a part of the HRA, including in relation to the Lindhurst development.</p>	
Shlomo Downen	Para 5.5.12	The submission of Planning application 2016/0435/NT in August 2016 suggests that planning consent 2010/0197/NT for 215 dwellings at Clipstone Road East is considered to be extant by the Applicant, and so the question of whether or not the outline permission is in fact expired should be reassessed within the HRA.	Noted

Full Name	Subject	Summary of Comments	MDC Response
Karen Hardy	whole document - re Market Warsop and local plan not HRA	<p>comments re Local Plan not HRA: Reading the updated proposals for Mansfield District Council's Local Plan, and specifically relating to Market Warsop and surrounding settlements we are saddened to note that nothing has been further added or genuinely proposed to ensure that the Local Plan will enhance the environment around Market Warsop. In the initial consultation early 2016 there was no specific plans or proposals for infrastructure improvements. The highways did not have a completed plan or proposal. Within the Local Plan it was clear that no further funding for health, education, or lifestyle had been apportioned for Market Warsop and surround. The only definite was housing, which there remains no factual evidence that the number of houses proposed for Market Warsop is needed. The Local Plan has not taken into account any of the housing that has been developed whilst the plan has been in preparation. Within the new proposals there remains no indication of infrastructure improvements all be it that they will be left up to developers when their plans are submitted. MDC continues to allow developers to submit major plans when the Local Plan hasn't been agreed. Move urban boundaries without consultation, so that developments can easily fit into advised areas. MDC have refuted claims from residents of Warsop that they haven't been properly consulted even though they produced a second consultation exhibition following an outcry by some residents that the first hadn't been advertised adequately. MDC has agreed that Warsop Parish Council can produce a Neighbourhood Plan and yet they are not prepared to wait for this plan finality before considering a huge development. There seems little sense in the waste of time and money for this process if it isn't going to be heard and used as it should be. There is need for regeneration in Warsop, which includes housing, businesses and retail and yet MDC are intent on ploughing ahead with housing developments before the area is able to cope. With the proposed development at Thoresby (by the same developer), improvements will be necessary in Warsop and these improvements cannot be left to the whim of a developer that has categorically stated they are only interested in the housing development and reopening the train station. It is evident that MDC do not acknowledge the</p>	Noted – the comments relate to Local Plan rather than the HRA

Full Name	Subject	Summary of Comments	MDC Response
		<p>significance of the SSSI site that lies adjacent to the proposed development at Sookholme and Stonebridge. There have been regular correspondence and information sharing between the developers and the planning department at MDC to an extent where an EIA has been dismissed as unnecessary. There is proof that the Ecology survey undertaken by the developers Pegasus is less than basic and even people with no academic training can refute articles within the survey. Are recent sightings of water vole activity along the banks of the River Meden and Slow Worm sightings in the fields going to be ignored? Both rarely spotted in the Nottinghamshire area let alone in MDCs countryside. Only 50 separate square km of land in the whole of Nottinghamshire have had reports of slow worms in them, bear in mind how large an area Nottinghamshire is. This isn't about how we care about such creatures; but more that development are asked for more thorough ecological surveys in their need to take away Mansfield and its surrounding areas countryside. The Hills and Holes SSSI may not seem relevant or important to the powers in Mansfield and beyond but it is an area at the edge of Warsop, Sookholme, Warsop Vale and Church Warsop that has significance to the local people and who would want to pass this priceless area untouched onto their offspring. Many do not understand, or appreciate the scientific quality of the area but do understand the outstanding beauty. We are aware of the rare plants that grow in the area and the need for the area to flood for regeneration of some of the flora. However, any development close by will interfere with natural flooding and bring forth contaminants/pollutants. There are many migrating birds that use the Hills and Holes, either as a stop-over, or breeding ground. Small mammals are also in abundance and we know further downstream lives the water vole, which is unlikely to move back upstream if the development goes ahead. The ecological survey negated the environment for reptiles; newts, snakes, lizards etc. and yet they are in abundance. Not only in the proposed fields, but some are on the Hills and Holes. The two proposed fields are grade 2 agriculture land, which the Government has advised against using for development and which in 2013 was deemed unsuitable for housing. Yet fields of Grade 3 quality soil that are available</p>	

Full Name	Subject	Summary of Comments	MDC Response
		<p>for development have been side lined for not being in the right place!!! If MDC aren't going to challenge the government about our need, or lack of need for some many houses they should not be encouraging quality agricultural land for development. There are around 100 empty properties within Warsop, and around 900 in the district it is therefore the councils duty to utilise these properties and find funding for regeneration before allowing building on our greenfield land</p>	

Full Name	Subject	Summary of Comments	MDC Response
Planning and Design Group	Para Sherwood forest West	<p>Our predominant view is that to ensure a sound plan that the emergent situation has changed somewhat in respect of the sites and infrastructure that lie within 200m of the informal pSPA.</p> <p>Our submitted representations to the Local Plan throughout this year concerning land east of Jubilee Way North, known as 'Sherwood Forest West' highlight a site which is in proximity to the informal pSPA, albeit with built development situated outside of its boundaries. Here it is proposed by a conscientious consortium to enhance habitat areas significantly as part of this green led development, opening up major opportunities for net biodiversity gains, accessible green space, recreational facilities vastly and long term management measures. The proposals would actually safeguard the habitats in this area, and resolve the longstanding conflicts that have been affecting them, for instance, management inconsistencies, trespassing across areas that are most precious and accessibility issues in the areas that are not. The proposals have already been the subject of extensive scoping with Nottinghamshire Wildlife Trust, as a key party involved in this area, to advance the realities of this concept. The proposals, carefully conceived, would go far above and beyond baseline mitigation requirements. There would be no requirement to amend the wording of Policy NE8 of the Local Plan, effectively this would reiterate a law; a legislative framework that is already robust and in place. If the District Council is taking an obligatory approach to screening the informal pSPA in a similar vein to the Birklands and Bilhaugh Special Protection Area (SPA), then consideration of the promoted land at 'Sherwood Forest West' would be prudent.</p>	Any additional preferred sites brought forward through a revisited local plan site selection process will be taken into account in an updated HRA.