

Mansfield District Council

Mansfield District Local Plan
2013 - 2033

Consultation Statement

Regulation 19

September 2018

www.mansfield.gov.uk



Mansfield
District Council

Contents

Introduction

1

Annex 1: Mansfield District Local Plan - Scoping Report

Annex 2: Mansfield District Local Plan - Consultation Draft

Annex 3: Mansfield District Local Plan - Preferred Options

Mansfield District Local Plan 2013 to 2033

Statement of Consultation

1.0 Introduction

- 1.1 This statement sets out how the council has involved residents and key stakeholders in preparing the Mansfield District Local Plan 2013 to 2033 in accordance with Regulations 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 1.2 Consultation on the preparation of the Local Plan has been undertaken in accordance with the relevant Regulations and the adopted Statement of Community Involvement (SCI) (June 2017). The SCI document sets out how the council will consult and involve the public and statutory consultees in planning matters. Full details of the current adopted SCI can be viewed here: <http://www.mansfield.gov.uk/CHttpHandler.ashx?id=9459&p=0>

Structure of statement

- 1.3 The statement of consultation comprises three separate annexes dealing with each stage of consultation as follows:

Annex 1: Mansfield District Local Plan - Scoping Report: available for public consultation June / July 2015

Annex 2: Mansfield District Local Plan - Consultation Draft: available for public consultation between 11 January and 22 February 2016, and 3 August and 14 September 2016

Annex 3: Mansfield District Local Plan - Preferred Options: available for consultation between 2 October – 10 November 2017
- 1.4 Each of the annexes explains the methods used, along with who was invited to make representations and how. This is then followed by a summary of the main issues raised by those persons and finally, how those issues have been addressed in the preparation of the Local Plan.

Mansfield District Local Plan -2013 to 2033

Statement of Consultation

Annex 1: Local Plan Scoping Report

September 2018

Contents

Introduction	1
How did we consult?	1
Who Responded?	2
What was said and what was our response?	2

Appendix A: Schedule of consultees invited to comment on the Local Plan Scoping Report

A1.1 Introduction

A1.1.1 In early 2015 the Council consulted on the Local Plan Scoping Report. The purpose of the scoping report was to inform statutory and other organisations as well as the general public that the Council had commenced preparation of the Local Plan and to seek views on the intended scope of issues to be addressed.

A2.2 How did we consult?

A2.2.1 We sent notifications, either electronically or by post, which explained the purpose of the consultation event and invited representations to approximately 690 individuals / organisations registered on our database. This included the specific and general consultation bodies as set out in Appendix A1.1

Making copies of documentation available for inspection

A2.3 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; and
- Market Warsop Library - High Street.

Letters

A1.4 Letters were sent either electronically or by post explaining the purpose of the consultation event to approximately 690 individuals and organisations registered on the Local Plan database.

Website

A1.5 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.

Posters

A1.6 As well as the documents and questionnaires, posters to publicise the consultation event were displayed at the Civic Centre and the libraries.

Public notice (Chad Newspaper)

- A1.7 A public notice was advertised 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)

- A1.8 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.
- A1.9 Tweets were also sent via the Planning Policy Twitter account (@MDC_Planning) to help raise awareness of the consultation.

Who Responded?

- A1.10 From those notified about the consultation on the Local Plan Scoping Report a total of 27 people responded. Between them they made 68 separate comments. Of these 68 comment

What was said and what was our response?

- A1.11 The consultation was based around a number of questions and the key issues raised under each is set out below:

Question 1 – Is the proposed scope of the plan appropriate?

- A1.12 There was a significant amount of support for the approach the council are taking, most notably in relation to:
- the overall intended layout of the plan;
 - the inclusion of a spatial strategy;
 - the use of key chapters and topics;
 - the inclusion of a policy on Market Warsop and the Parish;
 - our recognition of the benefits of Green Infrastructure (GI);
 - our reference within original 'Objective 3' to heritage and culture to enable a good quality of life;
 - our reference within 'Objective 5' to the conservation and enhancement of the built environment for the enjoyment of all;
 - our reference to both designated and non-designated assets within the built environment chapter;
 - the fact that the intended layout of the plan includes a section on the natural environment.
- A1.13 However, a number of comments were also raised in relation to points that were missing from the outline of the plan. One major concern that was raised was that none of the draft ten objectives refer to sustainable development. Our intention is that sustainable development is the overarching aim of the whole plan and will together with the spatial strategy

be a key policy within the plan. It is more than any one objective and, similar to the National Planning Policy Framework (NPPF), sustainable development is intended to be the golden thread running through the plan.

- A1.14 It was also suggested that we “include a hierarchy of settlements to set out the scale and distribution of new development, to promote sustainable development in accordance with the level of sustainability of settlements,” which we have done.
- A1.15 One respondent emphasised concerns over land stability and suggested that there should be either a policy or criterion in relation to these issues, in accordance with the NPPF. We are able to confirm that the most up to date data was used in the work we have done and a relevant criteria was added to the overarching policy on sustainable development set out in subsequent Consultation Draft Local Plan.
- A1.16 A number of respondents made detailed comments in relation to issues that we should consider further or look to address such as:
- potential for synergy particularly with the integration of blue with green infrastructure;
 - more about our environment and the protection of green spaces, sports pitches and parks;
 - the importance of the geographical area, in terms of biodiversity and UK Biodiversity Action Plan priority species and habitats, as such information should be considered when assessing sites for development;
 - planning policies should take a strategic approach to the conservation, enhancement and restoration of geodiversity, and promote opportunities for the incorporation of geodiversity interest as part of development;
 - the need to address the issues of social inclusion to reduce inequalities and community safety;
 - whether Mansfield District Council will meet the population growth in Objective 1 within the district;
 - the importance of the Water Framework Directive and River Basin Management Plans;
 - the importance of a reference to heritage assets on the Heritage at Risk register; and
 - consideration of a policy on onshore hydrocarbons gas
- A1.17 We were able to address these issues in the subsequent Consultation Draft Local Plan.

Question 2 – Having read the Scoping Report, is there anything else we should include within the Consultation Draft?

- A1.18 In some cases comments overlapped with the first question, as people explained what else they felt the plan should cover. Once again there was clear support for issues identified within the Scoping report, in particular:
- the emphasis on sustainable development;

- support for the core objectives; and
- the council's commitment to protecting designated sites.

A1.19 The comments generally were indicative of the brief level of detail that was in the scoping report but the responses were very useful as it drew our attention to ensuring that the plan addresses a variety of issues such as:

- public transport facilities community transport, taxis:
- diversification of farms:
- agricultural land quality:
- hydro carbons;
- affordable housing; and
- natural environmental capital.

A1.20 Climate change was also identified as an important issue especially in relation to:

- probability of flooding, water quality, ground water and drainage issues
- resilience of new buildings
- biodiversity

A1.21 The importance of cross boundary issues was also pointed out, especially in relation to the environment, and that environmental protection is more than seeing the development of brownfield land as good and greenfield as bad.

A1.22 Health, and specifically the concept of 'wellbeing', was highlighted by several respondents. As such this was a significant area of interest with a number of cross cutting themes such as transport, recreation, culture and housing quality, all impacting on 'wellbeing'.

A1.23 All of these issues were considered and amendments made to the Core Objectives as set out in the Consultation Draft Local Plan.

Question 3 - Do you consider that the proposed evidence base sufficiently covers all relevant matters for the Local Plan?

- A1.24 There was a fair degree of agreement that the evidence base we have used to inform the Local Plan is sufficient, however, there were some clear areas of concern that we need to ensure are addressed.
- A1.25 There was significant concern expressed in relation to a lack of detail in relation to health and wellbeing issues. A key positive outcome from this consultation was identifying the people we need to speak to regarding health and starting a dialogue that will help ensure that progress is made in relation to this.
- A1.26 Some concerns were expressed over the age of parts of the evidence base (for example the Strategic Flood Risk Assessment) without the realisation that there has been an update and addendum to the work and further discussions with the main bodies involved. Similarly there were some assumptions that we will have relied on old studies (for example the conservation strategy), when actually that has been superseded by more up to date studies and background evidence.
- A1.27 There was recognition that the "...evidence base is a continually evolving dataset and it contains much of the evidence relevant to your local plan". However, the consultation responses identified that consideration of evidence studies is required especially in relation to:
- historic environment evidence base;
 - Nottinghamshire Health and Wellbeing Strategy and the Mansfield Health Profile; and
 - potential onshore hydrocarbon issues.

Question 4 - Is a plan period to 2033 appropriate?

- A1.28 All respondents generally agreed with the plan period, however there were two provisos which were suggested by some respondents.
- it is appropriate provided that the plan is implemented in 2017, as later implementation may call the 15 year period of the plan in to question: and
 - mid-term or periodic (5 year) reviews should be undertaken

Question 5 - Do you have any other comments?

- A1.29 This question was intended as a general 'catch-all', and the answers have raised a number of interesting issues.
- A1.30 Many of the responses referred to a wish for further engagement with the council over the parts of the plan that are important to individual respondents.

- A1.31 A number of positive comments were received about the helpful nature of consultation at this point and the issues that we had covered, alongside support for the broad intentions of the Local Plan.
- A1.32 There were a number of detailed comments around the specific wording of the Core Objectives and the fact that they needed to be considered across the board rather than as separate, unrelated issues. This is accepted. In most cases we considered that the objective already did cover the issue raised but where possible minor amendments were made to the Core Objectives to clarify this.
- A1.33 There were also reminders that the evidence base would need to be kept up to date and that a significant change in any one area may generate more work needing to be done in relation to other studies. This was acknowledged.
- A1.34 The council's attention was drawn to significant legal issues around environmental protection legislation and whilst already aware of this guidance the emphasis given was welcomed.
- A1.35 Similarly, there was significant interest generated around health and wellbeing issues and it is hoped that further discussions with health bodies will clarify how the Local Plan can best relate to these issues, especially in relation to issues of obesity and the significance of an aging population.
- A1.38 Policy wording in relation to several specific issues were promoted and were considered when drafting the Consultation Draft Local Plan.
- A1.39 The full Scoping Report Consultation Draft can be viewed at:
<http://www.mansfield.gov.uk/CHttpHandler.ashx?id=8113&p=0>

Appendix A1

Schedule of consultees invited to comment on the Local Plan Scoping Report

Local Plan Scoping Report

- All persons / organisations consulted (letters)

Title	Given Name	Family Name	Company / Organisation
Mr	John	Adams	J C Adams
Mr	G	Ambler	123 Taxis
	C	Anstey	Trustees of Robert Thomas
Mr	Trevor	Askew	
Mrs	Mavis	Beddoe	
	W	Bellamy	
	Robert	Biggs	Derbyshire County Council
Mr	Derek	Birkin	
Ms	Vanessa	Blaker	Alzheimers Society
Ms	Heather	Blakey	Barton Wilmore
Ms	Kath	Boswell	West Titchfield Neighbourhood Forum
		Bower and Rudd	
Mr	Tom	Brereton	DLP Planning
Ms	Alwyn	Brettel	
Mr	H	Briginski	
Mr	A J	Britton	W. R. Evans (Chemist) Ltd.
Mr	Dean	Brown	Nottinghamshire Police
Mr	Michael	Burns	
Mr	Phillip	Butler	PBA Ltd
Mr	Carl	Chadwick	
Mr	John	Clarke	Allen Clarke Farming
Mr	Tim	Cleeves	Royal Society for the Protection of Birds
Mr	Andrew	Clifford	
Mrs		Collins	Albert Street Residents Association
Ms	Sandra	Cowley	West Nottinghamshire College
Mr	Paul	Cronk	House Builders Federation
Mr and	D	Crookes	
Mr	M L	Currie	
Mrs	R	Dawson	Old Warsop Society
Mr	Malcolm	Drabble	
Mr	John	Eadson	
Mr	Peter	Evans	Crown Europe
Mr	John	Fareham	
Ms	Lynne	Fenks	
Mr	Mark	Fisher	Lawn Tennis Association
Mr	R	Fletcher	
Mr	Robert	Fletcher	Ian Baseley Associates
	Karen	Formon	Mansfield Mediation Group
Mr	Peter	Frost	
Reverend	David	Fudger	Churches Together
	Barbara	Gallon	The Victorian Society
	Reg	Giles	
	Veronica	Goddard	Navi Saheli
Ms	April	Godfrey	
Mr	Richard	Green	A Green and Sons
	J	Gregson	
Mr	Nigel	Griffiths	Nigel D Griffiths & Co Ltd.
Miss		Gundel	Perlethorpe-cum-Budby Parish Meeting
Ms	Julie	Guy	
	Joanne	Hardwick	Corner House Care Home
Ms	Sue	Harrison	Bryan & Armstrong
Ms	Tracey	Hartley	
Ms	June	Hawkins	Forest Town Community Council
	Luba	Hayes	Nottinghamshire Community Health
Mr		Healthcote	Rufford Parish Council
Ms	Janice	Herbert	Sherwood Forest Hospitals NHS Trust
Mr	W	Hewitt	Mansfield Hackney Carriage Association
Mr	S	Holding	
		Hopkinson and Brookes	
	Jennifer	Howe	
Ms	Sandra	Hubbard	
Mr	Jack	Hurton	
Ms	Joy	Hutchinson	Dennis Rye Ltd.
Mr	Steve	Hymas	
Ms	A	Jackson	Planning Inspectorate
Mr	Tony	Jackson	Jackson Design
Mr	P	Jackson	Hallam Land Management Ltd
Mr	Marjeet	Jahal	T N Corporation Ltd
Mrs	P	Johnson	Church Warsop TRA
Mrs		Jones	Rainworth Parish Council
Mr	Phil	Kershaw	Transco
Mr	E	Kistner	
Mr	Richard	Labbett	Aldi Stores Limited
Mr	Peter	Lamb	

Title	Given Name	Family Name	Company / Organisation
Mr	D	Lamb	Aaeron/Elite Cars
Mr	George Alan	Lawson	
Mr	J	Lodge	Nottinghamshire Fire & Rescue Service
Mrs	Petra	Lucas	B & F Travel
Mr	David	Malkin	
Ms	Pauline	Marples	Forest Town Heritage Group
Mr	David	Martin	
Mr	Stuart	Moody	Warsop Neighbourhood Management Team
Mr	J	Norman	Mansfield Taxi Branch Transport & General Workers Union
Mr	Don	Osborne	
Mrs	Kim	Palce	
Prof.	M	Palmer	Association for Industrial Archaeology
	C	Paterson	Manor Sport and Recreation Centre
	Barbara	Pepper	
Mr	Stuart	Perry	Anglia Regional Co-op Society Ltd
		Peveril Securities	Peveril Securities
Mr	W J	Plant	
Mr	Jack	Poxon	East Titchfield Community Action Group
Ms	Samantha	Prewett	West Titchfield Neighbourhood Management Team
Mr	John	Pryor	
Mr	Oliver	Quarmby	St James Securities Ltd
Ms	Chris	Quinsee	
Ms	Chris	Quinsee	Roger Tym & Partners
	J	Radford	
	Sharron	Reynolds	William Kaye Community Centre
	Jo	Rice	Planning Issues
Mr	Peter	Robinson	Central Nottinghamshire MIND
Mr and	M	Robinson	
Mr	Douglas	Rooke	
Mrs	Lesley	Salmon	
Mr	G	Savage	Church Warsop Community Centre
Mr	Nicholas	Shelley	
	K	Shepherd	
Mr	Jonathon	Sims	JKD Builders Ltd
Mr	Mike	Smith	B & R Property
Mr	J	Sobolewski	Mansfield & District Hackney Carriage & Private Hire Association
Mr	Gary	Staddon	Latarge Aggregates
Mr	Paul	Stock	North County Homes Group Limited
Mrs	Linda	Stretton	Edwinstowe Parish Council
	Joan	Taylor	Nottinghamshire Older People's Advisory Group
		Tesco Stores Ltd	Tesco Stores Ltd
Mr	Chris	Thomas	Chris Thomas Ltd
Mr	Chris	Thompson	Ramblers Association
Mrs		Tinker	Norton Parish Meeting
	C	Turner	Nottinghamshire Rural Community Council
Mr	D	Urton	
Ms	Gail	Wakelin	
	Graham	Walley	Nottingham Natural History Museum
Ms	Jennifer	Walters	Barton Willmore (Midlands)
Mrs	R	Waterhouse	Cuckney Parish Council
Mr and		Watson	
Mr	Bruce	Watson	
Mr	Michael	Wells	
Mr	N	Wheelhouse	Wheelhouse.co.uk
Mr	Colin	Williams	Taylor Wimpey East Midlands
Mrs	Maureen	Wood	Meden Vale Community Association
Ms	Hillary	Yeomans	
Mrs	Bev	Young	
			Home to Home Respite Care
			Sure Start Havensdale
			Sure Start Meden Valley
			Citizens Advice Bureau
			Ashfield Links Forum
			Maunside Tenants and Residents Association
			North Nottinghamshire Society for Deaf People
			Woodhouse Road Family Life Centre
			Mansfield & Ashfield Env. Action Group
			Nottinghamshire Royal Society For the Blind
			Mansfield Welfare Rights
			Park Area Residents Association
			Rathbone Society
			Mansfield and North Notts Counselling Service
			Civic Society
			Hard to Reach Groups Project
			Nottinghamshire Historic Gardens Trust
			North British Housing Association
			Leicester Housing Association Limited
			North Nottinghamshire Independent Domestic Abuse Services
			Nottinghamshire Police
			British Broadcasting Corporation (BBC)
			Stonham Housing Association
			Nottinghamshire Fire & Rescue Service

Title	Given Name	Family Name	Company / Organisation
			Black & Ethnic Minority Advisory Group
			HOME Housing Association
			HM Inspectorate of Mines
			Department for Transport
			North East Derbyshire District Council
			Chesterfield Borough Council
			North Nottinghamshire Health Authority
			Radiocommunications Agency (Midlands and East Anglia)
			Hutchison 3G UK Ltd
			BT Group Plc
			Mansfield & Ashfield District Primary Care Trust
			Vodafone Ltd
			Telefonica O2 UK Limited
			Arqiva
			National Golf Centre
			Crossroads Care (North Notts)
			Social Services
			Nottinghamshire Probation Trust - Mansfield
			OFSTED (Early Years)
			Ben Bailey Homes
			Adult Deaf and Visual Impairment Team
			The Planning Bureau Limited
			Asda Properties Holdings Plc
			The Mansfield Sand Group
			Worldwide Leisure
			British Sign and Graphics Association
			Defence Infrastructure Organisation (Strategic Asset Management)
			J C Adams (Architectural Services)
			GVA Grimley (Birmingham)
			Tetlow King Planning (Kent)
			Barnes Chartered Surveyors
			Botany Commercial Park Ltd

- All persons / organisations consulted (emails)

Title	Given Name	Family Name	Company / Organisation
MR	DARREN	ABBERLEY	AECOM (acting for the Highways Agency)
Ms	Katie	Adderley	The British Wind Energy Association
Cllr	Sharron	Adey	Mansfield District Council
Mr	Shahin	Ahad	
Mr	John	Alexanders	Alexanders Chartered Surveyors
Mr	Ajman	Ali	Mansfield District Council
	Clare	Alison Clarke	Jigsaw Support Scheme
Executive Mayor	Kate	Allsop	Mansfield District Council
Mr	Leslie	Amber	
Ms	Mariam	Amos	Mansfield District Council
Mr	Mick	Andrews	Mansfield District Council
Cllr	Barry	Answer	Mansfield District Council
Mr	Michael	Askew	Lambert Smith Hampson
Cllr	Katrina	Atherton	Mansfield District Council
	Lisa	Atkins	Nottingham and Nottinghamshire Advocacy Alliance
Mr	Michael	Avery	Mansfield District Council
	Glynn	Bacon	Mansfield District Council
Mr	Howard	Baggaley	Baggaley Construction
Ms	Liz	Banks	Oxalis Planning Ltd
Mr	Tom	Bannister	
Mr	Mark	Bannister	Homes and Communities Agency
Mr	Paul	Barker	Mansfield District Council
Ms	Tania	Barlow	Warsop Parish Council
	Hayley	Barsby	Mansfield District Council
Mr	Matt	Bartle	The Football Association
Cllr & Deputy Mayor	Mick	Barton	Mansfield District Council
Mr	Jason	Bates	Jackson Building Centres
Mr	Steve	Beard	Sport England
mr	steven	Beard	Sport England
Mr	Martin	Bell	
Mr	Dean	Bellingham	Mansfield District Council
Mr	Mike	Benner	Campaign for Real Ale
Cllr	Nick	Bennett	Mansfield District Council

Title	Given Name	Family Name	Company / Organisation
Mr	Mick	Beresford	Bull Farm Neighbourhood Management Team
Lord	Tony	Berkeley	Rail Freight Group
Ms	Kira	Besh	
Mr	Mike	Best	Turley Associates (Birmingham)
Mr	Simon	Betts	Scott Wilson
Mr	Mark	Bilton	Bilton Hammond
Mr	Geoffrey	Bilton	Bilton and Hammond
Mr	Philip	Bishop	
Mr	Alan	Bishop	Homes and Communities Agency
Mr	David	Boden	Boden Associates
	Stuart	Booth	JWPC Limited
Cllr	Joyce	Bosnjak	Mansfield District Council
mr	jon	boulton	
Mr	Richard	Bowden	
Mr	Perry	Bown	Mansfield District Council
Mr	David	Bowring	Bowring Transport Limited
Ms	Diane	Bowyer	DPDS Consulting Group
Miss	Charlotte	Boyes	
Mr	James	Bray	NHS Nottinghamshire County
Ms	Gemma	Brickwood	Planning Potential
Mr	Giles	Brockbank	Hunter Page Planning Ltd
Mr	Ken	Brown	Mansfield District Council
Mr	Michael	Brown	
Mr	Kenneth	Brown	
Mr	Dean	Brown	
Mr	V & J	Brown	PleasleyHillConsortium
Mr	Kevin	Brown	Nottinghamshire Police
	Kayleigh	Brown	Fairhurst
Cllr	Kevin	Brown	Mansfield District Council
Mr	Scott	Bryden	Dalkin Scotton Partnership Architects Ltd
Ms	Gillian	Bullimore	Severn Trent Water Ltd. (Mansfield)
Mr	Richard	Burke	Citi Development
Mr	Michael	Burrow	Savills L&P Ltd
Ms	Bev	Butler	Dev Plan UK
Ms	Bev	Butler	Fusion Online Ltd
Ms	Bev	Butler	Fusion Online Ltd
Ms	Mary	Button	West Notts Friends of the Earth
	Charles	Cannon	Ransom Wood Estates Ltd
Mr	N.J.B.	Carnall	
Ms	Lorna	Carter	Ladybrook Neighbourhood Management Team
Mr	Martin	Carter	MC Traders
Ms	Rosy	Carter	Lowland Derbyshire and Nottinghamshire Local Nature Partnership
		Carter	Lowland Derbyshire and Nottinghamshire Local Nature Partnership
Mr	James	Causer	Taylor Wimpey East Midlands
Mr	Christopher	Cave	
Mr	Simon W	Chadwick	Signet Planning
Mr	David	Chalmers	Forestry Commission
Mr	Chris	Chambers	Shorts
Mrs	Susan	Chambers	Highways Agency
	Katie	Chew	Planning Potential
Mr	Andy	Chick	East Midlands Trains
Mr	Richard	Childs	
Mr	John	Church	
Ms	F	Clarke	Groundwork Creswell, Ashfield & Mansfield
Mr	Steve	Clarke	
Cllr	Terry	Clay	Mansfield District Council
Mr	Raymond	Cole	Fields in Trust
Mr	Tim	Coleby	Roger Tym & Partners
Mr	Phillip	Colledge	
Mr	Tom	Collins	
			Hallam Land Management and Commercial Property Group
	Phil	Cook	Mansfield District Council
Estimating	Barry	Cook	Carmalor Group
Mr	Mike	Cooke	Nottinghamshire Healthcare NHS Trust
Mrs	Helen	Cooke	British Horse Society
Mr	Colin	Corline	Lawn Tennis Association
Mr	Stephen	Coult	Browne Jacobson LLP
Cllr	Peter	Crawford	Mansfield District Council
Mr	Lee	Crawford	Persimmon PLC
Miss	Katrina	Crisp	Indigo Planning
Mr	Robert	Crolla	Indigo Planning
	M	Crook	MSC Planning
Mr	Paul	Cullen	
Mr	Shan	Dassanaik	Fusion Online Ltd
Ms	Claire	Davies	DTZ a UGL Company
Mr	Charles G	Dawson	Harrop White Valance & Dawson
Ms	Alice	De La Rue	Derbyshire Gypsy Liaison Group
	Roslyn	Deeming	Natural England
Ms	Katie	Delaney	
Mr	Philip	Delaney	Mansfield District Council
Mr	Christopher	Dennis	
Mr	Nick	Desmond	Bride Hall Holdings Limited

Title	Given Name	Family Name	Company / Organisation
Mr	Thomas	Dillarstone	Gedling Borough Council
Mr	Malcolm	Dillon	Nottinghamshire County Council
	Carol	Doran	Rugby Football League
Ms	Nancy	Douglas	Garibaldi School
Mr	Shlomo	Downen	
Mr	Shlomo	Downen	Forest Town Nature Conseravtion Group
Mr	Shlomo	Downen	Forest Town Community Council's Planning Sub-Committee
Mr	Timothy	Downes	Mansfield District Council
Mr	Mike	Downes	
	Sophie	Drury	Signet Planning
Mr	Ashley	Dunn	Derbyshire County Council
Mr	J	Edmond	Marrons Solicitors
Ms	Annette	Elliott	The Co-Operatives Estates
Mr	David	Ellis	
Mr	Mark	England	
Mr	Simon	Evans	Gleeson Homes Regeneration
Mr	David	Evans	Mansfield District Council
Mrs	Helen	Fairfax	North East Derbyshire District Council
Mrs	Helen	Fairfax	Bolsover District Council
Mr	Mark	Fiander	
Mr	Steve	Field	Trent Barton Buses
mr	tony	field	
Mr	Stuart	Field	Barton Wilmore
Cllr	Amanda	Fisher	Mansfield District Council
Mr	Peter	Foster	O2 UK Ltd
Mr	Peter	Frampton	Framptions
Ms	Rose	Freeman	The Theatres Trust
Mr	Roger	Freeston	FPD Savills
Mr	Richard	Frudd	Indigo Planning
Mr	Ben	Frudd	Innes England
Cllr	Stephen	Garner	Mansfield District Council
Mr	Justin	Gartland	Nathaniel Lichfield & Partners
Mrs	Sally	Gill	Nottinghamshire County Council
	Kate	Girling	Indigo Planning
Mrs	Veronica	Goddard	
Mr	Ian	Goldstraw	
	Emma	Gomersall	DPP
	Max	Goode	Fairhurst
Mr	David	Graham	Nathaniel Lichfield and Partners
	Joanna	Gray	Gedling Borough Council
Mr	Anthony	Greaves	Hallam Land Management Ltd
Ms	Trish	Green	APTCCO
Ms	Jayne	Green	Job Centre Plus - Nottinghamshire District
	Sue	Green	
Mr	Malcolm	Hackett	Greenwood Community Forest
Mr	Andy	Hall	Forestry Commission (EMC)
Mr	Richard	Hall	Planning and Design Group
Ms	Carolyn	Hallam	
Mr	Sebastian	Hanley	Dialogue
Miss	Anna	Harding-Cox	
Ms	Caroline	Harrison	Natural England
Cllr	Stephen	Harvey	Mansfield District Council
Mr	Roland	Hassall	Oak Tree Neighbourhood Management Team
Mr	W J	Hazzledine	
Mr	Graham	Headworth	
Mr	Richard	Hensall	Strelley Systems
Mr	Roger	Hextall	
Mr	Nick	Hibberd	Mansfield District Council
Cllr	Sally	Higgins	Mansfield District Council
Mr	William	Hill	
Mr and Mrs	Maurice	Hill	C/o Ian Baseley Associates
Ms	Jenny	Hill	Nathaniel Litchfield and Partners
Mr	Shaun	Hird	Mansfield District Council
Mr	James	Hobson	Signet Planning
Ms	J	Hodson	
	Damien	Holdstock	Entec UK Ltd
Mr	Alistair	Hollis	Bowls England
Mr	James	Hollyman	Harris Lamb
Mr	John	Holmes	Oxalis Planning Ltd
	John	Holmes	Oxalis Planning Ltd
Mr	Peter	Homa	NHS Queens Medical Centre
Cllr	Vaughan	Hopewell	Mansfield District Council
	Rachel	Hoskin	Natural England
	Rebecca	Housam	Savills
Mr		Howard	Age Concern Nottinghamshire
	Jennifer	Howe	
Mr	Gordon	Howlett	
Mr	John	Huband	England and Wales Cricket Board
		Hughes	
Mr	Rob	Hughes	
Ms	Sylvia	Hull	The County Land and Business Association

Title	Given Name	Family Name	Company / Organisation
Mr	Paul	Hurcombe	Severn Trent Water Ltd
	Claire	Hutt	Planning and Design Group
Mr	Tom	Hyde	Building Research Establishment
	Carla	Jackson	Natural England
	Chris	Jackson	
Mr	Mark	Jackson	DTZ Pieda Consulting (Birmingham)
Ms	Sally	James	Mansfield District Council
	Irvine	James	
Mr	Nick	James	Health and Safety Executive
Mr	Robert	Jays	William Davis Ltd
Mr	Robert	Jays	William Davis Ltd
Cllr	Ron	Jelley	Mansfield District Council
	Kath	Jephson	Jephson Mansfield Ltd
Mrs	Kath	Jephson	Mansfield 2020
Mr	John	John Vanags	
Mr	Micheal	Johnson	Warsop Infotech Group
Mr	Micheal	Johnson	
Mr	Ralph	Jones	
Mr	Stephen	Jones	Pinfold Securities
	Lucie	Jowett	Peacock and Smith
Mr	Richard	Kay	Stagecoach East Midlands
Mr	Ian	Keetley	Royal Society for the Blind (Nottinghamshire)
Mr	Nick	Keightley	Maber Associates Ltd
Ms	Laura	Kelly	AMEC Environment & Infrastructure UK Limited
Cllr	John	Kerr	Mansfield District Council
	Alistair	Kingsway	Kingsway Community Project
		KISSANE	
Ms	Elaine	Konieczny	
Mr	John	Krawczyk	Mansfield District Council
Mr	K	Krishan	
Mr	Graham	Lamb	G.L.Hearn Property Consultants
Ms	Victoria	Lane	Cerda Planning
Mr	Malcom	Lawson	The Ramblers Association - Mansfield and Sherwood Group
Mrs	Janice	Leary	
Mr	Paul	Leeming	Carter Jonas
Mr	Paul	Lewis	Church Commissioners
Mr	Richard	Lilley	
Mrs	Beverley	Lilley	
Mr	Gary	Limbert	England Hockey
	Alan	Lloyd	
Ms	Ruth	Lloyd	
Cllr	Brian	Lohan	Mansfield District Council
Mr	Jim	Lomas	
Mr	Guy	Longley	Pegasus Planning Group
Mr	Steve	Louth	Turley Associates (Birmingham)
Mr	Steve	Louth	Turley Associates (Birmingham)
Mr	Andrew	Lowe	Nottinghamshire Wildlife Trust
Mr	Keith	Lumsdon	
Miss	Celia	Lunn	Newark & Sherwood District Council
Mr	Phillip	Lyons	Mansfield Area Strategic Partnership
Mr	Ken	Matham	
Mr	Peter	Mansbridge	Mansfield District Council
Mrs	Ruth	Marlow	Mansfield District Council
	Chris	Massey	Derbyshire County Council
Mr	Phillip	Matthews	Citrus Group Ltd
Mr	Andy	Matthews	
	Kerry	Mayfield	
Cllr	Sean	McCallum	Mansfield District Council
Mr	Robert	McClure	Ministry of Defence
mrs	Moir	McCullagh	
Mr	Mark	McGovern	SSA Planning Ltd
	Mandy	Mellor	Mansfield District Council
Mr	Peter	Mercer	
Mr	M	Miller	Terence O'Rourke PLC
Mr	Oliver	Mitchell	Planware Ltd
	Val	Moss	
	A	Murray	Haworth Estates (UK Coal)
Mrs	Sarah	Nelson	Mansfield BID Company Ltd
	Barbara	Nestor	
	Elizabeth	Newman	Natural England
Cllr	Ann	Norman	Mansfield District Council
Ms	Claire	Norris	Lambert Smith Hampson
Mr	James	Norris	Ramblers Association
Ms	Alison	North	
Mr	Matthew	Norton	Newark & Sherwood District Council
Mr	Oliver	Oakford	
Mrs	Vatherine	O'Brien	
Mr	Lee	O'Connor	Grants of Shoreditch Ltd
Mrs	Rebekah	O'Neill	Four Seasons Centre
Mr	Neil	Oxby	Ashfield District Council

Title	Given Name	Family Name	Company / Organisation
Mr	Chris	Palmer	White Young Green
Mr	David	Parker	
Mr	Edward	Parkin	Wheeldon Quality Homes
Mr	John	Parr	
Mr	Michael	Peach	
Mr	Mark	Pemberton	Manstfield and Ashtfield Strategic Partnership
	Mary	Penford	Ladybrook Neighbourhood Management Team
		Philip Colledge	
Mr	Bob	Pick	BPS
Mr.	Andrew	Pitts	Environment Agency - Lower Trent Area
	Sue	Place	
Mr	Luke	Plimmer	Martineau
Mr	David	Poole	Royal Mail Group PLC
Mr	Dennis	Pope	
Mr	Dennis	Pope	Nathaniel Lichfield & Partners
Mr	Michael	Powis	Nottinghamshire Police
Mr	David	Pratt	Mansfield District Council
	D	Prior	Waterman Burrow Crocker Ltd.
Mr	Andrew	Pritchard	East Midlands Councils
	Melys	Pritchett	Savills
Cllr	Lee	Probert	Mansfield District Council
Mr	John	Proctor	Fisher Hargreaves Proctor
Mr	Robert	Purser	
Mr	Adam	Pyrke	Colliers CRE
Mrs	Pamela	Quigg	
Mrs	Beverley	Randall	
Mr	Richard	Raper	Richard Raper Planning
Mrs	Diane	Revill	
Ms	Vicki	Richardson	
Cllr	Stuart	Richardson	Mansfield District Council
Mr		Rickersey	
Cllr		Rickersey	
	Hamish	Robertshaw	DTZ
Captain	Gary	Rockey-Clewlow	Salvation Army
Mr	Chris	Rolle	
Ms	Laura	Ross	Dev Plan
Ms	Laura	Ross	
Mrs	Maureen	Rouse	Park Area Residents Association
Mr	Rob	Routledge	Mansfield District Council
Mr	Paul	Russell	Rippon Homes
	Karen	Russell	
			Sainsbury's Supermarkets Ltd
Mr	Anthony	Salata	Jorden Salata
Mr	Nick	Sandford	The Woodland Trust
Mr	Nick	Sandford	Woodland Trust
Mr	John	Sankey	John Sankey Estate Agents
Cllr	Dave	Saunders	Mansfield District Council
Mr	Martyn	Saxton	Mansfield District Council
Mr	Wayne	Scholter	Aldergate Properties
Mr	Wayne	Scholter	Aldergate Property Group
Mr	Matt	Scott	
	Claire	Searson	English Heritage
Mrs	Ann	Sewell	Mansfield Woodhouse Society
Ms	R	Sharpe	Turning Point
	Karen	Shaw	
Mr	Peter	Shaw	
Mr	Thomas	Shead	
Cllr	Ian	Sheppard	Mansfield District Council
Mr	Andrew	Shirley	Country Land and Business Association Ltd
Mr	T E	Shuldham	Shuldham Calverley (Retford)
	Helen	Sisson	Mansfield District Council
Cllr	Andy	Sissons	Mansfield District Council
Mr	Nick	Sladen	Sladen Estates
Cllr	John	Smart	Mansfield District Council
Cllr	David	Smith	Mansfield District Council
Mr	Bob	Smith	Mansfield Preservation Committee
Ms	Beverley	Smith	Mansfield District Council
Mr	Richard E	Smith	Central Networks (EME)
Mr	Bob	Smith	Sherwood Archaeological Society
Mr	J	Smith	Poppleston Allen
Mr	Robert	Smith	
	James	Smith	Peveril Securities
Mrs	Claire	Snowdon	Clegg Construction
		Stags Ltd	
Mr	Steve	Staines	Friends, Families and Travellers and Traveller Law Reform Project
	Charlotte	Stanton	Stanton Planning Urban & Rural Consultancy
	David	Staniland	Knight Frank
	C. B & V	Stansfield	
	June	Stendall	
Ms	Jill	Stephenson	Network Rail
Mr	Julian	Stephenson	Montagu Evans LLP
Mr	James	Stevens	Home Builders Federation Ltd

Title	Given Name	Family Name	Company / Organisation
Mr	Ricky	Stevenson	Nottinghamshire Football Association
Mrs	Sharon	Stewardson	Clipstone Parish Council
Mr	Paul	Stone	Signet Planning
	Liberty	Stones	Fisher German LLP
	Linda	Stretton	Shirebrook Town Council
	Alison	Stuart	Nottinghamshire County Council
Cllr	Roger	Sutcliffe	Mansfield District Council
Mr	Mark	Sutcliffe	
Mr	Peter	Sutcliffe	Mansfield Woodhouse Community Development Group
Mr	Tom	Swallow	BNP Paribas Real Estate
Mr	Alister	Sykes	Bloor Homes
Mr	Paul	Tame	National Farmers Union
	Suzy	Taylor	H. J. Banks
Mr	Robert	Taylor	Plot Of Gold Limited
	Stuart	Taylor	Environment Agency - Lower Trent Area
Mr	Stuart	Taylor	
Mr	Bob	Thacker	Mansfield Woodhouse Millennium Green Trust
Mr	Chris	Thomas	Chris Thomas Ltd
Mr	Richard	thomas	
Mr	Thomas	Thornewill	
Mr	John	Thorniwell	JMT Design
	Penny	Thorpe	Environment Agency - Lower Trent Area
miss	emma	thorpe	jill
Mr	Steve	Thrower	
Mr	Martyn	Thurman	Mansfield District Council
Mr	Paul	Topliss	
	Nichola	Traverse-Healey	Barton Willmore
Cllr	Andrew	Tristram	
Mr	Matthew	Tubb	
Mrs	Tracey	Tucker	
Mr	Andrew	Tucker	
Mrs	Tracey	Tucker	
Mr	Neil	Turner	Regionally Important Geological Sites Group
Mrs	Michelle	Turton	Mansfield District Council
Mr	David	Tye	
Mr	Alan	Wahlers	
Mr	Scott	Wakelin	
	Jo	Waldron	Mansfield District Council
Mr	Bernard	Wale	
Mr	Bernard	Wale	
Ms	Sue	Walker	Strategic Land Partnerships
Cllr	Sidney	Walker	Mansfield District Council
Ms	Sue	Walker	Strategic Land Partnership
Mr	Malcolm	Walker	Peacock and Smith
Mr	Keith	Wallace	
Cllr	Stuart	Wallace	Mansfield District Council
	Vilna	Walsh	Firstplan
Mr	Richard	Walters	Hallam Land Management Ltd
Cllr	Sonya	Ward	Mansfield District Council
	Alison	Warren	Nottinghamshire County Council
		Warsop Estate	Warsop Estate
Mr	Ian	Watson	
Mr	Charles	Watson	Rae Watson Development Surveyors
		Welbeck Estates Co Ltd	Welbeck Estates Co Ltd
Mrs	K	Weller	Nottingham Mencap
Mr	Michael	Wellock	
Mr	Robert	Westerman	Robert Westerman
Mrs	Liz	Weston	
Cllr	Andy	Wetton	Mansfield District Council
Mr	Matthew	Wheatley	Derbyshire and Nottinghamshire Local Enterprise Partnership
	Carolyn	White	Sherwood Forest Hospital Trust
Mr	Chris	White	CB Richard Ellis Ltd
Mr	Christopher	Whitmore	Andrew Martin Associates
Mr	John	Whyler	Longhurst Group
Mr	Colin	Wilkinson	Royal Society for the Protection of Birds
Mr	Mark	Wilkinson	
Mr	Leigh	Williams	
Ms	Dawn	Williams	Severn Trent Water Ltd
Mr	Alex	Willis	BNP Paribas Real Estate
Mrs	Trudy	Wilson	
	Nina	Wilson	Nottinghamshire County Council
Mr	Stuart	Wiltshire	Ashfield District Council
Mr	Philip	Winstanley	NHS Nottingham County
		Wm Morrisons	Wm Morrisons Supermarkets plc
Mr	B	Woodcock	Nether Langwith Parish Council
Dr	Mike	Woodcock	
Ms	Helen	Woolley	Country Land and Business Association Ltd
Miss	Sharon	Worthington	
Cllr	Martin	Wright	Mansfield District Council
	Jo	Wright	Mansfield and Ashfield Strategic Partnership
Cllr	Lesley	Wright	
Mr	Mark	Yates	NHS England

Title	Given Name	Family Name	Company / Organisation
Miss	Jane	Yeomans	
			Derbyshire County Council
			Nottinghamshire Unemployed Workers Centre
			D.I.A.L Mansfield and District
			Victim Support Mansfield & Ashfield
			Sherwood Communities Development Trust
			Mansfield Woodhouse Community Development Group
			South Mansfield Community Centre
			Malcolm Sargison Resource Centre
			Nottingham Community Housing Association (NCHA)
			Nottinghamshire Domestic Violence Forum
			Dial-a-Ride
			Derbyshire and Nottinghamshire Chamber of Commerce
			Nottinghamshire Biological and Geological Records Centre
			Metropolitan Housing Trust
			Civil Aviation Authority
			East Midlands Housing Association
			British Telecommunications / Openreach
			Arkwright Society
			Derwent Housing Association Limited
			Derbyshire County Council
			Severn Trent Water Ltd
			Mobile Operators Association
			N Power
			Severn Trent Water Ltd
			Society for the Protection of Ancient Buildings
			Ancient Monuments Society
			Design Council
			E.ON Energy Ltd
			Rethink
			Colliers CRE
			The Council for British Archaeology
			Tribal MJP
			The Georgian Group
			Ashfield Land Ltd
			Hopkins Solicitors
			Meden Valley Making Places Ltd
			Energy Saving Trust
			National Grid (Land and Development Team)
			E.ON Central Networks
			Friends of the Earth
			Mansfield Town FC
			Sport England
			RPS (Leeds)
			Pegasus Planning Group
			Robert Doughty Consultancy
			CgMs Consulting
			Homes - Antill
			Marrons Solicitors
			The Warsop Estate
			Jas.Martin & Co
			Coal Authority
			Lambert Smith Hampson
			England Athletics
			Rushcliffe Borough Council
			Network Rail
			The Coal Authority
			Mono Consultants Ltd

Mansfield District Local Plan -2013 to 2033

Statement of Consultation

Annex 2: Local Plan Consultation Draft

September 2018

Page intentionally blank

Contents

A2.1	Introduction.....	1
A2.2	How did we consult?	1
A2.3	Who Responded?.....	4
A2.4	What was said and what was our response?	4
A2.5	Alternative sites	109

Appendices

A: Schedule of consultees invited to comment on the Consultation Draft Document

B: Consultation Draft Document - consultation media

C: Representations received on Interim Sustainability Appraisal - 3 August –
14 September 2016

D: Representations received on Interim Habitat Regulations Assessment - 3 August
- 14 September 2016

Page intentionally blank

A2.1 Introduction

A2.1 The Mansfield 'Local Plan Consultation Draft ' document was available for public consultation between 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.

A2.2 Owing to logistical issues the Draft Sustainability Appraisal (SA) and Habitat Regulations Assessment (HRA) were not available for the first consultation. The second consultation, in August, was primarily on the SA and HRA, however comments were also invited on the Consultation Draft Local Plan.

A2.2 How did we consult?

A2.2.1 We consulted all organisations and persons on the council's local development framework (LDF) database. This list included the specific and general consultation bodies as set out in Appendix A.

Making copies of documentation available for inspection during the consultation

A2.4 Copies of the document and the questionnaire were made available to view at the following venues and 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; and
- Market Warsop Library - High Street.

Emails and letters

- A2.5 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 A.

Website

- A2.6 A PDF copy of the local plan consultation document was available to view and download from the council's website (www.mansfield.gov.uk/localplan). The document was also available on the Local Plan Consultation Portal to allow people to comment online (<https://mansfield.objective.co.uk/portal>).

Summary document

- A2.7 A summary document (see Appendix B) was published and was available online and in hard copy at the venues identified in paragraph 3.4 above.

Posters

- A2.8 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 B. Posters of proposed local plan housing and employment allocations were displayed at locations near to these sites, for example on lampposts or bus stops, so that these were visible to local residents. These signs gave information about consultation events and how to comments on the local plan consultation draft.

Public notice (Chad Newspaper)

- A2.9 A public notice was placed in the Mansfield Chad, the local newspaper. This gave details of the consultation events and where copies of the document were available for viewing.

Social media (Facebook and Twitter)

- A2.10 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.
- A2.11 Tweets were also sent via the Planning Policy Twitter account (@MDC_Planning) to help raise awareness of the consultation.

Informal topic-based sessions

- A2.12 Four informal topic-based sessions were held during the first and second weeks of the consultation period (15th - 25th January 2016) to provide background context to the local plan for stakeholders regarding the

approach taken and policies included. The format included a topic-based PowerPoint presentation and an informal question and answer session. No formal minutes were recorded as attendees were requested to submit comments via the formal consultation process. The four sessions included: employment, housing, infrastructure and environment and green infrastructure.

Consultation events

A2.13 A series of consultation drop-in sessions were held as follows:

Table A2.1: Consultation drop-in sessions

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
Mansfield Library	29/01/2016	evening	All wards (presentation to the Mansfield and North Notts Society for Deaf People)

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

A2.3 Who responded?

A2.3.1 The council received responses from 371 individuals and organisations on the consultation draft document over the two consultation periods amounting to some 1,447 separate representations. In addition, 14 representations were received on the SA and 5 on the HRA. Over 500 people attended the consultation drop-in sessions.

A2.4 What was said and what was our response?

A2.4.1 Table A2.2 below sets out the key issues raised on each policy and how the council has responded.

A2.4.2 Representations received on the SA and HRA are set out in Appendices C and D.

Table A2.2: Schedule of responses received on Consultation Draft Local Plan Document

Chapter/ Section/ Policy	No of responses and objections - (in brackets)	Key issues raised	How we have responded to them
1- Introduction	3	None	
2 - Mansfield district now	11	Request to mention health and water environment including flood risk	These matters will be addressed in the Local Plan Publication Draft
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. 	We have undertaken a comprehensive review of the issues and challenges facing the district as well as the opportunities available to address these. In response to this and the comments received during the consultation draft, we revised the vision and objectives of the local plan. These were subject to further consultation through the Preferred Option stage (Oct. – November 2017) and updated in the Publication Draft Local Plan.

Chapter/ Section/ Policy	No of responses and objections - (in brackets)	Key issues raised	How we have responded to them
4 - Our Strategy			
Policy S1: Sustainable development	14/(1)	<ul style="list-style-type: none"> • need to strengthen protection and enhancement of natural assets and land with ecological value including blue and green infrastructure network, sensitive sites and species • greenfield sites to be protected • unsustainable development to be prevented • policy should be broader to cover all policy aspects of the Local Plan • Shouldn't allow any additional housing development beyond objectively assessed housing need (OAHN) 	<p>Policy S1 has been replaced by a simplified Policy S2 in the Publication Draft Local Plan in order to align with the NPPF and to guide the approach of the local planning authority towards working with applicants and other stakeholders.</p> <p>The suite of policies in the local plan is intended to be read as a whole, setting out the framework for sustainable development in Mansfield district.</p>
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 can't cope • impacts on traffic • the objectively assessed housing need (OAHN) 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 has prepared a Housing Technical Paper which explains how the housing target was established. It also sets out a revised housing target incorporating a buffer to enable the housing target to be met over the plan period.</p> <p>Infrastructure requirements are addressed in the Infrastructure Delivery Plan which is published to accompany the Publication Draft Local Plan.</p> <p>Potential highway impacts have been assessed through the Transport Study which accompanies the Publication Draft Local Plan. Key issues have been considered and addressed through site selection process and policy approach</p>

Chapter/ Section/ Policy	No of responses and objections - (in brackets)	Key issues raised	How we have responded to them
			taken in the Publication Draft Local Plan.
Policy S3: Settlement hierarchy	4/(1)	<ul style="list-style-type: none"> • good agricultural land will be lost at Radmanthwaite. • support for focusing development towards the Mansfield Main Urban Area and to Market Warsop. 	<p>No change in the settlement hierarchy is proposed. Addressed by policy S1 in the Publication Draft Local Plan.</p> <p>Agricultural land quality is addressed through policy S5 – Development in the countryside (Publication Draft Local Plan) and as part of the site selection process.</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 focusing most development at Mansfield which is the Main Urban Area • a number of alternative housing and employment sites were put forward 	<p>The distribution of new development is addressed by Policy S2 (Spatial Strategy) in the Publication Draft Local Plan and is based on information in the 2011 census. Policy S2 directs the majority of growth to the Mansfield urban area followed by Market Warsop and limits growth in the remaining Warsop Parish settlements.</p> <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 forwarded during the 2016 Consultation Draft and also additional sites which were consulted on during the Preferred Options Consultation (2017).</p> <p>This helped set out a new spatial distribution strategy in the subsequent Preferred Options Consultation which has informed the Publication Draft Local Plan.</p>
Policy S5: Affordable housing	9/(6)	<ul style="list-style-type: none"> • current policy wording is too permissive • fails to ensure that new development will adequately contribute to addressing an affordable housing shortfall – that an increase in proportion of affordable housing. 	<p>Policy H4 of the Publication Draft Local Plan sets out a revised policy approach which recognises the current potential viability issues in the district, but provides flexibility to respond to changing circumstances. The Policy is based on evidence set out in the Mansfield Whole</p>

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
		<ul style="list-style-type: none"> • the threshold for providing affordable housing – affordable housing (20 per cent on greenfield sites, and ten per cent on previously developed land) needs to be justified • more emphasis should be given to viability • Council should consider Rentplus model 	Plan Viability Study.
Policy S6: Specialist housing	6/(3)	<ul style="list-style-type: none"> • policy is over prescriptive in terms of housing types. • the change of the threshold from 30 to 10 dwellings and adoption of higher optional technical standards needs to be justified • policy would result in too many bungalows being built in the wrong place. • needs to take account of viability and funding • current wording could enforce specialist housing upon a residential scheme that could be completely made up of self-build units which have a separate market. • current exclusion of apartments should be extended to allow for wholly custom/self-build schemes. 	<p>Policy H6 of the Publication Draft Local Plan sets out a revised policy approach which recognises the current potential viability issues in the district, but provides flexibility to respond to changing circumstances.</p> <p>Specialist housing policy does not restrict this to one type of housing (i.e. bungalows) nor is it based on a requirement for a particular area/percentage of a proposed housing scheme; rather policy H6 focuses on the appropriate location and design of specialist housing to meet the needs of future residents living there.</p> <p>Custom and self-build housing is addressed in Policy H5 of the Publication Draft Local Plan.</p>
Policy S7: Custom and self build dwellings	6/(3)	<ul style="list-style-type: none"> • there was no evidence of demand • policy was over prescriptive and would have negative impact on viability of developments. • The policy should only apply to large sites over 500 dwellings. 	Policy H5 of the Publication Draft Local Plan sets out a revised policy approach which recognises the current potential viability issues in Mansfield, but provides flexibility to respond to changing

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
			circumstances.
Policy S8: Accommodation for Gypsies, travellers and travelling showpeople	3/(1)	<ul style="list-style-type: none"> • the findings of the Mansfield Gypsy, 10ecognize and travelling show people accommodation needs assessment (2015), showing no requirement for provision, are not accepted. • the requirement to demonstrate need in policy S8 is contrary to national policy and should be deleted. 	The council commissioned a new Gypsy, travellers and travelling show people accommodation needs assessment (2017) which identifies a robustly revised requirement. The council's policy approach to identifying sites to meet this revised requirement is set out in Policy H8 of the Publication Draft Local Plan.
Policy S9: development in the countryside	12/(5)	<ul style="list-style-type: none"> • development in countryside should be informed by Landscape considerations • Countryside should only be allocated when all potential development opportunities within existing settlements are exhausted. • criterion (d) – the re-use of existing buildings/dwellings to be converted into any number of new homes (i.e. more than one) should be allowed, where that makes the most efficient and sustainable use of those buildings. • criterion (e) is too restrictive on new tourism development proposals by requiring that they have to be accessible by sustainable modes of transport. • criterion (h) should be made clearer that equestrian diversification will also be permitted. • less restrictive on proposals for new buildings for equestrian uses. • policy should allow for Traveller sites 	Policy S5 of the Publication Draft Local Plan sets out the revised approach to development in the countryside which takes account of these comments, as appropriate.

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
		in countryside locations.	
Policy S10: Employment areas	4/(2)	<ul style="list-style-type: none"> • Retail use should be recognized as an employment generating use which would be in line with the NPPF. • The last phrase of the policy regarding a flexible approach being taken to proposals for alternative uses is too vague and permissive. • It is not clear that a proposal needs to meet all three criteria. 	<p>Policy E4 of the Publication Draft Local Plan has been amended to ensure that proposals for alternative uses must be supported by strong marketing evidence, and to make clear which criteria will apply.</p> <p>Retail uses are a distinct use (A1) and whilst it is recognised that retail development does provide employment, the focus on this policy is on general employment uses. Retail uses (A1) are not normally considered compatible with employment areas, unless providing an ancillary function. Policy RT1 of the Publication Draft Local Plan requires a town centre first approach to retail development.</p>
Policy S11: Retail areas	6/(5)	<ul style="list-style-type: none"> • The policy does not explicitly reflect the sequential tests as set out in the NPPF. • The policy is too restrictive in that it does not offer the opportunity for centres to expand and upgrade their status within the retail hierarchy. • The proposed 2,500 square metres floor space threshold for impact assessments for edge of centre and out of centre locations is too high and not locally justified and could potentially permit a very significant 	<p>Policy RT1 of the Publication Draft Local Plan reflects the sequential test requirements as set out in the NPPF and is therefore more clearly set out. The thresholds for impact assessment for proposed edge of centre and outer centre locations have also been revised informed by the Retail and Leisure Study (2017).</p> <p>The term 'designated retail area' has been deleted.</p> <p>The Aldi store forms part of an out-of-</p>

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
		<p>proportion of floor space to be built in out of centre locations untested for its impact which would be disastrous to the town.</p> <ul style="list-style-type: none"> • The threshold of 500 square metres net for lower order centres is not consistent with the NPPF, and should be re-considered to ensure compliance. • The term ‘designated retail areas’ is not defined in the plan or the NPPF. The NPPF term ‘town centre’ should be used. The primary shopping area should be expanded to include committed sites in town centres so there is no policy void. • It needs to be made clear that the plan provides sufficient sites/opportunities to meet the district’s needs, that there is no need to allocate out of centre sites, and that the presumption against out of centre development will apply. • Paragraph 4.58 should be deleted as there is no need for out of centre food stores. • The Aldi store currently acts as an anchor to the Nottingham Road Local Centre and plays an important role in the overall health and vitality of the centre. As such the store should be included within the local 	<p>centre retail park (includes Sainsbury’s, food and drink uses and a cinema). The NPPF sets out that “unless they are identified as centres in Local Plans, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres”. Given the local and nature of the Nottingham Road Centre, it is not considered appropriate to include the large retail park as part of the local centre.</p>

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
Policy S12: Neighbourhood parades	2/(1)	<p>centre boundary.</p> <ul style="list-style-type: none"> • there is no evidence of a need for expansion of neighbourhood parades • the 500 square metre threshold is too high for additional floor space especially as these are not town centres as defined by the NPPF. • additional floor space should be restricted to limited extension of existing units only, and only if it will enhance the parade. • extensions that are likely to change the status of the parade in the hierarchy should not be permitted. • it is not clear why gross floor space is used or how a neighbourhood parade can be protected from loss due to permitted development rights for change of use. • the shops at Pleasley should be designated within the retail hierarchy. 	Policy RT9 of the Publication Draft Local Plan deals with neighbourhood parades and reflects these comments as considered appropriate.
Policy S13: Local shops and community facilities	3/(2)	<ul style="list-style-type: none"> • criterion B is incompatible with the objectives of the policy as it does not require the appropriate replacement of valuable assets. • criterion C seems open to abuse and 	Policy IN7 of the Publication Draft Local Plan deals with Local shops and community facilities and reflects these comments as considered appropriate.

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
		<p>should be removed, or at least amended to require evidence of the site being offered at a reasonable rate (as deemed by an independent assessor).</p> <ul style="list-style-type: none"> • criterion D does not ensure that enhancement / reinstatement will occur and should be amended from 'can be' to 'will be within a reasonable timescale'. The use should also be protected from further changes under permitted development. • the 12 months time period requirement (footnote to part A) for marketing is too long. • part B The policy doesn't define whether 500 square metres threshold is (gross or net floor space?). It is also too high. • control of future change of use also needed to prevent change to retail uses which should be located within the centres. 	
Policy 14: Hot food take aways	3/(2)	<ul style="list-style-type: none"> • the policy was not justified as there is no evidence which shows there is a correlation between the incidence of obesity and the proximity of food outlets to schools. 	<p>Policy RT11 of the Publication Draft Local Plan and reflects these comments as considered appropriate.</p> <p>The policy is justified on the basis of evidence set out in the explanatory text</p>

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
		<ul style="list-style-type: none"> • the policy would not work if there are already A5 units within 400 metres of a school. A condition limiting opening hours may achieve the same aims. • no consideration is given to the location of the school or hot food takeaway in relation to local centres and therefore any exclusion zone could be in conflict with the sequential approach. 	<p>relating to the high level of fast food outlets in the district and follows National Institute of Clinical Excellence (NICE) public health guidance recommendations.</p>

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
Section 5: Mansfield			
Policy M1: Urban regeneration	6/(1)	<ul style="list-style-type: none"> • the term in criterion (d) ‘underused’ greenfield land is vague and needs clarification. • sites which are considered ‘under-used’ greenfield land should be identified and should be subject to consultation. • if a site has ecological value or potential, it should not be promoted for development. • sites with ecological value should be promoted for protection. <p>The policy should refer to bringing back into use, repairing or restoring heritage assets, particularly if they are at risk.</p>	Policy S3 of the Publication Draft Local Plan replaces Policy M1 and reflects these comments as considered appropriate. The policy relates to the reuse of previously developed land.
Policy M2: Infrastructure and natural resources	5/(2)	<ul style="list-style-type: none"> • part(e) of the policy should be reworded to say ‘protect, conserve, enhance, restore and create the network of Mansfield’s blue and green infrastructure’.... • States that part (g) of the policy is misleading as there are three regeneration sites located in an area of flood risk. 	<p>This policy has been deleted and is dealt with in infrastructure policies (i.e. IN1, IN2, IN7, IN9), Historic Environment policy HE1 and policies addressing flood risk (i.e. CC2, CC3 and CC4) of the Publication Draft Local Plan. It is also read alongside policy S3 of the Publication Draft Local Plan.</p> <p>In partnership with the Environment Agency, the council undertook a specific holistic flood risk assessment to address the potential for flood risk of White Hart Street (S4a) and Riverside (S4c). This study (Mansfield Central Area Flood Risk Review, 2018) forms a key part of the local plan evidence base.</p>

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
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>This site was assessed as ‘developable’ in the HELAA (Site Ref 1) and was included as a preferred site in the Preferred Options Consultation (see Annex 3).</p> <p>A detailed flood risk assessment has been prepared (Mansfield Central Area Flood Risk Review, 2018).</p> <p>The western portion of this development is considered as a housing allocation in policy H1 of the <i>Publication Draft Local Plan</i> – development site H1(i) Former Mansfield Brewery (part a).</p> <p><i>The eastern portion of this site (east of Great Central Road) has been granted PiP and is being treated as a commitment in the Publication Draft Local Plan (Policy H2) – Former Mansfield Brewery (part B).</i></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 for this site. Work commenced Sept 2016.</p> <p><i>Treated as a commitment in the Publication Draft Local Plan (Policy H2) – Former Mansfield General Hospital.</i></p>
M3© Spencer Street	0	No comments received.	Assessed as ‘not available’ in the HELAA (Site Ref 3). Agent contacted but no response. Not included in preferred option consultation nor allocated in the Publication Draft Local Plan.

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
M3(d) Victoria Street	1	<ul style="list-style-type: none"> Justification required for exempting developments below 10 dwellings from affordable housing requirements. 	This site was assessed as 'developable' in the HELAA (Site Ref 4) and was included as a preferred site in the Preferred Options Consultation (see Annex 3). Application withdrawn and now assessed as 'not achievable'; thus not included as a housing allocation in the Publication Draft Local Plan.
M3© Abbey Primary School, Abbey Road	0	No comments received.	Assessed as 'not suitable' due to access issues. Not included in preferred option consultation. Not included as a housing allocation the Publication Draft Local Plan.
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.</p> <p>This site was assessed as 'developable' in the HELAA (Site Ref 6) and was included as a preferred site in the Preferred Options Consultation (see Annex 3)</p> <p>Issues around Broomhill Lane will be addressed through the development management process.</p> <p>Allocated in Policy H1(h) of Publication Draft Local Plan. Policy wording addresses comments raised, as appropriate.</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 'not available' due to allow discussion of potential new school. Not included in preferred option consultation. Former playing pitches assessed as surplus in Playing Pitch Assessment and Playing Pitch Action Plan (2016).

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
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 'not suitable' due to access issues. Not included in preferred option consultation. Not included as a housing allocation in the Publication Draft Local Plan.
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 (Site Ref 9) due to multiple landowners (not all engaged) and restricted access arrangements. Not included as a housing allocation in the Publication Draft Local Plan.
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 (Site Ref 10). Not included in preferred option consultation. Not included as a housing allocation in the Publication Draft Local Plan.
M3(k) Bellamy Road Recreation Ground	2(2)	<ul style="list-style-type: none"> Loss of open space and playing pitch 	<p>This site was assessed as 'developable' in the HELAA (Site Ref 11) and was included as a preferred site in the Preferred Options Consultation (see Annex 3)</p> <p><i>Allocated in Policy H1(k) of Publication Draft Local Plan. Loss of open space to be compensated onsite/nearby.</i></p>
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 	<p>Assessed as 'unsuitable' until sufficient evidence is provided that no longer needed as allotments.</p> <p>Not included in preferred option consultation. Not included as a housing allocation in the Publication Draft Local</p>

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
			Plan.
M3(m) Clipstone Road East, Crown Farm Way	2/(2)	<ul style="list-style-type: none"> • Highway impacts 	<p>This site was assessed as ‘developable’ in the HELAA (Site Ref 13) and was included as a preferred site in the Preferred Options Consultation (see Annex 3).</p> <p>Resolution to grant planning permission subject to a S106 agreement; progress is being made on signing agreement.</p> <p><i>Allocated in Policy H1 (a) of Publication Draft Local Plan.</i></p>
M3(n) Cox’s Lane, Mansfield Woodhouse	3/(2)	<ul style="list-style-type: none"> • Impact on landscape • Highway impacts 	<p>This site was assessed as ‘developable’ in the HELAA (Site Ref 14) and was included as a preferred site in the Preferred Options Consultation (see Annex 3).</p> <p>Potential highway impacts are addressed through the Transport Study published to accompany the Publication Draft Local Plan. Local highway issues will be addressed through the development management process. Evidence on landscape character is provided as part of the Landscape Addendum (2015) and is covered by Policy NE1 of Publication Draft Local Plan.</p> <p><i>Allocated in Policy H1(s) of Publication Draft Local Plan.</i></p>
M3(o) Abbott 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 	<p>Assessed as ‘potentially achievable’ in the HELAA (ref 15).</p> <p><i>Allocated in Policy H1(g) of Publication</i></p>

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
		<ul style="list-style-type: none"> Existing covenant restricting development 	<i>Draft Local Plan. Policy wording reflects evidence and comments raised, as appropriate.</i>
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 in preferred option consultation. Not included as a housing allocation in the Publication Draft Local Plan.
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 in preferred option consultation. Not included as a housing allocation in the Publication Draft Local Plan.
M3© 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 in preferred option consultation. Not included as a housing allocation in the Publication Draft Local Plan.
M3(s) Pump Hollow Road / Newlands Road	8/(6)	<ul style="list-style-type: none"> Loss of allotments Highway impact. 	<p>This site was assessed as 'developable' in the HELAA (Site Ref 19) and was included as a preferred site in the Preferred Options Consultation (see Annex 3)</p> <p>Site has been granted planning permission (2016/0038/NT). Site treated as</p>

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
			commitment in Publication Draft Local Plan Policy H2.
M3(t) Hall Barn Lane	1/(1)	<ul style="list-style-type: none"> Highway impact 	<p>Assessed as 'developable' in the HELAA. Not included in list of Preferred Sites to allow consideration of replacement school on site. Not included in preferred option consultation.</p> <p><i>Further discussions about school provision indicate that the site can be redeveloped for residential use and subsequently has been included as allocated site H1(f): Former Rosebrook Primary School in the Local Plan Publication Draft.</i></p>
M3(u) Sandy Lane / Alcock Avenue	0	No comments received.	<p>The landowners have confirmed that the site is no longer available for development. Site is a statutory allotment and unsuitable for development.</p> <p>Not included in preferred option consultation. Not included as a housing allocation in the Publication Draft Local Plan.</p>
M3(v) Sandy Lane / Garratt Avenue	9/(5)	<ul style="list-style-type: none"> Loss of playing pitch Restrictive covenant 	<p>The landowners have confirmed that the site is no longer available for development. Not included in preferred option consultation. Not included as a housing allocation in the Publication Draft Local Plan.</p>
M3(w) Sandy Lane / Shaw	1/(1)	<ul style="list-style-type: none"> Loss of playing pitch 	<p>This site was assessed as 'developable' in the HELAA (Site Ref 23) and was included as a preferred site in the Preferred Options</p>

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
Street			<p>Consultation (see Annex 3).</p> <p>Planning permission granted for 63 dwellings (2016/0262/ST). Site treated as commitment in Publication Draft Local Plan Policy H2 – Sandy Lane.</p>
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 	<p>This site was assessed as ‘developable’ in the HELAA (Site Ref 24) and was included as a preferred site in the Preferred Options Consultation (see Annex 3).</p> <p>Potential highway impacts are addressed through the Transport Study published to accompany the Publication Draft Local Plan. Local highway issues will be addressed through the development management process.</p> <p>Allocated in Policy H1(n) - Sherwood Close – of Publication Draft Local Plan. An application is currently being determined (2017/0827/FUL).</p>
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. 	<p>Assessed as ‘developable’ in the HELAA. Not included in list of Preferred Sites to allow consideration of replacement school on site.</p> <p><i>NB: Further discussions about school provision indicate that the site can be redeveloped for residential use and subsequently has been included as allocated site H1(o)- Ladybrook Lane/ Tuckers Lane – in the Local Plan Publication Draft (see Annex 3 – Site Ref</i></p>

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
			<p>25).</p> <p>Open space provision would be considered as part of the development management process and informed by open space policy IN4.</p>
<p>M3(z)</p> <p>Windmill Lane (former nursery)</p>	<p>3/(1)</p>	<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 (Site Ref 26).</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 are addressed through the Transport Study published to accompany the Publication Draft Local Plan. Local highway issues will be addressed through the development management process.</p> <p>Planning permission granted for 23 homes (2017/0738/FUL). Site treated as commitment in Publication Draft Local Plan Policy H2 – Land at Windmill Lane (former nursery).</p>
<p>M3(aa)</p> <p>Sherwood Avenue</p>	<p>0</p>	<p>No comments received.</p>	<p>Assessed as 'developable' in the HELAA. Included in list of Preferred Sites (Site Ref 27a).</p> <p>Site has been included as allocated site Policy H1© – Land at Red Ruth Drive - in</p>

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
			the Local Plan Publication Draft (see Annex 3-Site Ref 27a).
M3(ab) Debdale Lane / Emerald Close	1/(1)	<ul style="list-style-type: none"> • Highway impact 	<p>Assessed as 'developable' in the HELAA. Included in list of Preferred Sites (Site Ref 28).</p> <p>Site has been included as allocated site Policy H1 (q) – South of Debdale Lane – in the Local Plan Publication Draft (see Annex 3-Site Ref 28).</p> <p>Potential highway impacts are addressed through the Transport Study published to accompany the Publication Draft Local Plan. Local highway issues will be addressed through the development management process.</p>
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 	<p>Assessed as 'developable' in the HELAA. Included in list of Preferred Sites (Site Ref 29).</p> <p><i>N.B. Concerns about the deliverability of the site and impact on heritage mean that the site is no longer proposed for allocation in the Publication Draft Local Plan.</i></p>
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. 	<p>Assessed as 'developable' in the HELAA. Included in list of Preferred Sites (Site Ref 29; see Annex 3).</p> <p>Would form part of larger strategic site. Landscape mitigation measures as set out in the Landscape Addendum 2015 will be considered. Appropriate mitigation</p>

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
		<ul style="list-style-type: none"> pedestrian safety-access concerns / increased traffic onto Old Mill Lane and New Mill Lane dangerous. 	<p>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 Publication Draft Local Plan. Local highway issues will be addressed through the development management process.</p> <p><i>NB: Concerns about the deliverability on site mean that the site is no longer proposed for allocation.</i></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 (Site Ref 31 - See Annex 3). 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 Publication Draft Local Plan. Local highway issues will be addressed through the development management process.</p> <p>The Publication 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> <p><i>NB: Concerns about the deliverability of the site mean that the site is no longer proposed for allocation.</i></p> <p><i>Would form part of larger strategic site.</i></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 in preferred option consultation. Not included in the Publication Draft Local Plan.

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	No comments received.	Site assessed as 'not available' in the HELAA and will be removed from proposed allocations. Not included in preferred option consultation. Not included in the Publication Draft Local Plan.
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 	<p>Site included in preferred option consultation (Site 40).</p> <p><i>Site has been included as allocated employment site (Policy E2a) in the Local Plan Publication Draft (see Annex 3-Site Ref 28).</i></p>
M4 (c) Ransom Wood Business Park, Southwell Road West	1	<ul style="list-style-type: none"> • Potential impact on Strawberry Hills Heaths SSSI 	<p><i>The site is protected under Local Plan policy E4 of the Local Plan Publication Draft for continued employment uses as falls within Ransom Wood Business Park.</i></p>
M4 (d) Ratcher Hill Quarry (south west), Southwell Road West	1	<ul style="list-style-type: none"> • Potential impact on Strawberry Hills Heaths SSSI 	<p>Site assessed as 'deliverable' in the HELAA 2017. Included in list of Preferred Sites (Site 40). Impact on SSSI will be addressed through the development management process.</p> <p><i>Site has been included as allocated employment site (Policy E2a) in the Local Plan Publication Draft (see Annex 3-Site Ref 28). The policy refers to the need to create landscaped habitat buffers between the employment site and the adjacent wildlife sites.</i></p>

M4 (e) Sherwood Oaks Business Park, Southwell Road West	0	No comments received.	The site has not been promoted through the Housing and Economic Land Availability process, however the site is protected for continued economic use under Local Plan Policy E4 as it is within Sherwood Oaks Business Park.
--	---	-----------------------	---

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
Mansfield Central Area policies			
Policy MCA1 Mansfield Central Area	15/(11)	<ul style="list-style-type: none"> • Central area designation is confusing with overlap with the town centre • Poor car parking is a constraint to the town centre • criterion (c) should read: 'Improve energy efficiency and resilience to flooding and climate change, and adopt low carbon technologies that are consistent with Policy CC2, where applicable' OR Replace the term ' low carbon technologies' with 'low carbon housing technologies, e.g. insulation, solar panels, green roofs' . 	<p>The central area concept and designation has been deleted from the Publication Draft Local Plan and subsumed into Policy S4: delivering key regeneration sites; Policy E1: Enabling Economic development; and Policy RT4: Mansfield town centre improvements. Policy S3: Supporting economic and housing growth through urban regeneration also applies; this references improving resilience to climate change. Policy P5: climate change and new development addresses consideration of low carbon technologies.</p> <p>The council will work with partners to develop a town centre strategy which will address car parking provision as part of preparing a comprehensive masterplan as set out in Policy RT2.</p>
MCA1 (a) Stockwell Gate North	1/(1)	<ul style="list-style-type: none"> • Concerned that the Old Meeting House Unitarian Chapel is contained within the Stockwell Gate North land allocation. • Considers that the conservation area should include the land and buildings of the Old Meeting House Unitarian Chapel. • Concerned that conservation isn't a priority in towns and cities. 	<p>Policy RT6(a) of the Publication Draft Local Plan deals with this proposed allocation and addresses comments raised, as appropriate. The policy is also informed by the Heritage Impact Assessment (2018).</p> <p>The Old Meeting House is listed by association as it is within the curtilage of and attached to a listed structure. The listed status of these structures awards them considerable protection, which also extends to their setting.</p>

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
			<p>The criteria for conservation areas is ‘an area of special architectural or historic interest the character or appearance of which it is desirable to preserve and/or enhance’. The structures in question although considered of ‘special or more than special interest’ are located to the southwest of the Market Place Conservation Area but separated from it by structures which do not reflect the criteria for conservation areas, it would therefore not be appropriate to extend the Market Place Conservation Area boundary to include these structures.</p>
MCA1(b) White Hart Street	1	<ul style="list-style-type: none"> The three town centre sites (MCA1 (b), (g) and (h) are interlinked in terms of flood risk. EA may object to these sites in the future if flood risk cannot be adequately addressed. Design of development schemes will be important in considering if flood risk can be avoided / reduced. 	<p>Policy S4(a): Delivering key Regeneration Sites of the Publication Draft local plan deals with this proposed allocation.</p> <p>The council has undertaken a specific holistic flood risk assessment (Mansfield Central Area Flood Risk Review 2018) which addresses potential flood risk issues affecting this site and identifies recommendations for addressing flood risk and seeking enhancements to the River Maun.</p>
MCA1(c) Clumber Street	0	No comments received.	Site not included in Publication Draft Local Plan.
MCA1(d) Toothill Lane	2/(2)	<ul style="list-style-type: none"> Excluding uses other than A1 Retail at ground floor may not be viable. Other town centre uses should be permitted at ground as well as upper floor level. 	Site not included in Publication Draft Local Plan.

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
		<ul style="list-style-type: none"> Objects to site MCA1(d) on the basis of: loss of car parking there are many vacant shops in the town centre that should be filled first. 	
MCA1(e) Handley Arcade	1(1)	<ul style="list-style-type: none"> The lane that runs between site MCA1(e) and the railway line is essential to the viability of Mansfield Palace Theatre as it provides access for delivery vehicles (often long articulated vehicles). It also provides access for the museum, garages and the Arena Church. Requests that unrestricted access should be made an integral component of any planning permission that is granted on site MCA1(e). 	Site not included in Publication Draft Local Plan.
MCA1(f) Portland Gateway	1/(1)	<ul style="list-style-type: none"> This site is incorrectly shown as MCA1(g) on the inset map. Portland Retail Park should not be included as it is not in need of regeneration Not realistic to define the whole area as a 'site'. Some areas may need regeneration but the enablement of unspecified improvements would not be viable or justified. 	Policy S4(b): Delivering key Regeneration Sites of the Publication Draft Local Plan deals with this proposed allocation.
MCA1(g) Riverside	1/(1)	<ul style="list-style-type: none"> The three town centre sites (MCA1 (b), (g) and (h) are interlinked in terms of flood risk. EA may object to these sites in the future if flood risk cannot be adequately addressed. Design of development schemes will 	Policy S4(c): Delivering key Regeneration Sites of the Publication Draft Local Plan deals with this proposed allocation. The council has undertaken a specific holistic flood risk assessment (Mansfield

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
		<p>be important in considering if flood risk can be avoided / reduced.</p> <ul style="list-style-type: none"> This site is incorrectly shown on the Inset Map as MCA1(h). Comprehensive redevelopment as envisaged is not viable. 	<p>Central Area Flood Risk Review 2018) which addresses potential flood risk issues affecting this site and identifies recommendations for addressing flood risk and seeking enhancements to the River Maun.</p>
MCA1(h) Former Mansfield Brewery (part A) Great Central Road	2/(2)	<ul style="list-style-type: none"> The three town centre sites (MCA1 (b), (g) and (h) are interlinked in terms of flood risk. EA may object to not these sites in the future if flood risk cannot be adequately addressed. Design of development schemes will be important in considering if flood risk can be avoided / reduced. site is incorreced shown as MCA1(i) on the Inset Map. Location is not viable for office development. Better suited to residential or mixed use (residential and small scale B1) development. A3 uses should not be permitted as these are town centre uses that can be accommodated in the town centre. 	<p>The site has been considered through the HELAA 2017 (Site Ref 77) and was assessed as not available for development. Not included in preferred option consultation.</p> <p><i>NB: Further information is available that indicate that the site is now achievable and can be allocated for residential use. The site is a proposed housing allocation in the Local plan Publication Draft (Policy H1i refers).</i></p> <p>The council has undertaken a specific holistic flood risk assessment (Mansfield Central Area Flood Risk Review 2018) which addresses potential flood risk issues affecting this site and identifies recommendations for addressing flood risk and seeking enhancements to the River Maun.</p>
Policy MCA2: Town centre improvements	1/(1)	<ul style="list-style-type: none"> Concerns over part which supports shopfront refurbishments and remodeling of floorplans. Could cause considerable tension in relation to historic shopfronts and floorplans. 	<p>Policy RT4: Mansfield town centre improvements of the Publication Draft local plan addresses the comments made.</p> <p>Policy P8: shop front design and signage addresses these comments.</p>

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
Policy MCA3: Accessing the town centre	1/(1)	<ul style="list-style-type: none"> Unclear whether this is a policy or set of objectives. 	<p>Policy MCA3 supports development which will contribute to a range of improvements to the town centre. It is intended to promote such improvements which will contribute to the regeneration of the town centre.</p> <p>Policy RT5: Accessing Mansfield Town Centre of the Publication Draft Local Plan addresses the comments made. The criteria in policy MCA3 (consultation draft version) has now been included in a table as part of the supporting text for Policy RT5 (publication draft version).</p>
Policy MCA4: Town centre mix of uses.	0	No comments received.	See Policy RT1: Main town centre uses of the Publication Draft Local Plan.
Policy MCA5: primary shopping area	1	<ul style="list-style-type: none"> policy needs to be more flexible to allow town centre to react quickly to changes in circumstances. recent changes to the general development permitted order (GDPO) need to be reflected. 	See Policy RT3: Mansfield town centre primary shopping area of the Publication Draft local plan which addresses the comments made.
Policy MCA6: Mansfield Cultural Hub		<ul style="list-style-type: none"> Lack of car parking strategy is a constraint to cultural development 	The council will work with partners to develop a town centre strategy which will address car parking provision as part of preparing a comprehensive masterplan as set out in Policy RT2: Mansfield town centre strategy of the Publication Draft Local Plan.
Policy MWDC1: Mansfield Woodhouse district	2	<ul style="list-style-type: none"> Disagree with the requirement for a minimum percentage of units to be within Class A1. 	Policy RT8: District and local centres of the Publication Draft Local Plan addresses this comment.

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
centre mix of uses			
Policy MWDC2: Mansfield Woodhouse district centre improvements	1	<ul style="list-style-type: none"> • Policy on shop fronts required 	Policy P8: Shop front design and signage of the Publication Draft Local Plan addresses this comment.
MWDC3: Allocations for Retail at Mansfield Woodhouse District Centre	1(1)	<ul style="list-style-type: none"> • Concern about impact of additional traffic on users of District Centre and pedestrian safety • Has using empty properties been considered? 	<p>Site not included in Publication Draft Local Plan.</p> <p>There was consideration of using vacant floorspace in Mansfield town centre (see the Retail Technical Paper), but not in the district centres due to the lower floorspace requirements there.</p>
MWDC3 (a): Wellbeck Road (land at Morrison's)	0		Site not included in Publication Draft Local Plan.
MWDC3 (b): Station Street	0		Site not included in Publication Draft Local Plan.
Policy W1: Warsop Parish	6/(3)	<ul style="list-style-type: none"> • Need for regeneration of Warsop • Need additional shops and infrastructure before new homes are built • reopening of the Dukeries railway line (criterion c and a key part of policy ST1) is compromised by site W3(a) as that land is needed in order to deliver the station and associated car parking. 	<p>The council will consider appropriate additional planning measures to encourage regeneration of the district centre. This is addressed through Policy RT8: District and local centres of the Publication Draft Local Plan.</p> <p>Infrastructure requirements for Warsop are set out in the Infrastructure delivery plan which published to accompany the Publication Draft Local Plan.</p> <p>Site W3 (a) was not taken forward as a Preferred Option. The Dukeries Line is</p>

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
			safeguarded in the LTP implementation plan 2011-15. The protected transport schemes, in which the Dukeries Line is one of them, have been reviewed and reported to, and endorsed by the County Council's Transport and highway Committee (Sept 2016).
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 (Site Ref 33-See Annex 3).</p> <p>Appropriate landscape mitigation measures as set out in the Landscape Addendum 2015 will be considered.</p> <p>Infrastructure requirements are addressed in the Infrastructure Delivery Plan which published to accompany the Publication Draft Local Plan.</p> <p><i>NB: Site has been granted Permission in Principle and is being treated as a commitment in the Draft Publication Local Plan Policy H2 – Wood Lane, Church Warsop.</i></p>
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 landowner's details

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
			<p>unknown. Not included as preferred site.</p> <p><i>NB: Contact has been made with the landowner and the site is now available for development. The site is a proposed housing allocation in the Local plan Publication Draft Policy H1(w) - Sherwood Street/ Oakfield Lane, Market Warsop. Open space addressed in policy wording.</i></p>
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 site has been considered through the HELAA 2017 and was assessed as suitable and available for development.</p> <p>Included as a preferred site (Site Ref 35- see Annex 3)</p> <p><i>NB: The site is a proposed housing allocation in the Local plan Publication Draft (Policy H1v refers). Resolution to grant planning permission subject to a s106 agreement (2017/0816/OUT). Where appropriate policy wording has been provided to address a number of the issues raised.</i></p>
W2(d): Sookholme Lane/ Sookholme Drive	74/(68)	Comments as above.	Responses as for site W2(c) above.
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 in preferred option consultation.</p> <p>Not included in the Publication Draft Local Plan.</p>

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
			The Dukeries Line is safeguarded in the LTP implementation plan 2011-15, as re-endorsed by the County Council's Transport and Highway Committee (Sept 2016).
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 	<p>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.</p> <p>Land off Oakfield Lane was considered as part of the HELAA (ref 43) but was rejected at the Preferred Options stage as it was beyond the railway line which forms the strong southern boundary to Market Warsop. Reconsidered for employment use as a result of comments received.</p>
Policy WDC1: Market Warsop district centre mix of uses	2	<ul style="list-style-type: none"> • Disagree with the requirement for a minimum percentage of units to be within Class A1. 	Policy RT8: District and local centres of the Publication Draft Local Plan addresses this comment.
Policy WDC2: Market Warsop district centre improvements	1	<ul style="list-style-type: none"> • A specific shopfront policy is also needed. 	Policy P8: Shop front design and signage of the Publication Draft Local Plan addresses this comment.
Policy WDC3: Allocations for retail sites at Market Warsop	1/(1)	<ul style="list-style-type: none"> • Increased traffic generation with impacts on safety and heritage assets • Lack of car parking 	<p>Policy RT8: District and local centres of the Publication Draft Local Plan addresses development proposals within district and local centres.</p> <p>Potential highway impacts are addressed through the Transport Study which be published to accompany the Publication Draft Local Plan.</p>

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
WDC3(a) High Street (and adjacent Crate and Grapes PH)	1	<ul style="list-style-type: none"> • Impact on heritage 	Site too small for allocation. Not included in the Publication Draft Local Plan.
WDC3(b) Church Street (Car park)	29/(1)	<ul style="list-style-type: none"> • Loss of essential car parking 	Site too small for allocation. Not included in the Publication Draft Local Plan.
WDC3(c) Burns Lane/ Church Street	1	<ul style="list-style-type: none"> • Support for supermarket 	Planning Permission granted June 2016- remove from allocations and treat as a commitment.
7-Sustainable transport			
Policy ST1: Protecting and improving our sustainable transport network	8/(2)	<ul style="list-style-type: none"> • the Mansfield District Transport Study does not appear to consider any extra traffic generated from local plan growth entering Mansfield District via Junction 28 (and it is unclear whether Highways England has considered this point). • Additionally, the transport evidence does not take account of a substantial amount of planned growth outside the urban area. 	These matters have been dealt with as part of the Mansfield Transport Study 2018.
		<ul style="list-style-type: none"> • Programmed Local Transport Plan 3 schemes should be safeguarded. 	Policy IN8: Protecting and improving the sustainable transport network of the Publication Draft Local Plan safeguards programmed LTP3 projects as requested.
		<ul style="list-style-type: none"> • Intensification of Market Warsop Railway station would have traffic impacts on affected properties 	This is a development management matter and would be addressed through the planning application for the reopening of the railway station.
		<ul style="list-style-type: none"> • Need to reference developer contributions to the rail network as appropriate and a commitment to consult with Network Rail where 	Policy IN9: Impact of development on the transport network and Policy IN1: Infrastructure delivery of the Publication Draft Local Plan address this matter.

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
		development may impact on the rail network and may require rail infrastructure improvements.	
		<ul style="list-style-type: none"> Support for policy as it addresses cross boundary issues with Bassetlaw district which encourages modal shift, improved multiuser trails, the potential re-opening of the Dukeries railway line and A60 improvements. 	<p>Support noted.</p> <p>Policy IN8: Protecting and improving the sustainable transport network of the Publication Draft Local Plan addresses this matter.</p>
		<ul style="list-style-type: none"> Objects as the policy doesn't reflect the aims in the supporting text as it fails to protect the multi-user trail network in so far as it needs future proofing in relation to future growth. Recommends that presumption against development against proposals that would cause harm to the multi-user trails network, or access to or enjoyment of this network and that development nearby should be required to improve access. 	<p>Policy IN8: Protecting and improving the sustainable transport network in the Publication Draft Local Plan addresses these comments, as appropriate.</p> <p>Policy IN2: Green infrastructure (GI) also requires development to demonstrate that good quality connections are maintained and improve accessibility. It also requires that key GI functions and assets (e.g. multi-user routes) are protected and reasonable opportunities for enhancement are made through new development.</p>
		<ul style="list-style-type: none"> Objects as Policy ST1 is in conflict with site W3(a) as the employment site would be needed to deliver a railway station and car park. 	<p>Site W3 (a) is not being taken forward as a Preferred Option, The Dukeries Line is safeguarded in the LTP implementation plan 2011-15 and by Policy IN8 of the Publication Draft.</p>
Policy ST2: Encouraging sustainable transport	2/(none)	<ul style="list-style-type: none"> Need to reference the value of public transport including bus stops, real time displays, taxis, etc. 	<p>Policy IN8: Protecting and improving the sustainable transport network of the Publication Draft Local Plan addresses this matter.</p>

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
		<ul style="list-style-type: none"> insufficient protection given to multi-user trails 	<p>Policy IN8: Protecting and improving the sustainable transport network of the Publication Draft Local Plan addresses this matter.</p>
<p>Policy ST3: Impact of development upon the highway network</p>	<p>2/(1)</p>	<ul style="list-style-type: none"> policy wording to include reference to the council's statutory responsibility under planning legislation to consult the statutory rail undertaker where a proposal for development is likely to result in a material increase in the volume or a material change in the character of traffic using a level crossing over a railway or impact upon rail infrastructure. Any planning application which may increase the level of pedestrian and/or vehicular usage at a level crossing should be supported by a full Transport Assessment assessing impact and mitigation measures including assessment of closure; and the developer should assess the impacts any development could have upon the railway infrastructure. 	<p>Policy IN9: Impact of development on the transport network of the Publication Draft Local Plan addresses this matter. It is not necessary to set out statutory duties in policy wording.</p>
		<ul style="list-style-type: none"> Policy not sufficiently clear that development which will have an unacceptable impact on highway network will be refused. Policy not clear that cumulative impacts also need to be addressed. 	<p>Policy IN9: Impact of development on the transport network of the Publication Draft Local Plan addresses this matter.</p> <p>The supporting text explains that impacts will be considered both individually and cumulatively in relation to all planning applications having regard to the Mansfield</p>

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
			Transport Study (2018) and any subsequent updates.
Policy ST4: parking provision	4/(1)	<ul style="list-style-type: none"> • additional criterion should be: (e) incorporate sustainable urban drainage paving system. 	Policy IN10: Car and cycle parking of the Publication Draft Local Plan addresses comments raised.
		<ul style="list-style-type: none"> • Supports policy ST4 as all new housing should have adequate off road parking. 	Policy IN10: Car and cycle parking of the Publication Draft Local Plan addresses comments raised.
		<ul style="list-style-type: none"> • Any new development should meet the needs of disabled pedestrians and wheelchair users as well as disabled drivers. Accessibility should be integral to any new development and should be enshrined in policy. 	Policy IN10: Car and cycle parking of the Publication Draft Local Plan addresses comments raised.
		<ul style="list-style-type: none"> • Object. Policy should be amended to reflect that proposals for new development must be acceptable in terms of their impact on the local highway network, their accessibility to users and their impact on adjoining land users' 	<p>Policy IN9: Impact of development on the transport network of the Publication Draft Local Plan addresses this matter.</p> <p>The supporting text explains that impacts will be considered both individually and cumulatively in relation to all planning applications having regard to the Mansfield Transport Study (2018) and any subsequent updates.</p>
8-Climate Change			

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
Policy CC1: Climate change and new development	5/(0)	<ul style="list-style-type: none"> Suggests that the policy includes the following wording: New development should seek to avoid areas of flood risk where possible. 	Policy CC2: Flood risk of the Publication Draft Local Plan addresses this matter.
		<ul style="list-style-type: none"> Supports the overall aims set out in the Climate Change section: however, more coordinated approach is required in order to ensure that new development and the refurbishment of urban areas, especially in the town centre, do not lead to the loss or degradation of green open spaces. Concern is expressed over the loss of 'informal' green space in recent years. Open space plays an important role in reducing the urban heat effect, especially those with trees and woodland. Heating up of urban areas is likely to increase in the future as accelerated by climate change. A shift away from maintaining only amenity grassland, within open spaces, is required to help adapt to climate change. Whilst amenity grassland areas do mitigate impacts to a certain extent, those with trees help create shade and better air quality. Recommended actions: Change the emphasis from amenity (formally managed) grassland to native 	<p>Local Plan evidence base regarding Community Open Space Assessment (2018) recognises the importance of formal and informal open spaces' role in mitigating and adapting to climate change. Policy IN4 of the Publication Draft Local Plan addresses open space requirements within new development. It is envisaged a draft Planning Obligations Supplementary Planning Document (SPD) will support policy implementation.</p> <p>There is one open space in the town centre and two others outside the town centre (Titchfield Park and Carr Bank Park); these have been designated as local green space which carries an additional degree of protection. See Policy IN6 and Appendix 12 of the Publication Draft Local Plan.</p> <p>Policy P5: Climate change and new development of the Publication Draft Local Plan requires development to address mitigation and adaptation measures through design, including through green infrastructure and landscaping. The supporting text (Table 4.5 - Sustainability measures and the design of new developments) also addresses comments</p>

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
		woodland and broad-leaved trees. The planting of broad leaved tress should be prioritised over conifers.	raised.
Policy CC1: Climate change and new development		<ul style="list-style-type: none"> • Support is given towards the policy's aim of supporting high design standards in order to mitigate the effects and adapt to the impacts of climate change. • Policy requires that only one of the measures listed are implemented; this makes for an ineffective policy approach. Policy CC1 has a significant gap in relation to implementing measures to achieve sustainable development. • Recommended actions: The policy must state that all measures (as listed in Policy CC1) are considered necessary and are incorporated on an appropriate cost benefit basis that considers the environmental risks and Mansfield's planning policy. 	The policy wording of Policy P5: Climate change and new development of the Publication Draft Local Plan has been changed such that the new development is expected to demonstrate as many of the measures as possible as and where appropriate to the type, location and size of the development. Clearer wording and guidance is provided in the supporting text to help with the policy's implementation.
Policy CC1: Climate change and new development		Support for policy CC1 which encourages the inclusion of climate change adaptation and future climate change proofing of development.	Support noted. Policy P5: climate change and new development in the Publication Draft Local Plan addresses these comments.

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
Policy CC1: Climate change and new development		Supports policy CC1 as all new buildings should have solar panels or another eco form of generating power.	Support noted. Policy P5: climate change and new development in the Publication Draft Local Plan addresses these comments.
Policy CC2: Standalone and community wide energy regeneration	8/(1)		
Policy CC2: Standalone and community wide energy regeneration		<p>Wind turbines almost always have adverse impact on landscape character. It will not therefore be possible for wind turbines to meet the requirements of the policy. Amend accordingly.</p> <p>Recommended wording: <i>Planning permission will be granted for standalone renewable energy development where it is demonstrated that the development, through its location and design, enhances where relevant), avoids or successfully mitigates any adverse impacts upon the following:</i></p> <p><i>a. The local landscape character ...'</i></p>	<p>Together policies CC1 and NE1 in the Publication Draft Local plan address comments, as appropriate.</p> <p>Policy CC1: Renewable and low carbon energy generation and supporting text of the Publication Draft Local plan has been reviewed and amended to take account of comments and NPPG guidance to address impacts on landscape character.</p>
Policy CC2: Standalone and community wide energy regeneration		The areas with potential for wind generation should be shown in more detail taking account of sensitive landscapes and bird sensitive areas.	Policy CC1: Renewable and low carbon energy generation and supporting text of the Publication Draft Local plan has been reviewed and amended to take account of comments. Policy NE2 addresses impacts on protected and priority species. Areas with potential for wind generation are

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
			<p>included on the policies map of the Publication Draft Local Plan and aim to avoid sensitive areas.</p> <p>The methods used to inform the mapping of these wind turbine potential areas (East Midlands Low Carbon energy Opportunities and Heat Mapping for Local Planning Areas Across the East Midlands: Final Report 2011) were done in consultation with Natural England and were also guided by a steering group. It takes into consideration a draft Sherwood possible potential special protection boundary for nightjar and woodlark. It also excludes other sensitive areas, for example: ancient woodland, heritage assets and associated visual buffers around settlements which relate to landscape and visual sensitivity.</p>
<p>Policy CC2: Standalone and community wide energy regeneration</p>		<p>Support for policy CC2 which seeks to maximise opportunities for renewable and low carbon energy. In identifying areas suitable for wind energy the plan should make clear what criteria has been used to determine the suitable areas.</p> <p>Areas that may not be suitable for wind generation, have been identified on Figure 8.2 which we assume is based on bird sensitivity data.</p>	<p>See comments as above.</p> <p>Figure 8.2 from the Consultation Draft Local Plan has been revised to take account of comments and now features on the Policies Map. Supporting text has been revised and addresses the need to consider bird sensitivity data when considering renewable energy proposals.</p>

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
Policy CC2: Standalone and community wide energy regeneration		<p>This comment is in support of Policy CC2 (Standalone and community-wide energy) as BDC is supportive of renewable energy and welcomes the inclusion of this policy in the Local Plan.</p> <p>It notes that Picture 8.2 includes areas suitable for wind energy to the east of Church Warsop near to the Bassetlaw border. BDC asserts that caution should be taken with this area as per the policy's requirements to ensure that adverse impacts on local landscape and biodiversity to be mitigated.</p> <p>Recommended action: require adverse impacts on landscape and biodiversity to be addressed and adequately mitigated regarding impacts from wind turbine developments stringently apply these requirements and consult BDC on any proposals forthcoming in this area east of Church Warsop.</p>	<p>Support noted. The Landscape Character Assessment (2010) and addendum (2014) evidence documents have been prepared across district boundaries. Policy CC1 of the Publication Draft Local Plan requires significant adverse impacts regarding biodiversity and landscape to be addressed.</p> <p>Cross boundary considerations will be addressed at the development management stage.</p>
Policy CC2: Standalone and community wide energy regeneration		Supports the inclusion of criterion (c), which references heritage assets.	Support noted. This criterion is included in policy CC1 in the Publication Draft Local Plan.
Policy CC2: Standalone and community wide energy regeneration		<p>Objection to policy as it:</p> <ul style="list-style-type: none"> • does not take full account of NPPG (Ref ID: 5-007-201-2140306) • Nottinghamshire and Nottingham Waste Core Strategy and 	<p>Policy CC1: Renewable and low carbon energy generation of the Publication Draft Local Plan and supporting text address the comments, as appropriate.</p> <p>The <i>introduction</i> section to the Publication Draft Local Plan makes clear that the</p>

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
		<ul style="list-style-type: none"> • 'any other relevant waste policies [not specified in comment] • the Government's position that not all renewable development (i.e. bioenergy) is low carbon and may give rise to adverse climate change impacts (para. 1.8 and 1.9 UK Bioenergy Strategy April 2012, DECC, Defra, Draft quoted). <p>Recommended policy amendments include:</p> <ul style="list-style-type: none"> • Ensure the policy reflects comments in the NPPG and Bioenergy strategy. • Make clear that waste development for renewable energy will be expected to comply with Nottinghamshire and Nottingham Waste Core Strategy and any other relevant waste policies' • Include an explicit reference to the need for biomass schemes to comply with relevant national sustainability policies • Ensure that policy will not support schemes where a renewable energy proposal would fail to offer real savings in greenhouse gas emissions or prejudice longer-term decarbonisation. 	<p>Mansfield District Council Local Plan forms part of the overall development plan for the district together with the Nottinghamshire and Nottingham Waste Core Strategy. Biomass schemes would fall within the remit of the Nottinghamshire and Nottingham Waste Core Strategy.</p>

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
Policy CC3: Flood Risk	2/(0)	Part of the policy should be reworded to 'be designed to be safe and reduce flood risk'.	Revised Policy CC2: Flood risk of the Publication Draft Local Plan addresses these comments.
Policy CC3: Flood Risk		<p>Recommended updates given for the Strategic Flood Risk Assessment (SFRA) Addendum (2015) to address the following:</p> <ul style="list-style-type: none"> • Updates the Local Flood Risk Management Strategy (LFRMS) produced by the Nottinghamshire County Council as the Lead Local Flood Authority (LLFA). • Requirements for local authorities' to consult Nottinghamshire County Council as the Lead Local Flood Authority on surface water flooding. • SuDS Approval Bodies have not been implemented, rather it is a requirement to submit drainage and surface water management plans are part of the planning process. Lead Local Flood Authorities play the role of statutory consultees on 'larger applications'. Final acceptance/approval of SuDS plans is the responsibility of local planning authorities (LPAs) as part of planning applications. • seeks to clarify the term 'inappropriate' as it relates to SuDS. Inappropriate is a matter that relates to a varying site and 	The Strategic Flood Risk Assessment Addendum (2015) evidence base has been updated to take account of these comments (revised SFRA Addendum 2018).

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
		<p>development circumstances as well as economic issues and therefore decisions need to be made on a site by site basis as to what is inappropriate.</p> <ul style="list-style-type: none"> In the absence of local SuDS guidance in Nottinghamshire, interim national guidance should be used: Sustainable Drainage Systems: non-statutory technical standards for sustainable drainage systems (March 2015) 	
Policy CC4: Impact of development on water	6/(1)		
Policy CC4: Impact of development on water		Amend Policy CC4 (Impact on the water environment) to read: Proposals for development will be supported where they incorporate appropriate sustainable drainage systems (SuDS) in order to minimise and manage flooding and improve water quality, compliment water efficiency measures and benefit biodiversity.	Revised wording for policy CC3: Sustainable drainage systems of the Publication Draft Local Plan addresses these comments.
Policy CC4: Impact of development on water		Considers that the rivers need to be monitored for silt build up etc. especially in areas where new houses are to be built.	Revised wording for policies CC3 (Sustainable drainage systems) and NE3 (Pollution and land instability) of the Publication Draft Local Plan address the need for development to take account of water quality. Supporting text accompanying these policies has also been included to address this issue in relation to

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
			silt/suspended solids.
Policy CC4: Impact of development on water		<p>Objection to policy as it:</p> <ul style="list-style-type: none"> • fails to clearly deliver adequate protection of the water environment, as set out in the: Local Plan supporting text and evidence requirements (paras. 8.20 and 2.28); the Water Framework Directive requirements and the EA's guidance on the NPPF (paras. 2, 109 and 110); Sherwood Water Catchment Partnership vision. • The current wording doesn't make clear that planning permission will be refused for development proposals that fail to maintain or improve the natural attributes and health of the water environment • The current wording also doesn't explicitly state that proposals which could cause contamination of water courses would be refused planning permission. <p>Recommended actions:</p> <ul style="list-style-type: none"> • Amend the text to deliver the protections justified in the supporting text rationale 	Revised wording for policy CC4: Protection, restoration and enhancement of river and waterbody corridors of the Publication Draft Local Plan and supporting text address these comments, as appropriate. The policy was drafted to reflect Environment Agency recommended wording.

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
		<ul style="list-style-type: none"> • Incorporate, within the policy wording, the EA's examples of how policies can contribute to WFD objectives • Rephrase policy text 'Planning permission will be granted..' to 'Planning permission will only be granted....'. • Add text: 'Development proposals must not lead to deterioration of WFD water body status. Development proposals will be expected to conserve, and where possible enhance, watercourses and riverside habitats, to create a healthy and biodiverse water environment for the benefit of both people and wildlife '. • Add text: 'Where relevant, development will be expected to upgrade, or pay towards the upgrade of, local water infrastructure, e.g. in line with Policy M2(b) '. • Add text: 'Planning applications that result in wastewater or surface water to be drained must be accompanied by a water management statement which identifies water cycle issues relevant to the development proposal and the means proposed to address these'. • Add text: 'Applicants will be required to provide an environmental assessment 	

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
		<p>for any proposed schemes where the local evidence shows that development might have significant impacts on water bodies' .</p> <ul style="list-style-type: none"> Reference (in the supporting text), to the Sherwood Water Catchment Partnership and to the Partnership's vision: ' To conserve and enhance the Rivers Poulter, Meden and Maun, their tributaries and surrounding land to create a healthy and biodiverse water environment for the benefit of both people and wildlife'. 	
Policy CC4: Impact of development on water		<p>The Environment Agency welcomes and supports this policy, we prefer that rather than development adjacent to watercourses providing buffer strips, all development should not occur within 8m of a main river or ordinary watercourse. This area can be used as a buffer for biodiversity and to ensure that there is adequate access available to undertake periodic flood risk management maintenance to watercourses and banks. New policy wording recommendation also submitted.</p>	<p>Revised wording for Policy CC4: Protection, restoration and enhancement of river and waterbody corridors of the Publication Draft Local Plan addresses these comments.</p>
Policy CC4: Impact of development on water		<p>Support for policy CC4 particularly the reference to green SuDs and the requirement for development adjacent to watercourses to provide a green buffer and maximise any opportunities for biodiversity or amenity enhancement.</p>	<p>Support noted.</p> <p>Policy CC4: Protection, restoration and enhancement of river and waterbody corridors of the Publication Draft Local Plan addresses these comments.</p>

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
<p>Policy CC4: Impact of development on water</p>		<p>Concerns are raised about the following:</p> <ul style="list-style-type: none"> • There is a need for MDC representatives to attend the WFD Water Catchment Partnership meetings. MDC potentially missing out on funding and training opportunities and collective knowledge of these meetings. • Change Picture on page 20 as this is not a good example of a healthy river (Current photo of River Maun through Titchfield Park). • Reword policy CC4 to better reflect the wording of paragraph 8.20. As such, it is not clear whether a development application will be refused or not. Better planned water management is likely to prevent future problems such as the over-topping of Field Mill Dam. • There are limited to no examples of where SuDS have been incorporated within employment or housing developments within the district. Thus, in order to effectively implement Policy CC4, training of staff or other measures are required. • re-word Policy CC4 in order to ensure that planning applications will only be granted if the application guarantees it reflects paragraph 2 in the NPPF - Planning policies must reflect and where appropriate promote relevant EU obligations and statutory requirements'. 	<p>We have worked closely in consultation with the EA on a number of issues through the various stages of the local plan preparation. There is a need to further review how best we can work with the Catchment partnership and whose role in the council it is to attend.</p> <p>Photo of the River Maun, as referred to in comment, has not been included in the Publication Draft Local Plan.</p> <p>Revised wording for policy CC4: Protection, restoration and enhancement of river and waterbody corridors of the Publication Draft Local Plan and supporting text address comments raised, as appropriate. Policy CC3: sustainable drainage systems and policy P5: climate change and new development both address water management.</p>

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
		<ul style="list-style-type: none"> • Make stronger the reference to the Water Framework Directive such that if not addressed, planning applications could be refused. • Reword Policy CC4 to also reflect NPPF para. 2 and Environment Agency guidelines: ' Planning applications that result in wastewater or surface water to be drained must be accompanied by a water management statement which identifies water cycle issues relevant to the development proposal and the means proposed to address these.' 'Applicants will be required to provide an environmental assessment for any proposed schemes where the local evidence shows that development might have significant impacts on water bodies'. 	
Policy CC4: Impact of development on water		<ul style="list-style-type: none"> • Supports policy CC4. Suggests that it would be useful if the supporting text referred to the role trees and woods can have in flood alleviation if planted in the right locations. 	Revised supporting text to Policy CC2: Flood risk of the Publication Draft Local Plan addresses this comment.
9-Natural environment			
Introduction	4/(0)		

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
Natural Environment Section - Introduction		<ul style="list-style-type: none"> • Considers that the wording should be changed to emphasise how green spaces are essential for mental wellbeing (paragraph 9.1). 	<p>Revised introduction to the Natural Environment section and supporting text for policies IN3 and IN4 in the Publication Draft of the Local Plan to address these comments</p> <p>Policy P2: safe healthy and attractive development) and policy P3: connected developments in the Publication Draft of the Local Plan also encourage physical activity through design.</p>
Natural Environment Section - Introduction		<ul style="list-style-type: none"> • Welcome the policies for the natural environment which seek to protect and improve the quality of the natural environment. 	Support noted.
Natural Environment Section - Introduction		<ul style="list-style-type: none"> • Concern that the plan's policies do not refer to the protection of best and most versatile agricultural land. 	The following revised policies of the Publication Draft Local Plan address this comment: Policy S5: Development in the countryside; Policy CC1: Renewable and low carbon energy generation; and Policy IN11: Telecommunications and broadband.
Natural Environment Section - Introduction		<ul style="list-style-type: none"> • Areas of tranquility to be recognised and given increased protection, e.g. Forest Road Park Cricket Ground. • Requests that applications for 'Fields in Trust' by local communities should be supported. 	<p>Tranquillity is addressed as part of the process of designating Local Green Space sites (Designating Local Green Space Technical Paper 2015). Forest Road Park is not considered tranquil due to its close proximity to nearby housing.</p> <p>Fields in Trust is a legal process which is outside the local plan process; it can be an additional level of protection which can complement the protection of open space</p>

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
			and playing fields in the local plan.
Natural Environment Section - Introduction		<ul style="list-style-type: none"> <li data-bbox="757 384 1323 520">• Suggests that the important role of Friends Groups in supporting and promoting community involvement in green spaces is recognised. 	This is recognised in the Community Open Space Assessment (2018) in relation to promoting community cohesion and supporting good quality open spaces.
Policy NE1: Landscape character.	8/(1)		
Policy NE1:		<ul style="list-style-type: none"> <li data-bbox="757 746 1323 1066">• Paragraph 9.6 should read ‘Landscape sensitivity and landscape condition’. Amend paragraph 9.7: To ‘ It is important that impacts are assessed by means of detailed surveys’ should be added, ‘which may include further more fine grained landscape character assessment or landscape capacity studies’ 	Supporting text to revised Policy NE1 of the Publication Draft Local plan addresses these comments.
Policy NE1:		Amend the first sentence of paragraph 9.8 as follows: ".....southern Magnesian limestone national character area (NCA30)".	Explanatory text box for Policy NE1 of the Publication Draft Local plan addresses these comments.

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
Policy NE1:		<ul style="list-style-type: none"> Objects to policy NE1 on the basis that the land south of High Oakham Drive has wrongly been included within a 'conserve and create' character zone and therefore is outside of the urban boundary. Considers that their proposals for this land embrace the principles of the landscape character assessment but the present identification will affect the deliverability of the site. Suggests that the council should carry out a more localised review of this land and re-identify it within the urban 	<p>This area was assessed through the Landscape Character Assessment (2010) and the LCA Addendum (2014) and falls within landscape policy zone (LPZ) SH11 (Lindhurst Wooded Farmland) with the overall policy action 'conserve and create'. The potential allocation of this site was considered through the HELAA 2017 and has been taken forward as a site allocation in the Publication Draft Local plan. Policy NE1 will need to be a key consideration in the development of this site.</p>
Policy NE1:		<ul style="list-style-type: none"> Support for policy NE1 and the underpinning evidence. 	<p>Support noted.</p>
Policy NE1:		<ul style="list-style-type: none"> Support for policy which protects locally important landscapes (Natural England) General support for the policy (Historic England) 	<p>Support noted.</p>
Policy NE1:		<ul style="list-style-type: none"> support the reference to the National Character Area's and welcome that the plan recognises the distinct character of Sherwood Forest and the internationally and nationally important habitats and species that it supports. Recommend the NCA Strategic Environmental Objectives should be used to inform the proposed GI and Biodiversity SPD. 	<p>Support noted. Policy NE1: protection and enhancement of landscape character addresses these comments.</p>

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
Policy NE1:		Picture 9.1 should be re-titled to refer to landscape zones and differentiation between the terms 'conserve and reinforce' and 'conserve and enhance should be made clearer.	Revised figure for Policy NE1 of the Publication Draft Local Plan addresses these comments.
Policy NE1:		Letter introduces the Friends of Penniment Preservation Society, which aims to lobby for the Penniment area to the west of Mansfield to remain green in the local plan, due to its historical and archaeological importance, wildlife and valued landscapes.	<p>The importance of this area is noted through the supporting local plan evidence relating to the Green Infrastructure Study (2018) and through an Historic Impact Assessment (2018).</p> <p>The strategic green infrastructure mapping has been modified to take account of these comments (as show on the policies map of the Publication Draft local plan), where multi-functional benefits have been identified, including heritage, recreation, nature conservation, landscape and climate change.</p> <p>A balanced approach to development is taken when considering the allocation of sites. The impact on archaeology has been also been included in relation to allocation and policy wording for the Pleasley Hill Farm strategic urban extension policy SUE1 (Publication Draft Local Plan).</p>
Policy NE2: Green infrastructure	15/(5)		

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
Policy NE2: Green infrastructure		Table 9.2 Policy NE2 - Supporting Information should read Mansfield District Council Landscape Character Assessment (2010) and Addendum (2015).	The supporting information table for policy IN2 (Green infrastructure) in the Publication Draft Local Plan has only included the Green Infrastructure Study (2018) which takes into account the Landscape Character Assessment (2010) and Addendum (2015).
Policy NE2: Green infrastructure		<ul style="list-style-type: none"> • Objects to policy NE2 on the basis that it includes land that is used as a mobile caravan park (Tall Trees). Much of the site is developed, with the remainder being rough land of little / no environmental value that is not publicly accessible. • the adopted local plan did not include this land within a landscape or GI designation. 	<p>This site is seen as part of a wider strategic GI network. This site is a camping and caravan site and also includes static caravans, these aren't seen as permanent structures.</p> <p>Strategic GI networks are seen to be multi-functional in nature. The overall strategic GI network, that includes this area referred to in the comments, performs a range of functions (e.g. recreation, nature conservation, landscape, etc.). There is also potential to create further recreational and nature conservation linkages to existing GI assets, thus enhancing the overall strategic GI network and the benefits it provides. This approach in keeping with the NPPF and NPPG.</p> <p>Whilst overall the emphasis is to protect and enhance strategic green infrastructure, it is recognised that there may be some areas where development may be acceptable, provided that it protects and maintains key green assets and their function(s) and connectivity of the strategic GI network, and delivers suitable quality</p>

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
			<p>enhancements whilst demonstrating GI gains and minimising adverse impacts on sensitive areas. Thus, the approach should be one which protects, reinforces and enhances the important assets and their functions, the connectivity (through and to) green corridors, and the interconnected relationships between the green assets that make up these networks.</p> <p>The potential allocation of this site was considered through the HELAA 2017 but has not been taken forward as a site allocation in the Publication Draft Local Plan.</p>
Policy NE2: Green infrastructure		<ul style="list-style-type: none"> • Objects to policy NE2 on the basis that the current GI approach is too holistic and fails to note the individual attributes of parcels of land within each zone. 	<p>More detail is provided through the supporting evidence (Green Infrastructure Study 2018), addressing comments raised.</p>
Policy NE2: Green infrastructure		<ul style="list-style-type: none"> • Support for policy NE2 which recognises the benefits of Green Infrastructure (GI) and encourages the provision of multi-functional GI and enhancement of the overall network. 	<p>Support noted.</p>
Policy NE2: Green infrastructure		<ul style="list-style-type: none"> • Where development will lead to the loss of any green space, consideration should be given to contribution of green space to the overall strategic GI network and its role in providing ecosystem services. 	<p>Revised Policy IN2: Green infrastructure of the Publication Draft Local Plan addresses this comment.</p>

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
Policy NE2: Green infrastructure		<ul style="list-style-type: none"> • Welcome the recognition of the green infrastructure links from the district to Pleasley Vale, Pleasley Park and Shirebrook into Derbyshire as shown in Picture 9.3. 	Comments noted.
Policy NE2: Green infrastructure		<p>Current wording does not give adequate protection and contribution to GI network. Recommendations include:</p> <ul style="list-style-type: none"> • Policy wording need to make clear that proposals that would harm the GI network will be refused • Policy wording needs to make explicit that, where relevant, criteria a-e are all requirements. • Change wording: '..clearly show how they address...' should be amended to read "clearly show how they adequately address...' • Significant weight will be placed on protecting the Strategic Green Infrastructure Network, not least for its economic, social and environmental benefits. Inappropriate development will not be allowed within or in the vicinity of the strategic green infrastructure network. Where development is acceptable within or in the vicinity of the strategic green infrastructure network it will be expected to enhance existing areas 	<p>Revised Policy IN2: Green infrastructure of the Publication Draft Local Plan addresses these comments.</p> <p>The NPPF makes clear the need for plans to be positively prepared. The policy IN2 makes clear that development proposals should satisfactorily demonstrate that key criteria can be met in order to be supported. Criteria have been made more explicit and detailed to ensure clearer implementation, including ensuring new linkages are created and/or gaps restored.</p>

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
		and/or create new linkages to result in a permanent net benefit to the network overall.	
Policy NE2: Green infrastructure		<p>It is not clear how the term 'accessible' is defined. Need to define what is meant by the term 'accessibility'.</p> <p>Policy wording needs to make clear that increased accessibility needs to address potential adverse impacts on the natural environment whilst improving the capacity and resilience of the site/area. This may include the inclusion of barriers and gates.</p>	Revised Policy IN2: Green infrastructure of the Publication Draft Local Plan addresses this comment, in relation to criterion 1(c), which addresses the need to take account of significant adverse impacts on sensitive landscape, ecological and heritage assets.
Policy NE2: Green infrastructure		The supporting text needs to make reference to NPPG text on GI, namely: Ref ID: 8-028-20160211 and Ref ID: 8-031-20160211.	Revised Policy IN2: Green infrastructure of the Publication Draft Local Plan addresses this comment.
Policy NE2: Green infrastructure		<p>The policy is worded such that it indicates that on 'all occasions' it is permissible to develop on or near to an area of strategic green infrastructure, so long as it only impacts negatively on one 'aspect 'of its designation [GI asset]. This would be unacceptable if the area of GI has been designated based on an irreplaceable asset, possibly damaging GI connectivity and resilience across the district.</p> <p>As worded, the policy does not make it clear that a planning application will be refused if it has a negative impact upon a single site</p>	<p>Revised Policy IN2: Green infrastructure of the Publication Draft Local Plan addresses this comment.</p> <p>Whilst overall the emphasis is to protect and enhance strategic green infrastructure, it is recognised that there may be some areas where development may be acceptable, provided that it protects and maintains key green assets and their function(s) and connectivity of the strategic GI network, and delivers suitable quality enhancements whilst demonstrating GI gains and minimising adverse impacts on sensitive areas. Thus, the approach should</p>

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
		<p>or the strategic GI network as a whole. In these cases mitigation would be impossible.</p>	<p>be one which protects, reinforces and enhances the important assets and their functions, the connectivity (through and to) green corridors, and the interconnected relationships between the green assets that make up these networks.</p> <p>The NPPF makes clear the need for plans to be positively prepared. The policy IN2 makes clear that development proposals should satisfactorily demonstrate that key criteria can be met in order to be supported. Criteria have been made more explicit and detailed to ensure clearer implementation, including ensuring new linkages are created and/or gaps restored.</p>
Policy NE2: Green infrastructure		<ul style="list-style-type: none"> The policy and section wording assumes that all areas of strategic GI require public access or access improvements. This is not always the case, especially with regards to protected habitats and species sensitive to disturbance. 	<p>Revised Policy IN2: Green infrastructure of the Publication Draft Local Plan addresses this comment.</p>
Policy NE2: Green infrastructure		<ul style="list-style-type: none"> Request that before a decision on a planning application affecting a Strategic GI network/ are advice/opinion from an 'independent third party' is sought in order to secure appropriate mitigation. This should ensure that the strategic GI network remains robust and fit for purpose. MDC officers should explore 	<p>It is envisaged that a Biodiversity and GI SPD will help to inform policy implementation.</p>

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
		opportunities to enhance and add to the strategic GI network through the planning process and additional funding	
Policy NE2: Green infrastructure		<ul style="list-style-type: none"> Consider appropriate green space buffers to sensitive sites as part of the strategic GI network, taking into account positive management needs. 	<p>Revised Policy IN2: Green infrastructure of the Publication Draft Local Plan addresses this comment.</p> <p>It is envisaged that a Biodiversity and Green Infrastructure SPD will help to inform policy implementation.</p>
Policy NE2: Green infrastructure		<ul style="list-style-type: none"> Four potential additional areas to the GI network on the proposals map were submitted given. 1) Fields and private gardens between Garibaldi Plantation and Newlands Farm/Vicar Water; 2) an area extending from Warren Farm fields to Crown Farm industrial estate (incl. community green space at Holly Rd to small strip of green space leading towards and incl. Flint Ave, school playing fields, cemetery, and green linkages to football pitches near to Forest Town Welfare); 3) include newly created green space within the Sandlands Way development and Rushpool open space to the Maun Valley GI corridor; and 4) parcels of land in and around Spa Ponds incl. land nr. Beeston Lodge, Small Dale/Gorse Lodge and Peafield Farm. 	<p>These suggested additions have been reviewed and considered in accordance with the methodology used to identify and map strategic GI. Please see the Green Infrastructure Study (2018).</p> <p>The strategic GI network is included on the policies map of the Publication Draft Local Plan.</p>

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
Policy NE2: Green infrastructure		<ul style="list-style-type: none"> The following should be included within the areas defined as strategic GI: the green corridor extending from Garibaldi Wood / Spa Ponds across the agricultural land proposed for development to the Newlands Farm end of Newlands Road and across to Vicar Water and also extending to the Sherwood Forest Golf Course; the green corridor along Warren Farm and nearby playing field to Fairview / Little Hollies and through Summer Downs to the area around Flint Avenue / Holly and Forest Town Welfare, and through the allotments and along the length of Newlands Road, connecting with Newlands Farm etc.; the unallocated green space to the south of M3(ae) - Stinting Lane which was required as part of the Sandlands development The plan's proposals including M3(m) would involve the loss of established green spaces in particular the open space to the north which links the corridor alongside the Crown Farm Industrial Estate Supporting text to policy NE2 should quote various statements from the NPPG on GI. 	See comments above.
Policy NE2: Green infrastructure		<ul style="list-style-type: none"> Objects to policy NE2 as there are additional areas that should be added. Suggests that the GI network should be expanded to include all of the green corridor that runs from Warren 	See comments above.

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
		<p>Farm to the Forest Town Arena and beyond. (Specifically, the corridor running along Warren Farm and nearby playing field to Fairview I Little Hollies and through Summer Downs to area around Flint Avenue I Holly and Forest Town school playing fields and on past the cemetery through the football pitches near the Forest Town Arena, and through the allotments and along the length of Newlands Road (along the Crown Farm Industrial Estate bund), connecting with Newlands Farm, etc.</p>	
<p>Policy NE2: Green infrastructure</p>		<p>Support is expressed for the inclusion of Policy NE2 and its emphasis on GI documentation and consultation as part of the Local Plan process.</p> <p>Concerns are expressed with regards to the following: Over time, individual developments could collectively reduce the quantity, spatial distribution including connectivity, and quality of Mansfield's ecological communities and species assets. There is no evidence to show that how impacts from development will affect the district's total stock of ecological communities and species. There is no evidence to show that how such impacts will be monitored. Recommended actions: The impact of each development should consider the impact on Mansfield's total stock of ecological communities and</p>	<p>Support noted.</p> <p>An ecological network has been identified as part of the Green Infrastructure Study (2018).</p> <p>Policy NE2 (Biodiversity and geodiversity) in the Publication Draft local Plan address impacts individual and cumulative impacts on ecological communities, ecosystem services, etc.</p> <p>A monitoring framework will be established as part of the Mansfield District Council Local Plan (2013-2033) that will use a variety of measurements, where information is available and also monitor planning decisions in relation to policy wording.</p>

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
		species. This should also be monitored through an identified process(es), showing the change to the stock of these assets.	
Policy NE2: Green infrastructure		The inclusion of land off High Oakham Hill, currently within the strategic GI network, could be developed without detriment to it based on the following issues: the GI network the site was previous grazing land which is now under-used greenfield land; the site is self-contained and not connected the GI network (e.g. Cauldwell Brook and the Broadlands to the south prevent such connections); the site has no flood protection issues and Phase 1 Habitat and protected species surveys demonstrate no ecological constraints.	Site assessed through the HELAA and SA processes to inform preferred allocations. More detail is provided through the supporting evidence.
Policy NE2: Green infrastructure		<ul style="list-style-type: none"> • Objection regarding inclusion of residential development allocation at Gregory's Quarry in Mansfield within GI network. • This quarry site is not within but adjacent to a LNR and the Timberland Trail the GI IPG and GI Technical Paper also don't provide the detailed justification for inclusion of this site • The SHLAA (2011 and 2013) identify this site as an appropriate location for development • the quarry is incapable of providing 	<p>Strategic GI networks are seen to be multi-functional in nature. Not all areas of the strategic GI network need to be accessible in order to be included. Please see the Green Infrastructure Study (2018) for more detail.</p> <p>Whilst overall the emphasis is to protect and enhance strategic green infrastructure, it is recognised that there may be some areas where development may be acceptable, provided that it protects and maintains key green assets and their function(s) and connectivity of the strategic GI network, and delivers suitable quality enhancements whilst demonstrating GI</p>

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
		<p>recreation, nature conservation, climate change, historic or visual/landscape character benefits there is no evidence of its ecological value or protected designation value (there is no evidence supporting the designation of this area as a local geological site)</p> <ul style="list-style-type: none"> • According to the policy wording - as the quarry is of 'very limited (if any) value in its current form', a re-development scheme could not support re-provision of GI as the site is of 'poor quality inaccessible space and • The quarry does not meet the role of GI as set out in paragraph 9.14 of the draft Local Plan Overall, the above doesn't provide for a 'sound' approach for including Gregory's Quarry within the designated strategic GI network and doesn't meet the 'test of green infrastructure' • If developed for housing, could provide some environmental and quality of life benefits if developed, a future development site would meet criteria a- e of Policy NE2. 	<p>gains and minimising adverse impacts on sensitive areas. Thus, the approach should be one which protects, reinforces and enhances the important assets and their functions, the connectivity (through and to) green corridors, and the interconnected relationships between the green assets that make up these networks.</p> <p>The potential allocation of this site was considered through the HELAA 2017 (site 69) but has not been taken forward as a site allocation in the Publication Draft Local plan.</p>
<p>Policy NE2: Green infrastructure</p>		<ul style="list-style-type: none"> • The Environment Agency suggests that the title of the policy should be changed to 'Blue and green infrastructure' and be made stronger to showcase the plans ambitions to prevent losses in biodiversity. Also suggests that all 	<p>The supporting text to policy IN2: green infrastructure in the Publication Draft Local Plan makes clear that blue infrastructure is also part of the strategic green infrastructure network. For simplicity sake, green infrastructure refers to both land</p>

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
		<p>references to green infrastructure should be changed to include blue infrastructure. Also considers that the policy should cover smaller developments.</p>	<p>based (green) and water-based (blue) infrastructure. Policy IN2 relates to all development, as appropriate.</p> <p>Additionally, policy CC4: Protection, restoration and enhancement of the river and waterbody corridors more directly addresses blue infrastructure in relation to new development. Policy NE2: Biodiversity and Geodiversity addresses the need for development to support, where possible, net gains in biodiversity and avoid loss.</p> <p>It is envisaged that a Biodiversity and Green Infrastructure SPD will support policy implementation.</p>
Policy NE2: Green infrastructure		<ul style="list-style-type: none"> Suggests that an area to the west of Mansfield is included within the green infrastructure network, and is given conservation protection if possible. 	<p>These suggested additions have been reviewed and considered in accordance with the methodology used to identify and map strategic GI. Please see the Green Infrastructure Study (2018).</p> <p>The strategic GI network is included on the policies map of the Publication Draft Local Plan.</p>
Policy NE2: Green infrastructure		<ul style="list-style-type: none"> Picture 9.3 needs to recognise how Mansfield's green infrastructure extends into Bassetlaw. BDC is very open to co-operating over how these corridors can be enhanced. 	<p>This figure in the supporting text for policy IN2: green infrastructure Publication Draft Local Plan has been revised to recognise cross boundary connections outside the district, including Bassetlaw district.</p> <p>The evidence base supporting policy IN2 (Green Infrastructure Study 2018) provides more detail with regards to cross boundary</p>

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
			connections.
Policy NE2: Green infrastructure		<ul style="list-style-type: none"> Objects to policy NE2 as more emphasis should be given to the creation of new GI including natural greenspace, trees and woodland. States that consideration should be given to the use of access standards, such as the Woodland Trust's Access to Woodland Standard. 	<p>Policy IN2: green infrastructure Publication Draft Local Plan supports development proposals that create good quality connections for people and wildlife. This could be formal or informal green space or creating additional habitat buffers, such as woodland. They type of habitat will depend on specific connectivity needs.</p> <p>It is envisaged that a Biodiversity and GI SPD will help to inform policy implementation.</p> <p>Access-to-woodland and Natural England natural green space standards inform the Community Open Space Assessment (2018) evidence base that underpins policies IN3, IN4 and Appendix 11: Mansfield Green Space Standard in the Publication Draft Local Plan.</p>
Policy NE3: Protection of community open space	10/(3)		
Policies NE3 Protection of community open space and NE4:		<ul style="list-style-type: none"> Object to housing allocations on allotments and urban green space as once developed these valuable open areas will be lost forever. 	The council recognises that green spaces are important community resources. Only allotments where there is robust evidence that it is no longer a need for the allotments

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
Protection of allotments			have been included and allocated for development.
Policy NE3: Protection of community open space		<ul style="list-style-type: none"> Supports the use of the playing pitch strategy when adopted. States that it needs to be kept up to date. 	Support and comment noted.
Policy NE3: Protection of community open space		<ul style="list-style-type: none"> I am particularly impressed by this strategy to maintain community open spaces and allotments, within policy NE4. 	Support noted.
Policy NE3: Protection of community open space		<ul style="list-style-type: none"> Historic England stated that open spaces can also be of heritage value. Considers that this policy should refer to protection of historic significance, where relevant. 	<p>The importance of heritage is included in the supporting text to policies IN3 and IN4 Publication Draft Local Plan.</p> <p>The evidence base supporting this policy (Community Open Amendment 2018) recognises the historic importance of open space.</p> <p>Additionally, the local green space designation protected under policy IN5 Publication Draft Local Plan, designates some local green spaces for their historic importance.</p>
Policy NE3: Protection of community open space		<ul style="list-style-type: none"> The plan shows that land directly east of Crown Farm Way industrial estate is to be designated as a park and open space under policy NE3. Concerned that this is to act as a buffer between 	This area of green space is no longer considered for protection as community open space as privately owned and no known formal public access rights for the site exist. It is still considered as part of

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
		<p>the employment site and the ecological site at Sherwood Forest Golf Club. The land is privately owned and serves no function as community open space as implied by the policy. This designation restricts the industrial estate from expansion and would not bring forward a strategic priority to develop the site for further commercial uses, and both heathland restoration and additional golfing facilities.</p>	<p>strategic green infrastructure network as identified in the local plan evidence base.</p>
<p>Policy NE3: Protection of community open space</p>		<ul style="list-style-type: none"> As written, policy NE3 does not afford adequate protection of community open spaces. More specifically: - NE3(b): does not address future need for open space arising from increases in development, including smaller developments where it is not possible to provide open space on-site. 	<p>Policy IN4: Creation of community open space and outdoor sports provision Publication Draft Local Plan addresses these comments.</p> <p>The Community Open Space Assessment 2018 provides the evidence for identifying local standards to inform surplus and gaps in provision. Also see Appendix 11 Publication Draft Local Plan.</p>
<p>Policy NE3: Protection of community open space</p>		<ul style="list-style-type: none"> NE3(c): allows for a net loss in open space and does not explicitly require improvements as compensation for the loss of a site or that an alternative open space has the capacity to meet any increased demand. 	<p>Policy IN3: Protection of community open space and outdoor sports provision Publication Draft Local Plan addresses comments.</p>
<p>Policy NE3: Protection of community open space</p>		<ul style="list-style-type: none"> NE3(d): does not address cumulative loss of open space [for existing and new residents]. Emphasis is on enabling investment rather than delivering investment, nor does it specify that the level of investment 	<p>Policy IN3: Protection of community open space and outdoor sports provision Publication Draft Local Plan addresses comments.</p>

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
		must be sufficient to ensure adequate compensation.	
Policy NE3: Protection of community open space		<ul style="list-style-type: none"> NE3(d): It is not clear what is meant by 'small'. It is noted that this may be as much as 50% (as per some M3 housing allocations e.g. M3(v)), which is considered to be a significant loss of open space and is unacceptable. Building on a site to pay for its maintenance is unsustainable, especially as greater demand on the site from additional housing is likely to increase and intensify use, significantly reducing the quality of the open space. 	Policy IN3: Protection of community open space and outdoor sports provision of the Publication Draft Local Plan addresses comments.
Policy NE3: Protection of community open space		<ul style="list-style-type: none"> Sport England would like Policy NE3 to be clearer about the protection of playing fields. 	Policy IN3: Protection of community open space and outdoor sports provision of the Publication Draft Local Plan addresses comments.
Policy NE3: Protection of community open space		Natural England expressed concern that the plan's policies do not encourage improved access to green space and nature for recreation and leisure in order to promote health and wellbeing.	Revised Policy IN4: Creation of community open space and outdoors sports provision in new development Publication Draft Local Plan addresses comments. The Mansfield Green Space Standard (Appendix 11 Publication Draft Local Plan), as it relates to IN3 and IN4, includes access to natural green space.

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
Policy NE3: Protection of community open space		A policy should be included in the plan which sets out the requirement for new housing development to make provision for new open space.	Revised Policy IN4: Creation of community open space and outdoors sports provision in new development Publication Draft Local Plan addresses comments.
Policy NE3: Protection of community open space		With reference to Green Open Spaces Nottinghamshire County Council would prefer to see a more strategic approach to provision, rather than an ad hoc/small space approach.	MDC's strategic approach to green/open space provision is set out in the Community Open Space Assessment (2018) that forms part of the local plan evidence base. The needs to provide protection of and access to open space, green infrastructure and multi-user trails is supported by a number of policies in the Publication Draft Local Plan including: P2 (Safe, healthy and attractive design); P3 (Connected developments); P5 (climate change in new development); IN3 (Protection of community open space and outdoor sports provision); IN4 (Creation of community open space and outdoor sports provision in new development); and IN2 (green infrastructure).
Policy NE4: protection of Allotments	2/(2)		
Policy NE4: protection of Allotments		<ul style="list-style-type: none"> • The current wording of the policy will not deliver the protections anticipated. • It does not ensure the delivery of the Mansfield Allotment Strategy to 'provide sufficient allotments to meet 	Policy IN5: protection and creation of allotments Publication Draft Local plan has been revised to provide clearer safeguarding for allotments.

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
		<p>the current and potential demand for residents of the district'.</p> <ul style="list-style-type: none"> • Basing the number of new plots on the number of currently paid-up tenants is inappropriate as not all allotments require the payment of an annual fee, and some individuals may hold several plots on behalf of others. • Limiting individuals to one plot may increase demand in an area if they had been growing on behalf of others. • Significant development in an area is likely to increase the demand for allotments by far more than the 20%/5 plot buffer anticipates. • The policy should be reworded to prevent any net loss in allotment space within an area, anticipate significant future use of allotments, and ensure that account is made of tenants who hold multiple plots and who are currently using a plot without being paid-up tenants. • The policy should specifically state that: "development proposals will not be permitted where doing so could jeopardise the achievement of the objective to provide sufficient allotments to meet the current and potential demand for residents of the 	

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
		<p>district".</p> <ul style="list-style-type: none"> • It should be a priority to ensure reliance to climate change through provision / promotion of allotments for local food production. Even without population increase, significant provision should be made. • The wording is unclear whether proposals that meet criterion C also need to meet Criterion A. • Criterion C does nothing to anticipate potential future increases in allotment usage. 	
<p>Policy NE4: protection of Allotments</p>		<ul style="list-style-type: none"> • Objection to policy NE4 (protection of allotments) based on the following concerns/issues: As worded, the policy fails to deliver the protections anticipated in the supporting text and evidence (i.e. the MDC Allotment Strategy which seeks to protect sufficient number of allotments to meet current and future demand). • Recommended actions for amending the policy text to ensure: protection of allotments as stated in the supporting text and Allotment Strategy provide sufficient number of allotments to meet current and future demand prevent any net loss of allotments in Forest Town take into account tenants that hold multiple 	<p>Policy IN5: protection and creation of allotments Publication Draft Local plan has been revised to provide clearer safeguarding for allotments.</p>

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
		plots and who currently use a plot without being paid tenants specify in the wording: 'development proposals will not be permitted where doing so could jeopardise the achievement of the objective to provide sufficient allotments to meet the current and potential demand for residents of the district'.	
Policy NE4: protection of Allotments		<ul style="list-style-type: none"> The current allotments near Pump Hollow Road, Forest Town are allocated for development (M3(s), and adequate replacement space has not been identified. Adequate local replacement allotment provision should be made and result in no net local loss of allotment space in Forest Town. This means more allotment space would be needed than is designated at Queensway Park. 	This is part of an approved planning application.
Policy NE5: Protection of Local greenspace	11/(3)		
Policy NE5: Protection of Local greenspace		<ul style="list-style-type: none"> The plan should refer to the community orchard and new wildlife meadow at Forest Road Park as examples of habitat creation and wildlife friendly enhancements. The designation of local green space 	Local Green Space designation is considered during the preparation or review of local and neighborhood plans. An initial call for LGS nominations took place in 2015, where Forest Road Park was submitted as a designation.

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
		<p>under NE5(e) should be extended to cover the whole of Forest Road Park including the orchard and wild flower meadow.</p> <ul style="list-style-type: none"> • This comment refers to local green space designation NE5(e). • Considers that Forest Road Recreation Ground Cricket Field should be formally designated as it covers all criteria. 	<p>It has been re-assessed as part of the local plan publication draft stage. The boundary remains unchanged as the rest of the open space has recently been afforded Fields in Trust legal protection.</p>
<p>Policy NE5: Protection of Local greenspace</p>		<ul style="list-style-type: none"> • Recommendations are made to change the supporting text to policy NE5(k) - Spa Ponds local green space. This is to ensure that the text is accurate according to the site's recreational use and historical significance. • The text should be amended to read: Remove the reference to fishing, and add "conservation volunteering" to the recreational opportunities, to read: "recreational opportunities including conservation volunteering, walking and horse riding." • Amend "It has special historic significance, being part of Richard II's hunting grounds" to read: "It has special historic significance within the context of Clipstone Park and the associated medieval peel enclosure and King's Houses. King 	<p>Text has been amended to reflect the recommended revisions to ensure the text is accurate. Added reference to 'organised community conservation volunteering events' in order to emphasise that these are community led and regularly occurring as a social recreational events. Thus, demonstrably unique to how the area is used.</p>

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
		Edward II had the ponds constructed in 1316, and was one of many Plantagenet Kings to frequent Kings Clipstone and make use of the royal hunting grounds of Clipstone Park."	
Policy NE5: Protection of Local greenspace		<ul style="list-style-type: none"> It is recommended that the policy wording and standard of this policy are reviewed based on the following concerns: Based on the wording, there is a risk that a net loss of green space containing natural assets (e.g. ecological communities, networks and species and other benefits e.g. flood alleviation) could take place. As such, developments should only be granted that promote a net gain in the asset across the Mansfield area [district] (i.e. a net gain in biodiversity or green space). 	<p>Policy IN6: Designated local green space Publication Draft Local Plan relates to the specific designation of 'local green space' of which sites must meet specific criteria (see Designating Local Green Space Technical Paper).</p> <p>The protection and enhancement of green spaces is more appropriately covered under a combination of policies such as: green infrastructure (policy IN2), open space (IN3 and IN4), biodiversity and geodiversity (NE2). Policy NE2 addresses net gains in biodiversity.</p>
Policy NE5: Protection of Local greenspace		<ul style="list-style-type: none"> This policy appears to apply only to a number of larger 'flagship' parks, but there are smaller, less well-resourced parks (such as Bull Farm, and many others) which also provide a vital community resource and worthy of this policy designation. 	<p>Local Green Space designation is considered during the preparation or review of local and neighborhood plans. An initial call for LGS nominations took place in 2015. Comments were received regarding local green space designation during the local plan consultation draft and the preferred options consultation stages. A range of types and sizes of green and open spaces were considered for designation.</p> <p>The council will consider further LGS nominations if submitted during the</p>

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
			preparation of the local plan and any subsequent reviews.
Policy NE5: Protection of Local greenspace		<ul style="list-style-type: none"> • Policy needs to be make clear that planning permission should not be granted for developments proposed adjacent to designated local green space, if it would harm the purpose for which the area was designated. • It should also be recognised that developments not immediately adjacent to a LGS may still harm the purpose for which the area was designated. 	Revised Policy IN6: Designated local green spaces Publication Draft Local plan addresses these comments.
Policy NE5: Protection of Local greenspace		<ul style="list-style-type: none"> • This comment expresses overall support for Policy NE5 (Protection of local green space), but requests that the wording is strengthened through amendments and in order to ensure that the policy delivers adequate protection of local green spaces. As written, the wording is too loose and open to interpretation. It does not state that planning applications that damage or impact negatively on local green space, for which sites have been designated, will be refused. • Recommended actions: Reword the policy to read: Developments, 	Revised Policy IN6: Designated local green spaces of the Publication Draft Local plan addresses these comments.

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
		including changes of use, proposed in the vicinity of a local green space will be granted planning permission only where it has been clearly demonstrated that the development would not harm the purpose(s) for which the area was designated.	
Policy NE6: Protection of Trees	10/(2)		
Policy NE6: Protection of Trees		<ul style="list-style-type: none"> It is recommended that the policy wording and standard of Policy NE6 (Protection of trees) are reviewed and strengthened based on the following concerns: Wording of point (d) is vague. As such, there is a risk of net losses of woodland and forest in the district. The meaning of adequate replacement is unclear, and requires clarification. There is no standard for transforming the species mix for future climate change adaptation. It is recommended that these issues are addressed such that development results in no net tree loss and climate change adaptation opportunities are realised. 	<p>This policy was not carried forward into the Publication Draft Local Plan as the protection of TPO and trees within conservation areas is already covered by national legislation.</p> <p>The protection of ancient woodland and veteran trees is covered by policy NE2: Biodiversity and geodiversity Publication Draft Local Plan. Policy NE2 also addresses the need for new development to protect, enhance and contribute to the ecological network of habitats and ecological sites; avoid cumulative impacts on biodiversity and ecosystem services; seek to deliver net gains in biodiversity across local and landscape scales; and prioritise de-fragmentation. This will help to ensure that habitats such as woodland are strengthened through new habitat connections and promote resilience in the</p>

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
			<p>face of climate change.</p> <p>Additionally, policy P5 (Climate change and new development) in the local plan publication draft addressed the need for new development to provide flexibility to allow for future adaptation. Addressed adaptation of species mixes in supporting text table (Sustainability measures and design of new development).</p>
<p>Policy NE6: Protection of Trees</p>		<ul style="list-style-type: none"> • Policy is not sufficiently robust to offer adequate protection of trees, especially ancient trees. • Policy to read - 'Consent for works to protected trees will only be granted where:' add wording to criterion (c) - 'proposed works/felling are in accordance withand 'with the approval of the Woodland Trust/Ancient Tree Inventory'. add wording to criterion (d) - 'Replacement is made with Native UK trees, sourced from within the UK (to ensure bio-security) and appropriate tree species are selected for the area concerned.' 	<p>This policy was not carried forward into the local plan publication draft as the protection of TPO and trees within conservation areas is already covered by national legislation.</p> <p>The protection of ancient woodland and veteran trees is covered by policy NE2: Biodiversity and geodiversity Publication Draft Local Plan. The Woodland Trust Veteran Tree Inventory is referenced in the Supporting information table for policy NE2.</p>
<p>Policy NE6: Protection of Trees</p>		<ul style="list-style-type: none"> • Policy wording should be amended to ensure that para. 9.47 (supporting text) is adequately addressed. Policy wording should be amended to "will be granted" to "will only be granted". • Policy should also make it clear that works to protected species will be 	<p>This policy was not carried forward into the local plan publication draft as the protection of TPO and trees within conservation areas is already covered by national legislation.</p>

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
		<p>expected to meet all of the criteria. Include additional wording "All proposals for works to, or removal of, protected trees must be fully justified by the applicant."</p>	
<p>Policy NE6: Protection of Trees</p>		<ul style="list-style-type: none"> • It may be more appropriate to have a more comprehensive trees and woodland policy that would be applicable to trees and woodland in a range of different situations. • The plan could refer to the 2010 Trees Strategy and endorse its policies for use in decisions on planning applications. • Currently the policy and the strategy are not consistent. 	<p>The protection and enhancement of woodland habitats and trees, including ancient woodland and veteran trees, and their ecological networks are covered under policy NE2: Biodiversity and geodiversity in the Publication Draft Local Plan.</p>
<p>Policy NE6: Protection of Trees</p>		<ul style="list-style-type: none"> • Reference to the Natural England Standing Advice in paragraph 9.49 is supported, as is the stipulation that non-urgent tree work is carried out outside of the bird nesting season. 	<p>Support noted.</p> <p>The protection of biodiversity is covered by policy NE2: Biodiversity and geodiversity Publication Draft Local Plan. Natural Government's Standing Advice on ancient woodland and protected species are referenced in the supporting information table for policy NE2.</p>

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
Policy NE6: Protection of Trees		This comment recommends that additional wording is included within paragraph 9.45 to recognise additional benefits of trees, including: improve soil quality help drainage and can prevent flooding help stop soil erosion improve our mental health and well-being and help define our sense of place and an area's identity.	The role of trees, hedgerows and woodland in mitigating flooding is recognised in the supporting text for policy CC2: flood risk in the Publication Draft Local Plan.
Policy NE6: Protection of Trees		This comment relates to the background explanation to Policy NE6 - protection of trees (paragraph 9.45). and suggests changes to supporting text wording and/or amendments to the overall policy approach. It includes the following comments: Trees should be maintained and pruned as necessary. Only dead or diseased trees should be removed and new ones planted in their place.	This policy was not carried forward into the local plan publication draft as the protection of TPO and trees within conservation areas is already covered by national legislation.
Policy NE6: Protection of Trees		<ul style="list-style-type: none"> This comment seeks the following amendments to Paragraph 9.49 wording: Replace wording - 'Veteran and/or Ancient Trees are considered irreplaceable' with 'veteran and ancient trees are irreplaceable' . Add the 'Woodland Trust/Ancient Tree Inventory' document as guidance that should be considered in addition to the joint FC and NE standing advice. Add the words 'and followed' after the words 'should be sought...' 	<p>This policy was not carried forward into the local plan publication draft as the protection of TPO and trees within conservation areas is already covered by national legislation.</p> <p>The protection of biodiversity is covered by policy NE2: Biodiversity and geodiversity Publication Draft Local Plan. Natural Government's Standing Advice on ancient woodland and protected species are referenced in the supporting information table for policy NE2.</p>

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
Policy NE6: Protection of Trees		<ul style="list-style-type: none"> According to the RSPB it is likely to find nests containing young well into August (particularly Blackbirds and the Barn owl nests year round, so it would be beneficial to nesting birds to extend the date shown in 9.48 to end of August and bear in mind the Countryside Act of 1981. 	<p>The protection of birds, their nests, young and habitat area protected through separate legislation.</p> <p>The protection of biodiversity is covered by policy NE2: Biodiversity and geodiversity Publication Draft Local Plan. Natural Government's Standing Advice on protected species are referenced in the supporting information table for policy NE2.</p>
Policy NE6: Protection of Trees		<ul style="list-style-type: none"> Agrees with the policy but is concerned that resource constraints have led to blanket TPOs being implemented rather than protection of only the worthiest trees. This puts an unjustified burden on property owners within these areas as not all trees would have been protected if detailed surveys had taken place. Requests that the use of blanket TPO's is reviewed, particularly the 'Heath Avenue TPO 2002'. 	<p>This policy was not carried forward into the local plan publication draft as the protection of TPO and trees within conservation areas is already covered by national legislation.</p> <p>The designation of TPO's is outside the local plan process.</p>
Policy NE7: Biodiversity	11/(3)		
Policy NE7: Biodiversity		<ul style="list-style-type: none"> Natural England supports policy NE7 in so far as it should help to establish landscape features of importance for wildlife that benefits nightjar and woodlark and other key species irrespective of the designation of 	<p>Support noted. Policy NE2: Biodiversity and geodiversity of the Publication Draft Local Plan addresses these comments.</p> <p>Amend supporting text to reference the source of information pertaining to priority species and habitats (NERC Act 2006,</p>

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
		<p>sites or not.</p> <ul style="list-style-type: none"> • However we recommend the supplementary information at 9.53 should list the source of information for priority species. 	Section 41).
Policy NE7: Biodiversity		<ul style="list-style-type: none"> • Supports expressed for objectives of policy NE7 which seeks net gains in biodiversity. 	Support noted. Policy NE2: Biodiversity and geodiversity of the Publication Draft Local Plan addresses these comments.
Policy NE7: Biodiversity		<ul style="list-style-type: none"> • Environment Agency wording suggestion, '...and where possible provide net gains and biodiversity enhancements, creation and restoration across a landscape'. States that this policy provides an opportunity to highlight the WFD aspirations. • The following wording is also recommended: 'Rivers and water bodies will have been protected, enhanced and restored so that they achieve Good Ecological Status in line with the requirements of the Water Framework Directive, contributing positively to biodiversity networks and wider enjoyment of the District's diverse waterside habitats (or similar)'. Considers that the GI and Biodiversity SPD should include reference to blue infrastructure. 	Policy NE2: Biodiversity and geodiversity of the Publication Draft Local Plan and supporting text addresses these comments.

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
Policy NE7: Biodiversity		<ul style="list-style-type: none"> • Support is given for this policy and its approach, including off-site compensation when net loss occurs. In addition, it is asserted that Policy NE7 needs reviewing with respect to the following concerns: • In addition to granting developments which conserve biodiversity, the policy should also refer to transforming habitats in order to support climate change adaptation. • Therefore, the policy wording should incorporate requirements for habitat transformation in response to climate change within ecological assessments accompanying development proposals. • Policy wording should include a requirement to incorporate these expectations into ecological assessments accompanying development proposals. 	<p>Support noted. Policy NE2: Biodiversity and geodiversity of the Publication Draft Local Plan and supporting text address these comments.</p> <p>The policy wording addresses the need for developments, to contribute to the management of biodiversity and to prioritise the de-fragmentation, restoration, retention and management of habitats. This will help improve species' and habitats' resilience to change, including climate change. The supporting text explains this and refers to improving the natural environment's resilience, rather than transformation, to climate change. Resilience is seen as a more appropriate term.</p>
Policy NE7: Biodiversity		<ul style="list-style-type: none"> • Support is given for this policy and its approach, including off-site compensation when net loss occurs. In addition, it is asserted that Policy NE7 needs reviewing with respect to the following concerns: • Concern is expressed over developer's lack of capability to 	<p>Support noted. Policy NE2: Biodiversity and geodiversity of the Publication Draft Local Plan and supporting text address these comments.</p> <p>It is expected that a Biodiversity and Green Infrastructure SPD will also support policy implementation.</p>

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
		<p>manage ecological communities effectively and that poor on-going maintenance will result in poor quality habitats.</p> <ul style="list-style-type: none"> • Therefore, the policy wording should ensure that quality and maintenance expectations are strengthened. • Policy wording should include a requirement to incorporate these expectations into ecological assessments accompanying development proposals. 	
Policy NE7: Biodiversity		<ul style="list-style-type: none"> • Objects to policy NE7 as it needs to be more explicit about the need to protect irreplaceable habitats, of which ancient woodland and ancient/veteran trees are some of the most important examples. They should be given the strongest possible level of protection, and lost in only wholly exceptional circumstances. 	Revised Policy NE2: Biodiversity and geodiversity of the Publication Draft Local Plan addresses these comments.
Policy NE7: Biodiversity		<ul style="list-style-type: none"> • The policy wording: doesn't ensure adequate protection and enhancement of the district's species, habitat and ecological networks, as set out in supporting text (para. 9.53) doesn't ensure the delivery of the Government's commitment to halt the decline in biodiversity, as set out in the supporting text (9.52) doesn't 	Revised Policy NE2: Biodiversity and geodiversity of the Publication Draft Local Plan addresses these comments. Relevant legal obligations are mentioned in the supporting information.

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
		<p>provide adequate protection for the ppSPA as it relates to nightjar and woodlark, as set out in the supporting text (9.65) and Natural England's advice note on Nightjar and Woodlark. Recommended actions:</p> <ul style="list-style-type: none"> • Amend policy wording such that it provides clear requirements for which development may be refused because of harm to, and/or failure to improve biodiversity (including for undesignated spaces) • Amend the policy wording and/or supporting text to make clear that a proposal would be refused if it doesn't meet legal obligations, even where these aren't detailed in the policy. • add policy text: 'Planning permission will be refused where possible impacts on woodlark/nightjar have not been adequately addressed. It is up to the applicant to provide all necessary information, so that Mansfield District Council is confident the Risk-based Assessment can be adequately applied. 	

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
Policy NE7: Biodiversity		<ul style="list-style-type: none"> Table 9.6 should include Natural England's advice note re: precautionary approach to the Sherwood ppSPA/Nightjar and Woodland habitat and relevant materials relating to the Rufford incinerator inquiry, in addition to MDC's published risk-based approach guidance. 	<p>Revised Policy NE2: Biodiversity and geodiversity of the Publication Draft Local Plan addresses these comments.</p> <p>The Habitats Regulations Assessment Scoping Report and Natural England's advice note on the Sherwood ppSPA (2014 or subsequent updates) has been added to the supporting information table for policy NE2.</p>
Policy NE7: Biodiversity		<ul style="list-style-type: none"> Planning permission should not be granted for any development located within the combined indicative core areas (ICA) and RSPB important bird areas (IBA) as it is likely to be difficult to avoid or mitigate any likely significant effects' add policy text: 'Where proposals might adversely affect breeding populations of woodlark and/or nightjar, a precautionary approach will be taken so as to protect those species and their habitat.' 'When considering the impact of development on bird species listed on Annex 1 of the European Wild Birds Directive, e.g. woodlark and nightjar, an approach similar to that set out in the relevant legislation (Regulation 61 of the Habitats Regulations) will be adopted.' 'Planning permission will not be granted unless the decision-maker is confident that the proposal would still be acceptable were the SPA or pSPA to be declared and that the proposal 	<p>Revised Policy NE2: Biodiversity and geodiversity of the Publication Draft Local Plan addresses these comments, which satisfy Natural England's risk-based approach with regards to the Sherwood possible potential special protection area (ppSPA).</p>

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
		<p>would not need to be revoked or amended were such a SPA or pSPA to be declared.' 'A fully-recorded precautionary risk-based approach will be applied that takes into account Natural England's latest advice on this matter.'</p>	
<p>Policy NE7: Biodiversity</p>		<ul style="list-style-type: none"> • Objection to the wording 'cannot be avoided' as it is incumbent upon wildlife / habitats 'making room for development'. • Objection to the word 'should' in the 2nd sentence as the word is vague and open to interpretation. • The policy and section wording is biased towards developers and the wording appears to weaken UK and European law by providing an opportunity for developers to 'get around the law' by providing mitigation. • Mitigation measures aren't often effective, resulting in poor outcomes for species, especially where species have been relocated. • The wording of the policy needs to be re-worded in favour of protection. <p>Reword the second sentence within Policy NE7 to address the words 'cannot be avoided' as per comments above.</p>	<p>Revised Policy NE2: Biodiversity and geodiversity of the Publication Draft Local Plan addresses these comments, which satisfy Natural England's risk-based approach with regards to the Sherwood possible potential special protection area (ppSPA).</p>

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
		<p>Replace the word 'should' with 'will' in the second sentence (NE7). Replace/insert wording into Policy NE7 - if the development has a negative impact upon a protected habitat or species then planning permission will be refused in the developments current form, as to not necessarily prevent development but to ensure good quality planning applications, developments and green spaces</p> <ul style="list-style-type: none"> • Wording needs to be included in the policy/ supporting text in order to address the Sherwood ppSPA for Nightjar and Woodlark in order to explain the current situation and to ensure the legal protection afforded to these two species is understood. Wording is quoted from the Mansfield District Council's Risk Based Approach to Nightjar and Woodlark (2013) and Natural England's Advice Note (2014) that seems to suggest that this wording should be included in the draft Local Plan. • Include the following wording into Policy NE7 / supporting text: 'Planning permission will be refused where possible impacts on woodlark/nightjar have not been adequately addressed. It is up for the applicant to provide all necessary information, so that Mansfield District Council is confident 	

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
		<p>the Risk-based Assessment can be adequately applied. It is important to note that permission should be avoided for any development located within the combined indicative core areas (ICA) and RSPB important bird areas (IBA) as it is likely to be difficult to avoid or mitigate any likely significant effects." Natural England's relevant Advice Note and with the Council's legal obligations: "Where proposals might adversely affect breeding populations of woodlark and/or nightjar, a precautionary approach will be taken so as to protect those species and their habitat. When considering the impact of development on bird species listed on Annex 1 of the European Wild Birds Directive, e.g. woodlark and nightjar, an approach similar to that set out in the relevant legislation (Regulation 61 of the Habitats Regulations) will be adopted.</p> <ul style="list-style-type: none"> • Planning permission should not be granted unless the decision-maker is confident that the proposal would still be acceptable were the SPA or pSPA to be declared and that the proposal would not need to be revoked or amended were such a SPA or pSPA to be declared. • A fully-recorded precautionary risk-based approach should be applied that 	

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
		takes into account Natural England's latest advice on this matter'.	
Policy NE7: Biodiversity		<ul style="list-style-type: none"> • Generally supports the principle and wording of policy NE7 but how it relates to other, more restrictive, policies in the plan needs consideration by the council as they are occasionally at odds with NE7. • Considers there to be significant and underutilised green infrastructure assets in Mansfield, particularly to the east, and as stated previously (see policy M2) there should be ambitions to enhance strategic infrastructure, biodiversity, open space and regenerate the surrounding community. This can only happen if an element of development is included in this area to meet development needs, which are likely to exceed current estimations 	<p>Support noted. The policies in the local plan are to be read as a whole with respect to development proposals.</p> <p>Policy IN2: Green infrastructure in the Publication Draft Local Plan support development that protects and enhances the quality and functionality the district's strategic green infrastructure network, for example by creating new connections for people and wildlife.</p> <p>Whilst overall the emphasis is to protect and enhance strategic green infrastructure, it is recognised that there may be some areas where development may be acceptable, provided that it protects and maintains key green assets and their function(s) and connectivity of the strategic GI network, and delivers suitable quality enhancements whilst demonstrating GI gains and minimising adverse impacts on sensitive areas. It is envisaged that a Biodiversity and GI SPD will support the implementation of NE2: Biodiversity and geodiversity and IN2.</p>

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
Policy NE7: Biodiversity		<ul style="list-style-type: none"> • Notts Wildlife Trust supports the figure depicting the components within an ecological network (Picture 9.4). 	Support noted. Image included in the supporting text for policy NE2: Biodiversity and geodiversity Publication Draft Local Plan.
Policy NE7: Biodiversity		<ul style="list-style-type: none"> • Mansfield District Council has limited influence over ecological sites not in the council's ownership or mineral sites where restoration schemes have been previously agreed. As such, these should not be included as public green space or areas managed by MDC. Also, there are sites mapped as part of the strategic green infrastructure network which are not owned or managed by MDC. It should be made clear that Section 106 contributions, used to support green infrastructure to help it cope with increased pressures from new development, should also be applied to sites not owned or managed by MDC, where appropriate. Sites benefiting from such funding needs to remain in public ownership and also continue to provide a strategic GI function. 	<p>Policy IN3: Protection of community open space and outdoor sports provision in the Publication Draft Local Plan ensures that open space is adequately protected and potentially enhanced for residents and visitors to the district. This is underpinned by the Community Open Space Assessment (2018) which considers all green spaces which are accessible to the public, regardless of ownership. The strategic green infrastructure networks support multiple benefits, as shown on the policies map, regardless of ownership (as directed by national planning guidance).</p> <p>Supporting text to policy IN1 (Infrastructure delivery) in the local plan publication draft has made reference to these comments.</p>
Policy NE8: Protection of designated biodiversity and geodiversity sites	7(3)		

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
Policy NE8: Protection of designated biodiversity and geodiversity sites		<ul style="list-style-type: none"> • Policy doesn't strongly impress that development impacting on designated sites should be avoided and only be allowed in exceptional circumstances. Nationally important infrastructure projects are seen as examples of exceptional circumstances but will require economic and environmental impact assessments in order to inform a balanced decision. • Include a strategic priority to protect critical natural capital assets required to support the economy and well-being, review the wording of Policy NE8 (first sentence) to ensure that development that impacts on the most critical natural capital assets are extreme exceptions. 	<p>Nationally important infrastructure projects are outside the remit of the local plan process.</p> <p>Revised Policy NE2: Biodiversity and geodiversity of the Publication Draft Local Plan addresses these comments. Policy NE2 makes reference to ecosystem services and sets out protection to the hierarchy of sites commensurate with their level of importance. The policy refers to all natural capital assets under the umbrella term 'biodiversity' and seeks net gains across local and landscape scales.</p>
		<ul style="list-style-type: none"> • References to the natural environment and to biodiversity in Sections 3 and 9 are welcomed, as are policies NE7 and NE8 and the proposed GI and Biodiversity SPD. • Comments as follows: In policy NE8, para 113 of the NPPF requires criteria based policies which make distinctions between the hierarchy of designated sites • References to the UKBAP should be replaced as priority species are now identified through Section 41 of the Natural Environment and Rural 	<p>Support noted.</p> <p>Revised Policy NE2: Biodiversity and geodiversity of the Publication Draft Local Plan addresses these comments.</p> <p>The supporting information table for policy NE2 references Section 41 of the Natural Environment and Rural Communities Act 2006.</p>

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
		<p>Communities Act 2006</p> <ul style="list-style-type: none"> In policy NE8, it is suggested that the word clearly is inserted into the text of point (a) before the word outweighs. 	
<p>Policy NE8: Protection of designated biodiversity and geodiversity sites</p>		<ul style="list-style-type: none"> This is an objection to Policy NE8 as it doesn't ensure adequate protection of ecological and geological designated sites and habitats. It doesn't align with the supporting text (para. 9.58). Rather, the policy needs to make clear that 'the burden of proof rests squarely on the applicant to demonstrate that [a development] would not impact on a designated site, feature of interest, etc.' This relates to the need to investigate the possibility of harm to a site, etc. before a planning decision can be taken. <p>Recommended actions:</p> <ul style="list-style-type: none"> Amend the policy wording to make clear that a), b) and c) components are ALL required to be met for planning permission to be granted (e.g. by adding "and" to the end of a. and b). Amend policy wording for (a): add the word ' clearly ' before the word ' outweighs ' 	<p>Revised Policy NE2: Biodiversity and geodiversity of the Publication Draft Local Plan addresses these comments, as appropriate.</p>

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
		<ul style="list-style-type: none"> • Amend policy wording for (b) to read: 'it has been demonstrated that avoidance and mitigation has been followed'. Amend policy wording for (c) to require that cumulative impacts are taken into account in any relevant assessment. • Amend policy wording to include: text from paras. 9.64 to 9.68 in the supporting text OR , at least make clear (in the policy text) that development proposals that go against these paras. will be refused. • Add to policy wording regarding locally designated sites: 'Locally important sites represent some of the most valuable local environmental sites. Development should have regard to the reasons for the designation and not harm the integrity of these sites nor the connections between them and other environmental assets'. • Amend the policy wording to make clear that the burden of proof rests with the applicant to demonstrate that their proposed development would not impact on a designated site, feature of interest, etc. 	

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
Policy NE8: Protection of designated biodiversity and geodiversity sites		<ul style="list-style-type: none"> Objection expressed in relation to Policy NE8 (protection of designated biodiversity and geodiversity sites), particularly with regards to local geological sites (LGS) and suggested development site at Gregory Quarry which is a designated LGS. This is based on the following: uncertainty with regards to the details and evidence supporting the designation of Gregory Quarry as a LGS and its features of interest/importance uncertainty with regards to assessing the site against policy NE8, especially point (a) to establish whether the development outweighs the site's significance development of the site would address requirements of Policy NE8 and deliver wider benefits such as delivering additional housing for Mansfield and best to assess the development based on NE7. 	<p>Gregory's Quarry is not considered to meet the criteria as a LGS, based on revised criteria for determining LGS status (Nottinghamshire Biological and Geological Records Centre 2018). Although it does quality as a local wildlife site (LWS).</p> <p>The potential allocation of this site was considered through the HELAA 2017 but has not been taken forward as a site allocation in the Publication Draft Local plan.</p>
Policy NE8: Protection of designated biodiversity and geodiversity sites		<ul style="list-style-type: none"> Support for policy NE8. However, it should be amended to include explicit reference to the hierarchy of designed sites as set out in Picture 9.6. The council may need to carry out a screening assessment, and appropriate assessment where required, under the Conservation of Habitats & Species Regulations 2010 	<p>Support noted. Policy NE2: Biodiversity and geodiversity of the Publication Draft Local plan addresses these comments.</p> <p>An HRA Scoping assessment has been carried out at the various stages of the plan preparation to assess the impact of the local plan on European sites (Birkland and Bilhaugh special area of conservation or SAC). It also includes a risk-based approach to the Sherwood ppSPA. These</p>

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
		(as amended) to assess the impact of the proposed development within the Local Plan on the Birklands & Bilhaugh SAC and any other Natura 2000 sites that could potentially be affected.	findings have informed the preparation of the local plan.
Policy NE8: Protection of designated biodiversity and geodiversity sites		<ul style="list-style-type: none"> Policy NE8 should be more restrictive to prevent development being located close to designated sites. 	<p>Revised Policy NE2: Biodiversity and geodiversity of the Publication Draft Local plan addresses these comments.</p> <p>Acceptable distance buffers between development and designated sites are dependent on the type of development and reason for which a site is designated. The potential to outweigh harm through avoidance, mitigation and compensation will need to be demonstrated by the developer in consultation with relevant organisations, such as Natural England, and assessed by the planning department against this policy and the robustness of the information provided.</p> <p>It is envisaged that more detailed guidance will also be provided in a Biodiversity and Green Infrastructure SPD.</p>
Policy NE8: Protection of designated biodiversity and geodiversity sites		<ul style="list-style-type: none"> Planning policies should take a strategic approach to the conservation, enhancement and restoration of geodiversity, and promote opportunities for the incorporation of geodiversity interest as part of development. 	<p>Policy NE2: Biodiversity and geodiversity of the Publication Draft Local Plan includes the protection of geodiversity in relation to locally designated geological sites (LGS). Supporting text for policy NE2 includes reference to promoting opportunities for the incorporation of geodiversity interest as part</p>

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
			of development.
Policy NE9: Air Quality	1/(0)	<ul style="list-style-type: none"> • Criterion (a) & (b) of policy NE9 should be clarified. 	<p>This policy has been rewritten and addresses all types of pollution and land instability - Policy NE3: Pollution and land instability of the Publication Draft Local Plan.</p> <p>Policy IN9: Impact of development on the transport network Publication Draft Local Plan addresses impacts traffic congestion.</p>
Policy NE10: land contamination	1/(0)	<ul style="list-style-type: none"> • EA suggests part a of the policy is reworded: (a) a contaminated land assessment demonstrates that no unacceptable risks to human health, surface water, groundwater or environmental receptors. 	<p>This policy has been rewritten and addresses all types of pollution and land instability - Policy NE3: Pollution and land instability of the Publication Draft Local Plan. Policy NE3 addresses issues raised.</p>
Policy NE11: Statutory nuisance	1/(0)	<ul style="list-style-type: none"> • Policy NE11 (Statutory nuisance) is welcomed but concern is expressed based on the following: tranquility and the cumulative impacts of noise, odour or vibration are not adequately addressed by impact assessments. Further recommended actions are required to review and further strengthen Policy NE11 and the Local Plan approach: include the requirement for tranquility assessments and standards in the 	<p>This policy has been rewritten and addresses all types of pollution and land instability - Policy NE3: Pollution and land instability Publication Draft Local Plan.</p> <p>Additionally, policy P7: amenity Publication Draft Local Plan addresses statutory nuisances.</p> <p>It is not considered feasible to include a requirement for tranquillity.</p>

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
		policy and assess the plan as a whole and the development allocations in the context of cumulative nuisance impacts.	
Chapter 10: Built Environment			
Introduction	1	<ul style="list-style-type: none"> There is no reference to archaeology here, it is not normally considered within the reference historic built environment. 	<p>Introduction in the Publication Draft Local Plan includes reference to archaeology.</p> <p>Policy HE1 of the Publication Draft Local plan also addresses this comment.</p>
	1	<ul style="list-style-type: none"> Refer to the 'Historic Environmental Record (not 'Heritage'). The terms 'recover and reinforce' and 'constructive conservation' are not familiar. 	Comments noted and introduction within the Publication Draft Local Plan now addresses this accurately.
	1	<ul style="list-style-type: none"> Refer to 'historic environment' throughout 	Comments noted and introduction within the Publication Draft Local Plan now addresses this accurately.
BE1: Protection of the historic environment	1/(0)	<ul style="list-style-type: none"> Historic England supports policy 	Support noted. Policy will be subsumed into a single consolidated historic asset policy HE1 in the Publication Draft Local Plan.

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
BE2: Development within conservation areas	1/(0)	<ul style="list-style-type: none"> Historic England supports policy 	Support noted. Policy will be subsumed into a single consolidated historic asset policy HE1 in the Publication Draft Local Plan.
BE3: development affecting listed buildings	1/(0)	<ul style="list-style-type: none"> Historic England supports policy 	Support noted. Policy will be subsumed into a single consolidated historic asset policy HE1 in the Publication Draft Local Plan.
BE4: Scheduled monuments and archaeology	1/(0)	<ul style="list-style-type: none"> Historic England supports policy 	Support noted. Policy will be subsumed into a single consolidated historic asset policy HE1 in the Publication Draft Local Plan.
BE5: Registered parks and gardens	1/(0)	<ul style="list-style-type: none"> Historic England supports policy 	Support noted. Policy will be subsumed into a single consolidated historic asset policy HE1 in the Publication Draft Local Plan.
BE6: Non registered local heritage assets	1/(0)	<ul style="list-style-type: none"> Historic England supports policy 	Support noted. Policy will be subsumed into a single consolidated historic asset policy HE1 in the Publication Draft Local Plan.
BE7: Design of new buildings and neighbourhoods	1/(0)	<ul style="list-style-type: none"> The Environment Agency suggests that another sentence is added to the policy: Integrates flood resilience measures that mitigate and adapt to the effects of climate change. Nottinghamshire County Council suggests that accessible buildings and places, and social interaction be 	Policy P5: Climate change and new development address comments in the Publication Draft Local Plan, requiring development proposals to demonstrate high standards in design and construction to mitigate and adapt to the impacts of climate change, including sustainable drainage and water management measures. As the local plan's policies are

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
		<p>given more prominence in the policy. They also suggest that the policy needs to be more explicit about how lifetime neighborhoods will be achieved.</p>	<p>to be read as a whole, policies CC2, CC3 and CC4 (Publication Draft Local Plan) also address flooding and climate change adaptation.</p> <p>The Publication Draft Local Plan includes a range of design-led policies which positively address these comments raised. These include policies P1: Achieving high quality design; P2: Safe, healthy and attractive development; and P3: Connected development.</p>
BE8: Comprehensive development	1/(0)	<ul style="list-style-type: none"> Ashfield District Council support Policy BE8, however, it should be made clear it would apply to development sites which cross administrative boundaries. 	<p>Policy P4: Comprehensive development and supporting text addresses this comment.</p>
BE9: Home extensions and alterations	0	<ul style="list-style-type: none"> No comments raised. 	
BE10: Advertisements and signposting	1/(1)	<ul style="list-style-type: none"> BE10 (a)-(c) is sound but reservations over BE10(d): BE10(d)(iii) states that advance signs should contain no advertising but an advance sign is advertising so this doesn't make sense and should be deleted. BE10(d)(iv) requires advance signs to be non-illuminated but this doesn't make sense for businesses that trade for much of the time in the dark, such as a rural public house. This should be 	<p>Revised policy wording provided in Policy P8: Shop front design and signage in the Publication Draft Local Plan addresses the comment.</p>

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
		deleted and replaced with: "if required, illuminated in such a way as not to harm visual amenity (particularly in natural dark rural areas) or public safety;"	
Chapter 11: Infrastructure delivery and planning obligations			
Policy ID1: Infrastructure delivery	5	<ul style="list-style-type: none"> • NCC requested that more explicit information and population modelling is required in relation to health and social care. There is also a need to liaise with the CCG on shared facilities. • Developers requested more emphasis on viability be included and that sites should be assessed on a case-by-case basis to ensure flexibility and viability. • Network Rail requested that the policy should recognise the importance of addressing the impact on rail infrastructure. Contributions may be required and Transport Assessments should quantify any impacts. 	<p>Details of infrastructure requirements are identified in the IDP. Further details will be expected as part of planning applications.</p> <p>We will consult the CCG on proposals for any shared services.</p> <p>Policy IN1: Infrastructure delivery in the Publication Draft Local Plan includes greater reference to viability and site specific considerations.</p> <p>The introduction to Infrastructure and facilities section in the Publication Draft Local Plan makes a reference to rails infrastructure. Policy IN9: Impact of development on the transport network addresses impacts on the safe operation of the rail network.</p>

Chapter/ Section/ Policy	No of responses/ objections()	Key issues raised	How we have responded to them
Policy ID2: Planning obligations	2	<ul style="list-style-type: none"> Developers requested more emphasis on viability be included and that sites should be assessed on a case-by-case basis to ensure flexibility and viability. 	Policy ID1 has been updated as Policy IN1 in the Publication Draft Local Plan which includes greater reference to viability and site specific considerations.
Policy ID3: Local employment and skills initiatives	1	<ul style="list-style-type: none"> A developer supported this policy as it enhances the opportunities that will arise from self-build / custom build schemes. 	Comment noted.

A2.5 Alternative sites

- A2.5.1 Some 24 identifiable (i.e. which were accompanied by a plan or valid description) 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. Table A2.3 overleaf lists the alternative sites submitted, their relevant HELAA reference number and indicates whether they were preferred sites for allocation. Preferred sites were subject to further consultation as part of the next preferred options stage (see Annex 3).
- A2.5.2 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 A2.3 Alternative sites submitted during Consultation Draft Local Plan Consultation

Site Location	HELAA ref and outcome
Land off Netherfield Lane, Meden Vale	(51) not included in preferred options consultation
Land at Spion Kop (adjoining 42 Mansfield Road)	(45) not included in preferred options consultation
Land adjoining Chesterfield Road North Pleasley	(88) not included in preferred options consultation
Crimea Farm/ Peafield Lane, Mansfield Woodhouse	(55) included in Preferred Options consultation.
Land at water lane, Mansfield	(52) included in Preferred Options consultation.
Debdale Lane, Mansfield	(46) not included in preferred options consultation
Former Marshalls site Oxclose Lane, Mansfield Woodhouse.	(108) not included in preferred options consultation
Land off Debdale Lane, no 10 & ASL House.	(118) not included in preferred options consultation
R/o Fields Farm Abbott Road, Mansfield.	(58) included in Preferred Options consultation.
Skegby Lane & Land at Skegby Lane, Mansfield.	(89) included in Preferred Options consultation.
Ravensdale Road, Mansfield.	(117) not included in preferred options consultation
Blake Crescent, Mansfield.	(65) not included in preferred options consultation
Allotments off Sandy Lane, Mansfield.	(21) not included in preferred options consultation
Gardens of 6,8,10,12,14 & 16, Stainsby Drive, Mansfield.	Site excluded as residential garden land (116) not included in preferred options consultation
Land off and in-between Old Mill & New Mill Lane. In between M3(ad) & M3(ae)	(53) included in Preferred Options consultation.
Land to the rear of High Oakham Hill, Mansfield.	(59) preferred site- not included in preferred options consultation
High Oakham Farm, Mansfield.	(270) Not included in preferred options
Land off Wharmby Avenue, Mansfield.	(170) included in preferred options, consultation
Somersall Street, Mansfield. (Harrop	(66) included in Preferred Options

White Road)	consultation.
125 - 147, Southwell Road East, Rainworth	(62) Site excluded as residential garden land
Land at Spion Kop off Mansfield Road.	(57) not included in preferred options consultation
Former shop/garage site(opposite Morrison's) Sutton Road, Mansfield	(109) not included in preferred options consultation
Former car sales/garages Nottingham Road, Mansfield	(54), the site has planning permission- preferred site.
Former metal box site, Rock Valley, Mansfield	(102) part of this site has planning permission for 14 dwellings which commenced 31/3/16.

Appendix A

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
			Derbyshire and Nottinghamshire Local Enterprise Partnership
Mr	Matthew	Wheatley	
	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

Title	Given Name	Family Name	Company / Organisation
Ms	Jill	Johnson	Friends of Forest Road Park
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)
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 Families and Travellers
Mr	Chris	Thomas	Chris Thomas Ltd
		unknown	British Sign and Graphics Association
		Unknown	National Grid (Land and Development Team)
		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	Commerical	Hallam Land Management Ltd

Title	Given Name	Family Name	Company / Organisation
	Management and	Estates Group	
Mr	Robert	McClure	INEOS Upstream Ltd
	Anna	McComb	Ministry of Defence
Mr	David	Tye	NHS Property Services
	Nichola	Traverse-Healey	Ministry of Defence
			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.

Title	Given Name	Family Name	Company / Organisation
	Suzy	Taylor	H. J. Banks
		Unknown	British Broadcasting Corporation (BBC)
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

Title	Given Name	Family Name	Company / Organisation
	Hamish	Robertshaw	Cushman and Wakefield
Ms	Vicki	Richardson	
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	APTCCO
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	Low	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
Ms	Jayne	Green	Job Centre Plus - Nottinghamshire District
		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
	C	Turner	Nottinghamshire Rural Community Council

Title	Given Name	Family Name	Company / Organisation
Mr	Richard	Hall	Planning and Design Group
	Claire	Hutt	Planning and Design Group
		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
	Lisa	Atkins	Nottingham and Nottinghamshire Advocacy Alliance
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
		Unknown	Derbyshire and Nottinghamshire Chamber of Commerce
Reverend	David	Fudger	Churches Together
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
		Unknown	Nottinghamshire Probation Trust - Mansfield
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

Title	Given Name	Family Name	Company / Organisation
		Unknown	North Nottinghamshire Society for Deaf People
Mr	Peter	Robinson	Central Nottinghamshire MIND
		Unknown	North Nottinghamshire Independent 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)
Mr	J	Norman	Mansfield Taxi Branch Transport & General Workers Union
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

Title	Given Name	Family Name	Company / Organisation
Mr	Bob	Smith	Sherwood Archaeological Society
Mr	Bob	Smith	Mansfield Preservation Committee
Mr	Robert	Smith	
Mrs	Petra	Lucas	B & F Travel
	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	

Title	Given Name	Family Name	Company / Organisation
Mr	Timothy	Downes	Mansfield District Council
	Jo	Waldron	Mansfield District Council
	Kath	Jephson	Jephson Mansfield Ltd
Ms	R	Sharpe	Turning Point
			Ladybrook Neighbourhood Management Team
Ms	Lorna	Carter	Ladybrook Neighbourhood Management Team
	Mary	Penford	William Kaye Community Centre
	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
			Mansfield & District Hackney Carriage & Private Hire Association
Mr	J	Sobolewski	Mansfield Mediation Group
	Karen	Formon	Mansfield Mediation Group
	Clare Heyting /	Alison Clarke	Jigsaw Support Scheme
Mr	Michael	Burns	
Mr	Keith	Wallace	Mansfield Ramblers
			West Titchfield Neighbourhood Management Team
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	Downen	Forest Town Nature Conseravtion Group
			Forest Town Community Council's Planning Sub-Committee
Mr	Shlomo	Downen	
Mr	Shlomo	Downen	
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	

Title	Given Name	Family Name	Company / Organisation
Mrs	Janice	Leary	
	C. B & V	Stansfield	
Mr	Bryn	Coleman	Nottinghamshire Fire & Rescue Service
Ms	Sandra Denise	Hubbard	
Ms	April	Godfrey	
	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

Title	Given Name	Family Name	Company / Organisation
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
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	

Title	Given Name	Family Name	Company / Organisation
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 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
		Unknown	Mansfield Woodhouse Community Development Group
		Unknown	Mansfield Woodhouse Community Development Group
Mr	Peter	Sutcliffe	Manor Sport and Recreation Centre
	C	Paterson	
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 Trust
Mr	Bob	Thacker	
	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

Title	Given Name	Family Name	Company / Organisation
Ms	Rosy	Carter	Lowland Derbyshire and Nottinghamshire Local Nature Partnership
		Carter	Lowland Derbyshire and Nottinghamshire 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
	Alison	Stuart	Rushcliffe Borough 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
Mr	Stuart	Moody	Warsop Neighbourhood Management Team
		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	

Title	Given Name	Family Name	Company / Organisation
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
		Unknown	Mansfield & Ashfield District Primary Care Trust
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	Thorniwell	JMT Design

Title	Given Name	Family Name	Company / Organisation
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
	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
			Royal Society for the Blind
Mr	Ian	Keetley	(Nottinghamshire)
			Nottinghamshire Domestic Violence
		Unknown	Forum
Mr	Marjeet	Johal	T N Corporation Ltd
	Graham	Walley	Nottingham Natural History Museum
			Nottinghamshire Biological and
		Unknown	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

Title	Given Name	Family Name	Company / Organisation
		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
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

Title	Given Name	Family Name	Company / Organisation
			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
		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 B:

Consultation Draft Document- Consultation media

Letter / email:

Mansfield District Council

«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/mdp/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/commonforgottenPassword.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.

Mansfield District Council, Civic Centre, Chesterfield Road South, Mansfield, Nottinghamshire NG19 7BH
t: 01623 463463 w: www.mansfield.gov.uk



Mansfield
District Council

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 Reynold
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 Reaxfields
Bleasley Landmark	20/01/2016	8am - 12pm	Abbott, Bull Farm & Bleasley 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 Council

«Title» «Given_Name» «Family_Name»
«Position»
«Company__Organisation»
«Address_Line_1»
«Address_Line_2»
«Address_Line_3»
«Post_Town»
«Post_Code»

Our Ref: MDLP/CD2
Your Ref: «Person_ID»

Date: 19 July 2016

Dear Sir / Madam,

Mansfield District Local Plan – Consultation Draft and supporting documents

As you are listed on our local plan database, we want to make you aware of the current consultation on the above documents. The local plan document will help shape the future development of Mansfield district and 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 consulted you on the local plan earlier this year, but have now re-opened the consultation in order that it can be read alongside the supporting documents that were prepared to inform the plan.

These documents are:

- **Interim Sustainability Appraisal:** This looks at the impacts of the plan on social, economic and environmental issues in order to ensure it is sustainable.
- **Habitats Regulations Assessment:** This looks at how any development may affect important nature conservation sites, protected at a European level.
- **Equality Impact Assessment:** This ensures that the plan treats all groups of people fairly.

We want to make sure that you have the opportunity to let us know your comments, so we are consulting for a six week period. This is in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 and our Statement of Community Involvement (SCI).

You can make comments on any of the documents from **3 August 2016 to 14 September 2016**, however please be aware that all comments made on the local plan previously are being considered, so do not need to be repeated.

Kate Allsop – Executive Mayor

Mansfield District Council, Civic Centre, Chesterfield Road South, Mansfield, Nottinghamshire NG19 7BH
T: 01623 463463 W: www.mansfield.gov.uk



Mansfield
District Council

Any **new** comments will be added to the previous representations received and used to inform the Publication Draft of the plan which will be published early next year. More information can be found on our website at www.mansfield.gov.uk/localplan.

You can view the documents and comment online by visiting our Consultation Portal: <http://mansfield.objective.co.uk/portal/mdp>. 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 each 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. A list of the libraries is shown in Appendix A below.

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 Team, Mansfield District Council, Civic Centre, Chesterfield Road South, Mansfield, NG19 7BH. Please clearly state which document you are commenting on, as well as which policy or paragraph 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 14 September 2016**. The online / email deadline is **23:59** on the same day. Please note that any comments you make may be made publicly available.

Yours Faithfully



Tracey Tucker,
Senior Planning Policy Officer

Appendix A - Libraries (See each library for opening times)

Mansfield Library	Four Seasons Centre, West Gate, Mansfield, Nottinghamshire, NG18 1NH	01623 651337
Rainworth Library	Warsop Lane, Rainworth, Mansfield, Nottinghamshire, NG21 0AD	01623 791038
Ladybrook Library	Ladybrook Lane, Mansfield, Nottinghamshire, NG18 5JH	01623 622835
Warsop Library	High Street, Market Warsop, Mansfield, Nottinghamshire, NG20 0AG	01623 842322
Forest Town Library	Clipstone Road West, Forest Town, Mansfield, Nottinghamshire, NG19 0AA	01623 623395
Clipstone Library	First Avenue, Clipstone, Mansfield, Nottinghamshire, NG21 9DA	01623 625852
Mansfield Woodhouse Library	Church Street, Mansfield Woodhouse, Mansfield, Nottinghamshire, NG19 8AH	01623 621781
Mansfield District Council	Civic Centre, Chesterfield Road South, Mansfield, Nottinghamshire, NG19 7BH	01623 463129

Summary document:

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 Local Plan

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' means ensuring that lives for ourselves don't mean worse lives for 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. The district also 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 over?

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 don't want development near me, it will spoil my view and devalue my property!

We understand that you may not be happy if you live near to an area that we are proposing is developed.

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.



Mansfield District Local Plan

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!

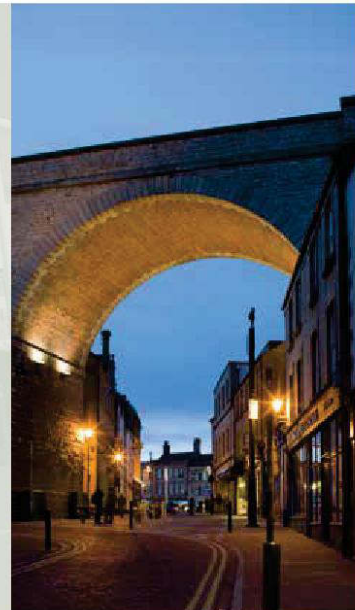
We have taken the amount of vacant shops into account when looking at how many sites we need to identify for new development.

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



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.

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.

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)

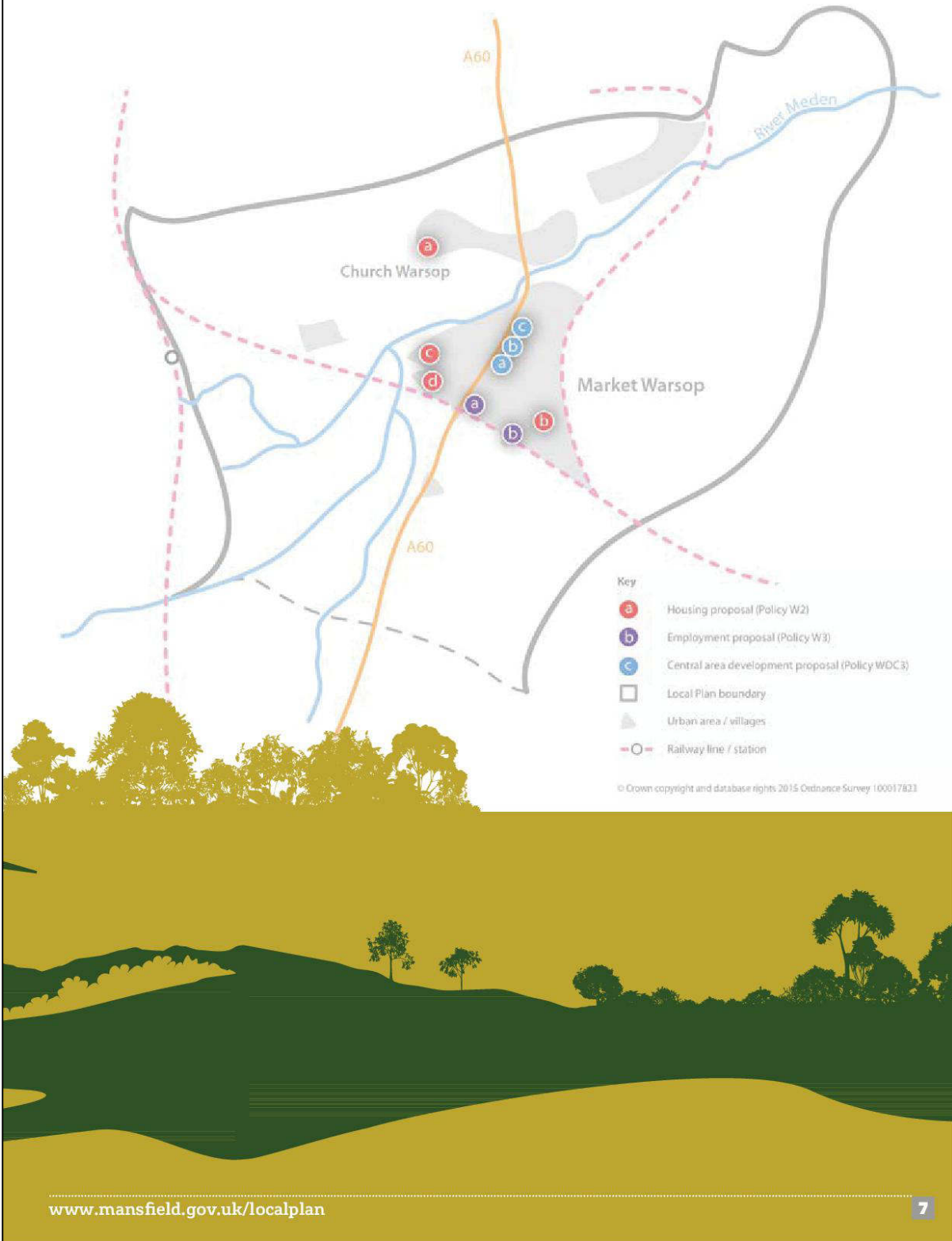
High Street (land adjacent Crate and Grapes PH), Market Warsop (200 sqm)

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(l) Broomhill Lane Allotments (part), Mansfield (25 - 30 homes)	M5(w) Sandy Lane / Shaw Street, Mansfield (35 - 45 homes)
M5(b) Former Mansfield General Hospital, West Hill Drive, Mansfield (45 - 55 homes)	M5(m) Clipstone Road East / Crown Farm Way, Mansfield (165 - 195 homes)	M5(x) Sherwood Close, Mansfield (15 - 20 homes)
M5(c) Spencer Street, Mansfield (50 - 60 homes)	M5(n) Cox's Lane, Mansfield Woodhouse (15 - 20 homes)	M5(y) Ladybrook Lane / Tuckers Lane, Mansfield (25 - 35 homes)
M5(d) Victoria Street, Mansfield (40 - 50 homes)	M5(o) Abbott Road / Brick Kiln Lane, Mansfield (70 - 100 homes)	M5(z) Windmill Lane (former nursery), Mansfield (20 - 30 homes)
M5(e) Abbey Primary School, Abbey Road, Mansfield (50 - 70 homes)	M5(p) Ladybrook Lane / Jenford Street, Mansfield (75 - 105 homes)	M5(aa) Sherwood Avenue, Mansfield (230 - 270 homes)
M5(f) Broomhill Lane, Mansfield (60 - 75 homes)	M5(q) Meadow Avenue, Mansfield (10 - 20 homes)	M5(ab) Debdale Lane / Emerald Close, Mansfield (30 - 35 homes)
M5(g) Former Ravensdale Middle School, Ravensdale Road, Mansfield (100 - 120 homes)	M5(r) Bilborough Road, Mansfield (20 - 25 homes)	M5(ac) Sherwood Rise (adjacent Queen Elizabeth Academy), Mansfield Woodhouse (145 - 175 homes)
M5(h) Former Sherwood Hall School, Stuart Avenue, Mansfield (80 - 95 homes)	M5(s) Pump Hollow Road / Newlands Road, Mansfield (50 - 70 homes)	M5(ad) Old Mill Lane / Stinting Lane, Mansfield (145 - 200 homes)
M5(i) Helmsley Road, Rainworth (75 - 100 homes)	M5(t) Hall Barn Lane, Mansfield (125 - 180 homes)	M5(ae) New Mill Lane / Sandlands, Mansfield (115 - 160 homes)
M5(j) Former Victoria Court Flats, Moor Lane, Mansfield (45 - 60 homes)	M5(u) Sandy Lane / Alcock Avenue, Mansfield (20 - 25 homes)	M5(af) Radmanthwaite Road / Oxclose Lane, Mansfield (315 - 375 homes)
M5(k) Bellamy Road Recreation Ground, Mansfield (50 - 70 homes)	M5(v) Sandy Lane / Garratt Avenue, Mansfield (65 - 80 homes)	

Industrial land identified at:

M6(a) Anglia Way, Mansfield (1.9 ha)	M6(d) Ratcher Hill Quarry (south west), Southwell Road West, Mansfield (0.5 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.
M6(b) Ratcher Hill Quarry (south east), Southwell Road West, Mansfield (2.1 ha)	M6(e) Sherwood Oaks Business Park, Southwell Road West, Mansfield (2.7 ha)	
M6(c) Ransom Wood Business Park, Southwell Road West, Mansfield (1.6 ha)		

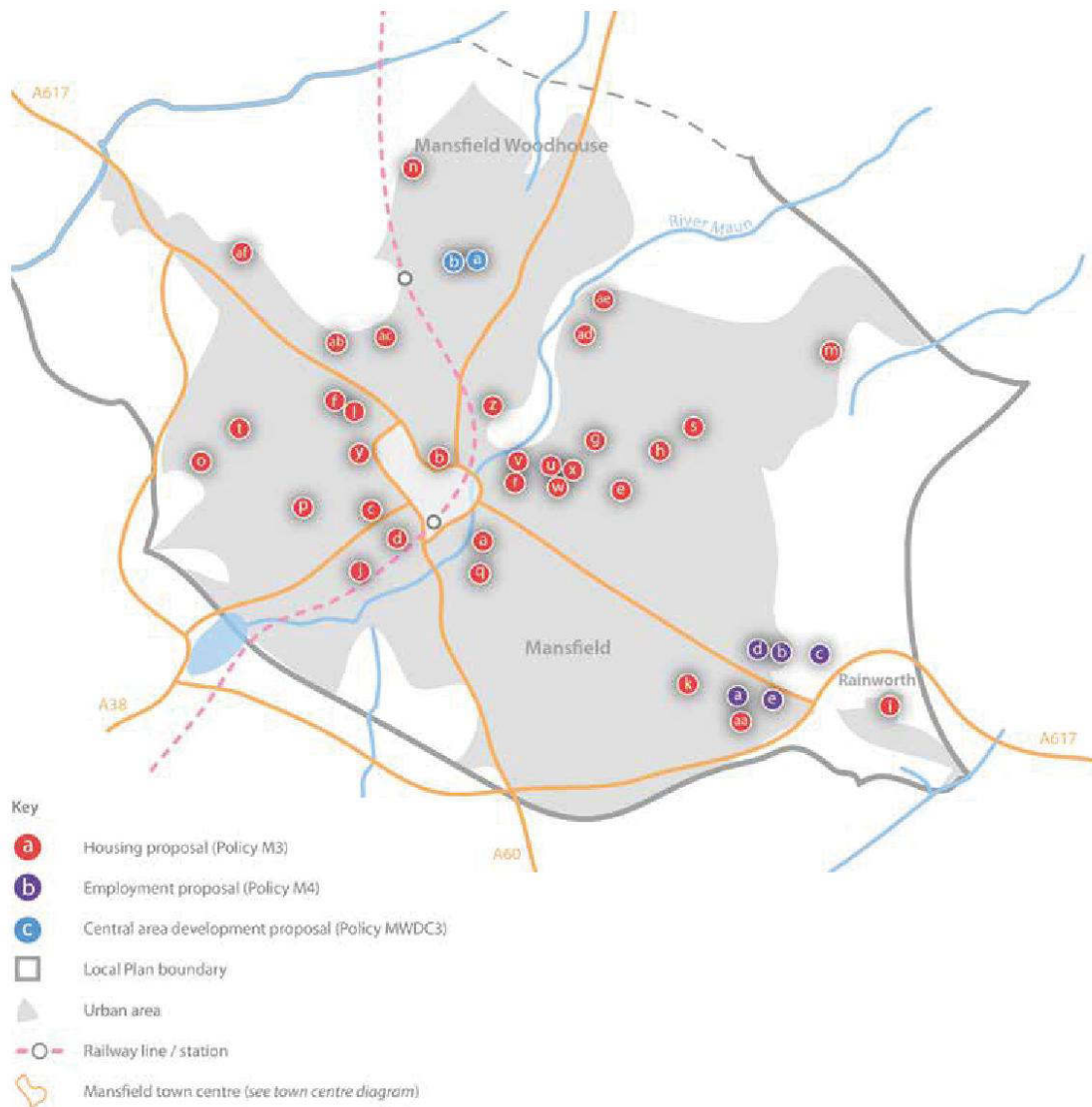
Mansfield Woodhouse district centre

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)



© Crown copyright and database rights 2015 Ordnance Survey 100017823

www.mansfield.gov.uk/localplan

Mansfield central area

Around 23,335 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 4,300sqm 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.

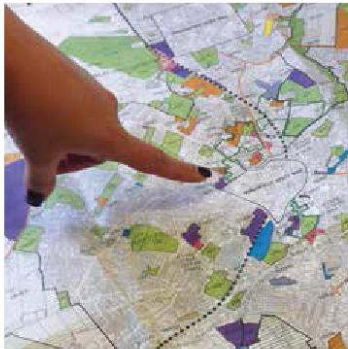
Comments must be received by 5pm on 22 February 2016. We cannot guarantee that comments received after this deadline will be considered.

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 on line 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



Poster:

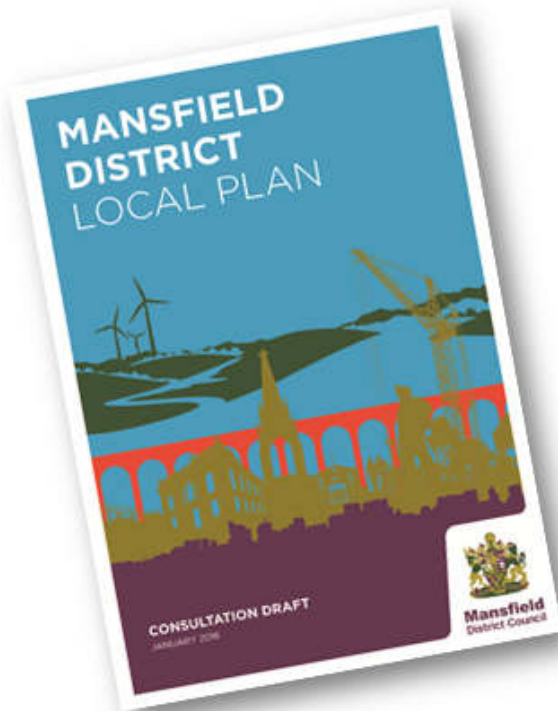
Have your say on the new Mansfield District Local Plan!

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:
<http://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



Have your say on the new Mansfield District Local Plan and supporting documents!



The Interim Sustainability Appraisal (SA) is how we assess the potential social, economic and environmental effects that may arise from the implementation of the Local Plan.



The Habitat Regulations Assessment (HRA) is how we assess if any of the policies within the Local Plan will have any effect on sites of European Importance for nature conservation.



The Equality Impact Assessment (EQIA) will make sure that the Local Plan is fair to different groups of people within Mansfield district.

The Local Plan is an important planning document that will help shape the future development of Mansfield district, up to 2033. The Interim Sustainability Appraisal, Habitat Regulation Assessment, and Equality Impact Assessment will all inform the next draft of our Local Plan.

We consulted on the draft plan earlier this year, however new comments will also be accepted during this consultation period. All comments made previously are being considered, so do not need to be repeated.

Available here or online at: <http://mansfield.objective.co.uk/portal/mdlp> and www.mansfield.gov.uk/planningconsultation

Please comment online, or send to: Planning Policy Team, Mansfield District Council, Civic Centre, Chesterfield Road South, Mansfield, NG19 7BH

by **14th September 2016**



Mansfield
District Council

Example of a site notice:

New homes



© Crown Copyright and Database Rights 2015 Ordnance Survey 100019225, Aerial Photography 1986, 2011, 2012. Copyright GeoInformation. Aerial Photography 2008 - 100000000, Aerial Photography 2005, 2009. Other elements copyright by The Ordnance Survey.

Site M3 (n) Cox's Lane, Mansfield Woodhouse

Mansfield District Council has prepared a Local Plan Consultation Draft under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The document sets out how the council wish to see the district develop up to 2033, and contains all proposed development sites and policies.

Development of between 15 – 20 new homes is proposed on this site.

The council is consulting you on this plan between 11 January and 22 February 2016.

Find out more at www.mansfield.gov.uk/localplan, by calling 01623 463195, or come to a public exhibition at Turner Hall on 19 January 2016, between 8am and 12pm.

www.mansfield.gov.uk



Mansfield
District Council

MANSFIELD DISTRICT COUNCIL

Mansfield District Local Plan – Consultation Draft

Mansfield District Council has prepared a Local Plan Consultation Draft under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The document sets out how the council wish to see the district develop up to 2033, and contains all proposed development sites and policies.

The Local Plan Consultation Draft is available from Monday 11 January 2016 for inspection at the following venues during normal opening hours:

Council offices

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

Libraries

Clipstone Village – First Avenue
Forest Town – Clipstone Road West
Ladybrook – Ladybrook Place
Mansfield – West Gate
Mansfield Woodhouse – Church Street
Rainworth – Warsop Lane
Warsop – High Street

at www.mansfield.gov.uk/localplan

and on the council's local plan consultation website:
<http://mansfield.objective.co.uk/portal>

Any comments on the Local Plan Consultation Draft should be made using the consultation website, by email to lp@mansfield.gov.uk, or in writing to the planning policy manager at the address below,

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

Comments sent by post should reach the council no later than **17:00 on Monday 22 February 2016**. The online consultation will close at **23:59 on Monday 22 February 2016**.

Please note that any comments you make may be made publicly available.

If you have any queries about the document please telephone 01623 463195 or email lp@mansfield.gov.uk



Mansfield
District Council

MANSFIELD DISTRICT COUNCIL

Mansfield District Local Plan – Consultation Draft Interim Sustainability Appraisal (SA), Habitat Regulations Assessment – likely significant effects screening report (HRA), Equality Impact Assessment (EQIA)

Mansfield District Council seeks to consult on the supporting documents prepared to inform the Local Plan Consultation Draft.

In accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 Mansfield District Council published the Local Plan Consultation Draft between 11 January and 22 February 2016. This consultation document set out how the council would like the District to be developed up to 2033, and contained all proposed development sites and policies.

Representations can now be submitted, whether they relate to the Local Plan Consultation Draft or the Supporting Documentation. Any comments made during the previous Local Plan Consultation Draft will be considered and do not need to be re-submitted.

Representations can be made online, by email or in writing. Online: <http://mansfield.objective.co.uk/portal>; Email: lp@mansfield.gov.uk; Address: Mansfield District Council, Civic Centre, Chesterfield Road South, Mansfield, NG19 7BH.

All relevant documents are available for viewing on the council's local plan and consultation websites, at the following locations:

www.mansfield.gov.uk/planningconsultation and <http://mansfield.objective.co.uk/portal> from Wednesday 3 August to Wednesday 14 September 2016

The documents are also available for public inspection at the following venues during normal opening hours:

Council offices

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

Libraries

Clipstone Village – First Avenue
Forest Town – Clipstone Road West
Ladybrook – Ladybrook Place
Mansfield – West Gate
Mansfield Woodhouse – Church Street
Rainworth – Warsop Lane
Warsop – High Street

Comments sent by post should reach the council no later than **17:00 on Wednesday 14 September 2016**. The online consultation will close at **23:59**.

Please note that any comments you make may be made publicly available.

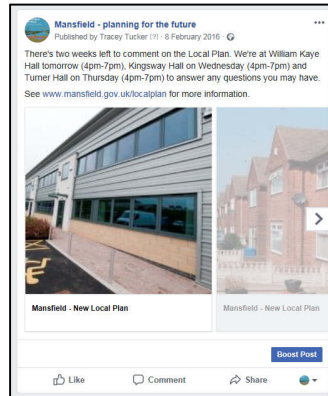
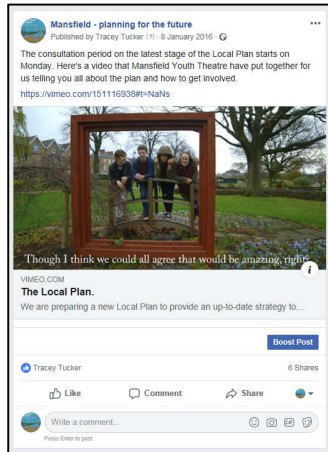
If you have any queries about the documents please telephone 01623 463195 or email lp@mansfield.gov.uk



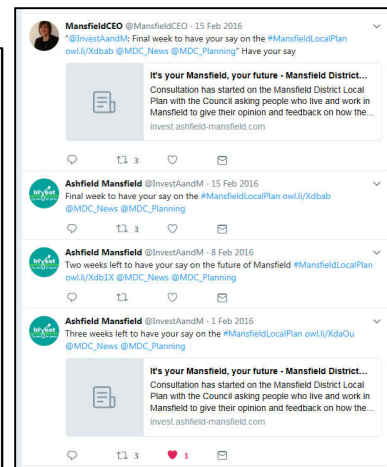
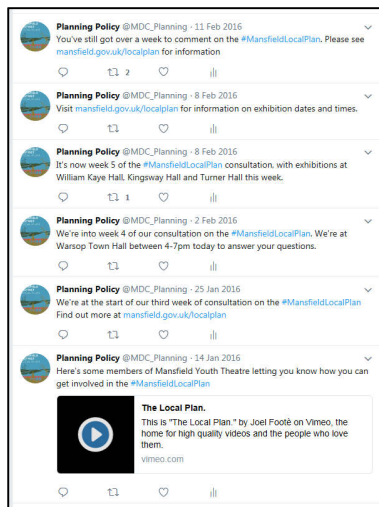
**Mansfield
District Council**

Social media:

- **Facebook** (six posts)



- **Twitter** (12 tweets by us and 7 tweets by others)



Appendix C:

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>

Comments received	MDC Response
<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>
<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>

Comments received	MDC Response
<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 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>Comments noted.</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</p>

Comments received	MDC Response
	sites and the criteria used to inform these will also take place in 2017. The Sustainability Appraisal process helps inform this.'
<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 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>'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>

Appendix D:

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	<p>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.</p>	Noted.
Peter Olko	Page 67	<p>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.</p>	<p>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 work.</p>

Full Name	Subject	Summary of Comments	MDC Response
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.
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, split between land north of Eaking Road and 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.

Full Name	Subject	Summary of Comments	MDC Response
Shlomo Downen	Para 4.3.4	<p>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</p>	<p>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.</p>
Shlomo Downen	Para 3.3.6; 5.3.55; 5.3.60	<p>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.</p>	<p>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</p>

Full Name	Subject	Summary of Comments	MDC Response
			<p>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.</p>

Full Name	Subject	Summary of Comments	MDC Response
Shlomo Downen	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 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)</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>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	<p>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.</p>	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 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</p>	Noted

Full Name	Subject	Summary of Comments	MDC Response
		<p>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 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</p>	

Full Name	Subject	Summary of Comments	MDC Response
		building on our greenfield land	

Full Name	Subject	Summary of Comments	MDC Response
Planning and Design Group	Parad 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.

Mansfield District Local Plan - 2013 to 2033

Statement of Consultation

Annex 3: Preferred Options Consultation

September 2018



Page intentionally blank

Contents

A3.1 Introduction	1
A3.2 How did we consult?.....	1
A3.3 Who responded?	4
A3.4 What was said and what was our response?.....	4
A3.5 Summary of comments on preferred option vision.....	5
QUESTION 1 – Do you support the proposed vision for the district up until 2033?.....	5
QUESTION 2 – Should any changes be made?.....	5
Suggested changes to the vision:.....	5
Additional comments on the vision:	9
A3.6 Summary of comments on strategic priorities and objectives	11
QUESTION 3 – Do you agree that the identified strategic objectives are appropriate for the district?.....	11
QUESTION 4 – Should any changes be made?.....	11
Suggested changes to the strategic priorities:.....	11
A3.7 Summary of comments on scale and distribution of housing	22
QUESTION 5 – do you agree with the amount of housing development we propose to make provision for?	22
QUESTION 7 - Do you agree with the distribution of growth (the split between Mansfield urban area and Warsop Parish) within the District?.....	26
QUESTION 8: If you do not agree with the distribution of development proposed, please indicate how and why future development should be distributed and provide information to support this.	26
A3.8 Summary of comments on selection of preferred sites.....	29
QUESTION 9 - Do you agree that sites within the existing settlement boundaries should be allocated before other sites are considered?	29
QUESTION 10: If not, please let us know what alternative approach should be taken.....	29
QUESTION 11 - Have we assessed the sites outside the urban area against the relevant criteria to meet the needs of the vision and objectives?	30
QUESTION 12 – Have we identified all reasonable options?.....	31
QUESTION 13: Please provide any comments you wish to make on the site selection paper?	32
A3.9 Summary of comments on preferred option housing sites.....	37

QUESTION 14: Please indicate for each site whether or not you support the preferred site allocation..... 37

QUESTION 15: If you consider that a site which is capable of delivering sustainable development has been missed from the council's Housing and Economic Land Availability Assessment please submit the site with the relevant evidence here..... 87

A3.10 Summary of Comments on preferred employment land allocations 89

QUESTION 16: Do you agree that the Parish of Warsop should have a flexible target of 1 ha of employment land that can potentially be identified within the Warsop Neighbourhood Plan? 89

QUESTION 17: Do you have any comments to make on the Employment Technical Paper 2017? 90

QUESTION 18: Please indicate for each site whether or not you support the preferred site allocation:..... 90

QUESTION 19: If you consider that a site which is capable of delivering sustainable economic development has been missed from the council's Housing and Economic Land Availability Assessment please submit the site with the relevant evidence here..... 97

QUESTION 20: Please provide any comments on the Employment Land Review 2017 97

Appendices

A: Schedule of consultees invited to comment on the Preferred Options

B: Preferred Options consultation media

C: Consultation responses received on the Sustainability Assessment

D: Consultation responses received on the Habitat Regulations Assessment

A3.1 Introduction

- A3.1.1 The Preferred Options document¹ was available for consultation between 2 October – 10 November 2017 under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
- A3.1.2 The supporting Sustainability Appraisal and Habitats Regulation Assessment were also consulted upon at the same time.

A3.2 How did we consult?

- A3.2.1 We consulted all organisations and persons on the council's database This included the specific and general consultation bodies as set out in Appendix A.
- A3.2.2 Copies of the document were made available to view at the following venues.
- Mansfield District Council – Civic Centre, Chesterfield Road South
 - Clipstone Village – 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

- A3.2.3 Emails and letters were sent either electronically or by post explaining the purpose of the consultation to individuals and organisations registered on the Local Plan database. A copy of the letter/ email is included in Appendix B.

Website

- A3.2.4 A PDF copy of the document was available to view and download from the council's website. The council's online consultation software allowed people to comment online.

Summary leaflet

- A3.2.5 A summary leaflet was published on the council's website and was also delivered to every household in the district and town centre businesses. (See Appendix B).

Posters

- A3.2.6 Posters to advertise the Local Plan events were displayed at the Civic Centre, libraries, leisure centres and local shops. A copy of the poster is included in Appendix B.

¹ See: <http://www.mansfield.gov.uk/CHttpHandler.ashx?id=9521&p=0>

Site notices

- A3.2.7 Site notices advertising the local plan events were placed around all of the Preferred Sites. An example of the site notices is included in Appendix B.

Adverts in community newsletters

- A3.2.8 Adverts were placed in community newsletters advertising that either the Local Plan consultation was coming soon or advertising the events of the Local Plan exhibitions.

Social media

- A3.2.9 The Planning Policy Facebook page 'Mansfield –planning for the future' and Twitter feed were both updated during the consultation to notify people about the consultation and provide them with updates about the consultation events. Examples of the social media posts can be viewed at Appendix B.

Postcards

- A3.2.10 Postcards were handed out in places with high footfall to raise awareness of the consultation, please see Appendix B.

Electronic screens

- A3.2.11 Electronic screens in the town centre were used to advertise the Local Plan consultation and the events that were being held.

Local plan video

- A3.2.12 A video was prepared setting out what is a local plan is and the importance of getting involved in the Local Plan consultation. This video was published on social media and the council's website. <http://www.mansfield.gov.uk/localplan>

Press release

- A3.2.13 Two press releases were issued for the Preferred Options consultation and can be viewed at Appendix B.

Consultation events

- A3.2.14 An extensive series of workshops were held as follows:

Table A3.1: Consultation events

Date	Event	Time	Number of Attendees
Tuesday 10th October	William K Hall, Ladybrook	9am - 2pm	36
Wednesday 11th October	International Mini Market, Town Centre	10am - 2pm	Not recorded
Wednesday 11th October	Park Hall Resource Centre, Mansfield Woodhouse	2pm - 7pm	21
Thursday 12th October	Pleasley Landmark Centre, Pleasley	1.30pm - 7pm	46
Friday 13th October	Methodist Church, Forest Town	9am - 2pm	39
Monday 16th October	I-Centre, Mansfield	11am - 5pm	9
Tuesday 17th October	Farmers Market, Town Centre	10am - 2pm	Not recorded
Wednesday 18th October	Town Hall, Warsop	1pm - 7pm	23
Sunday 22nd October	Car Show, Town Centre	11am - 3pm	Not recorded
Tuesday 24th October	Kingsway Hall, Forest Town	1pm - 7pm	20
Wednesday 25th October	Oak Tree Lane Leisure Centre (Outside)	1pm - 6pm	32
Thursday 26th October	Town Hall, Warsop	2pm - 7pm	22
Friday 27th October	Pleasley Landmark Centre, Pleasley	9am - 2pm	10
Tuesday 31st October	Turner Hall, Mansfield Woodhouse	9am - 2pm	49
Wednesday 1st November	Developers Consultation, Civic Centre.	9am - 3pm	22
Wednesday 1st November	Public Consultation, Civic Centre	3pm - 7pm	21
Thursday 2nd November	William K Hall, Ladybrook	1pm - 7pm	19
Sunday 5th November	Pre-Christmas Artisan & Craft Market	10am - 2pm	Not recorded
Tuesday 7th November	I-Centre, Mansfield	9am - 2pm	10
Wednesday 8th November	Pre-Christmas International Mini Market	10am - 2pm	Not recorded
Thursday 9th November	Oak Tree Lane Leisure Centre (Outside)	2pm - 6pm	27

A3.3 Who responded?

A3.3.1 The council received 291 separate comments on the Preferred Options document. These were made by 146 individuals or organisations. In addition, 14 comments were received on the SA and five on the HRA.

A3.4 What was said and what was our response?

A3.4.1 The Preferred Options consultation document set out series of questions. The remaining sections of this document set out a summary of comments submitted in response to these questions and the key issues raised together with the council's response as follows:

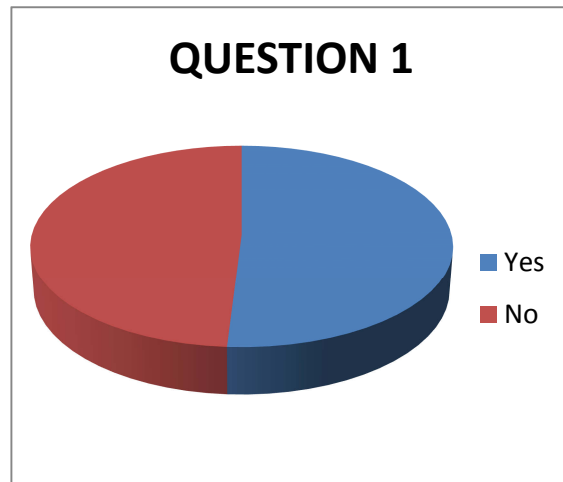
- Section A3.5: Summary of comments on preferred option -Vision
- Section A3.6: Summary of comments on preferred option strategic priorities and objectives
- Section A3.7: Summary of comments on the scale and distribution of housing
- Section A3.8: Summary of comments on selection of preferred sites
- Section A3.9: Summary of comments on preferred option housing sites
- Section A3.10: Summary of comments on preferred option employment sites

A3.4.2 Representations received on the SA and HRA are set out in Appendices C and D.

A3.5 Summary of comments on preferred option vision

QUESTION 1 – Do you support the proposed vision for the district up until 2033?

	% Answer	Count
Yes	50.98%	52
No	49.02%	50
Total	100.00%	102



QUESTION 2 – Should any changes be made?

	% Answer	Count
Yes	75.58%	65
No	24.42%	21
Total	100.00%	86



Suggested changes to the vision:

A3.5.1 When asked what changes should be made, respondents identified that consideration should be given to the following issues:

Roads and infrastructure

- the impact on road networks, medical services (especially doctors' practices), emergency services, water and sewage/waste water, and schools
- putting better transport infrastructure in place
- how the necessary infrastructure will be provided / supported
- the impact of congestion on air quality
- better parking provision within residential areas
- more than enough large retail so only small shops needed within new development
- the good infrastructure, business development and benefits to the local community won't be the case in all areas

MDC response:

The vision aims to reduce the impact of new development on the highway network by encouraging more sustainable travel patterns through the design of places. The place making section will also include policy on car parking provision.

In addition, there will be a policy within the plan (Policy IN1), informed by the Infrastructure Delivery Plan (IDP), that will require the provision of (or contributions towards) infrastructure that is necessary to make development acceptable. This includes improvements to road junctions, extensions to / new doctors' surgeries and schools. The IDP also looks at any new or improved infrastructure that will be required and the delivery costs and responsibilities. It is not considered necessary to highlight this within the vision.

An air quality study has subsequently been undertaken to ensure that we better understand the potential impact of congestion. Again, it is not necessary to include this within the plan vision.

A retail and leisure study has been completed which tells us our requirements. We have enough supermarkets but there is a need for other retail and food/drink leisure units.

Environmental issues

- the impact on nature now and in the future
- recognising that the primary purpose of a green corridor is for wildlife and ecological systems, not for shaping places to live, which could undermine their function
- recognising that green infrastructure is more than just green corridors – revise 'Emphasis will be placed upon improving bus, cycle and pedestrian routes and providing attractive green infrastructure through the urban areas connecting to the wider countryside'.
- clarifying that in some cases preserving / enhancing means restricting development
- the vision should be inclusive of a strong green infrastructure that integrates with the landscape
- important wildlife / habitats should be buffered, and the area enhanced
- ensuring that the land resources required to protect and enhance biodiversity are provided
- ensure protection of historic conservation areas
- reflect the emphasis on climate change contained within Objective 8 and reflect the importance of resilience, adaptation, etc

A3.5.2 Historic England supported the vision and suggested amending the sentence regarding heritage assets to state "Heritage assets and their setting, will have been conserved and enhanced..." They suggest that the word 'district' is removed as impacts upon the settings of heritage assets can potential cross administrative boundaries. The use of the word 'conserve' rather than 'preserve' was also

highlighted by Forest Town Community Council. They also suggested alternative wording for the sentence relating to heritage assets.

MDC response:

The impact upon nature is considered within the vision which identifies increasing biodiversity and improving connectivity for the benefit of the wildlife and the district's residents. These benefits would extend past the plan period.

We recognise that the role of green infrastructure is more than green corridors that shape development, and that it also supports healthy neighbourhoods and ecological networks and services, improves resilience to climate change, and protects key heritage, landscape and nature conservation assets. This, and how green infrastructure and adjoining areas can be enhanced, is set out in our green infrastructure policy and the supporting evidence base work. The wording change suggested has been made to the vision.

We consider that the use of the words 'protected' and 'conserved' already expresses that certain development will be restricted. The policies within the plan set out when this would be the case.

The vision contains the need to protect our heritage assets, which includes conservation areas. Wording changes suggested by Historic England have been made.

A reference to climate change and resilience has been added.

Social and economic issues

- the impact of new development on the residential amenities of existing occupiers, using large green corridors for screening
- referring to the wider housing needs of the district, such as special needs housing and housing for the aging population
- more prominence should be given to the retail function of Mansfield town centre as a sub-regional centre
- the impact of new housing development on Mansfield's economy, which needs to be able to sustain itself and not rely on the likes of Nottingham
- consider allocating Mansfield's development along the M1 corridor with ongoing investments in neighbouring districts
- add 'work and enjoy' to the end of the opening sentence
- promote inclusive, safe and secure communities
- identify enough sites not only to meet the housing target and but also to provide choice for developers / prospective owners
- the provision of social and affordable housing, not just private commuter housing
- decent leisure facilities, green spaces and employment opportunities that are well connected are needed to ensure people can both live and work in the district
- recognise the importance of separation between settlements
- consider site design briefs to address design issues and help address the lack of housing in higher tax bands – MDC should set an example on their own sites
- there are empty offices and spaces above shops – why do we need more offices

- new employment should provide quality jobs, giving our young people a career with prospects without having to move elsewhere
- employment development should be located on brownfield land
- the provision of effective education is required for the future workforce

MDC response:

In many cases the policies within the plan will give the detail that many of these comments refer to. For example, whilst the vision refers to Mansfield being a place of choice, with housing that meets the needs of all our communities it is not considered necessary to specify what those different needs are within the vision. This will be done by the relevant policies. A housing type policy (Policy H3: Housing density and Mix) will address any gaps within the current mix of housing.

The housing requirement and employment floorspace targets both take account of each other in order to plan for the right amount of jobs across the district. Whilst we could pass our development requirements onto neighbouring districts under the Duty to Cooperate so that it could be allocated alongside the M1 corridor, this is not considered to be reasonable. For example, there is no greenbelt or areas of outstanding natural beauty (AONBs) within the district that physically restrict the allocation of land. Providing the jobs within the district helps the area sustain itself and provide quality jobs for our residents close to where they live.

The vision refers to the important role of education.

Unfortunately, there are not enough suitable, available and viable brownfield sites to meet our growth requirements, which has led to us having to identify a number of greenfield sites. There is already enough land with planning permission to meet our office space requirements, it is the more industrial type of employment land that we need to identify for allocation in the local plan.

The amount of housing land allocated will include an appropriate buffer in order to provide flexibility and choice of sites.

‘Work and enjoy’ has been added to the vision.

The separation of settlements was considered during the identification of sites. Whilst the development of some sites will bring settlements closer together there is still a degree of separation retained.

The sites of more than 150 dwellings will be expected to have overarching masterplans and design principles to guide the development, and all development will need to meet the design policies.

Regeneration

- focusing on brownfield sites and the regeneration of Mansfield town centre to raise its level of attractiveness to potential employers, residents and visitors, rather than building on green spaces and countryside
- distinguishing between the Mansfield urban area and the Mansfield fringe area, so that the distinctive character of places such as Forest Town and Rainworth

are preserved as well as the rural villages, and undertaking further research into the rural / urban fringe areas

- retaining flexibility for any future sites that may come forward

MDC response:

The vision is for Mansfield town centre to continue to act as a cultural and leisure destination and be a vibrant place to work, live, shop and play. There are a number of brownfield sites within and around Mansfield town centre that are in need of regeneration which would increase the attractiveness of the area if developed.

However these sites have not been identified as developable over the plan period for various reasons (see the HELAA). As such we have been unable to rely on them as allocations. Policies in the plan support their redevelopment should a proposal be submitted.

Unfortunately there are not enough suitable, available and viable sites to meet our housing and economic growth requirements which has led to us having to identify greenfield sites.

It is considered that Mansfield district is made up of the following areas: Mansfield urban area (which includes a number of distinct communities such as Mansfield Woodhouse, Forest Town and Rainworth), Market Warsop urban area, and the rural villages that surround Market Warsop. Land on the fringe of any of the urban areas will of course have a different character to that in the centre, however it is not considered necessary to define further layers within the settlement hierarchy.

Policies within the plan (See Place making policies) will ensure that any new development respects the character of the surrounding area.

Whilst the plan will identify sites for development that does not mean all other sites would be refused planning permission. All planning applications will be treated on their merits and supported if they meet the policies within the local plan.

Recreation

- constructing a reservoir as a recreational area for residents

MDC response:

Kingsmill Reservoir is located on the district boundary with Ashfield District Council. It, as well as the many parks within the district, serves as a recreational area. There are no plans to provide another facility of this kind.

Additional comments on the vision:

A3.5.3 One respondent stated that whilst the changes proposed would affect their childhood memories, they could see the need to plan for the future.

A3.5.4 A number of respondents commented on the vision to say that certain sites should be removed from the plan. These comments will be considered against those particular sites. One such respondent suggested that this wasn't a vision but a

nightmare for many areas that are unsuitable for additional housing. Another asked us to reconsider the amount of housing at Radmanthwaite, however this is a site that was removed between the 2016 Consultation Draft and 2017 Preferred Options.

- A3.5.5 One comment received criticised the vision for being too ambiguous and considered that it would be more appropriate to treat the aspirations as key themes that the council seeks to influence.
- A3.5.6 Another comment referred to our use of the Mansfield and Ashfield Sustainable Community Strategy which hasn't been updated since 2013 and stated that we should include information about what reviews, if any, have been carried out.
- A3.5.7 We received a comment which raised concerns over the time period of the vision (and overall plan) being too short. Although it meets the NPPF's 15-year time horizon concerns were raised over how unexpected delays could affect MDC's progress towards Examination in Public. This matter should be kept under review.
- A3.5.8 We received many comments that were in support of the vision. This included comments from Natural England and Nottinghamshire County Council. The Environment Agency, Ashfield District Council and Bolsover District Council also supported the vision but did not make any specific comments on it.

MDC response:

We welcome the comments of support received.

The role of the vision is to set out the council's planning aspirations for the district in 2033. This guides the formulation of the objectives and policies within the plan and would be achieved through its implementation. The vision may appear ambiguous, but the more specific detail will be contained within the policies that follow on from it.

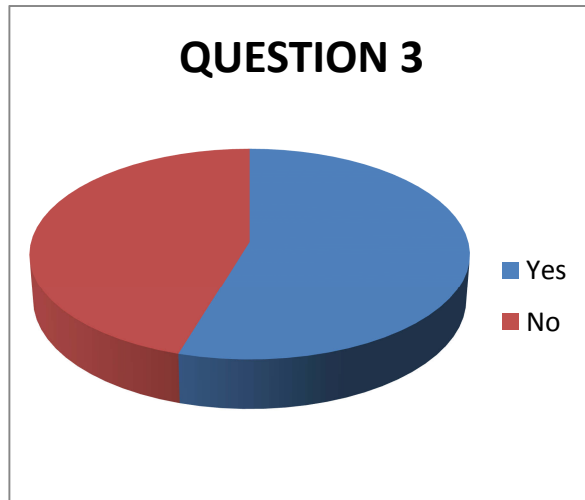
The reference to the Mansfield and Ashfield Sustainable Community Strategy will be removed from the plan. It is agreed that this is now out of date, and since the Localism Act came into force, is no longer a document that the local plan has to take into consideration.

We note the concerns over the time horizon of the plan and will keep the matter under review as suggested.

A3.6 Summary of comments on strategic priorities and objectives

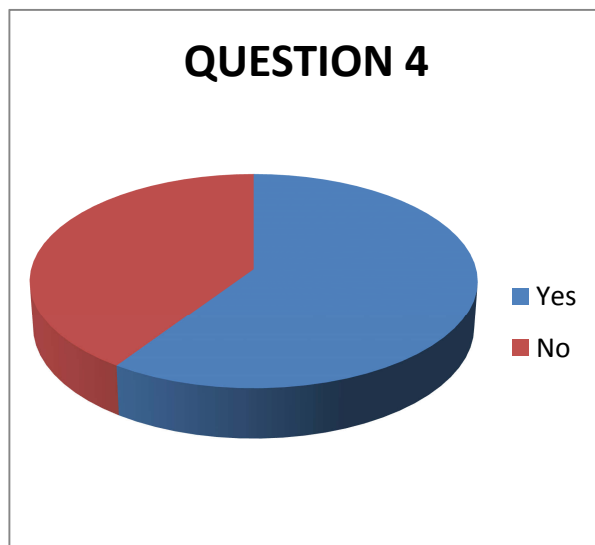
QUESTION 3 – Do you agree that the identified strategic objectives are appropriate for the district?

	% Answer	Count
Yes	54.65%	47
No	45.35%	39
Total	100.00%	86



QUESTION 4 – Should any changes be made?

	% Answer	Count
Yes	59.42%	41
No	40.58%	28
Total	100.00%	69



Suggested changes to the strategic priorities:

A3.6.1 When asked what changes should be made, respondents identified that consideration should be given to the following:

Strategic Priority 1

- One respondent is of the view that the wording of Strategic Priority one promotes unsustainable development and economic growth. This should be amended to read "Let's drive ecologically sustainable economic growth that does not come at the expense of our natural environment".

MDC response:

It is not proposed to amend Strategic Priority 1 as the protection of the natural environment is covered by other objectives within the Local Plan and the plan should be read as a whole.

Strategic Priority 2

- One respondent has raised concerns in relation to the wording of Strategic Priority 2. In their view the way it is currently written could imply that it is better for a house to be built in the middle of a park rather than within a short walking distance of that park. It is suggested that the wording should be amended to read “Let’s deliver high – quality housing that provides access to high- quality parks and greenspaces but that does not come at the expense of the natural environment”.

MDC response:

It is not proposed to amend Strategic Priority 2 as the Local Plan should be read as a whole, the Local Plan seeks to deliver sustainable development with the need to build new houses and protect the natural environment.

Strategic Priority 3

- One respondent was concerned that Strategic Priority 3 placed too much emphasis on human activity using the green and blue corridors within the district and that there should be a policy included within the Local Plan to protect and enhance biodiversity.
- One respondent stated that the wording used for Strategic Priority 3 is singling out health inequality and exposes the draft plan’s failure to adequately address other forms of inequality. It is suggested that a further strategic priority focusing on other types of inequality. Text could be added along the lines of “Let’s ensure that housing development also reduces the inequality by ensuring that developments provide adequate levels of affordable, social and, where appropriate, assisted living, houses”. This would support and clarify Objective 3.

MDC response:

The Green Infrastructure network is made up of sites that do not allow access for human activity. A policy is to be included in the Local Plan which enhances and protects biodiversity.

The Local Plan seeks to address other forms of inequality other than housing and Local Plan Objective 3 seeks to provide housing for the whole community.

Strategic Priority 4

- One respondent stated that the strategic priority should be clarified to make it clear that measures that will encourage increased usage of areas of strategic green infrastructure should, where necessary, be accompanied by improvements to increase the capacity and resilience of that infrastructure to allow for increased usage. Use of clarifiers such as “Sustainably” and “where appropriate” may go a long way towards addressing these concerns.

MDC response:

The Local Plan needs to be read as a whole, whilst the Local Plan is encouraging the enhancement and increased usage of the green infrastructure network, policies within the plan will also be in place to protect biodiversity within the district. It should also be noted that parts of the green infrastructure network are not accessible and will remain protected. It is therefore not proposed to amend Strategic Priority 4.

Strategic Priority 5

- One respondent stated that it was unclear what is meant by “Plugging the demographic gap” in Strategic Priority 5. It is recommended that it is amended to explicitly relate to ensuring that people who currently live and/ or work in Mansfield who may otherwise be failed by the housing market will have appropriate housing that they can afford to live in and the associated infrastructure that they would need, or to put it another way- that developments are required to address these needs through on-site and off-site provision.

MDC response:

Plugging the demographic gap refers to trying to balance the age profile of the district’s residents to be more reflective of the UK as a whole by attracting younger people and families into the area. This strategic priority has been amended.

A3.6.2 Further changes were made to the strategic priorities as a result of discussions with our Duty to Cooperate partners.

Strategic Objectives

Objective 1

- One respondent stated that brownfield sites should be developed before sites within Market Warsop.
- A number of respondents have raised concerns over the number of greenfield sites that are to be allocated within the local plan for development and brownfield sites should be allocated before greenfield sites.

- Sport England support Objective 1.
- Two respondents stated that Objective 1 as it is currently written is not in conformity with the NPPF.

MDC response:

Local Plan Objective 1 encourages the regeneration of brownfield sites. As part of the site selection process all brownfield sites within the Housing and Economic Land Availability Assessment that have been assessed as Available, Suitable, Achievable and Deliverable have been allocated within the Local Plan. It is not proposed to amend Objective 1 to remove the allocation of greenfield land within the local plan.

The Strategic Housing Market Area Assessment 2015 provides indicative housing requirements for the sub areas of Mansfield urban area and the Parish of Warsop, so that the housing need arising from each area could be considered. The site allocations within the Parish of Warsop meet the housing needs of the parish until 2033.

Sport England support for Objective 1 is noted.

To ensure that Objective 1 cannot be interpreted that all brownfield sites will be allocated or granted planning permission before greenfield sites, it is proposed that Objective 1 is amended to state “Support economic growth and prosperity – by promoting the regeneration of previously developed land and existing buildings, as well, as identifying other sustainable areas, for job growth, services and new homes. In doing so, direct most development to the Mansfield urban area, including Market Woodhouse, Forest Town and Rainworth, followed by Market Warsop, whilst seeking to mitigate against any significant adverse social, environmental and infrastructure impacts of development”.

Objective 2

- One respondent stated that Objective 2 should be amended to as there needs to be a reflection of the need for employment sites to have flexibility of uses to reflect the changing economy to enable the district to best capitalise on opportunities that arise in the market over the whole of the plan period.
- Sport England support Objective 2.

MDC response:

It is proposed that Objective 2 is amended to state ‘contribute towards creating a stronger, more resilient local economy – by bringing forward a diverse range of employment sites to reflect the changing economy and ensuring that residential areas are accessible to employment, education and training opportunities.

Sport England’s support for Objective 2 is noted.

Objective 3

- One respondent stated that Objective 3 should be amended to make reference to the wider housing needs and issues as well as the ageing population.
- Natural England are particularly pleased to note the link between health and wellbeing with the provision of good quality green spaces, green corridors and well planned green infrastructure.
- The House Builders Federation questions if Objective 3 can be met as the Objectively Assessed Housing Need (OAHN) of 376 dwellings per annum for the district will achieve Objective 3 and Strategic Priority 5. If the council underestimate the OAHN then the housing needs for the whole community including younger and older age groups and affordable housing needs will not be met. The proposed distribution of housing will also impact on the range and choice of housing especially in the rural areas outside the Mansfield urban area. The council should not apply restrictive policies in seeking to meet the housing needs of the whole community. The housing needs of older people is a diverse sector, so the Local Plan should be ensuring that suitable sites are available for a wide range of developments across a wide choice of appropriate locations.
- One respondent suggests that distinction should be made within Objective 3 between low cost housing and affordable housing, it is also suggested considering the mix of housing choice with the possibility of including self and custom build housing.
- There was support for Objective 3 as it seeks to increase the range and choice of housing throughout the urban areas and villages, that meets the needs of the whole community, including the need for affordable housing, low cost and specialist housing to meet the needs of the ageing population and to attract young people to the district.

MDC response:

It is proposed to amend Objective 3 in response to a number of the representations received to state “Increase the range and choice of housing throughout the urban areas and villages to better meet the needs of the whole community, through the provision of more diverse market, affordable, and specialist housing so creating inclusive, mixed neighbourhoods”.

The amount of affordable housing and the mix will be set out within Local Plan policy. The Local Plan objectives are setting out at a high level what the local plan is seeking to achieve i.e. housing to meet the needs of the whole community.

MDCs response to the HBF is set out in response to Question 5.

Objective 4

- Historic England have suggested the following changes to the wording of Objective 4 as the current objective does not address the setting of heritage assets. “To conserve and enhance the identity, character and diversity of the districts built cultural and natural heritage assets and their setting”.
- In addition, the use of the phrase ‘built heritage assets’ specifically excludes Scheduled Ancient Monuments and NPPF para 139 archaeology, parks and gardens, battlefields etc. –
- One respondent has suggested that Objective 4 should be amended to include “New development within the Mansfield urban / rural fringe must be respectful of the valuable functions of the fringe, be sensitive to the key issues affecting the fringe as set out in the character profile, respect the landscape character through sensitive and appropriate design, and support appropriate habitat creation providing linkages to nearby ecological networks”. This is due to urban fringe areas being placed under excessive pressure from development. At the same time, the urban fringe is a resource that is often poorly understood and undervalued.

MDC response:

In response to Historic England’s representations Objective 4 has been amended to state:

‘Conserve and enhance the identity, character and diversity of the district’s historic and cultural heritage assets and their settings’.

It is not proposed to amend Objective 4 to take account of the urban /rural fringe as landscape is taken into account as part of Objective 14. A policy will be included within the Local Plan in relation to the protection of the landscape.

Objective 5

- Sport England support Objective 5 but suggest adding the health benefits of good design.
- One respondent states that it is important to harness the links with the Sherwood Forest to determine a high standard of design, so that the development reflects the adjacent setting.

MDC response:

It is proposed to amend Objective 5 to state, “Ensure that all new development achieves a high standard of design and amenity - which reflects local context, circumstances and opportunities to create healthy, safe and attractive neighbourhoods”.

The design objective has also been amended to remove reference to the landscape of the area as this has now been dealt with in Objective 14.

Objective 6

- Objective 6 was supported as it seeks to enhance the vitality and viability of the districts town, district and local centres, with a particular focus on regeneration opportunities, in ways that help meet consumer needs, looking at new and varied uses to bring activity, footfall and vibrancy into these locations, with a focus on cultural, residential and leisure activities to complement the retail and service role of these centres.

MDC response:

Noted.

Objective 7

- One respondent stated that Objective 7 should be amended to reflect that resident and visitor access to green corridors must not be allowed to harm biodiversity.
- Sport England support Objective 7 and queried if community facilities included sports facilities.
- Nottinghamshire County Council (NCC) are concerned with proposals to build on land currently occupied by allotments as this seems to go against Objective 7 which aims to promote the health and wellbeing of the district's population.
- Natural England are pleased to note the link between health and wellbeing with the provision of good quality green spaces, green corridors and well planned green infrastructure.
- Nottinghamshire Wildlife Trust have stated that there needs to be a separation in the use of green corridors for wildlife/habitats and for human use. An un-managed footpath, cycle path or exercise area can lead to a significant decline in biodiversity so a strategy to manage visitor use and to monitor wildlife population and habitat quality needs to be created.

MDC response:

In response to Sport England is it proposed to amend the objective to state "Improve the health and wellbeing of the districts population - by ensuring residents and visitors have better opportunities to take exercise through convenient access to a range of good quality green space, green corridors, trails, leisure and community facilities and the countryside through appropriately designed places and well planned green infrastructure".

In response to Nottinghamshire County Council all sites that are currently in use for allotments are no longer preferred sites unless there is satisfactory evidence that they are no longer needed as allotments. A policy will be included within the Local Plan to set out the protection of allotments from future development and the criteria that will need to be met to allow development of allotments to take place (Policy IN5: Protection and creation of

allotments).

Natural England's response is noted.

Impacts upon biodiversity will be covered by a policy in the Local Plan.

Objective 8

- The Environment Agency support Objective 8.
- Natural England suggests that green infrastructure can contribute to the resilience to climate change.
- One respondent has suggested the following change to the wording of Objective 8, "To ensure that development helps reduce and is designed to be more resilient to the impacts of climate change by adopting measures to address renewable and low carbon energy, flood mitigation, flood resistance and resilience resource management and waste prevention".

MDC response:

The Environment Agency comments are noted.

It is proposed to amend Objective 8 in response to Natural England's representation to state "Ensure that new development minimises and is resilient to, the adverse impacts of climate change - by adopting measures to appropriately address renewable and low carbon energy generation, flood mitigation, green infrastructure, resource and waste management".

Objective 9

- The site promoter for Land off Jubilee Way supports Objective 9.
- One representation supports the council's aims to improve accessibility so everyone can move around, across and beyond the district easily, but does not support "to take account of those areas of the Mansfield highway network that are identified as being very congested with little capacity for expansion". In accordance with the NPPF, each development should be assessed on a site by site basis taking account of the highway network at that time.

MDC response:

Objective 9 supports the allocation of sites within the Local Plan by directing growth to areas of the district which will have the least impact on the highway network. It is proposed to amend objective 9 to state "Reduce the need to travel and support improvements to transport accessibility – so that people can move around, across and beyond the district easily and sustainably, including by public transport, walking and cycling. Locating new development taking account of those areas of the highway network that are identified as

being very congested with little capacity for expansion and managing air quality. Providing parking for vehicles to meet appropriate local needs and avoiding impacts on local highway safety”.

Objective 10

- One respondent has stated that Mansfield isolates itself from positive growth in the north west and relies on the leftovers from the wealthier communities to the east and Nottingham. The idea that we should have our development led by the needs of the other regions but without the investment in our own infrastructure and without linking into the M1 corridor investments, there are greater developments to the west of the district.

MDC response:

Mansfield District Council falls within the Outer Nottingham Housing Market Area. The district is required to meet its own housing and employment land needs and will do this by allocating sites within the Local Plan to allow for growth within the district. An infrastructure delivery plan is being prepared to support the preparation of the Local Plan and will identify the infrastructure improvements that will be required to be made to support the level of growth identified within the Local Plan. As part of the preparation of the Local Plan the council has embedded the aspirations of the D2N2 Strategic Economic Plan into the Local Plan policies as a result the Local Plan will look to identify 42 ha of employment and 26,000 sqm office floorspace to support economic growth.

Objective 11

- One respondent stated that the greater consideration needs to be made for existing neighbourhoods, infrastructure and services. The plan should not impact on those already stretched resources, but instead look at ways to make additions in order to meet the increased demands that this plan will inevitably bring.
- Forest Town Community Council stated that Forest Town should be considered as a village with safeguards in place to protect the open land around it, including land proposed for development in the Preferred Options document.
- Land promoters Gladman Land were concerned that Objective 11 seeks to safeguard important areas of open land. It is important that this objective and related policies are framed in a manner consistent with the requirements of national policy and supported by robust evidence. It is important that the protection afforded to such areas are commensurate with their status and give appropriate weight to their importance and contribution to wider networks. Opinions on landscapes are highly subjective and an areas pleasant sense of openness to the countryside cannot on its own amount to a landscape which should be protected.

MDC response:

The Local Plan is supported by an Infrastructure Delivery Plan which sets out the level of infrastructure that is required to support the level growth planned for within the Local Plan.

Forest Town is considered to be part of the Mansfield urban area. The protection of the countryside will be covered by the Local Plan, to ensure that there is not coalescence of settlements (Policy S5: Development in the countryside).

The Local Plan will have a policy on landscape character based on robust evidence (Policy NE1: Protection and enhancement of landscape character).

Objective 12

- Natural England welcome this objective which encourages the protection and enhancement of natural resources including wildlife, soil and geological resources, natural habitats and designated sites.

MDC response:

Natural England's response is noted.

Objective 13

- The Environment Agency support Objective 13.
- Natural England support the inclusion of SUDs and naturalising river environment within this objective.

MDC response:

Noted.

Objective 14

- Natural England support the reference to National Character Areas (NCA) within this objective.
- One respondent stated that it is worth considering the benefit of public use of the landscape where it is being enhanced.

MDC response:

Natural England's comments are noted.

It is proposed to amend Objective 14 to read: "Conserve and enhance the quality of the district's landscape character and key landscape features - by positively addressing National Character Area profiles and landscape policy actions within the Sherwood and Magnesium Limestone landscape areas through the design and location of new developments".

Additional comments on the strategic objectives:

- A3.6.2 A number of consultees supported the objectives but did not make comments. Among these were the Environment Agency and Ashfield District Council.
- A3.6.3 Another comment received stated:
- there was a perceived need for large amounts of employment land at the time of the 1998 Local Plan yet much of this has failed to be delivered, as well as more recent proposals at Markham and along the MARR; and
 - jobs and employment opportunities create a demand for housing but not vice versa.
- A3.6.4 The respondent also questioned why the Nottingham Outer Strategic Housing Market Assessment 2015 was used as evidence for the plan rather than the Mansfield District Housing Needs Assessment 2013/2014 and assumed that this means that the housing required would be to serve the needs of those commuting to Nottingham rather than local residents.
- A3.6.5 They went on to ask why the public/private housing initiative involved at Pleasley failed to provide the required mix of social and private sector housing.

MDC response:

We welcome the support for our strategic objectives.

We have to use the most robust information available when preparing local plans. However, not everything can be predicted, and this can lead to the situation changing and plans potentially not coming to fruition as was the case with the employment sites within the 1998 plan. In order to respond to changing conditions, we proposed to review the plan on a regular basis.

The Nottingham Outer Strategic Housing Market Assessment 2015 was used as evidence for the plan as this was the most robust evidence available at that time. We commissioned this study with the other authorities in the Housing Market Area (HMA)(Ashfield and Newark and Sherwood District Councils) especially for the purpose of informing our local plans, as required by the NPPF. The study provided a housing requirement for each of the three authorities to meet the needs of the HMA. This was linked to the Employment Land Forecasting Study in order that housing and employment needs matched up.

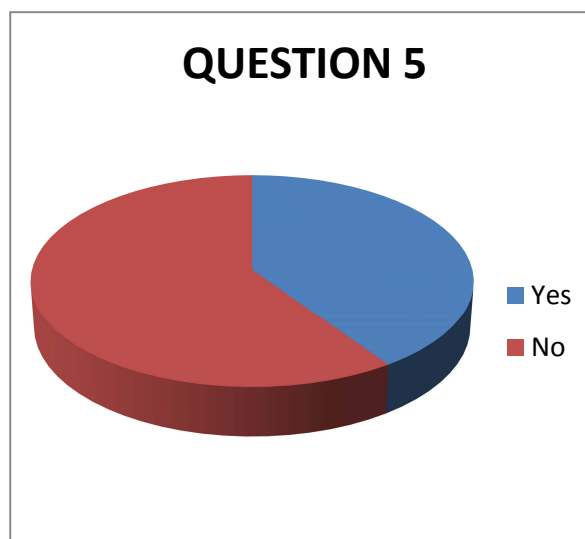
It should be noted that since drafting this response the council has decided to adopt the new standardised housing methodology to assess local housing needs - see the separate Housing Technical Paper prepared to accompany the Publication Draft Local Plan.

Viability issues at the Pleasley development affected the mix of housing on site. This matter was negotiated during the consideration of the planning application.

A3.7 Summary of comments on scale and distribution of housing

QUESTION 5 – do you agree with the amount of housing development we propose to make provision for?

	% Answer	Count
Yes	40.54%	30
No	59.46%	44
Total	100.00%	74



QUESTION 6: Do you have any comments on the Housing Technical Paper?

A3.7.1 Those who made comments generally fell into two camps; those who considered the housing numbers were too high and those who considered they were too low.

Too High

A3.7.2 Respondents who considered that the housing numbers were too high included members of the public, a local business and the Campaign to Protect Rural England (CPRE). Objections included:

- impact of the scale of development
 - loss of greenfield land
 - impact on facilities and the road network
 - impact of construction – dust, noise etc.
 - impact on the environment
- a lack of need for new homes
 - sufficient empty properties and brownfield land
 - empty rental properties in Nottingham City
 - not all newly built homes have been sold
 - recent Office of National Statistics (ONS) population projections forecast a significantly lower need
 - impact of Brexit
- approach to establishing need
 - projections are based on assumptions about economic growth which may not be realised
 - clearer reasoning on the approach to windfall required
 - should consider the last 5 years not last 15 years

- implications for regeneration
 - inclusion of 20% buffer reduces chance that brownfield sites reused as leads to allocation of too much greenfield land which is easier to develop
 - evidence required of how sought to overcome barriers to the development of brownfield sites; and
 - too many large allocations will stifle high quality smaller developments.

MDC response:

It is not considered that there are sufficient reasons why the housing need for the district should not be met. Developers will be expected to contribute towards the provision of new infrastructure to address the impact of the new development. The impacts of construction are temporary and can be controlled.

The need for the scale of development proposed is set out in the Housing Technical Paper; the approach to establishing the number of new homes needed is based on the guidance in the NPPG. The approach to windfall is set out in the Site Selection Technical Paper; it is considered that the reasoning is clear. Both large and small sites have been put forward to provide a range of choice for different developers.

It is considered appropriate to include an appropriate buffer on top of the number of homes needed to provide for flexibility if circumstances mean that any of the sites allocated fail to come forward or come forward more slowly than anticipated. Where brownfield sites are considered to be suitable, available and achievable for development these have been considered before greenfield sites outside the urban area.

Too Low

A3.7.3 Respondents who considered the housing numbers too low included developers, landowners and the HBF. Objections included:

- economic growth
 - insufficient uplift included to allow for the planned economic growth
 - only one economic forecast has been used
 - employment rates for the over 50 are very optimistic
- market signals and affordability
 - market signals (overcrowding, HIMO's and house price /earnings ratio) indicate need for additional uplift
 - affordable threshold of 30% should be fully justified as Mansfield has second highest record of homelessness in the country; using 25% would lead to need for affordable homes increasing from 64dpa to 180dpa
- brownfield/greenfield split
 - allocation of additional greenfield sites would lead to more affordable homes being provided
 - over reliance on small scale, brownfield sites which may be unviable
- approach to establishing need
 - a 20% buffer provides insufficient flexibility
 - the inclusion of contingency/reserve sites should be considered

MDC response

The SHMA sets out that to deliver the workforce resulting from the level of employment land proposed would require 328 homes pa; this figure has been used to establish the housing target and an additional buffer has been built in. The assumptions made in the SHMA are being tested through the examination into the Ashfield Local Plan and this will highlight if there is a need to take a different approach.

The 20% buffer provides for additional housing to be brought forward to address any market signals and provide for additional affordable housing. It is considered that the 30% threshold is appropriate as set out in the SHMA; again, this is being tested as part of the Ashfield Local Plan examination. A mix of brownfield and greenfield sites have been put forward; only brownfield sites that are considered viable within the plan period are been put forward.

It is considered that sufficient flexibility has been provided in the housing supply in line with the recommendations of the Local Plans Expert Group and local plans recently found sound. A policy setting when a review of the local plan will be triggered as a result of certain targets not being met is now being included in the Local Plan (see Policy IM1: Review of the Local Plan). As part of this review consideration will be given to the need to identify specific sites which may be brought forward.

Other comments

- A3.7.4 Ashfield District Council and Derbyshire County Council supported the approach taken as it reflects the evidence and ensured that each district was meeting their own needs. The HBF also identified that, if submitted after March 2018, it may be necessary for an assessment of housing need based on the standardised methodology to be carried out.
- A3.7.5 Forest Town Community Council objected as the difference between the urban area and urban fringe is not distinguished and green wedge policies in the 1998 Local Plan had helped maintain the separation of Forest Town from other settlements. They also considered that there has been a disproportionate amount of windfall in Forest Town and that this has had an adverse impact.

MDC response:

It is acknowledged that green wedge policies were included in the 1998 Local Plan. These included two sites in the Forest Town area. NE4c covered land between the Crown Farm Industrial Estate and Clipstone; and NE5a covered land between Old and New Mill Lanes. These sites are not being identified for development in the Local Plan Publication Draft and it is not considered appropriate to continue a green wedge policy. Policy S5: Development in the countryside considers coalescence of settlements.

A3.7.6 Only Solutions LLP made a number of comments:

- as required by the NPPF (paras 47-55) there is a need to confirm the number of affordable homes and the size, type, tenure and range of all homes to be provided;
- Forest Town's own local demand has not been identified as required by paragraph 50 of the NPPF;
- Table 3 of the Housing Technical Paper is incorrect – average net completions should be 287dpa and average percentage of affordable homes built should be 15.3%;
- it is unclear if starter homes are now part of government policy – if so the mix of properties should reflect local need;
- Table 6 of the Housing Technical Paper is incorrect – the figures in the table show a lapse rate of 11.3% not 13.91%;
- use of the lapse rate for 2007/08 to 2015/16 is not justified – use of 2012/13 to 2015/16 would produce a lapse rate of just 3.81%; and
- the 20% buffer should be reduced and only applied to the remaining plan period (i.e. 2018 onwards).

MDC response

Policy H4 will provide the council's requirements for the provision of affordable housing in relation to identified local needs. The policy will include starter homes within the definition of affordable housing.

It is considered that Forest Town forms part of the Mansfield urban area. It would be difficult to establish Forest Town's own housing need as it does not follow established administrative boundaries. Even if it were possible it is highly likely that other areas of the Mansfield urban area would be unable to meet their need due to a lack of sites so would need to be exported.

It is accepted that Tables 3 and 6 of the Housing Technical Paper are incorrect – corrected versions have been included in the revised Housing Technical Paper to be produced to accompany the Publication Draft Local Plan.

The information on the lapse rate needs to cover a period of sufficient length to cover a range of economic conditions. The buffer is applied to the objectively assessed housing need which is for the full plan period.

A3.7.7 The CPRE considered that the approach to windfall sites was not justified and the allowance should not exclude large sites. They also considered that paragraph 110 of the NPPF does not require landscape and agricultural land to be weighed against other policy; only consistency with other NPPF policies.

MDC response

The NPPF also requires meeting the OAHN (paragraph 47). Where there is inconsistency between policies (i.e. being unable to meet OAHN without loss of agricultural land or harm to landscape) it is necessary to come to a judgement about which is to be given more weight. Whilst it is accepted that large sites may become available as windfall it is considered appropriate to exclude large sites from counting towards the windfall allowance to reflect the fact these will generally be picked up through the HELAA.

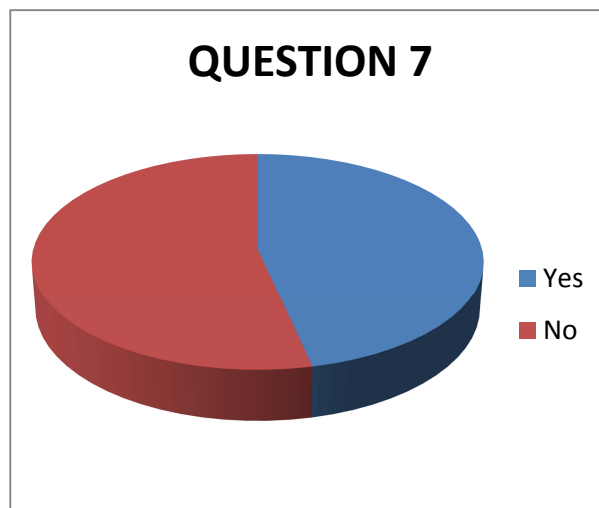
A3.7.8 Members of the public also considered that:

- extra housing would not benefit local younger people;
- there was a need for affordable and social housing and details should be provided; and
- allocations for homes should be based on market testing done every five years.

A3.7.9 Welbeck Estates supported the level of growth proposed and the target of 376dpa. They also identified that strategic sites can help deliver the requirement for adaptable homes given the ageing population and that a reduction of the site threshold for affordable homes to 10 dwellings may affect viability.

QUESTION 7 - Do you agree with the distribution of growth (the split between Mansfield urban area and Warsop Parish) within the District?

	% Answer	Count
Yes	46.55%	27
No	53.45%	31
Total	100.00%	58



QUESTION 8: If you do not agree with the distribution of development proposed, please indicate how and why future development should be distributed and provide information to support this.

A3.7.10 Forest Town Community Council objected as the difference between the urban area and urban fringe is not distinguished. They also considered that paragraph 3.6 of the Preferred Option document is incorrect as the sites identified in the

HELAA would lead to urbanisation of green wedges and the geographic spread of development will not reduce impact on Forest Town.

MDC response

Para 3.6 of the Preferred Option document refers to sites within existing settlement boundaries not to the sites identified in the comment (New Mill Lane, Warren Farm and Jubilee Way).

A3.7.11 Ransomwood Estates Ltd opposed an urban centre model and considered that development should be focussed along the M1 corridor.

A3.7.12 A number of comments were made by members of the public objecting to the scale of development in Warsop Parish. These included:

- lack of evidence of need;
- ageing and declining population; and
- lack of facilities and employment opportunities.

A3.7.13 In addition Nottinghamshire Wildlife Trust (NWT) identified that the Warsop Parish area had a greater impact on the possible proposed special protection area (ppSPA) than other areas and considered that the scale of development here should be lower. Members of the public were of the view that more development should be directed towards the area between Mansfield Woodhouse and Market Warsop.

A3.7.14 Derbyshire County Council supported the distribution and identified that it is unlikely to impact on housing delivery in Bolsover district.

MDC response

The need for the scale of development proposed in Warsop Parish is set out in the Housing Technical Paper. Providing additional homes will help support the settlements and may lead to additional facilities. It is considered that the scale of the development proposed will not impact on the pSPA; this has been assessed through the Habitats Regulations Assessment (HRA) Screening Report.

A3.7.15 Developers and landowners generally supported the proposed split. The Home Builders Federation (HBF) however identified that the key to increasing the pace of delivery was increasing the number and variety of sales outlets; 87% of the homes identified for Warsop Parish were on only 3 sites which provides less variety than the Mansfield urban area. Gladman Land considered that the key role that Mansfield will play should not be at the expense of other settlements.

MDC response

In addition to the preferred sites identified in the consultation, a number of smaller sites exist with planning permission. The number and type of sites in Warsop Parish reflects the more limited supply of sites. Land between Mansfield Woodhouse and Market Warsop is either not available or has been assessed through the HELAA as not suitable.

A3.7.16 Historic England commented on the seeming lack of consideration given to the historic environment in the HELAA and site selection document. Inclusion of the historic environment may affect the distribution.

MDC response

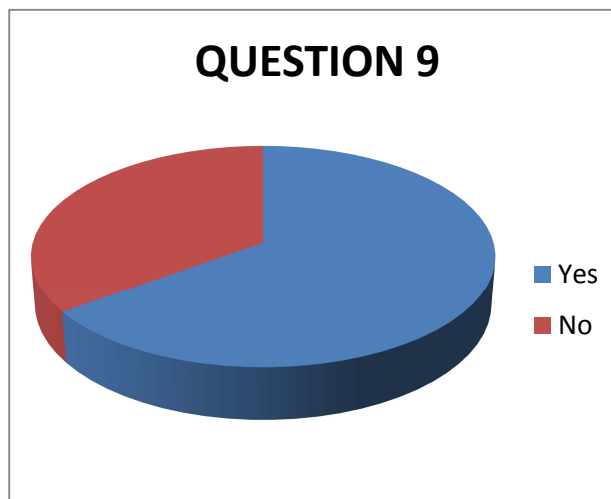
Assessment of the Historic Environment was carried out through the Sustainability Appraisal with input from the MDC Conservation Officer; the impact on the historic environment from the preferred sites was considered to be less than significant.

The council has subsequently prepared a Heritage Impact Assessment which has informed site allocations in the Publication Draft Local Plan, and include impact on the historic environment as one of the factors in the HELAA.

A3.8 Summary of comments on selection of preferred sites

QUESTION 9 - Do you agree that sites within the existing settlement boundaries should be allocated before other sites are considered?

	% Answer	Count
Yes	64.91%	37
No	35.09%	20
Total	100.00%	57



QUESTION 10: If not, please let us know what alternative approach should be taken.

A3.8.1 Ashfield District Council supported this approach as they considered it accorded with national planning policy. Historic England also supported the approach subject to the impact on the historic environment.

A3.8.2 A number of the public who have commented considered that only brownfield land within settlement boundaries should be allocated. Others who disagreed considered that a balance was required as there may be brownfield sites outside settlement boundaries or important greenfield sites within them.

MDC response:

As set out in the Site Selection Technical Paper, it is not possible to meet housing needs through allocating only brownfield sites or sites within settlement boundaries. Important greenfield sites, such as parks and playing pitches, within the settlement have not been proposed for development unless there is evidence that they are no longer needed.

A3.8.3 The HBF and developers raised several concerns:

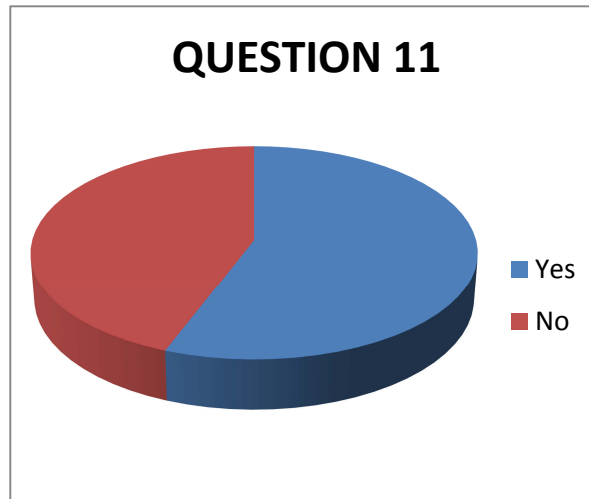
- risks associated with an over reliance on previously developed land;
- the need to balance the desire for regeneration with meeting development needs;
- constraints or technical details to the delivery of sites within settlement boundaries;
- sites within settlement boundaries may not be in areas of housing need;
- the need for flexibility and a balanced mix of sites; and
- the need for a mix of sites to achieve the OAHN.

MDC response

Only brownfield sites that are considered suitable, available and achievable have been included. It is not considered that there is a reliance on brownfield sites, and a mix of sites have been allocated.

QUESTION 11 - Have we assessed the sites outside the urban area against the relevant criteria to meet the needs of the vision and objectives?

	% Answer	Count
Yes	55.77%	29
No	44.23%	23
Total	100.00%	52



A3.8.4 Forest Town Community Council considered that the approach had not taken account of Objectives 4, 11 and 13 or the intrinsic character and beauty of the countryside as required by paragraph 17 of the NPPF. Both they and Ransomwood Estates considered that an overly broad definition of the urban area had been taken.

A3.8.5 Members of the public made a number of comments:

- the SA dismisses issues as inconsequential and fails to meet the vision to protect rural areas and natural assets;
- there is a need to consider plans and proposals in neighbouring districts;
- the health and well-being of present and future residents has not been taken into account; and
- the vision is not that of residents.

A3.8.6 Nottinghamshire County Council considered that weighting should be given to the issues under the 'transport and sustainable travel' heading; walking, cycling and public transport should be given priority.

A3.8.7 Natural England considered that the impact on biodiversity and protected species and sites should also be considered.

MDC response

Account has been taken of assets in both the built and natural environment. Assessments have been carried out regarding the potential impact on heritage assets, and designations such as, SSSIs, LWSs, LNRs and the ppSPA were used as part of the HELAA process to screen out unsuitable sites. Health and well-being has been taken account of in a number of ways including access to open space and access to health facilities.

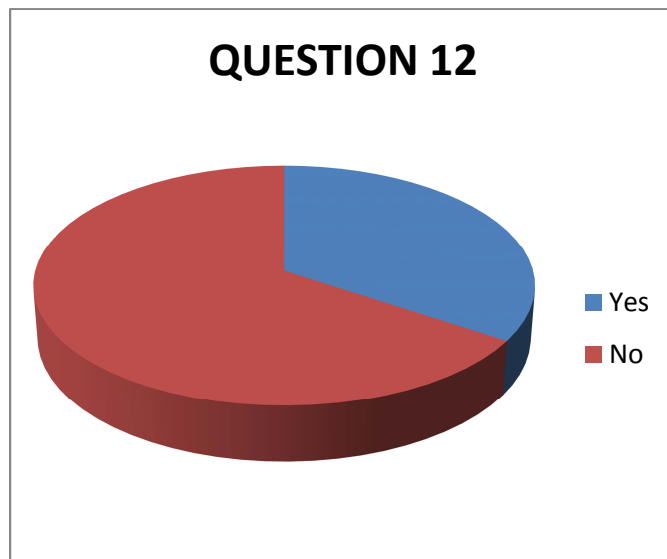
Paragraph 17 of the NPPF also sets out that planning should “proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs” and the intrinsic value of the countryside needs to be balanced against this.

The urban area has been identified based on the contiguous built up area of Mansfield. In the case of Forest Town there is no gap between this area and adjacent parts of Mansfield.

It is not proposed to give weightings to the criteria used to select sites; each is considered equally important. As the process is judgement based it would also be difficult to come to a conclusion as to whether a site should be allocated or not.

QUESTION 12 – Have we identified all reasonable options?

	% Answer	Count
Yes	34.33%	23
No	65.67%	44
Total	100.00%	67



General Issues

A3.8.8 Members of the public identified that consideration should be given to:

- use of empty properties, brownfield land and estate regeneration before greenfield sites;
- use of land along the M1 corridor and the west of the district;
- use of the discounted school sites;
- inclusion of the discounted completions from large scale sites, flats and apartments and windfall sites; and
- requesting that national Government either amend their plans for the area or invest more in the area.

MDC response:

The use of brownfield land, empty properties and estate regeneration has been explored previously. Where brownfield sites are considered to be suitable, available and achievable for development these have been considered before greenfield sites outside the urban area. Estate regeneration options are too expensive and complex to be achievable over the plan period. Policy S3: Supporting economic and housing growth through urban regeneration - would support this form of development should it be proposed.

Access to the M1 and MARR has formed part of the site selection process and a number of sites are proposed along the MARR to the west of the district.

Information has now been provided by NCC Education about the need for new schools in the district. As such it is now possible to consider the allocation of the former schools sites. Flats and apartments will be considered viable and included as part of the supply on a case by case basis. As it is expected that the delivery of some of the larger sites will extend beyond 2033 it is not possible to include the total number of houses within the supply.

It is not considered that there are sufficient reasons why the housing need for the district should not be met. Developers will be expected to contribute towards the provision of new infrastructure to address the impact of the new development.

A3.8.9 Forest Town Community Council was of the view that that due consideration had not been given to protecting the distinctive character of urban/rural fringe settlements such as Forest Town and that viable alternatives have been dismissed without proper consideration as comments made at the workshops were not recorded.

MDC response:

It is considered that Forest Town forms part of the Mansfield urban area. Policies on design will seek to protect any locally distinct characteristics and ensure that these are reflected, wherever possible, in new developments (see place making policies in the Publication Draft Local Plan).

QUESTION 13: Please provide any comments you wish to make on the site selection paper?

Approach

A3.8.10 Forest Town Community Council objected to the inclusion of Forest Town as part of the urban area. They considered that, as identified in the Consultation Draft (2016) and Mansfield Today, the urban fringe has a special character; this is part of Forest Town's heritage as a mining village. The boundaries of Forest Town will be blurred by New Mill Lane, land at Jubilee Way and the land at Clipstone Road.

A3.8.11 Members of the public also identified that:

- there was a focus on landownership and the ability to buy land;

- there was a lack of a joined up approach with neighbouring authorities especially in relation to Rainworth; and
- issues which should prevent development have been dismissed as inconsequential.

A3.8.12 The Environment Agency noted that flood risk had been adequately addressed as part of the process.

MDC response:

Forest Town is considered to form part of the Mansfield urban area; there is no gap between it and the rest of Mansfield. Policies on design will be included that seek to ensure that the context of sites is understood and that features that contribute to a distinctive identity are retained and integrated into the development.

Account has been taken of development in neighbouring districts in considering the impact of development.

Roads and Infrastructure

A3.8.13 The Nottinghamshire Campaign for Better Transport considered that there was a conflict between prioritising access to the strategic road network and maximising the use of sustainable transport. Good access to the strategic road network can draw economic activity away from local centres. Members of the public considered that:

- There was a failure to consider issues related to roads and traffic
- Land should be reserved for new strategic roads
- No solutions have been provided to the lack of infrastructure.

MDC response:

It is important to recognise that access to areas outside Mansfield is an important element of many people's lives; ensuring that local centres are also available close to or as part of new developments will encourage people to shop locally.

A Transport Study and Infrastructure Delivery Plan have been prepared. These will identify the required improvements to roads and infrastructure required as a result of the sites proposed in the Local Plan.

Warren Farm

A3.8.14 Both Forest Town Nature Conservation Group and Nottinghamshire Wildlife Trust object to the consideration given to the Warren Farm site as a reasonable alternative. They considered that:

- the site provides access to the countryside;
- there were a number of red list/JNCC bird species on the site;

- there would be an impact on wildlife and water quality in the River Maun and at Spa Ponds;
- the development of the site would lead to the loss of views and amenity along the bridleway due to the difference in height;
- there would be an impact on landscape character;
- as demonstrated by work done for the Spa Ponds Heritage Project by MBarchaeology, there was likely to be unexplored heritage value within the eastern half of the site;
- development would impinge on the tranquillity and remoteness of the local green space proposed at Spa Ponds; and
- an impact on the substantial toad population at Spa Ponds one of the reasons it was designated as a local wildlife site.

A3.8.15 Forest Town Nature Conservation Group requested that if the site were developed that an adequate buffer should be included and mitigation/compensation provided for any impacts on Spa Ponds caused by the development or the increased footfall that would follow.

MDC response

This site is not proposed for allocation in the Local Plan. If it were to be included consideration would need to be given to the impact on the factors identified by Forest Town Nature Conservation Group and Nottinghamshire Wildlife Trust.

Housing

A3.8.16 The HBF supported the approach to windfall but sought to confirm whether the lapse rate of 14% applied to the overall supply or the five-year housing land supply.

A3.8.17 Hallam Land agreed with the overall approach to site selection but considered there was a need for additional flexibility and contingency sites. They noted that the requirement for comprehensive masterplans for strategic sites could affect deliverability; it would be better to have a phasing strategy and require that one parcel does not prejudice the delivery of connected sites.

A3.8.18 Members of the public commented that:

- one and two bed bungalows should be provided to allow downsizing and free up family properties;
- higher densities should be used near the town centre for older persons homes; and
- there was a concern about the scale of development along the MARR resulting from Penniment Farm, Pleasley Hill Farm, Abbott Road and Skegby Lane.

MDC response

The lapse rate was used to inform the buffer required to best ensure the delivery of the OAHN. A 20% buffer was applied to the OAHN of 7520 dwellings during the plan to give the required housing supply of 9024 homes. No lapse rate was applied to the five year land supply as only sites that were considered deliverable during the first five year plan period are included; this is consistent with Secretary of State decisions (appeal refs: 2219018 and 2213025)

It is considered important that a comprehensive masterplan is prepared for the strategic sites. This will ensure that matters such as access and the location of open space and other infrastructure is considered across the site rather than on a parcel by parcel basis.

A mix of different homes will be sought including the provision of homes for elderly people.

The assessment of the impact of the sites will consider the cumulative impact across the district.

Heritage

A3.8.19 Historic England considered that the site selection criteria do not refer to the historic environment or heritage assets and their setting; no separate historic environment paper has been produced. They are disappointed that 'proximity to heritage assets' was removed from the HELAA. At present it cannot be demonstrated that Mansfield District Council are putting forward proposals that are capable of conforming with their own policies on the historic environment or that they:

- meet the requirements in the NPPF (paragraphs 7, 17 and 126); or
- have complied with the duties in the Planning (Listed Buildings and Conservation Areas) Act 1990.

A3.8.20 Sites may need to be reduced in size or removed once these matters are taken into account.

MDC response

An assessment of the historic environment was carried out through the Sustainability Appraisal with input from the MDC Conservation Officer; the impact on the historic environment from the preferred sites was considered to be less than significant. However, the council has subsequently prepared a Heritage Impact Study which has informed the Publication Draft Local Plan and the site selection process.

Other comments

A3.8.21 CPRE considered that the term 'lower end of the housing market' could lead to the wrong type of properties being built rather than affordable homes.

A3.8.22 Members of the public commented that:

- greenfield and brownfield sites
 - greenfield sites should not be developed until all brownfield sites are built out;
 - it is important that vacant properties and derelict areas in Mansfield are reused; and
- the supply of employment sites is inadequate.

MDC response

Policies will be included to seek the provision of affordable housing as part of new residential developments (see Policy H4: Affordable housing). Where viability is demonstrated to be an issue it may be necessary to reduce the amount of affordable housing to be provided.

It is not possible to include a policy that requires the delivery of brownfield sites before greenfield sites are released. This would affect the ability of the housing target to be met. A pragmatic and proactive approach is being taken to the redevelopment of brownfield land.

The supply of employment land is adequate to meet the need identified in the Employment Land Forecast Study 2015. A flexible approach to applications for employment uses will be taken.

A3.9 Summary of comments on preferred option housing sites

QUESTION 14: Please indicate for each site whether or not you support the preferred site allocation:

If you are in support, please indicate the reasons why:

- Provides necessary housing in a sustainable location
- Provides the opportunity to improve / deliver new infrastructure i.e. schools, doctors surgeries
- Provides the opportunity to improve / deliver new open space
- Provides the opportunity to improve/ deliver transport improvements
- Provides the opportunity to enhance and local wildlife and biodiversity sites
- Provides the opportunity to enhance heritage assets

If you are in objection, please indicate the reasons why:

- Will result in the loss of open space/ playing pitches/ countryside
- Will result in an increase in the amount of traffic on the roads
- Will have a visual impact on the landscape
- The site is not in a sustainable location
- The site is at the risk of flooding
- Result in the loss of agricultural land
- Impact on biodiversity/ wildlife sites
- Impact on heritage asset(s)
- Impact on local infrastructure (including schools and health facilities)
- Impact on the character of the area
- Land stability issues
- Too much development on site
- Other

Summary of comments and Mansfield District Council responses

Former Mansfield Brewery (part b) (Site 1)	No of responses	MDC response
Support	13	Support noted
Objections	1	
This site should be converted to a safe compound for travellers required by the police when removing them from illegal camps.		This site was considered for other potential uses as part of the Housing and Employment Land Availability Study (HELAA). It was not considered suitable for Gypsy and Traveller use.
What happens next?		The site has been granted Permission in Principle (PiP) and is being treated as a commitment for residential use.

Land astride Victoria Street (Site 4)	No of responses	MDC response
Support	1	
Considered the site would contribute to the enhancement of the area.		Support noted
Objections	1	
Further development may increase surface water flooding in the area.		The site was not identified by the Environment Agency in their response to this consultation. As part of the planning process the impact on surface water flooding of any development would be assessed. The environment agency would also be consulted on any plans submitted.
What happens next?		This site is no longer considered achievable and <u>will not</u> be taken forward as a proposed allocation site in the Publication Draft Local Plan.

Centenary Road (phase 3) (Site 6)	No of responses	MDC response
Support	1	Support noted
Objections	1	
The site was not promoted as a larger site including Broomhill Lane Allotments (site 12).		There was no requirement for comprehensive development here as the two sites can be accessed independently and aren't of a scale that would require on-site infrastructure. The council would always encourage the comprehensive development of adjacent sites wherever possible to deliver better overall development.
Comment	1	
The Environment Agency commented that the site could possibly suffer from surface water flooding.		A requirement to consider appropriate flood risk mitigation measures will be included in the Local Plan.
What happens next?		This site <u>will</u> be taken forward as a proposed allocation site in the Publication Draft Local Plan (Policy H1h refers).

Bellamy Road Recreation Ground (Site 11)	No of responses	MDC response
Support	2	
One general supporting comment		Support noted.
Sport England supported the site but stated out that there was a requirement to provide improvements to other priorities as identified in the Playing Pitch Strategy.		A requirement to consider appropriate open space and playing pitch measures will be included in the Local Plan.
Objections	0	
Comment	1	
The Environment Agency commented that the adjacent subway is at high risk of surface water flooding and that development should not increase this risk.		A requirement to consider appropriate flood risk mitigation measures will be included in the Local Plan.
What happens next?		This site <u>will</u> be taken forward as a proposed allocation site in the Publication Draft Local Plan (Policy H1k refers).

Broomhill Lane Allotments (part) (Site 12)	No of responses	MDC response
Support	1	
One general supporting comment		Support noted
Objections	1	
The only objection to this site is that it was not promoted as a larger site including site 6 Centenary Lane (phase 3).		See response to Centenary Lane.
Comment	1	
The Environment Agency commented that areas of the site could possibly suffer from surface water flooding.		See response to Centenary Lane.
What happens next?		<p>Through comments received on this site, plus other allotments sites it was decided that all allotments sites would be removed as preferred sites unless there was clear and satisfactory evidence they were no longer needed for allotments.</p> <p>This does not mean that future development cannot take place on these sites, but adequate assessments will have to be carried out before permission to develop would be granted.</p>

Land at Cox's Lane (Site 14)	No of responses	MDC response
Support	2	
Two general supporting comment		Support acknowledged.
What happens next?		This site <u>will</u> be taken forward as a proposed allocation site in the Publication Draft Local Plan (Policy H1s refers)

Allotment site at Pump Hollow Road (Site 19)	No of responses	MDC response
Support		
The landowner (Welbeck Estates) is supportive of the proposed allocation.	2	Support acknowledged
Objections	2	
Loss of open space/ playing pitches Loss of open countryside Loss of agricultural land Impact on biodiversity/ wildlife sites Landscape impact		See below
Comment	1	
The Environment Agency commented that a section of site alongside Newlands Road is at high risk of surface water flooding. Newlands Road and Pump Hollow Road also suffer from surface water flooding, development should not increase flood risk offsite.		See below
What happens next?		A resolution to grant planning permission for residential development subject to the signing of a section 106 agreement has been made by Planning Committee. The site will be treated as a housing commitment (Policy H2 refers).

Sandy Lane (Site 23)	No of responses	MDC response
Support		
One representation supporting the site generally was received.	1	Support acknowledged
Objections	1	
Flood risk. Site is part of flood plain. Increased traffic generation		See below
Comment	2	
Historic England commented querying the assessment of the site in the SA as having a neutral impact on the historic environment. The site is located near to a Grade II* listed building and it is unclear if development could occur without harm to the significance of the heritage asset. Mitigation through scale, layout and design should be explored.		See below
The Environment Agency commented that a small area of the site is at risk from surface water flooding and Sandy Lane at high		See below

risk of surface water flooding.		
What happens next?		A resolution to grant planning permission for residential development subject to the signing of a section 106 agreement has been made by Planning Committee. The site will be treated as a housing commitment. (Policy H2 refers).

Sherwood Close (Site 24)	No of responses	MDC response
Support	1	
General supporting comment		Support acknowledged.
What happens next?		This site <u>will</u> be taken forward as a proposed allocation site in the Publication Draft Local Plan (Policy H1n refers)

Land at Windmill Lane (former nursery)(Site 26)	No of responses	MDC response
Support		
One representation supporting the site generally was received.	1	Support acknowledged
Objections	2	
Historic England objected as follows The preferred options document does not acknowledge that the site lies within a conservation area and no reference is made to the Conservation Area Management Plan No reference to existing TPOs		See below
Proposed density of 35 dwellings per hectare is out of character with the Conservation Area- should be smaller number of larger executive properties Potential traffic impacts on local highway and designated pedestrian access to Brunts School		See below
What happens next?		Planning permission for residential development has been granted. The site will be treated as a housing commitment (Policy H2 refers).

Land at Redruth Drive (Site 27a)	No of responses	MDC response
Objections	1	
Loss of open space/ playing pitches		The site is not open space or a playing pitch.
Loss of open countryside Loss of agricultural land Impact on character of the area		Loss of open countryside / agricultural land and impact on character are considered in the Site Selection Paper
Too much development on the site		The density is considered appropriate for this location.
Impact on biodiversity/ wildlife sites		The site is not near any designated sites.
Impact on local infrastructure		This will be addressed through the Infrastructure Delivery Plan
Comment		
The Environment Agency commented that several surface water flood routes run across the site; mitigation measures will be required to reduce risk of onsite and offsite flooding.		A requirement to consider appropriate flood risk mitigation measures will be included in the Local Plan.
What happens next?		This site <u>will</u> be taken forward as a proposed allocation site in the Publication Draft Local Plan (Policy H1e refers)

Debdale Lane / Emerald Close (Site 28)	No of responses	MDC response
Objections	1	
Loss of open space/ playing pitches		The site is not open space or a playing pitch.
Visual impact on the landscape		The site is located in a 'conserve and restore' Landscape Policy Zone (ML27) but is closely related to the urban area. This is considered in the Site Selection Paper.
Loss of open countryside		Whilst there would be a loss of countryside, this loss is balanced alongside its sustainable location near to existing services.
Loss of agricultural land		The site comprises grade 2 agricultural land is located on the edge of the urban settlement and is currently used as rough grazing. The council has attempted to ensure that the best quality agricultural land is not identified for development. However, some loss is inevitable if the district's housing and employment needs are to be met. This is considered in the Site Selection Paper.
Impact on character of the area		The development of the site for residential development would be in keeping with the adjoining modern

		residential development.
Too much development on the site		It is considered that the density identified is appropriate for the site and the wider area.
Impact on biodiversity/ wildlife		The site does not contain any known priority habitats or designated site but is located adjacent to a local wildlife site. A requirement to consider appropriate mitigation measures will be included in the site allocation policy/ explanatory text as appropriate.
Impact on highways		A general assessment of suitability in terms of highway access and potential impacts was undertaken through the HELAA process. The Local Plan has been informed by the Mansfield Transport Study which addresses transport and highway impacts. Detailed access and local highway impacts will be considered at the planning application stage.
Impact on local infrastructure		Potential impacts on local infrastructure will be addressed through the Infrastructure Delivery Plan which will inform the Local Plan.
Comments	2	
Concerns have been raised by Historic England as to whether the impact on the significance of the setting of nearby Listed Buildings at Debdale Hall has been taken into account either individually, or cumulatively with sites 29 and 64. The concerns relate to the cumulative impact of three preferred sites on the listing.		The council has commissioned a Heritage Impact Assessment to address Historic England's concerns which will inform the final draft of the Local Plan.
The Environment Agency commented that an area of site adjacent to Debdale Lane is at high risk of surface water flooding. Risk will need to be mitigated and risk of flooding off site not increased.		Flood risk mitigation will be dealt with at the planning application stage through the consideration of Policy CC2 of the Local Plan.
What happens next?		This site <u>will</u> be taken forward as a proposed allocation site in the Publication Draft Local Plan (Policy H1q refers).

Sherwood Rise (adjacent Queen Elizabeth Academy) (Site 29)	No of responses	MDC response
Objections	4	
Loss of open space/ playing pitches		The development of this site would not result in the loss of any open space or playing pitches. Consideration will need to be given to whether sufficient space will be retained to meet the needs of Queen Elizabeth Academy.
Landscape impact		The site is located in a 'conserve and restore' Landscape Policy Zone (ML27) but is well related to the urban area. This is considered in the Site Selection Paper.
Impact on character of the area		The development of the site for residential development at the identified scale would be in keeping with the adjoining modern residential development.
Too much development on the site		It is considered that the density identified is appropriate for the site and the wider area.
Impact on biodiversity/ wildlife		There is a local wildlife site to the north-western edge of the site. Site may also include priority habitat - neutral grassland. Ecological survey will be required at planning application stage. An adequate buffer between development and the LWS is needed to protect and enhance its integrity and connections to the ecological network connecting to Oxclose Woods (e.g. incorporating existing or through the creation of neutral grassland).
Impact on highways and poor access - Impact of potential parking by new residents on existing private roads		A general assessment of suitability in terms of highway access and potential impacts was undertaken through the HELAA process. The Local Plan has been informed by the Mansfield Transport Study which addresses transport and highway impacts. Detailed access and local highway impacts will be considered at the planning application stage. Policies P3 and IN10 refer to parking requirements.
Impact on local infrastructure		Potential impacts on local infrastructure will be addressed through the Infrastructure Delivery Plan which will inform the Local Plan.
Development would lead to coalescence of Mansfield Woodhouse and Mansfield.		Mansfield and Mansfield Woodhouse already form part of the Mansfield urban area.

Status as school ownership prevents is use for other purposes without permission from Secretary of State for Education		We acknowledge that the site may belong to the school and may require permission from the Secretary of State to dispose of the land. This issue will be explored further with the trustees for the site if taken forward as an allocation.
The Sherwood Colliery commemorative winding wheel that is located on the site		The possible relocation of the Sherwood Colliery commemorative winding wheel to an appropriate and more prominent location within the site will be considered as part of the planning application process.
Comment	2	
Historic England queried the assessment of the site in the SA as having a neutral impact on the historic environment and stated that it is not clear how any impact on the significance of the setting of nearby Listed Buildings at Debdale Hall has been taken into account either individually, or cumulatively with sites 28 and 64.		The council has commissioned a Heritage Impact Assessment to address Historic England's concerns which will inform the Local Plan.
The Environment Agency commented that a strip of land adjacent to Debdale Lane is at high risk of surface water flooding. Risk will need to be mitigated.		Flood risk mitigation will be dealt with at the planning application stage through the consideration of Policy CC2 of the Local Plan.
What happens next?		This site <u>will not</u> be taken forward as a proposed allocation site in the Publication Draft Local Plan owing to concerns about deliverability and heritage impacts.

Land at New Mill Lane (Sites 30, 31, 53 and 55)	No of responses	MDC response
Support	5	
<p>Promoters of Site 30:</p> <ul style="list-style-type: none"> no objections to this land being considered as part of the wider strategic allocation, but also wish for it to be recorded that this land is suitable and capable of being delivered independently should there be any issues regarding delivery with the wider strategic allocation; the strategic site would be built out before the end of the plan period. It is not considered essential that the whole site is comprehensively master-planned, as long as one phase does not prejudice another. 		<p>The support for the allocation of this strategic site is noted.</p> <p>In terms of delivery, we are mindful that as there are four parcels of land owned by different parties it may take some time for a master-plan to be agreed and development to start. As such the delivery of this strategic site is expected late in the plan period if allocated. The council would work with all landowners and agents to work out a realistic delivery timetable for this site. It may be that certain parcels of land come forward earlier than others but we need to ensure this happens in a coordinated manner and no land is prejudiced as a result.</p>
<p>Promoters of Site 31:</p> <ul style="list-style-type: none"> considers that allocation for a rigid number of dwellings is not a flexible approach, is not in accordance with the aspirations in the preferred options report or the NPPF; 516 dwellings would only achieve a density of 4.5 dwellings per ha which does not optimise the potential of the site Suggests that an average density of 30 dph is sought; considers a phased approach to delivery is more appropriate than a comprehensive masterplan approach, to enable more advanced parcels of land to be delivered quickly and efficiently; would seek to provide developer contribution towards improved / new infrastructure i.e. schools, doctors surgeries a phased approach to delivery would help address the potential junction capacity issues. The required visibility splays are achievable, and the development traffic increases would not have a detrimental impact on the surrounding highway network in terms of capacity or highway safety. 		<p>We have estimated a yield of 439 dwellings as the developable area has been reduced to take account of the electricity pylons on part of the site, however this figure could change following detailed master planning work. Going forward we will change the wording within each allocation to state 'approximate yield' (or similar) so that there is more flexibility built into the policy. In terms of density, this site currently has an overall gross density of 18.5 dwellings per hectare, not 4.5.</p> <p>Any revision to Appendix A will be corrected to state that site 53 was not included within the 2016 consultation draft. The title of the site will also be corrected within all supporting documents to ensure consistency.</p> <p>The Local Plan will be informed by the Infrastructure Delivery Plan which will consider infrastructure issues, and the Mansfield Transport Study which will address transport and highway impacts. Detailed access and local highway impacts will be considered at the planning application stage.</p>

<p>Promoters of Site 53:</p> <ul style="list-style-type: none"> • supports the need for a comprehensive master planning approach led by the council; • considers that interest in developing this area is maintained so that this strategic site can make an early contribution to the housing development around Mansfield; • in Appendix A, for site 53, the central boxes should indicate that it was not in the consultation draft but is shown within the Preferred sites document. 		
<p>Promoters of Site 55:</p> <ul style="list-style-type: none"> • prepared to work with adjacent landowners to ensure delivery • consistency needed with the description of the site; • supports improved access to green infrastructure but need to recognise that the differing site levels make this a challenge. 		
<ul style="list-style-type: none"> • development should only be allowed in conjunction with new infrastructure, especially school places, surgeries, improvements to roads and junctions • if the access onto Old Mill Lane is to be close to the Barringer Road / Old Mill Lane junction this will need more control via either a roundabout or traffic lights. 		
<p>Objections</p>	<p>12</p>	
<p>Loss of open space/ playing pitches</p>		<p>The development of this site would not result in the loss of any open space or playing pitches.</p>
<p>Visual impact on the landscape</p>		<p>The site is located in a 'create / restore and create' Landscape Policy Zone (SH12) but is well related to the urban area. This is considered in the Site Selection Paper.</p> <p>This site would also need to take account of impacts on the adjacent LPZ 15 with policy action 'conserve'</p>
<p>the site is part of a valuable natural area that links into the heart of the town</p>		<p>The land currently forms part of the Maun Valley which links into the town centre. The adjacent Maun Valley</p>

		Local Nature Reserve and river valley would remain publicly accessible and be protected as an important piece of green infrastructure. Stinting Lane is located within this site and is located within the strategic GI network, as such it should be integrated to for a recreational green corridor.
Loss of open countryside		The development of this site would result in the loss of countryside which is also grade 3 agricultural land. This is not ideal, but the issue has had to be balanced against the need for new housing in sustainable locations. Furthermore, there is higher graded agricultural land elsewhere in the district. Natural England has not objected to the development of the site on the basis of loss of Best and Most Versatile (BMV) agricultural land (see below).
Loss of agricultural land		
Land stability issues		We are unaware of any land stability issues on this site having had regard to the Coal Authority Development High Risk Areas mapping. Landscape buffering along the riverbank would be expected within the development, not only to avoid potential stability issues, but also to minimise the impact of the development on the landscape / riverbank.
Impact on character of the area		The development of the site for residential development would be in keeping with the adjoining modern residential development.
Too much development on the site		It is considered that the density identified is appropriate for the site and the wider area.
Impact on biodiversity/ wildlife		A small part of the site falls within a local wildlife site, but there are opportunities to secure enhancements.
unsuitability of Stinting Lane for development		It is not proposed that Stinting Lane would be developed. It is a byway that links Old Mill Lane and New Mill Lane. The development is likely to link up to and help enhance this important piece of green infrastructure.
Impact on highways <ul style="list-style-type: none"> - road safety, particularly at the bend on New Mill Lane and access points - road junctions need to be improved - access is limited 		A general assessment of suitability in terms of highway access and potential impacts was undertaken through the HELAA process. The Local Plan will be informed by the Mansfield Transport Study which will address transport and highway impacts and

<ul style="list-style-type: none"> - poor public transport 		<p>identify the improvements required.</p> <p>Detailed access and local highway impacts will be considered at the planning application stage.</p> <p>The site is close to bus stops and is currently served by two hourly services (210 and 218).</p>
<p>Impact on local infrastructure</p>		<p>Potential impacts on local infrastructure will be addressed through the Infrastructure Delivery Plan which will inform the Local Plan.</p>
<p>Impact on heritage</p>		<p>The council has commissioned a Heritage Impact Assessment to address Historic England's concerns which will inform the Local Plan.</p>
<p>Flood Risk</p> <ul style="list-style-type: none"> - could cause flooding downstream, mainly at Spa Ponds and Packman's Bridge - water run off could endanger the water quality of the River Maun 		<p>The Environment Agency have not raised any concerns regarding downstream flooding. They suggest that there is an opportunity to direct uncontaminated surface water to the watercourse to help improve the water quality (see also response to EA below).</p>
<p>Deliverability of the development</p>		<p>The council would work with all landowners and agents to work out a realistic delivery timetable for this site. This would include a requirement for a masterplan to ensure a comprehensive development is achieved.</p>
<p>Forest Town has grown enough</p>		<p>This area is considered to be a sustainable location. It is adjacent the existing urban area, close to shops, services, bus stops and community facilities.</p> <p>Forest Town is a popular area to live as illustrated by the recent development nearby at Sandlands Way. It is considered that the level of growth proposed can be supported by Forest Town, and nearby Mansfield Woodhouse, with development contributions being sought when necessary.</p> <p>The overall density of this strategic site is low as the developable area has been reduced to take account of the electricity pylons on part of the site.</p>

<p>Nottinghamshire Wildlife Trust</p> <ul style="list-style-type: none"> - Over development in the area has already negatively impacted upon wildlife and upon the old hedgerows at Stinting Lane. The hedgerow should be managed, gapped-up and buffered to ensure its continued protection. - The loss of open space and agricultural land is unsustainable as it will be required in the future as a result of climate change. - There is a risk of contaminated water entering the River Maun. 		<p>See various responses</p> <p>The hedgerows along Stinting Lane would be protected from development and enhancements made where feasible.</p> <p>A survey of protected species and an ecological assessment will be a requirement at planning application stage, in accordance with the council's scheme of validation for planning applications.</p>
<p>Both Forest Town Community Council (Planning Sub-Committee) (FTCC) and Forest Town Nature Conservation Group (FTNCG) gave the following reasons of objection to the site:</p> <ul style="list-style-type: none"> - increase flooding of sites along the River Maun, including Spa Ponds Nature Reserve which include Packman's Bridge - part of a bridleway - adverse impact on the ancient hedgerows along Stinting Lane between Old Mill Lane and New Mill Lane - access could be hazardous to traffic, and could slow down existing traffic, and could be dangerous for pedestrians - deliverability uncertain - substantial loss of Grade2/3 agricultural land <p>FTCC noted the prevalence of bats at Warren Farm.</p> <p>FTNCG also added that run-off could be expected to endanger water quality in the River Maun.</p> <p>FTNCG also stated that, having read the council's response to their previous objections to the site, they are not reassured that the site would be (or could be made to be) appropriate for large-scale development. Nor are they convinced that the site would be deliverable.</p>		<p>See various responses</p>
<p>Comments</p>	<p>2</p>	

<p>The Environment Agency commented as follows:</p> <ul style="list-style-type: none"> the site is adjacent to the River Maun and Flood Zone 2/3 but due to topography the site is not at risk of fluvial flooding; records of bats in this area; the site is close to the River Maun which is classified as 'moderate' quality. Opportunities to improve this should be explored; the river should be protected from any future development by a natural buffer strip. 		<p>See various responses. Noted. We are aware that parts of the site are within high risk of surface water flooding. Flood risk mitigation would be dealt with at the planning application stage.</p> <p>Detailed masterplanning work would need to include a buffer strip along the riverbank and set out what enhancements to green infrastructure would be provided, including improvements to water quality.</p>
<p>Natural England welcome the acknowledgment that this site falls within areas of Best & Most Versatile (BMV) agricultural land and recommend that an appropriately experienced soil specialist is used to advise on and supervise soil handling and how to make best use of the different soils on site.</p>		<p>Noted. See various responses.</p>
<p>What happens next?</p>		<p>This site <u>will not</u> be taken forward as a proposed allocation site in the Publication Draft Local Plan owing to concerns about deliverability and heritage impacts. Concerns about the deliverability of the site mean that the site is no longer proposed for allocation.</p>

Wood Lane (Miners Welfare) (Site 33)	No of responses	MDC response
Support	1	
One general comment of support		Support acknowledged
Objections	1	
Historic England has raised concerns that the process of assessing the impact on heritage assets is not clear. The impact on the setting of the Grade 1 church and the conservation area in Church Warsop should be more thoroughly considered.		The council has commissioned a Heritage Impact Assessment to address Historic England's concerns which will inform the Local Plan.
Comments	2	
Sport England queried whether leaving the football pitch in isolation mean it is not sustainable.		The proposed site does not impact on the football pitch as the pitch has not been in use for some time. This has been identified in the playing pitch strategy as being a pitch that is surplus to requirement.
The Environment Agency commented as follows: <ul style="list-style-type: none"> • adjacent to area of surface water flooding, development should not increase flood risk off-site • Collier Spring Local Wildlife Site to the west of the proposed development. This needs to be protected. 		A requirement to consider appropriate flood risk mitigation measures will be included in the Local Plan. Collier Spring local wildlife site and ancient woodland will be protected through Policy NE2 of the Local Plan.
What happens next?		Site has been granted Permission in Principle and is being treated as a commitment (Policy H2 refers)

Stonebridge Lane/ Sookholme Lane (Sites 35 and 36)	No of responses	MDC response
Objections	15	
Need for development not justified <ul style="list-style-type: none"> - the population of Warsop is falling and there is no need for the homes; - development will impact on adjacent retirement bungalows; - need for starter homes/bungalows not £400,000 homes. 		The Strategic Housing Market Assessment identifies that there is a need for new homes in Warsop Parish. A mix of homes is to be provided across the site including a proportion of affordable homes.
Visual impact on the landscape		The site is located in a 'conserve and reinforce' Landscape Policy Zone (ML25) although it is located adjacent to the Market Warsop urban area. This is considered in the Site Selection Paper. Relevant requirements from the Landscape Character Assessment will be set out in the Local Plan.
Loss of open countryside		See comment below
Loss of agricultural land Development will result in the loss of Grade 2 agricultural land		Whilst part of the site is acknowledged to be Grade 2 agricultural land it is considered this site is necessary to meet the housing target.
Too much development on the site		The detailed capacity of the site will be determined at the planning application stage having regard to specific site characteristics and constraints.
Impact on biodiversity/ wildlife <ul style="list-style-type: none"> - the site is close to a SSSI - there are protected species (slow worms) on site - there will be a loss of hedgerows - evidence of impact on wildlife and biodiversity was provided as part of application process 		The site is directly adjacent to Hills and Holes SSSI (west of site). Development would need to provide a habitat buffer between new homes and the SSSI / water course; this should be appropriately managed and designed. Hedgerows will be retained wherever possible. These issues will be reflected in the Local Plan where appropriate.
Impact on highways <ul style="list-style-type: none"> - A60 is already over capacity - access to site is limited – will be difficulties for emergency vehicles - Vale Avenue will not cope 		A general assessment of suitability in terms of highway access and potential impacts was undertaken through the HELAA process. The Local Plan has been informed by the Mansfield Transport Study which addresses transport and highway impacts.

Impact on local infrastructure <ul style="list-style-type: none"> - schools - health facilities - lack of engagement with GPs and CCG - sewerage 		Potential impacts on local infrastructure will be addressed through the Infrastructure Delivery Plan which will inform the Local Plan. Any specific requirements will be added to the policy text.
Impact on heritage		The council has commissioned a Heritage Impact assessment which will inform the Local Plan.
There will be an increased risk of flooding down stream of site		See response to the Environment Agency below.
Planning process <ul style="list-style-type: none"> - applications have already been refused on site - a five year land supply is in place - use small brownfield sites first 		The reasons for the refusal of the planning application did not preclude consideration of the site through the Local Plan process. It is not possible to meet the housing target from brownfield sites alone and greenfield sites are required.
Comments	2	
Natural England commented that the site is immediately adjacent to the Hills and Holes and Sookholme Brook SSSI. Future planning applications would need to provide sufficient evidence that the proposal would not damage or destroy the features for which the SSSI was notified.		Comments noted.
The Environment Agency commented as follows: <ul style="list-style-type: none"> • a small area of the site is in flood zone 2 (near Hammerwater Bridge). Flood risk should not be increased off site. • the SSSI and LWS need to be protected, with consultation with Natural England. • the River Meden should be protected from development by a buffer strip. Enhancements to the watercourse could be explored as potential mitigation/ compensation for proposed developments in this area. 		Flood risk mitigation will be dealt with at the planning application stage informed by Policy CC2: Flood risk. Comments noted – see response to NE representation above. Comments noted. This information will be reflected in the Local Plan.
Nottinghamshire County Council commented that: <ul style="list-style-type: none"> • there are potential indirect impacts on the Hills and Holes and Sookholme Brook SSSI; • the Interim SA Report scores the site as significant negative for SA6 (Biodiversity), which is of considerable concern. 		Comments noted – see response to NE representation above
What happens next?		This site <u>will</u> be taken forward as a proposed allocation site in the

		<p>Publication Draft Local Plan (Policy H1v refers).</p> <p>Resolution to grant planning permission subject to a s106 agreement (2017/0816/OUT).</p>
--	--	--

Land off Netherfield Lane (Site 51)	No of responses	MDC response
Objections	2	
Loss of open space/ playing pitches		The development of this site will not result in the loss of open space.
Visual impact on the landscape		<p>The site is located in a 'conserve' Landscape Policy Zone (SH29) although it is located adjacent to the Market Warsop urban area. This is considered in the Site Selection Paper.</p> <p>Relevant requirements from the Landscape Character Assessment will be set out in the Local Plan.</p>
Loss of agricultural land / open countryside		This is considered in the Site Selection Paper. The council has attempted to ensure that the best quality agricultural land is not identified for development. However, some loss is inevitable if the district's housing and employment needs are to be met.
Impact on character of the area		The development of this site will result in a change in character of the immediate site from agriculture to residential use. Proposal is in keeping with adjacent residential use.
Too much development on the site		The identified density is considered appropriate.
Impact on biodiversity/ wildlife		No designated sites immediately adjacent or within the site. The site will need to be surveyed for protected species, habitats and invasive species. Known records of protected species within the vicinity.
Impact on highways		A general assessment of suitability in terms of highway access and potential impacts was undertaken through the HELAA process. The Local Plan has been informed by the Mansfield Transport Study which addresses transport and highway impacts. Detailed access and local highway impacts will be considered at the planning application stage.

Impact on local infrastructure		Potential impacts on local infrastructure will be addressed through the Infrastructure Delivery Plan which will inform the Local Plan.
Comments	2	
The Environment Agency commented as follows; <ul style="list-style-type: none"> - records of bats in this area - The Bottoms LNR and LWS is a designated stretch of the River Meden that needs to be protected from development by a buffer strip. Enhancements to the watercourse could be explored as potential mitigation/compensation for proposed developments in this area. 		Noted. Noted. A requirement to include a buffer strip and enhancements to the water course will be included in the policy wording if allocated.
What happens next?		The site <u>will not</u> be allocated for housing in the Publication Draft Local Plan. Changes in housing numbers mean that the site is not required at this time.

Pleasley Hill Farm (Site 52, 74c and 170)	No of responses	MDC response
Support	2	
If this site is taken forward the road infrastructure requires improvement (Chesterfield Road North from its junction with Debdale Lane/Abbott Road and the large traffic island in Pleasley).		Junction improvements have been identified through the Transport Study. Requirements will be set out in the Local Plan.
Water Lane will require blocking off in some way to stop it becoming more of a rat run/cut through. If the scheme goes ahead consideration needs to be taken of school, community resources and shops plus children's amenities play areas etc		Discussions with highways will be needed to identify specific requirements for the site. See response re impact on local infrastructure.
Objections	30	
Loss of open space/ playing pitches		The development of this site will not result in the loss of open space although it does adjoin open space and has public rights of way (PROW) running through the site. There is opportunity to create additional open space and link to existing open space to provide improved green infrastructure linkages within the site and to nearby strategic green infrastructure. Relevant requirements will be set out in the Local Plan.
Visual impact on the landscape		The site is located in a 'conserve' Landscape Policy Zone (ML23). This is considered in the Site Selection Paper. Relevant requirements from the Landscape Character Assessment will be set out in the Local Plan.
Loss of open countryside		The council has attempted to ensure that the best quality agricultural land is not identified for development. However, some loss is inevitable if the district's housing and employment needs are to be met.
Loss of agricultural land		
Land stability issues		There are no known land stability issues affecting this site.
Presence of high levels of radon gas		The Environment Agency has not raised this as an issue.
Impact on character of the area		The development of this site will result

		in a change in character of the immediate site from agriculture to residential use. The proposed use is in keeping with the adjoining existing residential use. The masterplan for this site will include strategic landscaping to mitigate visual impacts and incorporate the new development into the existing settlement.
Too much development		The detailed capacity of the site will be determined at the planning application stage having regard to specific site characteristics and constraints.
Impact on heritage		The council has commissioned a Heritage Impact assessment which will inform the Local Plan.
Site is not in a sustainable location. - Pleasley is a village, the proposed plan will turn the village into a town, doubling it in size.		Pleasley is considered to be part of the Mansfield urban area.
Impact on highways - Congestion MDC has already admitted that the A617 Chesterfield Road is at more than 85% capacity. - Turning onto the MARR from the village and from Water Lane is a problem due to heavy congestion at peak times, particularly if there is an incident on the M1. - Traffic already takes a shortcut through the village via Water Lane (a narrow country road) nearby to where the new development is planned. - Danger to pedestrians through new traffic		A general assessment of suitability in terms of highway access and potential impacts was undertaken through the HELAA process. The Local Plan has been informed by the Mansfield Transport Study which addresses transport and highway impacts. Detailed access and local highway impacts will be considered at the planning application stage.
Impact on biodiversity/ wildlife		Local Wildlife Site within 60 metres of site (52) with adjoining natural spring within the southern and eastern sections of the site. Enhancements will be required in the Local Plan.
Impact on local infrastructure - Schools - Health facilities - Lack of engagement with GPs and CCG - Sewerage		Potential impacts on local infrastructure will be addressed through the Infrastructure Delivery Plan which will inform the Local Plan.
Air Pollution(Highway related)		The council has commissioned an Air Quality Impact Study which found that there would be no impacts arising

		from the development.
Flood risk		See response to EA below
Comments	6	
<p>The Environment Agency commented as follows:</p> <ul style="list-style-type: none"> • The development is within a sensitive catchment. There are properties on Chesterfield Road North and Meden Square, Pleasley, which are at risk of flooding from the River Meden and surface water flooding. The risk could be increased if surface water is not adequately managed on new developments. There is an opportunity for partnership work to reduce flood risk in Pleasley if this site is developed. • Within the summary there is reference to the Local Wildlife Sites (Cotton Plantation & Pleasley Hill Pastures) that are in close proximity. These need to be protected from future developments in this area. We request that enhancements and/or extensions to these sites should be explored as potential mitigation/compensation for any proposed developments in this area. 		<p>Policies CC2 and CC3 set out requirements for sites with flooding issues and for SUDS. Details will be required at planning application stage.</p> <p>Policy NE2 seeks to protect / enhance local wildlife sites. Appropriate requirements for the site will be set out in the Local Plan.</p>
Derbyshire County Council commented that as adjacent local highway authority they wish to be consulted about the scope of any transportation assessment supporting future development of this site.		Noted.
Highways England commented that whilst a number a number of trips are likely to route to the south to Mansfield, they expect that there will also be a large number of trips routing north to the M1 J29, which could have some impacts upon its operation. The extent of these impacts should be appropriately assessed as part of a Transport Assessment for this site.		Noted. This will be addressed as part of the Mansfield Transport Study which will the Local Plan, with further information required as part of the detailed transport assessment provided at planning application stage.
Bolsover District Council		Noted. The council will include a

<p>commented that this proposed strategic allocation will have significant infrastructure impacts and expect that the comprehensive master planning approach will include the involvement of both Nottinghamshire and Derbyshire County highway authorities. Bolsover District Council would also be happy to comment on any developing master plan.</p>		<p>requirement within the Local Plan to consult with stakeholders on the comprehensive masterplan.</p>
<p>Natural England commented that they welcome the acknowledgment within the wording that this site falls within areas of Best & Most Versatile (BMV) agricultural land. Recommend that an appropriately experienced soil specialist is used to advise on and supervise soil handling, including identifying when soils are dry enough to be handled and how to make best use of the different soils on site.</p>		<p>The development of this site would result in the loss of countryside which is also grade 3 agricultural land. This is not ideal but the issue has had to be balanced against the need for new housing in sustainable locations. Furthermore, there is higher graded agricultural land elsewhere in the district. Natural England has not objected to the development of the site on the basis of loss of Best and Most Versatile (BMV) agricultural land.</p>
<p>A member of the public asked:</p> <ul style="list-style-type: none"> • How much of the development will be affordable? • Why Pleasley? It is an area of low demand. <p>How will the proposed development impact upon multiple deprivation indices, poor access to jobs, poor quality housing and a lack of facilities in Pleasley Hill, as identified in the consultation draft?</p>		<p>The level of affordable housing will be set out in Policy H4 of the Publication Draft Local Plan.</p> <p>The Pleasley Hill Farm site was selected for allocation in the Local Plan following the HELAA, Site Selection and Sustainability Appraisal processes.</p> <p>The mixed use development would seek to address the problems in Pleasley by introducing jobs, shops, open spaces and facilities close to where people live, and by providing good quality housing.</p>
<p>What happens next?</p>		<p>This site <u>will</u> be taken forward as a proposed allocation site in the Publication Draft Local Plan as a strategic site (Policy SUE 1 refers).</p>

Former Evans Halshaw site (Site 54)	No of responses	MDC response
Support	1	
One general supporting comment		Support noted.
Comment	2	
Historic England stated that it was not clear how the impact on the Mansfield Cemetery which is a grade II listed park and garden was assessed.		See below.
The Environment Agency commented that the site had a low risk of surface water flooding		See below.
What happens next?		Planning permission granted and site under construction (2016/0440/ST). Will be treated as a commitment (Policy H2 refers).

Site 57, Land off Mansfield Road, Spion Kop (adj The Gables)	No of responses	MDC response
Support	1	
The landowner supported the allocation of the site and stated that it remains available. They highlighted that planning permission had recently been refused on highway grounds. Issues with the assessment sheets were identified; these included references to landscape character and flood risk. They consider the site to have a minimal impact on landscape character and question the reference to surface water flooding and the lack of identified flood mitigation measures.		Support noted. Assessment sheets will be updated to reflect the situation with landscape and flood risk.
Objections	1	
Loss of open space/ playing pitches		The development of this site will not result in the loss of open space.
Visual impact on the landscape		The site is located in a 'conserve and reinforce' Landscape Policy Zone (ML25). This is considered in the Site Selection Paper. Relevant requirements from the Landscape Character Assessment will be set out in the Local Plan.
Loss of open countryside		The site appears to be used for grazing, possibly for equestrian purposes. The council has attempted to ensure that the best quality agricultural land is not identified for
Loss of agricultural land		

		development. However, some loss is inevitable if the district's housing and employment needs are to be met.
Impact on character of the area		See above. The development of this site will result in a change in character of the immediate site to residential use. The proposed use is in keeping with the adjoining existing residential use.
Too much development on the site		The identified density is considered appropriate for this site.
Impact on biodiversity/ wildlife		No designated sites immediately adjacent or within the site.
Impact on highways		A planning application was refused due to access concerns; but allowed at appeal.
Impact on local infrastructure		Potential impacts on local infrastructure will be addressed through the Infrastructure Delivery Plan which will inform the Local Plan.
Impact on heritage issues		The council has commissioned a Heritage Impact assessment which will inform the Local Plan. Note that planning permission was not refused on heritage grounds.
Land stability		There are no known land stability issues affecting the site.
Comment	2	
The Environment Agency commented as follows:		
The Environment Agency commented that the development site should not lead to an increased flood risk off site.		Noted. Policy CC2 refers.
The Warsop Sand Quarry Local Wildlife Site should be protected.		Noted. Policy NE2 refers. Requirements will be set out in the Local Plan.
What happens next?		Planning permission was granted at appeal. Unfortunately this was too late in the Local Plan process to be reflected in the Publication Draft as a commitment. However this will be reflected in future revisions.

Fields Farm, Abbott Road (Site 58)	No of responses	MDC response
Support	2	
The site is owned by a number of parties. One owner commented to support the inclusion of this site as an allocation. They stated that the other owners were willing to enter into cooperation agreement or the formation of a company to hold all		Support acknowledged. Willingness of owners to dispose of site in short to medium term noted.

of the land for disposal in the short to medium term.		
One general supporting comment		Support acknowledged
Objections	1	
Loss of open space/ playing pitches		The development of this site will not result in the loss of open space although it does have public rights of way running through the site. Relevant requirements will be set out in the Local Plan.
Visual impact on the landscape		The site is located within a 'conserve' Landscape Policy Zone (ML23). This is considered in the Site Selection Paper. Relevant requirements from the Landscape Character Assessment will be set out in the Local Plan.
Loss of open countryside		The council has attempted to ensure that the best quality agricultural land is not identified for development. However, some loss is inevitable if the district's housing and employment needs are to be met.
Loss of agricultural land		
Impact on character of the area		See above.
Too much development on the site		The identified density is considered appropriate for the site.
Impact on biodiversity/ wildlife		No designated sites immediately adjacent or within the site although this site may support priority habitats. Potential impacts on biodiversity will need to be investigated in more detail at application stage in an ecological assessment. Relevant requirements will be set out in the Local Plan.
Impact on highways		A general assessment of suitability in terms of highway access and potential impacts was undertaken through the HELAA process. The Local Plan has been informed by the Mansfield Transport Study which addresses transport and highway impacts. Detailed access and local highway impacts will be considered at the planning application stage.
Impact on local infrastructure		Potential impacts on local infrastructure will be addressed through the Infrastructure Delivery Plan which will inform the Local Plan.
Impact on heritage issues		The council has commissioned a Heritage Impact assessment which will inform the Local Plan.

Land stability		There are no known land stability issues affecting the site.
What happens next?		This site <u>will</u> be taken forward as a proposed allocation site in the Publication Draft Local Plan (Policy H1c refers).

Land to the rear of High Oakham Hill (Site 59)	No of responses	MDC response
Support	1	
The Environment Agency commented in support and advised that the site should not impact on the Oakham Local Nature Reserve and the Caudwell Brook Local Wildlife Site. Also, the water course should be protected and a buffer strip included in any future development.		Noted. See below.
One general supporting comment		Noted.
Objections	1	
Loss of open space/ playing pitches		See below.
Loss of open countryside		
Landscape impact		
Impact on character of the area		
Too much development on the site		
Impact on biodiversity/ wildlife		
Impact on highways		
Impact on local infrastructure		
Land stability		
What happens next?		Planning permission granted (2017/0214/OUT). The site will be treated as a housing commitment (Policy H2 refers).

Land of Ley Lane (Site 60)	No of responses	MDC response
Support	1	
One general supporting comment		Noted.

Objections (issues raised)	1	
Too much development on the site		The identified density is considered appropriate for the site.
Impact on highways		A general assessment of suitability in terms of highway access and potential impacts was undertaken through the HELAA process. The Local Plan has been informed by the Mansfield Transport Study which addresses transport and highway impacts. Detailed access and local highway impacts will be considered at the planning application stage.
Impact on local infrastructure schools, GP facilities		Local infrastructure requirements will be considered by the Infrastructure Deliver Plan which will inform the Local Plan.
Site would be better used as a car park		This site is available for residential development that helps to meet the council's housing target. It is unlikely to come forward for other purposes.
Comment	2	
The Environment Agency commented that almost the entire site is at risk of surface water flooding (low, medium and high probability), development should not increase flood risk offsite. The area around the junction of Albert Street, High Street and Portland Street, and the High Street running west is at high risk of surface water flooding. There may be opportunities for partnership work to reduce flood risk in the wider area.		Noted. Policy CC2 refers.
Historic England commented that the SA identifies this as having a negative impact on the historic environment. It is not clear how any impact on the significance of the conservation area has been taken into account.		The council has commissioned a Heritage Impact Assessment which will address this comment.
What happens next?		This site <u>will</u> be taken forward as a proposed allocation site in the Publication Draft Local Plan (Policy H1t refers).

Pheasant Hill and Highfield Close (Site 64)	No of responses	MDC response
Objections	6	
Loss of open space/ playing pitches		Although the development of this site

		would not result in the loss of any open space or playing pitches, there is a public walking route that runs through the site (from Pheasant Hill) and adjacent to existing open space. It is also located within strategic green infrastructure network. Green infrastructure policy would be applicable to this site.
Visual impact on the landscape		The site is identified in the Landscape Character Assessment (addendum 2015) as falling within Landscape Policy Zone ML27 with the action 'conserve and restore'. This has been considered in the Site Selection Paper. Relevant requirements will be set out in the Local Plan.
Loss of open countryside		The site is not in the open countryside
Loss of agricultural land		The site is not considered to be agricultural land.
Impact on character of the area		The immediate area is urbanised residential and school uses. The proposed residential use is in keeping.
Too much development on the site		The identified density is considered to be appropriate for the site.
Impact on biodiversity/ wildlife		There are two local wildlife sites within close proximity to the site (northwest). The site may also contain priority habitat(s). The site will need to be surveyed for protected species, habitats and invasive species at planning application stage and comply with local plan policy. Relevant requirements will be set out in any allocation policy/ explanatory text.
Impact on highways <ul style="list-style-type: none"> - The site is close to the primary road network, however, where is the access to and from this site going to be? - The small roads around Sherwood Rise are private roads and permission to use them will not be given-two previous applications have been refused on highway grounds - There is a public footpath running from Sherwood Rise to Pheasant Hill which surely couldn't be used as a road: 		The southern part of the site served by Sherwood Rise/ Pheasant Hill would not be taken forward owing to access constraints. The remainder for the site would need to be developed comprehensively with site 29 - Sherwood Rise (adj Queen Elizabeth Academy) with only part of site accessed via Highfield Close. A general assessment of suitability in terms of highway access and potential impacts was undertaken through the HELAA process. The Local Plan has been informed by the Mansfield Transport Study which addresses transport and highway impacts. Detailed access and local highway

there is no access to Sherwood Rise, which is now so congested with the Bellway estate traffic on the old Sherwood Colliery site		impacts will be considered at the planning application stage.
Impact on heritage		See response to Historic England's representation below.
Impact on local infrastructure		Potential impacts on local infrastructure will be addressed through the Infrastructure Delivery Plan which will inform the Local Plan.
Electricity pylons cross this land		HV electricity pylons do not cross this site but do cross site 29 to the north. A buffer would be required.
Flood risk		See the Environment Agency's representation below.
Consideration be given to including in the plan some sort of open space border between the existing housing and whatever is finally proposed.		The need for potential open space/ landscape buffer between new and existing developed will be set out in the Local Plan if allocated.
This land is also part of The Queen Elizabeth's School's sporting and playing fields and should be protected as such, and not sold off for profit!		The site is owned by the Queen Elizabeth Academy and they will need to satisfy any requirements under the Education Acts in respect of obtaining the Secretary of State's consent to dispose of land.
Comments	2	
The Environment Agency commented that there are no significant areas of flood risk on site, development should not increase flood risk elsewhere.		Noted.
Historic England commented that the SA identifies this as having a negative impact on the historic environment but it is not clear what assets have been considered. There would be an impact on the GII Mill Bank Cottage and its adjoining boundary wall and possibly cumulative impact along with sites 28 and 29 in respect of the setting of Debdale Hall. It is not clear how the significance of heritage assets has been considered, or how the impact of the proposal on that significance has been assessed.		The council has commissioned a Heritage Impact Assessment which will inform the Local Plan.
What happens next?		This site will not be taken forward for further consideration as a proposed allocation site in the Publication Draft Local Plan due to concerns about the deliverability on site and impact on heritage.

Harrop White Road Allotments (Site 66)	No of responses	MDC response
Objections	1	
Loss of open space/ playing pitches		See below.
Visual impact on the landscape		
Loss of open countryside		
Impact on character of the area		
Too much development on the site		
Impact on biodiversity/ wildlife		
Impact on highways		
Impact on heritage		
Impact on local infrastructure		
Comments	1	
Nottinghamshire County Council have concerns regarding the loss of allotment land on this site. Allotments are an important community facility within the town centre which provide opportunities for healthier living for local residents in some of the least advantaged areas of the town. The area covered by allotments has decreased markedly over recent years. Whilst there is still a demand from the public for the allotments, it is important to retain this community asset to work towards reducing health inequalities throughout the district.		See below.
What happens next?		Through comments received on this site, plus other allotments sites it was decided that all allotments sites would be removed as preferred sites unless there was clear and demonstrable evidence that the site was no longer required for allotment use.

Kirkland Industrial Park (Site 68)	No of responses	MDC response
Support	1	
One general supporting comment		Support noted.
What happens next?		Site has been granted Permission in Principle and is being treated as a commitment (Policy H2 refers).

Three Thorn Hollow Farm (Site 73)	No of responses	MDC response
Support	4	
Barratt's Homes and the landowner supported the proposed allocation. They considered the site could accommodate around 300 dwellings. Further technical work in support of the site is currently being prepared.		Support noted.
Two other members of the public supported the development.		Support noted.
Objections	8	
Loss of open space/ playing pitches		The development of this site will not result in the loss of open space. There is a general lack of access to open space in this area of the district, thus there is opportunity through the development to provide improved access to open space and play provision. Relevant requirements will be set out in the Local Plan.
Visual impact on the landscape		The site lies within a Landscape Policy Zone with the action 'conserve and create' (SH11). This has been considered in the Site Selection Paper. Relevant requirements will be set out in the Local Plan.
Loss of open countryside		The council has attempted to ensure that the best quality agricultural land is not identified for development. However, some loss is inevitable if the district's housing and employment needs are to be met.
Loss of agricultural land		
Site is not in a sustainable location <ul style="list-style-type: none"> - Rainworth should not be seen as part of the Mansfield urban area - Part of Rainworth is within Newark & Sherwood district and need to take account of cumulative impacts; 		Rainworth is part of the Mansfield urban area in terms of housing numbers as it is not possible to break the housing numbers down to such a small scale. We recognise that it is a separate settlement with a different character than the rest of the MUA.

<ul style="list-style-type: none"> - Will overwhelm limited infrastructure - Limited retail facilities which are not accessible from the site - Loss of village character 		<p>We have taken account of the growth proposed in adjoining districts and cooperated closely with Newark & Sherwood in preparing the Local Plan The Infrastructure Delivery Plan has looked at the full range of infrastructure required for the site</p> <p>A range of convenience facilities are located in Rainworth including a Co-op and Tesco Express; a larger Tesco Extra is located nearby at Oaktree Lane.</p> <p>Policies will be put in place to ensure that the development reflects the character of the village.</p>
Impact on character of the area		See above
Too much development on the site		The identified density is considered appropriate for the site.
Impact on biodiversity/ wildlife Impact on SSSI and SPA		See representations by Natural England and the Environment Agency below.
Impact on highways <ul style="list-style-type: none"> - Access from Blidworth Lane not considered suitable as there have been a number of fatalities, there are difficulties turning right and used as route to Nottingham; - Significant issues with Southwell Road/MARR roundabout; - There is no access to the site for public transport, only on Southwell Road 		<p>A general assessment of suitability in terms of highway access and potential impacts was undertaken through the HELAA process. The Local Plan has been informed by the Mansfield Transport Study which addresses transport and highway impacts. Detailed access and local highway impacts will be considered at the planning application stage.</p> <p>Discussions with highways have not identified any concerns. Improvements may be required.</p>
Impact on local infrastructure		Potential impacts on local infrastructure will be addressed through the Infrastructure Delivery Plan which will inform the Local Plan.
Impact on heritage issues		The council has commissioned a Heritage Impact assessment which will inform the Local Plan.
Potential geological site due to historic coal mining		There is no geological designation on the site.
Land stability		There are no known land stability issues affecting the site.
Comments	2	
Both Natural England and the Environment Agency commented on the proximity of the proposed development to the Rainworth Lakes SSSI. This is a nationally		Noted the requirements at planning application stage will be reflected in the explanatory text for site allocation policy

<p>designated site which contains some of the best acidic marsh and open water plant communities remaining in Nottinghamshire and is of regional importance. Any future planning applications would therefore need to provide sufficient information to provide evidence that the proposal would not damage or destroy the interest features for which the SSSI has been notified.</p>		
<p>Rainworth Water was also identified by the Environment Agency as being moderate under the Water Framework Directive; opportunities to improve this should be sought. As a minimum, the development must not lead to a further deterioration in water quality. They highlighted a possible opportunity for this development site to direct appropriately balanced uncontaminated surface water to watercourse, which may contribute to improving the water quality of the WFD monitored water body.</p>		<p>Noted these requirements at planning application stage will be reflected in the explanatory text for site allocation policy</p>
<p>What happens next?</p>		<p>This site <u>will</u> be taken forward as a proposed allocation site in the Publication Draft Local Plan (Policy H1d refers).</p>

Land off Jubilee Way North (Site 76)	No of responses	MDC response
Support	4	
<p>Welbeck Estates, one of the landowners, supported the inclusion of the site in the Preferred Options. They identified that the inclusion of the site is fundamental to delivery of the Local Plan's objectives. The provision of the built development will create a sustainable community and be the catalyst for expanding the rugby club and providing a new 9-hole golf academy. In addition to a mix of new homes the site will provide new employment space, retail (a public house and a convenience store), open space and biodiversity improvements. Welbeck Estates, Mansfield Rugby Club and Sherwood Forest Golf Club have an agreement to drive forward development and the site is deliverable in the medium to long term.</p>		Support noted.
<p>Three members of the public supported the development. They considered that:</p> <ul style="list-style-type: none"> - it is accessible to areas of recreation to the east (e.g. Vicar Water); - it will deliver improvements for the rugby and golf clubs which will provide a number of benefits for Mansfield; and - there is a need for additional houses in this area. <p>These comments also set out that improvements would be needed to infrastructure in the area (health, education and transport) and that:</p> <ul style="list-style-type: none"> - the industrial area should be kept separate; - some of the existing natural area should be retained; and - employment opportunities or apprenticeships should be sought. 		<p>Support noted.</p> <p>An Infrastructure Delivery Plan is being prepared which will identify the supporting infrastructure that will be required alongside the developments proposed across Mansfield district.</p> <p>Ensuring appropriate residential amenity for existing and new residents will be looked at as part of the planning application. Policy P7 refers.</p> <p>The proposal includes the provision of substantial areas of green infrastructure.</p> <p>Policy E5 sets out the approach for employment and/or skills development opportunities.</p>
Objections	12	
<p>Loss of open space/ playing pitches</p> <ul style="list-style-type: none"> - Area is used by walkers and cyclists - Loss of Caddyshacks Golf Club which is a valued facility as it is more affordable than Sherwood 		<p>There is no current public open space within the proposed development area. Substantial areas of green infrastructure will be provided as part of the development including open space, playing pitch improvements and recreational links (walking and</p>

<p>Forest Golf Club</p> <p>Sport England stated that they need to know in detail the plans for the rugby club and golf club before agreeing to this allocation. The Playing Pitch Strategy identifies the desire to grow the rugby club.</p>		<p>cycling) to the wider countryside, including Vicar Water Country Park and existing cycle and walking trails. The design and layout will encourage cycling as a mode of transport.</p> <p>Discussions have been held with Sport England regarding the proposal.</p> <p>It is proposed to provide a new 9-hole Golf Academy as part of the development. Whilst this is understood to be a different form of golf provision to the 18-hole, as part of the overall recreation and sports provision it is considered that sufficient provision is to be made. It is also not the role of the planning system to set prices for the use of golf courses.</p> <p>Relevant requirements will be set out in the Local Plan.</p>
<p>Visual impact on the landscape</p>		<p>Site falls within LPZ SH08 (Vicar Water and Rainworth Heath Wooded Estatelands) with the policy action 'create'. It is also directly adjacent to LPZs SH50 and SH51 both with policy actions 'conserve'.</p> <p>Although the development is located in the least sensitive landscape character area, it is closely located near to the most sensitive landscape character areas.</p> <p>Sensitively placed areas of habitat creation within the developable area and also restoration of heathland on the former colliery site will likely enhance the landscape character of this area.</p> <p>This will be addressed in any site allocation policy and through the masterplan/ planning application stage.</p>
<p>Site is not in a sustainable location</p>		<p>The site is within a reasonable distance from the Oak Tree retail area. Any allocation policy for this site would include the need for an appropriate scale local centre.</p>
<p>Impact on character of the area</p>		<p>Any site allocation policy would include the need for sensitive and extensive landscaping which will</p>

		retain significant areas of green infrastructure and minimise the impact of new residential and employment uses.
Too much development on the site		The detailed capacity of the site will be determined at the planning application stage having regard to specific site characteristics and constraints.
Impact on biodiversity/ wildlife		<p>A local wildlife site is located within the development site and several with close proximity. There are also three SSSIs located within close proximity.</p> <p>The site is also located within a Sherwood possible potential Special Protection Area (ppSPA) which is not a designated site, supporting European bird species. A Habitats Regulations assessment recommends specific avoidance, mitigation and compensation measures that would need to be addressed so that the site could come forward for development. This approach is endorsed by Natural England.</p> <p>See comments from Natural England, Environment Agency and Nottinghamshire County Council below.</p>
<p>Impact on highways</p> <ul style="list-style-type: none"> - impact on a number of roads and junctions nearby; - current road network will be unable to cope; - whether the link road from Newlands roundabout to Southwell Road will be provided. 		A general assessment of suitability in terms of highway access and potential impacts was undertaken through the HELAA process. The Local Plan has been informed by the Mansfield Transport Study which addresses transport and highway impacts. Detailed access and local highway impacts will be considered at the planning application stage.
Impact on local infrastructure		Potential impacts on local infrastructure will be addressed through the Infrastructure Delivery Plan which will inform the Local Plan.
Impact on heritage issues		There are no heritage assets that have been identified on site and Historic England did not raise any objections. The council has commissioned a Heritage Impact Assessment which will inform the Local Plan.
<p>Impact on site of Geological importance</p> <p>Potential geological site due to historic coal mining</p>		There are no Local Geological Sites on site.

Land stability		There are coal mining 'Development High Risk Areas' in the area of the site but none on the site itself; this issue will be addressed through the planning application.
<p>Amenity Issues</p> <ul style="list-style-type: none"> - Increase in crime and anti-social behaviour - Loss of amenity for nearby residents - Impact on health and wellbeing 		As part of the planning application process design policies will be used to protect residential amenity, and design out crime and anti-social behaviour. To improve health and wellbeing, open space will be provided and the design and layout of the scheme will encourage walking and cycling.
Comments	3	
<p>The Environment Agency commented that:</p> <ul style="list-style-type: none"> - Jubilee Way North and Edale Road are at high risk of flooding from surface water. Development should not increase risk of flooding offsite. - Strawberry Hill Local Wildlife Site and Strawberry Hill Heaths SSSI are in close proximity. Any development should protect and/or enhance the Local Wildlife Site, and consultation with Natural England will be required on the SSSI. - The site is close to Vicar Water which is assessed in the Water Framework Directive (WFD) as poor quality. Opportunities should be sought for this development to contribute to improvements. 		<p>Noted. This advice will be reflected in the Local Plan. Policy CC2 refers.</p> <p>Substantial areas of green infrastructure and ecological mitigation measures are proposed as part of the development to address impacts on ecological sites, habitats and species. Policy NE2 refers.</p> <p>Requirements will be set out in the Local Plan. Policy CC4 refers.</p>
<p>Natural England commented that the site is closely sited to Strawberry Hills SSSI and Sherwood Golf course SSSI and to areas falling within the possible potential Sherwood Special Protection Area (ppSPA). NE state that there is a valuable opportunity to enhance biodiversity and green infrastructure in this area by creating links between the SSSIs and re-establishing heathland habitats and would be pleased to discuss this further.</p>		<p>The council and/or promoter for the site will be required to engage with NE to further discuss the potential of biodiversity enhancements.</p> <p>Substantial areas of green infrastructure are proposed as part of the development; these will ensure an appropriate buffer to the SSSI and provide enhancements to biodiversity.</p>
<p>Nottinghamshire County Council commented that</p> <ul style="list-style-type: none"> - the development of the site would result in the direct loss of 		The Local Plan will protect local wildlife sites and SSSIs; Policy NE2 refers.

<p>part of a local wildlife site</p> <ul style="list-style-type: none"> - c.600 new houses at this location has the potential to result in significant indirect impacts on three SSSIs (Strawberry Hills Heath, Mansfield/Oak Tree Heath and Sherwood Forest Golf Course) due to vehicular emissions, disturbance caused by people and their dogs along with predation by cats. <p>The Interim SA Report scores the site as significant negative for SA6 Biodiversity Designated Sites, which is of considerable concern.</p> <p>It is unclear why the Interim SA Report has scored the site as a positive under SA6 Biodiversity Enhancement as no detail is provided as to what such enhancements may entail.</p>		<p>The part of the proposed development within the LWS is for employment. Its proximity to the existing employment area at Crown Farm and due to the need for expansion indicates that it is difficult for development to go elsewhere. The development will need to avoid the most sensitive areas within the LWS and adequately mitigate and compensate for loss of biodiversity. The benefits of the development will need to outweigh this loss.</p> <p>Also see comments above with regards to the SSSI and ppSPA.</p>
<p>What happens next?</p>		<p>This site <u>will</u> be taken forward for as a proposed strategic allocation site in the Publication Draft Local Plan (Policy SUE2 refers).</p>

Land off Rosemary Street (Site 79)	No of responses	MDC response
<p>Support</p>	<p>1</p>	
<p>General supporting comment</p>		<p>Support noted.</p>
<p>Objections</p>	<p>3</p>	
<p>Loss of open space/ playing pitches/open countryside</p>		<p>The site would involve the loss of allotment provision but evidence is available to confirm that this site is no longer required.</p>
<p>Not a sustainable location for development</p>		<p>The site is located within the Mansfield urban area close to facilities.</p>
<p>Too much development on the site</p>		<p>The identified density is considered appropriate.</p>
<p>Impact on biodiversity/ wildlife</p>		<p>There are no ecological or geological sites located within or directly adjacent to this site.</p>
<p>Impact on highways</p>		<p>A general assessment of suitability in terms of highway access and potential impacts was undertaken through the HELAA process. The Local Plan has been informed by the Mansfield Transport Study which addresses transport and highway impacts. Detailed access and local highway impacts will be considered at the planning application stage.</p>

Impact on local infrastructure		Potential impacts on local infrastructure will be addressed through the Infrastructure Delivery Plan which will inform the Local Plan.
Land stability		There are no known land stability issues affecting the site.
Comments	1	
The Environment Agency commented that part of site and access road at medium to high risk of surface water flooding.		Noted. Policy CC2 refers.
What happens next?		This site <u>will</u> be taken forward as a proposed allocation site in the Publication Draft Local Plan (Policy H1u refers). Evidence is available to confirm that this site is no longer required as allotments.

Land off Skegby Lane (Site 89)	No of responses	MDC response
Support	1	
Ashfield District Council stated that the proposed site abuts to the Ashfield Local Plan Publication site SKA3a North of Kingsmill Hospital. This site is identified in Ashfield Local Plan as giving an approximate yield of 250 dwellings. A landscape buffer along the eastern boundary has been identified as a requirement for this site. Consideration should be given to whether a similar requirement should be provided in relation to the proposed allocation in Mansfield.		Noted. The yield of the site was lowered during the HELAA process to allow for a buffer to be built into the site to stop any further coalescence. The council will include a requirement for a buffer to prevent further coalescence in the Local Plan.
Objections	3	
Loss of open space/ playing pitches		The development of this site will not result in the loss of open space.
Visual impact on the landscape		The site is located within a 'conserve' landscape character zone (ML23) although it is located adjacent to the existing urban area which may be slightly less sensitive than other areas within this zone. This has been considered through the Site Selection Paper. Relevant requirements will be set out in the Local Plan.
Loss of open countryside		The council has attempted to ensure that the best quality agricultural land is not identified for development. However, some loss is inevitable if the district's housing and employment needs are to be met.
Loss of agricultural land		

Site is not in a sustainable location		The site is within a short distance of retail and health facilities.
Impact on character of the area		The area is predominantly developed, and the proposed development would be in keeping. Potential coalescence of Sutton in Ashfield and Mansfield will be mitigated through requirement for a substantial green landscaped buffer along the western edge of the site.
Too much development on the site		The identified density is considered appropriate.
Impact on biodiversity/ wildlife		There are no ecological or geological sites located within or directly adjacent to this site. Kings Mill Local Wildlife Site approx 275m to south which falls within a Green SuDS Priority Area. There is likely priority habitat (Neutral grassland) within the site. The site will need to be surveyed for potential protected species, habitats and invasive species. The creation of small areas of woodland, hedgerows, green SuDS and corridors of open grassland habitats should be encouraged as part of design and layout of the development. Relevant requirements will be set out in the Local Plan.
Impact on highways - impact on a number of roads and junctions nearby; - current road network will be unable to cope		A general assessment of suitability in terms of highway access and potential impacts was undertaken through the HELAA process. The Local Plan has been informed by the Mansfield Transport Study which addresses transport and highway impacts. Detailed access and local highway impacts will be considered at the planning application stage.
Impact on local infrastructure		Potential impacts on local infrastructure will be addressed through the Infrastructure Delivery Plan which will inform the Local Plan.
Impact on heritage issues		The council has commissioned a Heritage Impact assessment which will inform the Local Plan.
Land stability		There are no known land stability issues affecting the site.
Flood risk		See EA response below.

Comments	1	
<p>The Environment Agency commented that:</p> <ul style="list-style-type: none"> - some small areas of the site are at risk from surface water flooding as the site slopes steeply towards King's Mill Hospital, residential area and A38 Sutton Road. Development should not increase flood risk offsite, there may be opportunities for partnership work to reduce local flood risk. - King's Mill Reservoir Local Wildlife Site is to the south of the proposed area. This will need to be protected from future development 		<p>Noted this advice will be reflected in the Local Plan. Policy CC2 refers.</p> <p>This issue and potential mitigations measures will be dealt with at the planning application stage.</p> <p>Noted. Biodiversity is protected by Policy NE2.</p>
What happens next?		This site <u>will</u> be taken forward as a proposed allocation site in the Publication Draft Local Plan. (Policy H1b refers).

Strip of land off Cauldwell Road (opposite the College) (Site 91)	No of responses	MDC response
Support	2	
<p>Ashfield District Council stated that the proposed allocation abuts to the Ashfield Local Plan Publication 2016 site allocation SKA3p, South of West Notts College, Cauldwell Road. The requirement for separate allocations in each local plan is a reflection of the location of the district boundary between Ashfield and Mansfield. Ashfield's allocation is identified as providing approximately 207 dwellings and ADC is supportive of Mansfield allocating this site for housing. Ashfield District Council Residential Development Brief (Appendix Three of the Local Plan Publication 2016) sets out a guide to future development of the site in Ashfield, and it is also anticipated that there would be a similar requirement for the Mansfield proposed allocation.</p>		<p>Noted.</p> <p>The council will promote a comprehensive approach to the entire site including the part in Ashfield district in the policy wording, if allocated.</p>
One general supporting comment was also received.		Support noted.
Objections	1	
Loss of open space/ playing pitches		The development of this site will not result in the loss of open space.

		There an overall deficit of open space within this area of the district, therefore there is opportunity to create additional open space and provide improved green infrastructure linkages within the site. Relevant requirements will be set out in the Local Plan.
Visual impact on the landscape		The site lies within a 'conserve and create' Landscape Policy Zone (SH11). This has been considered in the Site Selection Paper. The Landscape Character Assessment study recommends that if development of the site is still required following sequential approach then enhancements as per recommendations will be required. These will be set out in the Local Plan if allocated.
Loss of open countryside		The council has attempted to ensure that the best quality agricultural land is not identified for development. However, some loss is inevitable if the district's housing and employment needs are to be met.
Loss of agricultural land		
Site is not in a sustainable location		The site is close to local facilities, public transport and the Lindhurst development which will include a local centre and new primary school.
Impact on character of the area		The site forms a small part of a larger residential site proposed in the Ashfield District Local Plan.
Too much development on the site		The identified density is considered appropriate.
Impact on biodiversity/ wildlife		No ecological or geological sites are located within or directly adjacent to this site. The nearest site is Mansfield Cemetery approx. 195 metres to the north. Any potential impacts on biodiversity will need to be investigated in more detail at application stage in an ecological assessment and comply with local plan policy (NE2). The HRA scoping assessment of preferred sites (October-Nov 2017) concluded no significant impact on Sherwood ppSPA.
Impact on highways		A general assessment of suitability in terms of highway access and potential impacts was undertaken through the HELAA process. The Local Plan has been informed by the Mansfield

		Transport Study which addresses transport and highway impacts. Detailed access and local highway impacts will be considered at the planning application stage.
Impact on local infrastructure		Potential impacts on local infrastructure will be addressed through the Infrastructure Delivery Plan which will inform the Local Plan.
Impact on heritage issues		The council has commissioned a Heritage Impact assessment which will inform the Local Plan.
Land stability		There are no known land stability issues affecting the site.
Flood risk		See Environment Agency comment and response below.
Comments	2	
The Environment Agency commented that the Eastern end of site is at risk from surface water flooding, along with Nottingham Road		Noted this advice will be reflected in the explanatory text of any site allocation policy. This issue and potential mitigations measures will be dealt with at the planning application stage.
Nottinghamshire County Council commented that there is no reference in this part of the document to the fact that this site is part of a bigger site, the majority of which is in Ashfield district. It is not clear if this site could be developed in isolation of the Ashfield site should the site not be forthcoming for any reason.		The fact that this site forms a small part of a larger site located primarily in Ashfield district will be made clear in any site allocation policy. The site would not be developed in isolation.
What happens next?		This site <u>will</u> be taken forward as a proposed allocation site in the Publication Draft Local Plan. (Policy H1j refers).

Land to the rear of 66-70 Clipstone Road West (Site 98)	No of responses	MDC response
Support	1	
One general supporting comment was received.		Support noted.
What happens next?		Planning permission is in place (2016/0003/NT) and will be treated as a commitment (Policy H2 refers).

18 Burns Street (Site 99)	No of responses	MDC response
Support	1	
One general supporting comment was received.		Support noted.
Comments	1	
Historic England commented that - The SA identifies this as having a neutral impact on the historic environment. It is not clear whether HE has been consulted and, in terms of the Plan vision and objectives, whether opportunities to better reveal, enhance or record have been considered for the non-designated heritage asset. Was the factory important to the area at one time? Does it have links with adjacent housing i.e. were they built as worker houses? Are any facades of the buildings strong features in the street scene and worthy of retention?		See below.
What happens next?		The site has already received planning permission and is close to completion. It will be treated as a residential commitment (Policy H2 refers).

Land at the rear of Cherry Paddocks (Site 100)	No of responses	MDC response
Support	2	
Two general supporting comments were received.		Support noted.
What happens next?		A s106 agreement has been outstanding for a number of years. As such the site is no longer considered to be available for development. This site <u>will not</u> be taken forward for further consideration as a proposed allocation site in the Publication Draft Local Plan.

Land south of Clipstone Road East (Site 101)	No of responses	MDC response
Support	2	
Two general supporting comments were also received.		Support noted.
Objections	1	
Visual impact on the landscape		See below.
Site is not in a sustainable location		
Impact on character of the area		
Too much development on the site		
Impact on agricultural land		
Impact on biodiversity/ wildlife		
Impact on highways		
Impact on local infrastructure		
Flood risk		
Comments	3	
The Environment Agency commented that: <ul style="list-style-type: none"> - an area of site is at risk from surface water flooding. - they recommend consultation with Natural England regarding the potential SPA. - The site is close to Vicar Water which is assessed in the Water Framework Directive (WFD) as poor quality. Opportunities should be sought for this development to contribute to improvements. 		See below.
Natural England noted that this proposed allocation has already been the subject of a planning application which NE commented on. NE also commented that: <ul style="list-style-type: none"> - the site is close to both Sherwood Golf Course and Clipstone Heath SSSIs which are notified for their lowland heathland habitat and sensitive to the impacts of increased residential development. Green infrastructure which residents can access for recreation purposes is required in order to alleviate the pressure on sensitive ecological habitats. - the proposed allocation is located within the Sherwood ppSPA which includes habitats identified as being important for breeding nightjar and woodlark. A risk based approach should be used to consider the impact 		See below.

of development on these birds in any future applications. - the site falls within BMV land (grade 2).		
A member of the public commented that they would like to input to the size of the buffer land between the new estate and the bridleway on Newlands Road. This is both to protect habitat and to ensure there is no access onto the bridleway possible. Also, there is presently excessive noise from SPS Aerospace and as such a tree and extended buffer bank for noise acoustic barriers would be advantageous.		See below.
What happens next?		This site currently has a resolution to grant planning permission subject to signing a section 106 agreement. Forms part of a larger allocation (Policy H1a refers).

Park Hall Farm (Site 104)	No of responses	MDC response
Support	2	
Two general supporting comments were received.		Support noted.
What happens next?		Planning permission granted (2015/0032/NT) and will be treated as a commitment (Policy H2 refers).

Oxclose Lane (Site 105)	No of responses	MDC response
Support	2	
Two representations supporting the allocation were received.		Support noted.
Comments	1	
Historic England commented that the SA identifies this as having a neutral impact on the historic environment. It is not clear how any impact on the significance of the conservation area and nearby Listed Buildings has been taken into account.		See below.
What happens next?		Planning permission granted (2015/0334/NT) and will be treated as a commitment (Policy H2 refers).

Moorfield Farm (Site 122 - now 176)	No of responses	MDC response
Support	2	
Two representations supporting the allocation were received.		Support noted.
Objection	1	
Historic England commented that the SA identifies no significant effects on heritage assets or setting but it is not clear how any impact of the development on the Grade I church, and the Church Warsop Conservation Area has been considered. The north side of the road is open and currently contributes to significance of both assets.		See below.
What happens next?		This site has since been granted planning permission (2016/0224/NT); the impact on the historic environment will have been assessed as part of determining the planning application. The site will be treated as a residential commitment in the Publication Draft Local Plan (Policy H2 refers).

QUESTION 15: If you consider that a site which is capable of delivering sustainable development has been missed from the council's Housing and Economic Land Availability Assessment please submit the site with the relevant evidence here.

A3.9.1 Four new sites were promoted by landowners:

- Land forming part of Warren Farm, off New Mill Lane
- Land forming part of Peafield Farm, off Peafield Lane
- Ashland Farm, Skegby Lane
- Clipstone Football Ground

MDC response:

These sites have been assessed as part of the HELAA Review that informs the Local Plan Publication Draft. Further information can be found in the HELAA report on our website.

A3.9.2 Landowners/developers also promoted sites that had previously been rejected:

- Land at former railway station, Market Warsop (HELAA ref 42);
- Land off Oakfield Lane, Market Warsop (HELAA ref 43);
- Land at Debdale Lane (HELAA ref 46);
- Land at Peafield Lane (HELAA ref 67);

MDC response:

Land at the former railway station (HELAA ref 42) was not put forward as a preferred site due to issue with access. As identified in the comment from the landowner a pre-application inquiry was submitted which concluded that there are concerns about the access; until a suitable access arrangement can be demonstrated it is not possible to include the site in the Local Plan.

Land off Oakfield Lane was considered as part of the HELAA (ref 43) but was rejected as it was beyond the railway line which forms the strong southern boundary to Market Warsop. Given the proposed use as employment land this will be reconsidered.

It has already been agreed that the assessment for the Land at Debdale Lane (HELAA ref 46) should be amended to show that the site is potentially suitable, available and potentially achievable. This will mean it will be treated as a reasonable alternative and considered for allocation in the Local Plan.

Land at Peafield Lane was considered as part of the HELAA and the Site Selection Technical Paper (August 2017). Although site 67 does not depend on the other sites nearby for access or other matters it is considered that the site should not be allocated as, in comparison to other sites, it does not have good access to the MARR or M1 and would impact on the heavily congested A60 corridor. MDC are able to deliver the housing supply required without this site.

A3.9.3 The following sites were also identified as they were not included as preferred options:

- Land north of Skegby Lane, Mansfield (HELAA ref 80)
- Welbeck Farm, Meden Vale (HELAA ref 87)

MDC response:

These sites have planning permission and were included as commitments in preparing the Preferred Options. Consideration is being given to how to address commitments in the Local Plan.

A3.9.10 A number of sites were identified by members of the public. These included a number of vacant town centre units, sites that are too small for inclusion in the Local Plan or sites that had already been considered for inclusion. Significant sites assessed through the HELAA but not included in the Preferred Options included:

- Land and buildings at White Hart Street
- Former Metal Box site;
- Land at Church Lane;
- Former Abbey Primary School

MDC response:

Vacant town centre units are often able to be reused without the need for a planning application. Where there is a need for planning permission the council will take a pragmatic approach to their reuse for appropriate uses. They are generally unlikely to be suitable for residential use.

The White Hart site is a longstanding regeneration aim of the council. A number of schemes have been discussed but none have come forward. The site will be included in the Local Plan as one of the regeneration sites where a flexible approach to development will be taken. Policy S4 refers.

Planning permission has been granted for a new church at the Metal Box site.

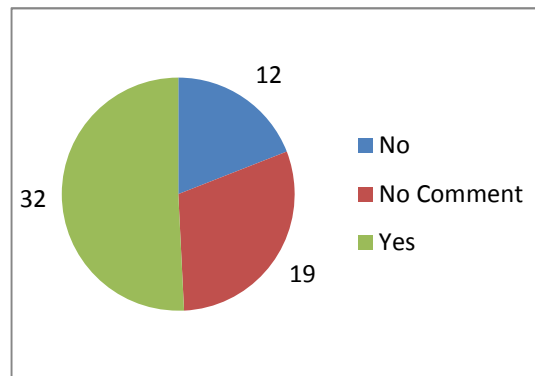
Land at Church Lane was included as part of the HELAA review. However, it was considered unsuitable for development due to the flooding risk.

As one of the school sites assessed through the HELAA, the site of the former Abbey Primary School was not included in the Preferred Option to allow consideration of the location of the new schools needed in the district.

A3.10 Summary of Comments on preferred employment land allocations

QUESTION 16: Do you agree that the Parish of Warsop should have a flexible target of 1 ha of employment land that can potentially be identified within the Warsop Neighbourhood Plan?

	% Answer	Count
No	19	12
No comment	30	19
Yes	51	32



Summary of comments and Mansfield District Council response

- One comment in agreement with the flexible 1 ha target referred to the need to get the larger national companies to establish in Market Warsop.
- One comment stated that potential allocated employment sites should only be on brownfield sites
- It was stated that Warsop and the surrounding area could take more than 1 ha, and that more should be allocated in Market Warsop.
- Welbeck Estates Co Ltd supported a flexible target for employment land and the allocation of land for employment uses within Warsop. Concern was raised over the proposal that employment sites will be allocated within the Warsop Neighbourhood Plan and not within the Local Plan. The draft version of the Neighbourhood Plan available online (dated May 2016) contains a number of policies relating to employment development in the area but does not allocate a site
- Another comment was made which stated that the policy is inflexible as it relates to up to 1 ha and light industrial uses only. Furthermore, there is a total lack of evidence on which the employment requirement for Warsop is based (contrary to para 158 of the NPPF).
- In order to ensure that the plan is flexible in terms of the quantum of development it can deliver, it is suggested that policy wording which sets a minimum target for Warsop Parish and allows for other uses is incorporated.

MDC response:

A site will be allocated in the Publication Draft Local Plan for B1a and B2 employment uses at Warsop.

QUESTION 17: Do you have any comments to make on the Employment Technical Paper 2017?

- Ashfield District Council support the approach to employment land requirements which is reflective of the evidence base set out in the Employment Land Forecasting Study 2015.

MDC response:

Support noted.

QUESTION 18: Please indicate for each site whether or not you support the preferred site allocation:

If you are in support, please indicate the reasons why:

- Allows for jobs in a sustainable location
- Provides the opportunity to improve/ deliver transport improvements
- Provides the opportunity to enhance and local wildlife and biodiversity sites Provides the opportunity to enhance heritage assets

If you are in objection, please indicate the reasons why:

- Will result in the loss of open space/ playing pitches/ countryside
- Will result in an increase in the amount of traffic on the roads
- Will have a visual impact on the landscape.
- Result in the loss or harm local wildlife sites / biodiversity
- The site is not in a sustainable location
- The site is at the risk of flooding
- Result in the loss of agricultural land
- Impact on heritage asset(s)
- Impact on the character of the area
- Land stability issues
- Too much development on site
- Other

Land at Ratcher Hill Quarry (Site 40)	No of responses	MDC response
Support	8	
Eight representations supporting the allocation were received.		Support noted.
Objections	6	
Loss of open space/ playing pitches		The development of this site will not result in the loss of open space as this is a quarry and not currently publicly accessible.
Visual impact on the landscape		This site is not within a landscape character area, although it is adjacent to a 'restore and create' Landscape Policy Zone (SH08) with policy action 'restore and create'. Development should be sensitive to impacts on adjacent LPZ such that it doesn't create any significant adverse visual impact and, where feasible, contributes to the enhancement of landscape character.
Loss of agricultural land		The site does not include agricultural land.
Impact on biodiversity/ wildlife Nottinghamshire Wildlife Trust raised concerns that the site cannot be allocated until the habitat restoration conditions are met from the original planning application.		<p>This site isn't within the mineral plan restoration area of the quarry.</p> <p>The site directly borders one (1) Local Wildlife Sites (west) and five (4) within close proximity (approx. 800m radius), including Strawberry Hill Heaths SSSI. It is also surrounded by woodland.</p> <p>It is also located within the possible potential Sherwood special protection area. The Habitats Regulations Assessment Scoping Report recommendations include that a Phase 1 Habitat Survey is undertaken to confirm whether the site is suitable, followed if appropriate by a nightjar/ woodlark survey to support the planning application, in accordance with local plan policy.</p> <p>Relevant requirements will be set out in the Local Plan. Policy NE2 refers.</p>
Impact on highways - the junction onto Southwell Road would not be able to handle the additional traffic		A general assessment of suitability in terms of highway access and potential impacts was undertaken through the HELAA process. The Local Plan has been informed by the Mansfield Transport Study which addresses transport and highway impacts. Detailed access and local highway

		impacts will be considered at the planning application stage.
- Flood risk		No specific comments were raised about river or surface water flooding by the Environment Agency. As part of the planning application process, development will need to ensure that flooding is not increased on the site or elsewhere.
Environment Agency No comments on flood risk. EA commented that this area is currently served by private foul drainage systems. There is no obvious access to a foul sewer so consideration needs to be given to how foul drainage will be resolved at this site. Foul drainage solutions/ infrastructure requirements should be identified prior to allocating this site, but certainly prior to occupation of any future development.		Comments noted. A requirement to consider appropriate measures will be included in the Local Plan as appropriate.
What happens next?		This site (in combination with site 150) <u>will</u> be taken forward as a proposed allocation site in the Publication Draft Local Plan (Policy E2a refers).

Site A Long Stoop Way (Site 71a)	No of responses	MDC response
Support	2	
Three representations in support of the allocation were received.		Support noted.
What happens next?		The site <u>will</u> be protected under Local Plan policy E4 for continued employment uses.

Site C Long Stoop Way (Site 71c)	No of responses	MDC response
Support	2	
The land owner of this site is in support of the allocation and notes that its inclusion will be part of a wider scheme to expand, upgrade and modernise the commercial and industrial units on the Crown Farm Industrial Estate		Support noted.
One other representation supporting the allocation was received.		Support noted
Objections	5	
Impact on heritage - the old pit baths are the last remaining pit baths in the district and may be demolished.		There is no current national or local heritage designation for the building. The council has commissioned a Heritage Impact assessment which will inform the Local Plan.
Visual impact on the landscape		No issue as in existing employment use
Impact on highways		A general assessment of suitability in terms of highway access and potential impacts was undertaken through the HELAA process. The Local Plan has been informed by the Mansfield Transport Study which addresses transport and highway impacts. Detailed access and local highway impacts will be considered at the planning application stage.
Concerns that current occupiers would be forced to move		The site will be protected under Local Plan policy E4 for continued employment use.
What happens next?		The site will be protected under Local Plan policy E4 for continued employment use.

Former Bus Station (Site 127)	No of responses	MDC response
Support	10	
Ten representations supporting the allocation were received.		Support noted.
What happens next?		The site <u>will</u> be allocated within the Publication Draft for retail and leisure uses. (Policy RT6a refers)

Former Strand Cinema (Site 132)	No of responses	MDC response
Support	10	
Five representations supporting the allocation were received.		Support noted.
What happens next?		Planning permission granted (2016/0136/NT) and will be treated as a commitment. (Policy RT7 refers).

Frontage to Ransom Wood Business Park (Site 139)	No of responses	MDC response
Support	3	
Three representations supporting the allocation were received.		Support noted.
Objections	3	
Loss of greenspace		Though the site is part of the strategic Green Infrastructure network this does not necessarily stop development of the site as long as adequate mitigation is put in place in terms of landscaping/ pedestrian/ cycle routes etc. Relevant requirements will be set out in the Local Plan.
Impact on highways		A general assessment of suitability in terms of highway access and potential impacts was undertaken through the HELAA process. The Local Plan has been informed by the Mansfield Transport Study which addresses transport and highway impacts. Detailed access and local highway impacts will be considered at the planning application stage.
Too much development on the site		The specific scale and form of the development will be determined at the planning application stage.
Impact on wildlife/ biodiversity		The site directly borders two (2) local wildlife sites (west and north) and four others within a 1 km radius, including Strawberry Hill Heaths SSSI. It is also surrounded by woodland. It is also located within the possible potential Sherwood special protection area. The Habitats Regulations Assessment Scoping Report recommendations include that a Phase 1 Habitat Survey is undertaken to confirm whether the site is suitable, followed, if appropriate, by a nightjar/woodlark survey to support the planning application, in accordance with local plan policy. (Policy NE2 refers).

		Relevant requirements will be set out in the Local Plan.
What happens next?		The site <u>will</u> be allocated within the Publication Draft for retail and leisure uses. (Policy RT6b refers).

Land off Sherwood Street (Site 144)	No of responses	MDC response
Support	10	
Five representations supporting the allocation were received.		Support noted.
What happens next?		The site has since been granted planning permission for B8 employment purposes (2016/0082/NT) so <u>will not</u> be allocated.

Ratcher Hill Quarry (Site 150)	No of responses	MDC response
Support	1	
One representation supporting the allocation was received.		Support noted.
Objections	2	
Impact on highways <ul style="list-style-type: none"> - Impact of additional traffic following the opening of the new supermarket opposite the site. - Impact of traffic on the MARR - Impact on Southwell Road 		A general assessment of suitability in terms of highway access and potential impacts was undertaken through the HELAA process. The Local Plan has been informed by the Mansfield Transport Study which addresses transport and highway impacts. Detailed access and local highway impacts will be considered at the planning application stage.
Deliverability <ul style="list-style-type: none"> - Possible access issues to the site - ransom strip 		The access to the site was identified as an issue by the owner of a large area of Ransom Wood and the access road to the site. From this response no clear agreement has currently been made in respect to access to the site through the road off Southwell Road West. This access would need to be agreed through a legal process, but the site is still seen as available provided access is possible.
Compatibility with adjoining uses		Concerns were raised that the adjoining sites current use could impact on the new site as heavy vehicles move in and out of the site on a regular basis. These issues would also need to be addressed at the planning application stage but are not considered to be incompatible with another employment use.

<p>Impact on local wildlife</p> <ul style="list-style-type: none"> - Restoration of the site is required under the planning permission granted for the extraction of minerals from the site. 		<p>The restoration of the site is a planning matter for Nottinghamshire County Council who are the minerals authority. Mansfield Sands have submitted a new application with a new restoration plan for the site which clearly shows a section that could be used for employment uses. The reference number for this application is F/3802.</p> <p>The site directly borders two (2) local wildlife sites (west and east) and four (4) within an 800m radius, including 2 SSSIs. It is also surrounded by woodland.</p> <p>It is also located within the possible potential Sherwood special protection area. The Habitats Regulations Assessment Scoping Report recommendations include that a Phase 1 Habitat Survey is undertaken to confirm whether the site is suitable, followed if appropriate by a nightjar/woodlark survey to support the planning application, in accordance with local plan policy (Policy NE2 refers).</p> <p>Relevant requirements will be set out in the Local Plan.</p>
<p>What happens next?</p>		<p>This site (in combination with site 40) <u>will</u> be taken forward as a proposed allocation site in the Publication Draft Local Plan (Policy E2a refers).</p>

<p>Carpark opposite Birch House (Site 151)</p>	<p>No of responses</p>	<p>MDC response</p>
<p>What happens next?</p>	<p>0</p>	<p>Following further discussions with the site owner this site <u>will not</u> be allocated in the Local Plan.</p>

QUESTION 19: If you consider that a site which is capable of delivering sustainable economic development has been missed from the council's Housing and Economic Land Availability Assessment please submit the site with the relevant evidence here.

No sites were submitted.

QUESTION 20: Please provide any comments on the Employment Land Review 2017

No comments were received.

Appendix A – Schedule of consultees invited to comment on the Preferred Options

Title	Given name	Family name	Company / Organisation
Mr	Paul	Cronk	House Builders Federation Civil Aviation Authority
Lord	Tony	Berkeley	Rail Freight Group
Mr	Raymond	Cole	Fields in Trust
Ms	Jill	Stephenson	Network Rail
Mr	Michael	Powis	Nottinghamshire Police
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
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
Ms	Beverley	Smith	Mansfield District Council
Mrs	Michelle	Turton	Mansfield District Council
	Phil	Cook	Mansfield District Council
	Hayley	Barsby	Mansfield District Council
Mr	Timothy	Downes	Mansfield District Council
			British Broadcasting Corporation (BBC)
Ms	Annette	Elliott	The Co-Operatives Estates Stonham Housing Association
Mr	Richard	Kay	Stagecoach East Midlands
Mr	Steve	Field	Trent Barton Buses
Mr	Richard	Burke	Citi Development
Mr	David	Chalmers	Forestry Commission
Mr	Andy	Hall	Forestry Commission (EMC) Nottinghamshire Fire & Rescue Service
Ms	Jayne	Green	Job Centre Plus - Nottinghamshire District
Mrs	Rebekah	O'Neill	Four Seasons Centre
Mr	Malcom	Lawson	The Ramblers Association - Mansfield and Sherwood Group
Mr	Colin	Wilkinson	Royal Society for the Protection of Birds
Mr	Chris	Thompson	Ramblers Association Arkwright Society HOME Housing Association Derwent Housing Association Limited HM Inspectorate of Mines Severn Trent Water Ltd Department for Transport North East Derbyshire District Council Chesterfield Borough Council North Nottinghamshire Health Authority Derbyshire County Council
Mr	Mark	Bannister	Homes and Communities Agency

Mr	Ross Melanie Wayne	Anthony Lindsley Scholter	Theatres Trust The Coal Authority Aldergate Property Group
Mr	Shlomo	Downen	
Mr	Nilesh	Nayi	Objective Corporation
Mrs	Tracey	Tucker	
Mr	Steve	Beard	Sport England
	Rachel	Hoskin	Natural England
	Alison	Stuart	Nottinghamshire County Council
Mr	Peter	Homa	NHS Queens Medical Centre
	Carolyn	White	Sherwood Forest Hospital Trust
	Ruth	Hawkins	Nottinghamshire Healthcare NHS Trust
	Karen	Shaw	Nottingham City Council
Ms	Janice	Herbert	Sherwood Forest Hospitals NHS Trust
Executive Mayor	Kate	Allsop	Mansfield District Council
Cllr & Deputy Mayor	Mick	Barton	Mansfield District Council
Cllr	Nick	Bennett	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
			Mansfield 2020
Ms	R	Sharpe	Turning Point
	Joan	Taylor	Sure Start Ravensdale Nottinghamshire Older People's Advisory Group Sure Start Meden Valley
Mr	Ian	Keetley	Royal Society for the Blind (Nottinghamshire)
Mr	Paul	Tame	National Farmers Union
Mrs	Helen	Cooke	British Horse Society
Mr	Trevor	Witts	Groundwork Creswell, Ashfield & Mansfield Disability Nottinghamshire
Mrs	P	Johnson	Church Warsop TRA Victim Support Mansfield & Ashfield
Mrs		Collins	Albert Street Residents Association
Ms	Vanessa	Blaker	Alzheimers Society Citizens Advice Bureau
Ms	Trish	Green	APTCCO Sherwood Communities Development Trust
Ms	Helen	Woolley	Country Land and Business Association Ltd
Mr	Malcolm	Hackett	Greenwood Community Forest Ashfield Links Forum
Ms	A	Jackson	Planning Inspectorate
Mr	Robert	McClure	Ministry of Defence Derbyshire County Council
Prof.	M	Palmer	Association for Industrial Archaeology
Ms	Katie	Adderley	The British Wind Energy Association Maunside Tenants and Residents Association
Mrs	R	Dawson	Old Warsop Society North Nottinghamshire Society for Deaf People Woodhouse Road Family Life Centre Mansfield & Ashfield Env. Action Group

			Nottinghamshire Royal Society For the Blind
			Mansfield Welfare Rights
			Park Area Residents Association
			Mansfield and North Notts Counselling Service
Mr	Jack	Poxon	East Titchfield Community Action Group
Ms	Samantha	Prewett	West Titchfield Neighbourhood Management Team
Mrs	Maureen	Wood	Meden Vale Community Association
			Civic Society
Mr	Bob	Smith	Mansfield Preservation Committee
Mr	John	John Vanags	
	Barbara	Gallon	The Victorian Society
Mr		Howard	Age Concern Nottinghamshire
			South Mansfield Community Centre
Mr	Mick	Beresford	Bull Farm Neighbourhood Management Team
Ms	Pauline	Marples	Forest Town Heritage Group
Mr	Peter	Robinson	Central Nottinghamshire MIND
Captain	Gary	Rockey-Clewlou	Salvation Army
	Alistair	Kingsway	Kingsway Community Project
	C	Paterson	Manor Sport and Recreation Centre
			Hard to Reach Groups Project
			Mansfield Woodhouse Community Development Group
Reverend	David	Fudger	Churches Together
	Clare Heyting /	Alison Clarke	Jigsaw Support Scheme
Ms	Lorna	Carter	Ladybrook Neighbourhood Management Team
	Mary	Penford	Ladybrook Neighbourhood Management Team
Ms	Carolyn	Hallam	
Mr	Roland	Hassall	Oak Tree Neighbourhood Management Team
	Sharron	Reynolds	William Kaye Community Centre
Mr	G	Savage	Church Warsop Community Centre
			Nottingham Community Housing Association (NCHA)
			Nottinghamshire Historic Gardens Trust
			Nottinghamshire Domestic Violence Forum
			Derbyshire and Nottinghamshire Chamber of Commerce
Mrs	K	Weller	Nottingham Mencap
			Nottinghamshire Biological and Geological Records Centre
			North Nottinghamshire Independent Domestic Abuse Services
			Metropolitan Housing Trust
			East Midlands Housing Association
Mr	Stuart	Moody	Warsop Neighbourhood Management Team
Mr	John	Whyler	Longhurst Group
			Nottinghamshire Police
	Joanna	Gray	Gedling Borough Council
	C	Turner	Nottinghamshire Rural Community Council
Mr	Tom	Bannister	Bassetlaw District Council
	Wynne	Garnett	
Mr	Alan	Wahlers	
Mr		Healthcote	Rufford Parish Council
Mrs	Linda	Stretton	Edwinstowe Parish Council
Miss		Gundel	Perlethorpe-cum-Budby Parish Meeting

Ms	Amanda	Cooper	Warsop Parish Council
Mr	Barrie	Woodcock	Nether Langwith Parish Council
Mrs		Jones	Rainworth Parish Council
			Radiocommunications Agency (Midlands and East Anglia)
			Hutchison 3G UK Ltd
Mr	Phil	Kershaw	Transco
			Severn Trent Water Ltd
			Society for the Protection of Ancient Buildings
			BT Group Plc
			Mobile Operators Association
			Ancient Monuments Society
Mr	Bob	Smith	Sherwood Archaeological Society
Ms	Gillian	Bullimore	Severn Trent Water Ltd. (Mansfield)
			Mansfield & Ashfield District Primary Care Trust
Mr	Andrew	Pritchard	East Midlands Councils
			Vodafone Ltd
			E.ON Energy Ltd
			N Power
Mrs	R	Waterhouse	Cuckney Parish Council
Mr	Peter	Foster	O2 UK Ltd
			Telefónica O2 UK Limited
			Arqiva
Mr	Marjeet	Johal	T N Corporation Ltd
Mr	Chris	Chambers	Shorts
Mr	A J	Britton	W. R. Evans (Chemist) Ltd.
			National Golf Centre
Mr	Mark	Sutcliffe	
Mr	H	Briginski	
	Joanne	Hardwick	Corner House Care Home
			Crossroads Care (North Notts)
Mr	J	Smith	Poppleston Allen
Mr	Bernard	Wale	
Mr	Micheal	Johnson	Warsop Infotech Group
			Rethink
			Colliers CRE
Mr	Gary	Staddon	Lafarge Aggregates
			Social Services
			Nottinghamshire Probation Trust - Mansfield
			OFSTED (Early Years)
Mr	James	Hollyman	Harris Lamb
	Suzy	Taylor	H. J. Banks
			Tribal MJP
			Waterman Burrow Crocker Ltd.
Mr	D	Prior	Dialogue
	Sebastian	Hanley	Design Council
Ms	Bev	Butler	Dev Plan UK
	Jo	Rice	Planning Issues
Mr	John	Thorniwel	JMT Design
Mr	Alister	Sykes	Bloor Homes
Mr	Simon	Evans	Gleeson Homes Regeneration
Mr	Paul	Stock	North County Homes Group Limited
Mr	Edward	Parkin	Wheeldon Quality Homes
Mr	Paul	Russell	Rippon Homes

Mr	Mark	Brown	Ben Bailey Homes
Ms	Joy	Hutchinson	Carmalor Group
Mr	Graham	Headworth	Dennis Rye Ltd.
Mr	T E	Shuldham	Shuldham Calverley (Retford)
Ms	Nancy	Douglas	The Georgian Group
			Garibaldi School
			Adult Deaf and Visual Impairment Team
			Nottingham Natural History Museum
Mr	Graham	Walley	Campaign for Real Ale
Mr	Mike	Benner	The Council for British Archaeology
Mr	J	Edmond	Marrons Solicitors
Mr	Charles G	Dawson	Harrop White Valance & Dawson
Mr	Mark	Bilton	Banner Jones Solicitors
Mr	Lee	O'Connor	Grants of Shoreditch Ltd
Mr	Leslie	Amber	
Ms	Kath	Boswell	West Titchfield Neighbourhood Forum
	Val	Moss	
Ms	April	Godfrey	
Mrs	Janice	Leary	
	J	Gregson	
Mrs	Lesley	Salmon	
Mr	George Alan	Lawson	
Mr	David	Ellis	
Mr	Peter	Frost	
	Reg	Giles	
Mr	Gordon	Howlett	
Mr	Don	Osborne	
Mr	Michael	Wells	
Ms	Julie	Guy	
Mr	Peter	Lamb	
Mrs	Mavis	Beddoe	
Mr	Michael	Burns	
Mr	John	Pryor	
Mr	M L	Currie	
Mr	John	Fareham	
Ms	Gail	Wakelin	
Mr	Andy	Matthews	
	J	Radford	
Ms	Tracey	Hartley	
Ms	Lynne	Fenks	
Ms	Sandra Denise	Hubbard	
Mrs	Bev	Young	
Mrs	Kim	Palce	
Mr	William	Hill	
Mr	Trevor	Askew	
Mr	D	Urton	
Mr	John	Eadson	
	Barbara	Pepper	
Mr	David	Martin	
Mr	Richard	Labbett	Aldi Stores Limited
Mr	Ralph	Jones	Peveril Securities
			Ashfield Land Ltd
Mr	Luke	Plimmer	SGH Martineau LLP

Mr	M	Miller	Terence O'Rourke PLC
Mr	David	Tye	Ministry of Defence
Mr	Andy	Chick	East Midlands Trains
Mr	R	Fletcher	
Mr	Paul	Leeming	Carter Jonas
Mr	Phillip	Matthews	Citrus Group Ltd
Ms	Vicki	Richardson	
Mr	Oliver	Quarmby	St James Securities Ltd
	Vilna	Walsh	Firstplan
Mr	Nick	Desmond	Bride Hall Holdings Limited
			Asda Properties Holdings Plc
Mr	Julian	Stephenson	Montagu Evans LLP
Mr	Mark	Fisher	Lawn Tennis Association
Ms	Claire	Norris	Lambert Smith Hampson
Mr	Malcolm	Drabble	
Mr	Philip	Bishop	
Mr		Rickersey	
Mr	Andrew	Clifford	
Mr	Nicholas	Shelley	
Mr	John	Sankey	John Sankey Estate Agents
Mr	Scott	Wakelin	
Mr	D	Lamb	Aaeron/Elite Cars
Mrs	Petra	Lucas	B & F Travel
	Charles	Cannon	Ransom Wood Estates Ltd
Mr	Howard	Baggaley	Baggaley Construction
Mr	K	Krishan	ACE of Mansfield
Mr	W J	Plant	
	Kath	Jephson	
Mr	David	Malkin	
			Hopkins Solicitors
Ms	Alice	De La Rue	Derbyshire Gypsy Liaison Group
Mr	Anthony	Salata	Jorden Salata
Mr	John	Proctor	Fisher Hargreaves Proctor
Mr	Robert	Westerman	Robert Westerman
Mr	Wayne	Scholter	
Mr	W	Hewitt	Mansfield Hackney Carriage Association
Mrs	Claire	Snowdon	Clegg Construction
Ms	Caroline	Harrison	Natural England
Mr	David	Bowring	Bowring Transport Limited
Mr	Richard	Bowden	Bowden Land
Mr	Christopher	Whitmore	Andrew Martin Associates
Mr	N	Wheelhouse	Wheelhouse.co.uk
Mr	Stuart	Perry	Anglia Regional Co-op Society Ltd
Mr	Michael	Brown	
Mr	Chris	Thomas	Chris Thomas Ltd
Mr	Richard	Hensall	Strelley Systems
Cllr	Brian	Lohan	Mansfield District Council
	Mandy	Mellor	Mansfield District Council
Ms	Bev	Butler	Fusion Online Ltd
			National Grid (Land and Development Team)
			E.ON Central Networks
Ms	Sue	Walker	Strategic Land Partnerships
Mr	Christopher	Dennis	
Ms	Kira	Besh	

Mr	Perry	Bown	Mansfield District Council
Mrs	Liz	Weston	Mansfield District Council
Mr	Peter	Mansbridge	Mansfield District Council
Mr	John	Krawczyk	Mansfield District Council
Mr	Oliver	Oaksford	
Miss	Jane	Yeomans	
Mrs	Veronica	Goddard	
			The Mansfield Sand Group
			Welbeck Estates Co Ltd
			Worldwide Leisure
			Trustees of Robert Thomas
Mrs	C	Anstey	
		Bower and Rudd	
Ms	Alwyn	Brettel	
Mr	Carl	Chadwick	
Mr	John	Clarke	Allen Clarke Farming
Mr and Mrs	D	Crookes	
Mr	Paul	Cullen	
Mr	Peter	Evans	Crown Europe
			Mansfield Town FC
Mr	W J	Hazzledine	
		Hopkinson and Brookes	
Mr	Steve	Hymas	
Mr	M	Robinson	
Mr	Jonathon	Sims	JKD Builders Ltd
Mr and Mrs		Watson	
Ms	Hillary	Yeomans	
Mr	Mark	England	
Mr	Craig	Hughes	
Dr	Mike	Woodcock	
Mrs	Sally	Gill	Nottinghamshire County Council
Mrs	Moira	McCullagh	
Mr	Richard	Thomas	
Mr	Micheal	Johnson	
	Irvine	James	
	Sue	Place	Nottinghamshire County Council
Mr	Andrew	Lowe	Nottinghamshire Wildlife Trust
Mr	Andrew	Shirley	Country Land and Business Association Ltd
Mr	Thomas	Dillarstone	Gedling Borough Council
Mr	John	Parr	
Mr	Roger	Hextall	
Mr	Leigh	Williams	
		Tesco Stores Ltd	Tesco Stores Ltd
Mrs	Trudy	Wilson	
	K	Shepherd	
	Luba	Hayes	Nottinghamshire Community Health
Mrs	Beverley	Randall	
Mr	Robert	Jays	William Davis Ltd
	W	Bellamy	
		Peveril Securities	Peveril Securities
	Barbara	Nestor	
Mr	V & J	Brown	PleasleyHillConsortium
Ms	Mary	Button	West Notts Friends of the Earth
Mr	Michael	Peach	
		Wm Morrisons	Wm Morrisons Supermarkets plc

		Supermarkets plc	
Mr and Mrs	Chris Maurice	Massey Hill Stags Ltd Sainsbury's Supermarkets Ltd Warsop Estate	Derbyshire County Council C/o Ian Baseley Associates C/O Signet Planning C/O Indigo Planning
	Hallam Land Management and	Commerical Estates Group	Warsop Estate Hallam Land Management Ltd
Mr	Keith E	Lumsdon Kistner	
Mr	Michael	Burrow	Savills L&P Ltd
Mr	Richard	Lilley	
Mr	Nick	Sandford	The Woodland Trust
Mr	Nick	James	Health and Safety Executive
Mr	Shlomo	Downen	Forest Town Community Council's Planning Sub-Committee
Mr	Peter	Mercer	National Gypsy Traveller Federation
Ms	Dawn	Williams	Severn Trent Water Ltd
Mr.	Andrew	Pitts	Environment Agency - Lower Trent Area
Mrs	Pamela	Quigg	
Cllr	Sharron	Adey	Mansfield District Council
Cllr	Terry	Clay	Mansfield District Council
Cllr	Martin	Wright	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	Amanda	Fisher	Mansfield District Council
Mrs	Beverley June	Lilley Stendall	
			British Sign and Graphics Association Environment Agency - Lower Trent Area
Mr	Stuart	Taylor	
Mr	Derek	Birkin	
Mr	Stuart	Taylor	Environment Agency
Mr	S	Holding	
	David	Staniland	Knight Frank
Miss	Charlotte	Boyes	Planning Potential
Mr	Shahin	Ahad	
Mr	Peter	Sutcliffe	Mansfield Woodhouse Community Development Group
Mr	James	Bray	NHS Nottinghamshire County
Mr	Kevin	Brown	Nottinghamshire Police
Mr	Jason	Bates	Jackson Building Centres
Mr	Robert	Smith	
Mr	Jon	Boulton	Mansfield Sand
	James	Smith	Peveril Securities
	C. B & V	Stansfield	
Mr	John	Holmes	Oxalis Planning Ltd Defence Infrastructure Organisation (Strategic Asset Management Team)
Mrs	Ann	Sewell	Mansfield Woodhouse Society
Mr	Anthony	Greaves	Hallam Land Management Ltd
Mr	Martin	Bell	

	Elizabeth	Newman	Natural England
Miss	Sharon	Worthington	
	Karen	Russell	
			Sport England
	Max	Goode	Fairhurst
	Rebecca	Housam	Savills
	Hamish	Robertshaw	Cushman and Wakefield
Mr	James	Stevens	Home Builders Federation Ltd
Mrs	Tracey	Tucker	
	Glynn	Bacon	Mansfield District Council
	Nichola	Traverse-Healey	Barton Willmore
	Kayleigh	Brown	Fairhurst
Mr	Richard	Hall	Planning and Design Group
Mr	Oliver	Mitchell	Planware Ltd
Mrs	Kath	Jephson	
Mr	Bob	Thacker	Mansfield Woodhouse Millennium Green Trust
Mr	Mark	McGovern	SSA Planning
Mr	Michael	Askew	Lambert Smith Hampson
			Lambert Smith Hampson
Ms	Laura	Ross	Dev Plan
Ms	Laura	Kelly	AMEC Environment & Infrastructure UK Limited
	Sue	Green	House Builders Federation
Mr	Ross	Anthony	Theatres Trust
Mr	James	Norris	Ramblers Association
Mr	Alex	Willis	BNP Paribas Real Estate
Ms	Rosy	Carter	Lowland Derbyshire and Nottinghamshire Local Nature Partnership
			Ashfield District Council
Mr	Neil	Oxby	
Mrs	Diane	Revill	
Miss	Anna	Harding-Cox	
	Nina	Wilson	Nottinghamshire County Council
Mr	Matthew	Tubb	Newark & Sherwood District Council
	Chris	Jackson	Nottinghamshire County Council
	Roslyn	Deeming	Natural England
Mr	Thomas	Shead	
	Helen	Sisson	Mansfield District Council
Mr	Bruce	Watson	
Mr	Richard	O'Callaghan	Woodland Trust
	Jo	Waldron	Mansfield District Council
Mr	Darren	Abberley	AECOM (acting for the Highways Agency)
Mrs	Helen	Fairfax	Bolsover District Council
			Rushcliffe Borough Council
			Network Rail
Mr	Matthew	Wheatley	Derbyshire and Nottinghamshire Local Enterprise Partnership
Ms	Ruth	Lloyd	Mansfield and Ashfield Clinical Commissioning Group
Mr	Mark	Yates	NHS England
Mr	Paul	Hurcombe	Severn Trent Water Ltd
Mr	Matthew	Norton	Newark & Sherwood District Council
Mr	David	Evans	Mansfield District Council
	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	Gary	Limbert	England Hockey
	Carol	Doran	Rugby Football League
Mr	Ricky	Stevenson	Nottinghamshire Football Association
Mr	Alistair	Hollis	Bowls England
Mr	Stuart	Wiltshire	Ashfield District Council
Mr	Steven	Beard	Sport England
Mr	Alan	Bishop	Homes and Communities Agency
		Carter	Lowland Derbyshire and Nottinghamshire Local Nature Partnership
	Claire	Hutt	Planning and Design Group
Mr	Matt	Scott	
	Charlotte	Stainton	Stainton Planning Urban & Rural Consultancy
Mrs	Sarah	Nelson	Mansfield BID Company Ltd
	Jo	Wright	Mansfield and Ashfield Strategic Partnership
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		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	Ann	Norman	Mansfield District Council
			Newark & Sherwood District Council
Mr	Giovanni	Loperfido	
Mr	William	Steel	Cushman and Wakefield
	Graham	Paling	Western Power Distribution
	Steven	Ball	Western Power Distribution
	Anna	McComb	NHS Property Services
Mr	Matthew	Tubb	Newark & Sherwood District Council
	David	Lawson	Broxtowe Borough Council
			INEOS Upstream Ltd
Mr	David	Dale	Derbyshire County Council
Mr	Chris	Clavert	Pegasus Planning Group
	Alla	Hassan	Plan Info News
Mr	Richard	Burns	Oakham Homes Ltd
Mr	Adrian	Sipson	
Mr	David	Rixon	Vincent & Gorbing
	Jennifer	Jeffery	Shirebrook Town Council
			fft Friends Families and Travellers
	Richard	Campbell	Derbyshire County Council
	Diane	Revill	
	Lance	Saxby	Energy Saving Trust
Mr	Peter	Gaw	Nottinghamshire County Council
Mr	Robin	Riley	Nottinghamshire County Council
Mr	Dave	Skepper	Stagecoach East Midlands
Mr	David	Pick	Nottinghamshire County Council
Mr	Paul	Cudby	National Grid (Land and Development Team)
Mr	Bryn	Coleman	Nottinghamshire Fire & Rescue Service
Mr	Dave	Winter	NHS Trust

Ms	Suzanne	Osborne-James	Nottinghamshire County Council
Mr	Stuart	Ashton	Harworth Estates (UK Coal)
Mr	Andrew	Norton	Nottinghamshire County Council
Mr	Clive	Wood	Nottinghamshire County Council
Ms	Ursilla	Spence	Nottinghamshire County Council
Mr	Nick	Crouch	
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
Mr	Meirion	Parry	
Mr	Gordon	Slack	
Ms	Jade	Gresham	Sport Nottinghamshire
Ms	Sally	Dilks	Mansfield District Council
Ms	Pauline	Wright	Mansfield District Council
			Nottingham City Council
			Vodafone and 02
Mr	Alex	Jackman	EE
mrs	margaret	bingham	
Mrs	Karen	Thompson	
Professor	Michael	Dutton	
Ms	Jill	Duckmanton	Friends of Fisher Lane Park
Ms	Sharon	Rowton	Friends of Fisher Lane Park
Ms	Jill	Johnson	Friends of Forest Road Park
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
Peter	Raymond	Sutcliffe	
Mrs	Silvija	Mills	
Mr	James	Gibson	
Miss	Jacky	Walton	
	Lian	Nixon-Chater	
Mr	Bill	Hallett	
Mrs	Jane	Dale	
Mr	David	Spivey	
Mr	David	Jones	
	Joann	Plowright	Mansfield 2020
Mrs	Jenny	Sturgess	
Mr	Jonathan	Abbott	Taylor Wimpey East Midlands
Ms	Ann	Evans	
Mr	Phil	Middlemiss	Hall Barn / High Flying Group
Miss	Sally	Neale	
Mr	Peter	Hatfield	
Mrs	Clair	Bradford	

Mrs	Michelle	Fells	
Mrs	Jody	Liffen	
Mr	Arthur	Keeton	
Mr	Raymond	Hogan	
Mrs	Carol	Brierley	
Mr	Jonathan	Wheatcroft	
Mrs	Margaret	Bingham	
Mrs	Diane	Blakemore	
Mr	David	Brierley	
Mr		Parkin	
Mr	Daniel	Bird	
Mr	Michael	Peach	
mrs	carolyn	murphy	
Mr	Michael	Gillott	
Mr	Robert	Ceney	
Mrs	Gemma	McCracken	
Mr	Latif	Vajzovic	
Mr	Russell	Smith	
Mr	Michael	Kennison	
Mrs	Helen	Lubczynskyj	
Mr	Graham	Whyborn	Futures
Mrs	Sue	Westerby	
Mr	Alan	Lee	
Mr	Steven	Antcliff	
Mrs	Nicola	Hughes	
Mr	Geoff	Hoare	
Mr	Andrew	Marshall	
	Lynn	Wilson	
Mrs	Frances	McLaughlin	
Ms	Pauline	Phillips	
Mr	Thomas	Wright	
Mr	John Michael	Bingham	
Mrs	Margaret	Brown	
Mr	Simon	Astill	Mansfield Deaf Society
	Karen	Weaver	
Mr	Brian	Goacher	
	Jennifer	Burton	
Mr	Edward	Norcross	
Mr	Matty	Thompson	
Ms	Edith	Bolton	
Mr	Terry	Spencer	
Mrs	M	Hawkins	
Mr	M R	Lyll	Friends of Penniments Preservation Society
Mr	Stephen	Spencer	
Mrs	Doreen	Parkin	
Mr	Ashley	Brown	
Mr	James	Sturgess	
Mr	Alan	Mycroft	
	Louise	Searson	
Mr	James	Clarke	
Mr	Stephen	Meade	
Mrs	Ann	Stanford	
Mr	Geoffrey	Baker	
Cllr	Darren	Langton	Nottinghamshire County Council

mr	Lee	Wright	
Mr		Leivers	
Mr	P	Alvey	
Mr		Allen	
Mr	Trevor	Hayes	
Mr & Mrs	Nigel & Brenda	Kitchen	
Mr	Jonathan	Pearson	
Mrs	Iris	Goodall	
Mrs	carol	Rodgers	
Mr	David	Smedley	
	Judith	Weaver	
Mr	Neil	Williams	
Miss	Marie	Szczesny	
Neil		Hill	
Mr	Parry	Tsimbiridis	Nottinghamshire County Council
Mrs	J	Wass	
Mr	Colin	Hall	
Mrs	Jean	Sorrell	
Mrs	Lucy	Garbett	
Mr	Craig	Whitby	
Mr	Allan	Rogers	Ramblers Association
Mrs	Aileen	Danby	
Mrs	Sally	Fennell	
Ms	Karen	Hardy	
	Kate	Whitby	
Mr	John	Jones	
Mr	Steve	Horne	Warsop Footpaths & Countryside Group
Miss	Emma	Kendall	
Mr	Paul	Jackson	
Mr	David	Brown	Old Meeting House Unitarian Chapel
Mrs	Elizabeth	Munnings	
Mr	Jeffrey	Parsons	
Ms	Debra	Barlow	
			Health and Safety Executive
Mrs	Christine	Walker	
Mr	Stuart	Neale	
Mr	Grahame	Earnshaw	
Mrs	Daniela	Earnshaw	
Mr	Ian	Parbery	
Mrs	Carol	Cooper	
Mr	Graham	White	
Mr	Colin	Cooper	
Mrs	Amanda	Robinson	
Mrs	Velda	White	
Mrs	Sally	Borrill	
Mr	Brent	Helps	
Mrs	Aileen	Young	
Mr	Barry	BACON	
Mr	David	Young	
Mr	Ian	James	
Ms	Nicola	Broome	
Mr	David	Goode	
Mrs	Susan	Marriott	
Miss	Caroline	Evans	

	Valerie	Hurst
Ms	Vivien	Melling
Ms	Elizabeth	Mosley
Ms	Bernadette	Canning
Mrs	Marlene	Bradley
Mr	Richard	Green
Mrs	Marlene	Bradley
	Chris	Sakkal -Appleby
Mr and Mrs	John	Liffen

Tall Trees Mobile Home Park

Mr	Richard	Carrington
Mr	Lee	Topham
	Lyn	Sanderson
Mrs	L	Zupancic
Mr	Brian	Calvert
Mr	John	Chapman
Mrs	Janet	Chapman
	Patricia	Hall
Mrs	Sharon	Mellors
Mrs	Deb	Wing
Mr	Trevor	Pritchard
Mr	Christopher	Heseltine-James
Mr	John	Shead
Mr	Elliot	Tebbs
Mr	John	Bryant
Mr	Simon	Thompson
Mr	Paul	Jagus
Miss	Anna	Sanderson
Mr	Shlomo	Downen

Mansfield Skatepark Action Group

Forest Town Nature Conservation Group
(FTNCG)
Only Solutions LLP

Mr	Shlomo	Downen
Mrs	Lesley	Froggatt
Mr	Paul	Froggatt
Mr	Mark	Fretwell
Mr	Mark	Gilberthorpe
Mrs	Jena	Williams
Mr	Michael	Williams
Mr	Michael	Parkin
Mr	C	Dixon
Mr	Daniel	Hallgarth
Mr	John	Thurston
Mr	Chris	Hallgarth
Mrs	Sarah	Elton
Mrs	Patricia	Kirby
Mr	Nicholas	Crew
Mrs	Marie	Revill
Mr	Tim	Revill
Mr	Bryan	Smith
Mr	Ross	Kirby
Mrs	Mandy	Plummer-Jones
Mrs	Hazel	Robinson
Mrs	Susan	Hunt
Mrs	Ruth	Lloyd
Mr	Paul	Kirby

Ancient Tree Inventory/Woodland Trust

St Lawrence PCC

Mr	Mark	Etches	
Mrs	Vicky	Burlinson	
Mrs	Nikki	Hughes	
Mr	Derek	Lawson	
Mrs	Julia	Lawson	
Mrs	Gail	Lawson	
Ms	Kerry	Hinchcliffe	Westlake Properties Limited
Mr	B & M	Clamp & Hudson	
Mr	Andrew	Baines	
Miss	Julie	White	
Mrs	Amanda	Squires	
	Helen	Young	
Mr	Douglas	Broadfoot	
Mr	Darren	Abbott	Freeths LLP
Mr & Mrs	G	Gondzik	
Mr	Philip	Lawson	
	Ann	Ballinger	
Mrs	Mandy	Lilliman	
Mr	Nick	Sandford	Woodland Trust
C/O Agent	Alison	Wright	Taylor Wimpey UK Ltd
Mrs	J	Neale	
Mr	Dan	Stack	
			Dunthorne and Morley
Mr & Mrs	Terence & Barbara	Sutton	
Mr & Mrs	Charles & Sheila	Storr	
Mr	Andrew	Hallgarth	
Mr	Dale	Wilkinson	
Mr	Richard	Gibson	
Mr	Frederick	Wright	
	Lucy	Munnings	
	Sharon	Phippen	
	Caroline	Walton	
	Paula	Black	
Mr	H	Barber	
Mr	Daryl	Fossick	Severn Trent Water Ltd
Mr	John	Chadbourne	
	Nikki	Kilday	
Mr	Richard	Hill	
Mr	Riley	Peter	Friends of Forest Road Park
Mr	Pete	Gibson	
	Liz	Harrison	
Mr & Mrs	C & H	Hawkins	
	Nikki	Hardy	
	Frances	Newton	
Mrs	Christine	Kent	
	Sarah	Munnings Hinds	
	Catherine	Kelly	
	Natalie	Hume	
	Trudi	Booth	
	Karen	Buttery	
Mr	Malcolm	Cross	
Mr	Grant	Puver	
Mr	Tim	Palmer	

	Errol	Peace
Ms	Cynthia	Parsons
Mr	Jason	Harrison
Mrs	Ann	Brooks
	Fiona	Edwards
Mr & Mrs		Jevons
Mr	Glen	Borriil
Mrs	Olive	Richards
Dr	Michael	Woodcock
Mr	Anthony	Bentley
Ms	Helen	Hawkins
Ms	Dawn	Nuttall
	M	Brudenell
Mr & Mrs		Bagshaw
Ms	Tina	Sharpe
	S	Adams
Mr	Thomas	Barlow
Mr	Micheal	Beaven
Ms	Julie	Willetts
Mr	Michael	Walker
Mr	Joseph	Kansal
Mr	Michael	Evans
Mrs	Joy	Inskip
Ms	Susan	Duckor
Mr	Colin	Evans
Ms	Evelyn	Strickland
Mr & Mrs	A & B	Alberry
Ms	Lynda	Holmes
Mr	Andrew	Stocks
Mr	Adrian	Fairbanks
Mr	David	Warrington
Mr	Darrell	Nuttall
Mr	Kyle	Nuttall
Ms	Karen	Emm
Ms	Jane	Wilkes
Ms	Marion	Barlow
	T	Hughes
Mr	John	Rumney
Ms	June	Hawkins
Ms	Marjory	Rivington
	Anne	Wade
Mr	Neville	Crossland
	Ivor	Higton
Ms	Samantha	Parkes
Mr	Graham	Beswick
	Christine	Boswell
Mr	Timothy	Quigley
Mr	Richard	Warriner
Mr	John	Parsons
	Hilda	Wilson
Ms	Patricia	Hague
Mr	Ian	Halfpenny
Mrs	Moria	Sakkal-Appleby
Mr	Benjamin	Fox

Agency Sales Ltd

Planware Ltd

Mr	Richard	Buttery	
Mr	David	Hardwick	
Mr	David	Harrison	
Mr	Gerald	Wardle	
Mr	John	Stevens	Mansfield Colliery Miners Welfare Trust
Mrs	Eileen	Tarrant	
Mr	Roy	Whittle	
Ms	Nichola	West	
Mr	Bryan	Wardle	
Mr	David	Borrill	
	A	Yarwood	National Federation of Gypsy Liaison Groups
Mr	Christopher	Leatherland	
	Jayne	Francis-ward	Trustees of the Labouring poor & Trustees for Queen Elizabeth School
Mrs		Eadson	
Mr	Andrew	Blackamore	
Mr	Paul	Harrison	
Ms	Sandra	Blackamore	
Ms	Gillian	Wood	
Ms	Jean	Peace	
Ms	Susan	Widdowson	
	I	Benzie	
Mr	David	Munnings	
	Vicky	Burlinson	
Mr	Darren	Oxley	
	K	Taylor	
	Frances	Cunningham	Network Rail
Mr	Andrew	Elder	
			Tetlow King Planning (Bristol)
Ms	Diane	Imeraj	
Mr	Peter	Olko	
Mrs	Veronica	McGowan	
Ms	Shona	Brooks	
Mr & Mrs		Proctor	
Ms	Jean	Hallam	
Mr	Ian	Marriott	
	Margaret	Henshaw	
Mr	Andrew	Antcliff	
Mr	Andre	Perrons	
Mr	John	Feyn	
Mr	David	Howell	
Ms	Valerie	Harrison	
Ms	Christine	Clark	
Mr	Darren	Peace	
	Toni	Porter	
Ms	Anne	Harrison	
Mrs	Anne	Priestman	
	Deborah	Simkin	GVA Grimley (Birmingham)
Mr	Matthew	Dale	
Mr	Jamie	Pert	Planning Potential
	Beverley	Lovell	Planning Potential
	Rachael	Martin	ID Planning
	Ellen	Hudspith	Campaign for Real Ale
Ms	Kay	Oreilly	

Mr	Janine	Laver	Arcus Consultancy Services Ltd
Mr	Philip	Haywood	
Mr	Bruce	Hunter	
			Industry Social Welfare Organisation
Mr	Robert	Child	
Mr	M J	Child	
	W J	Child	
Mr	Robert	Bealby	J Bealby & Sons Ltd
	Jane	Bealby	J Bealby & Sons Ltd
Mr	Richard	Walters	Hallam Land Management Ltd
Miss	Angela	Urbanski	
	Jane	Yeomans	
Mr	A	James	
Ms	Rosamund	Worrall	
Ms	Andrea	Brown	
			CBP Architects
Ms	Catherine	Dewick	Mansfield District Council
			Futures Advice, Skills and Employment Ltd
Mr	Richard	Green	
Ms	Belina	Boyer	Clipstone Parish Council
Ms	Rajinder	Kaur	Highways England
Mr	Andy	Roberts	
Mr	Mike	Hulme	Trustees of the Labouring poor & Trustees for Queen Elizabeth School
Mr	Brian	Goacher	
Mr	Joseph	Shearer	Define
Mr	Mark	Rose	Define
Mr	Michael	Woodcock	M Woodcock 2015 Settlement
Mr	C Chadwick	& Mr J Plant	
Mr	Mark	Warrener	
			Derbyshire County Council
Mr	Adrian	Sipson	
Mr	John	Hobbs	Pendragon Plc
Miss	Rosamund	Worrall	Historic England
Mr	Kieran	Henry	Barratt Developments Plc
Mr	John	Carter	
Mr	Tom	Collins	
Mr	Dan	Sellers	
Mr	Steven	Schofield	Trentside Developments Ltd
Mr & Mrs		Brown	
Mr	Denis	Wilkinson	
Mr	Quaine	O'Neil	Ramblers Association
Mr	Damien	West	Nottinghamshire Fire and Rescue Service
Miss	Holmes	Holmes	Phoenix Adam Ltd
Mrs	Maureen	Briggs	
Mr	Ben	Keywood	
Mr	Steven	Cresswell	
	J R	Rouse	
	S	Betts	
Mrs	V	Betts	
Mrs	H	Heppell	
Ms	Karen	Hardy	Let Warsop Speak
Mr	Richard	Blagg	
	Bettina	Lange	CPRE Nottinghamshire

	Planning Policy Team	Strategic Planning	Derbyshire County Council
	Derbyshire County Council	Development Plans Team	Derbyshire County Council
Mr	Ryan	McTeggart	GL Hearn Limited
Mr	Andy	Foster	
Mr	Hugh	Henderson	
Mr	Michael	Forbes	
Ms	Joanne	Deans	
Mr	Christopher	Hatton	
Mr	John	Pilgrim	
	Ravi	Karir	Marrons Planning
Mr & Mrs		Broughton	
Mr	Jon	Godby	
Mr	Russell	Crow	Richborough Estates Ltd.
Mr	Nick	Eley	
Mr	Nick	Marshall	
Mr	Laurence	Binge	Dixcart International Limited
Mr	John	Pilgrim	
Miss	Katie	Mills	
		Town Planning	Rapleys LLP
Mr	Peter	Sutcliffe	
Mr	Robert	Smith	Sherwood Archaeological Society
Mr	Richard	Broughton	
Mrs	Sarah	Hinds	
Mrs	Susan	Westerby	
MR	RAYMOND	HOGAN	
Mr	David	Munnings	
Mr	Andrew	Hill	
mr	frank	ceney	
Mrs	Sarah	Spurry	Maun Conservation Group
Mrs	Janet	Broadhead	
Public Health Manager (NCC)	Jenny	Charles Jones	Public Health Nottinghamshire County Council
Ms	Andrea	Brown	
Mrs	Sally	Fennell	
mr	terry	dean	nottinghamshire healthcare nhs foundation trust
Mr	Graham	Kirk	
Mr	Test	Test	
Mr	Timothy	Ball	
Mr	Roy	Butler	
Mr	John	Pilgrim	
	Francesca	Wray	The Sirius Group
	Catherine	Renfrew	GL Hearn Limited
Miss	Megan	Pashley	
			Canal and River Trust
			Notts Police and Crime Commissioner
			Theatres Trust
Mr	Nigel	Griffiths	Nigel D Griffiths & Co Ltd.
			J C Adams (Architectural Services)
Mr	Mike	Smith	B & R Property
Mr	Simon	Betts	Scott Wilson
Mr	David	Boden	Boden Associates

Ms	Diane	Bowyer	DPDS Consulting Group
Mr	Giles	Brockbank	Hunter Page Planning Ltd
Mr	Mike	Best	Turley Associates (Birmingham)
Mr	Simon W	Chadwick	Signet Planning
Mr	John	Church	John Church Planning
Mr	Stephen	Coult	Browne Jacobson LLP
	M	Crook	MSC Planning
	Sophie	Trouth	RPS (Leeds)
Mr	Ollie	Barnes	Pegasus Planning Group
Mr	Ian	Watson	FPD Savills
Ms	Jenny	Hill	Nathaniel Lichfield and Partners
Ms	J	Hodson	JVH Planning
	John	Holmes	Oxalis Planning Ltd
Mr	Mark	Jackson	Cushman and Wakefield
Mr	Tony	Jackson	Jackson Design
Mr	Nick	Keightley	Maber Associates Ltd
Mr	Graham	Lamb	G.L.Hearn Property Consultants
			Cerda Planning
Mr	Jim	Lomas	DLP Consultants
Mr	Chris	Palmer	White Young Green
Mr	Richard	Raper	Richard Raper Planning
Ms	Laura	Ross	
			Robert Doughty Consultancy
			GVA Grimley (Birmingham)
			Tetlow King Planning Ltd
Mr	Nick	Baseley	IBA Planning Ltd
			Antony Aspbury Assoc. Ltd
			CgMs Consulting
Ms	Sue	Walker	Strategic Land Partnership
Mr	Malcolm	Walker	Peacock and Smith
Mr	Richard	Walters	Hallam Land Management Ltd
Mr	Charles	Watson	Rae Watson Development Surveyors
Mr	Bernard	Wale	
Mr	Christopher	Cave	
Mr	Mike	Downes	Antony Aspbury Assoc. Ltd
			Barnes Chartered Surveyors
			Homes - Antill
			Marrons Solicitors
Mr	John	Adams	J C Adams
Mr	John	Alexanders	Alexanders Chartered Surveyors
Mr	Philip	Butler	PBA Ltd
Mr	N.J.B.	Carnall	W A Barnes
Mr	Tim	Coleby	Roger Tym & Partners
Mr	Robert	Fletcher	Ian Baseley Associates
Mr	James	Hobson	Signet Planning
Mr	Rob	Hughes	Ian Baseley Associates
Mr	P	Jackson	Hallam Land Management Ltd
Ms	Heather	Blakey	Barton Wilmore
Mr	Steve	Thrower	Marble Property Services Ltd
			Botany Commercial Park Ltd
Mr	Geoffrey	Bilton	Bilton and Hammond
Mr	Dennis	Pope	Nathaniel Lichfield and Partners
Mr	Paul	Stone	Signet Planning

Mr	Bob	Pick	BPS
Mr	Ken	Mafham	Ken Mafham Associates
Mr	Guy	Longley	Pegasus Planning Group
Mr	Peter	Frampton	Framptons Jas.Martin & Co
	Damien	Holdstock	Entec UK Ltd
	Sophie	Drury	Signet Planning
Mr	Michael	Wellock	
Mr	Dennis	Pope	Nathaniel Lichfield and Partners
	Stuart	Booth	JWPC Limited
Mr	Justin	Gartland	Nathaniel Lichfield and Partners
Mr	Thomas	Thornewill	Henry Boot PLC
	Lucie	Jowett	Peacock and Smith
Mr	Lee	Crawford	Persimmon PLC
Mr	Antony	Aspbury	Aspbury Planning Limited
Mr	Steve	Simms	SSA Planning Limited
Miss	Emma	Thorpe	
Miss	Katrina	Crisp	Indigo Planning Nathaniel Lichfield and Partners
	Philip	Neaves	Felsham Planning and Development
Mr	Steve	Lewis-Roberts	Pegasus Planning Group
Mr	John	Coleman	William Davis Ltd
Mr	Shlomo	Downen	Forest Town Community Council
Cllr	Darren	Langton	
Mr	John	Booth	Phoenix Planning Ltd
Mr	Nick	Pleasant	NJL Consulting
Mr	Colin	Hall	
Mr	David	Smith	Indigo Planning
Mr	Philip	Lawson	
Mr	Darren	Abbott	Freeths LLP
Miss	Alison	Wright	
Mr	Neil	Arbon	DPDS Consulting Group
Mr	Andrew	Gore	Marrons Planning
Mr	Chris	Calvert	Pegasus Planning Group
Mr	Richard	Ling	Richard Ling & Associates
Mr	David	Rixson	Vincent & Gorbng
	Liberty	Stones	Fisher German LLP
	Rachel	Ford	Planning Potential
Mr	Robert	Deanwood	Amec Foster Wheeler Environment & Infastructure UK Limited
Mr	Rob	Routledge	Routledge Planning Consultancy
Mr	Neil	Hogbin	Fisher German LLP
	Simon		C.B.P Architects
Mrs	Krishna	Mistry	Spawforths
Mr	Doug	Moulton	DLP (Planning) Ltd Indigo Planning
Mr	Adam	Pyrke	
	Luke	Brafield	DPDS Consulting Group
Mr	Kevin	Tomlinson	
Mr	Michael	Simpson	Community Health Partnerships
Miss	Sarah	Allsop	DLP Planning Ltd
Mrs	Paula	Daley	Phoenix Planning (UK) Ltd
Mr	Matthew	Hannah	Innes England

Mr	Kieran	Henry	
Mr	Tom	Collins	
Mr	Martyn	Stubbs	MARTYN STUBBS & ASSOCIATES LTD
Mr	A	Gore	
Mr	Andrew	Astin	Indigo Planning
Miss	Sarah	Hunt	Planning & Design Group (UK) Limited
Mr	Joe	Murphy	RPS Planning & Development
Mr	Paul	Gaughan	Paul Gaughan Building Consultants
	Joanne	Althorpe	Marrons Planning
	Sophie	Horsley	Strutt & Parker LLP
			DLP Planning Ltd (East Midlands)
Mr	Mark	Oldridge	
Mr	Oliver	Barnes	
Mr	Jacob	Ashley	
Miss	Beth	Lambourne	
Mr	Andy	Morgan	jmarchitects
Mr	Chris	Francis	West & Partners
Mr	Nick	Grace	GraceMachin Planning & Property
Mr	Mike	Downes	Antony Aspbury Associates
Mr	Michael	Caddy	
Mr	Antony	Aspbury	Aspbury Planning Limited
Mr	Andrew	Cooke	Dovetail Architects Ltd
Mr	Nigel	Dutton	
Mr	Daniel	Lacey	DL Design Studio
Mr	Kevin	Stoke	
Mr	Mike	Downes	Aspbury Planning Ltd
Miss	Sophie	Drury	Signet Planning
Mr	Chris	Darley	Nathaniel Lichfield And Partners
Mr	Hugh	Kisby	TK Building Management Consultants Ltd
			Ellis Riley & Son
Mr	David	Wainwright	HTC Architects
Mr	Terry	Malpass	107 Huntley Avenue
Mrs	Karen	Kirkham	Nottingham LIFT
Mr	Mark	Oldridge	
Miss	Paula	Money	Phoenix Planning (UK) Ltd
			KPW Architects
Mr	Andrew	Mackley	Vista Architecture & Urban Design Ltd
Mr	Stephen	Haslam	Mitchell & Proctor
Mr	Richard	Bayes	
Mr	Paul	Harris	Cadsquare Midlands Limited
Miss	Nicola	Macleod	Guy St John Taylor Associates
Mr	Nigel	Carnall	W A Barnes LLP Chartered Surveyors
Mr	Neil	Arbon	DPDS Consulting Group
Mr	Chris	Jesson	Planning & Design group
Mr	Dan	Stack	
Mr	Philip	Butler	PBA Ltd
	Joanne	Althorpe	Marrons Planning
Mr	Robert	Bealby	J Bealby & Sons Ltd
Mr	Steve	Lewis-Roberts	Pegasus Group
	MHW	Cannon	Mansfield Realisations
Ms	Frances	Cunningham	Network Rail
Mr	Michael	Woodcock	M Woodcock 2015 Settlement
Mr	Richard	Green	
Ms	Jane	Yeomans	

Miss	Alison	Wright	Taylor Wimpey UK Ltd
Mr	Darren Abbot	Chris Warmsley	Freeths LLP
Mr	Stephen	Clarke	Dukeries Homes
Mr	Paul	Stone	Stone
Mr	Andrew	Harvey	David Wilson Homes
Mr	Kevin	Tomlinson	
Miss	Sarah	Allsop	DLP Planning Ltd
Mr	John	Booth	Phoenix Planning
Mr	Anthony	Salata	Jorden Salata
Mr	Paul	Cullen	
Ms	Sophie	Horsley	Strutt & Parker LLP
Mr	Martyn	Stubbs	Martyn Stubbs & Associates Ltd
Mr	Nick	Pleasant	NJL Consulting
Mr	Chris	Clavert	Peagasus Planning Group
			Planning & Design Group (UK) Limited
Miss	Sarah	Hunt	Planning & Design Group (UK) Limited
Mr	John	Carter	Chairman of Allotment Trustees
Mr	Paul	Thomas	Regeneration Mansfield District Council
			Newline Architects
Mr	Simon	Birch	CBP Architects
Mr	R	Hill	
Mr	Steve	Thrower	Marble Property Services Ltd
Mr	J	Holmes	Oxalis Planning Ltd.
			Lathams
Mr	BRUCE	MALIN	LATIMERPLANNINGLLP
	Andrew	Tonge	Self Architects
Mr	Carl	Holloway	Holloway Foo Architects
Mrs	Rachael	Walton	Vertical Edge Design
			Mansfield Sand Company Limited
Mr	J S	Bostock	
Mr	David	Formon	Building Design Consultancy Ltd
	Jayne	Francis-Ward	
Mr	Joseph	Kansal	Agency Sales Ltd
			Strata Homes Yorkshire Ltd.
Miss	Jade	Henshaw	DSP Architects
			Easi-Hire Limited
Miss	Rachel	Jones	Simply Planning Ltd.
			Allied Freehold Property Trust Ltd.
Mr & Mrs	Stuart Robert/ Julia / Lynn	Parsons	
			Jackson Design Associates
			Aldergate Projects ltd.
Mr	Richard	Hall	Planning and Design Group (UK) Ltd.
Mr	David	Stoneley	
			Toray Textiles (Europe) Ltd.
			Arqiva Limited
Mr	M	Pask	BELLWAY Homes (East Midlands)
			M.C.K. Partnership
Mr	Barry	Jarvis	Acorn Associates UK Ltd
			Kevin R Twigger & Associates
			Rippon Homes Ltd
Mrs	S	Lammiman	Carlton Design Architecture Ltd
			Regal Sherwood Oaks Limited Formerly Sandora Limited
			Montpelier Land Limited

Harpmanor Limited of Bracken House
Castlegate 731 Limited
Intelligent Money Limited
Regal Sherwood Oaks Limited
Simsmetal UK (Services)Ltd

Mr	Denis	Wilkinson
Mr	Dale	Wilkinson
	J E	Warrener
Mr	John Williams	Eadson
Mr	Eric Peter	Eadson
Ms	Thresa	Eadson
Ms	Tina	Eadson
Mr	Eric Peter	Eadson
Mr	John Williams	Eadson
Ms	Tina	Eadson
Ms	Thresa	Eadson
Mr	John Williams	Eadson
Ms	Thresa	Eadson
Ms	Tina	Eadson
Mr	Eric Peter	Eadson
Ms	Thresa	Eadson
Mr	Eric Peter	Eadson
Ms	Tina	Eadson
Mr	John Williams	Eadson
Mr & Mrs		Pella
Mr	I	Pleasant
Ms	Roberta	Cameron

Hermitage Property & Developments
Jay Ashall Associates

Appendix B – Preferred Options consultation media

Letter / email:

Mansfield District Council

«field_4» «field_5» «field_6»
«field_7»
«field_8»
«field_9»
«field_10»
«field_11»
«field_12»
«field_13»

Our Ref: MDLP/PO
Your Ref: «person_id»

When calling,
please ask for: Katie Mills

Date: 28 September 2017

Dear Sir / Madam,

Mansfield District Local Plan – Preferred Options Consultation

As you are listed 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 Local Plan Preferred Options consultation document contains a revised vision that sets out how the council would like the district to look in 2033. The revised objectives help to deliver the vision and guide the selection of the preferred residential and employment sites to meet the district's housing and employment requirements for the plan period.

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 Preferred Option Consultation from **2 October 2017 to 10 November 2017**. All comments received will be used to inform the Publication Draft of the plan which will be published in spring 2018. More information can be found on our website at <http://www.mansfield.gov.uk/localplan>

You can view the document and comment online by visiting our Consultation Portal: <http://mansfield.objective.co.uk/portal>

Your username is: «field_2»

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

Kate Allsop – Executive Mayor

Mansfield District Council, Civic Centre, Chesterfield Road South, Mansfield, Nottinghamshire NG19 7BH
t: 01623 463483 w: www.mansfield.gov.uk


Mansfield
District Council

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. A list of the libraries is attached as appendix A.

We are also holding a number of public exhibitions, highlighting what is happening in various parts of the district. Details of these are attached at appendix B.

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

Comments sent by post should reach us no later than **17:00 on 10 November 2017**. Please note that any comments you make may be made publicly available.

Yours Faithfully

A handwritten signature in black ink, appearing to be 'Katie Mills', with a small dot below it.

Katie Mills, Planning Policy Team Leader

Appendix A - Libraries (See each library for opening times)

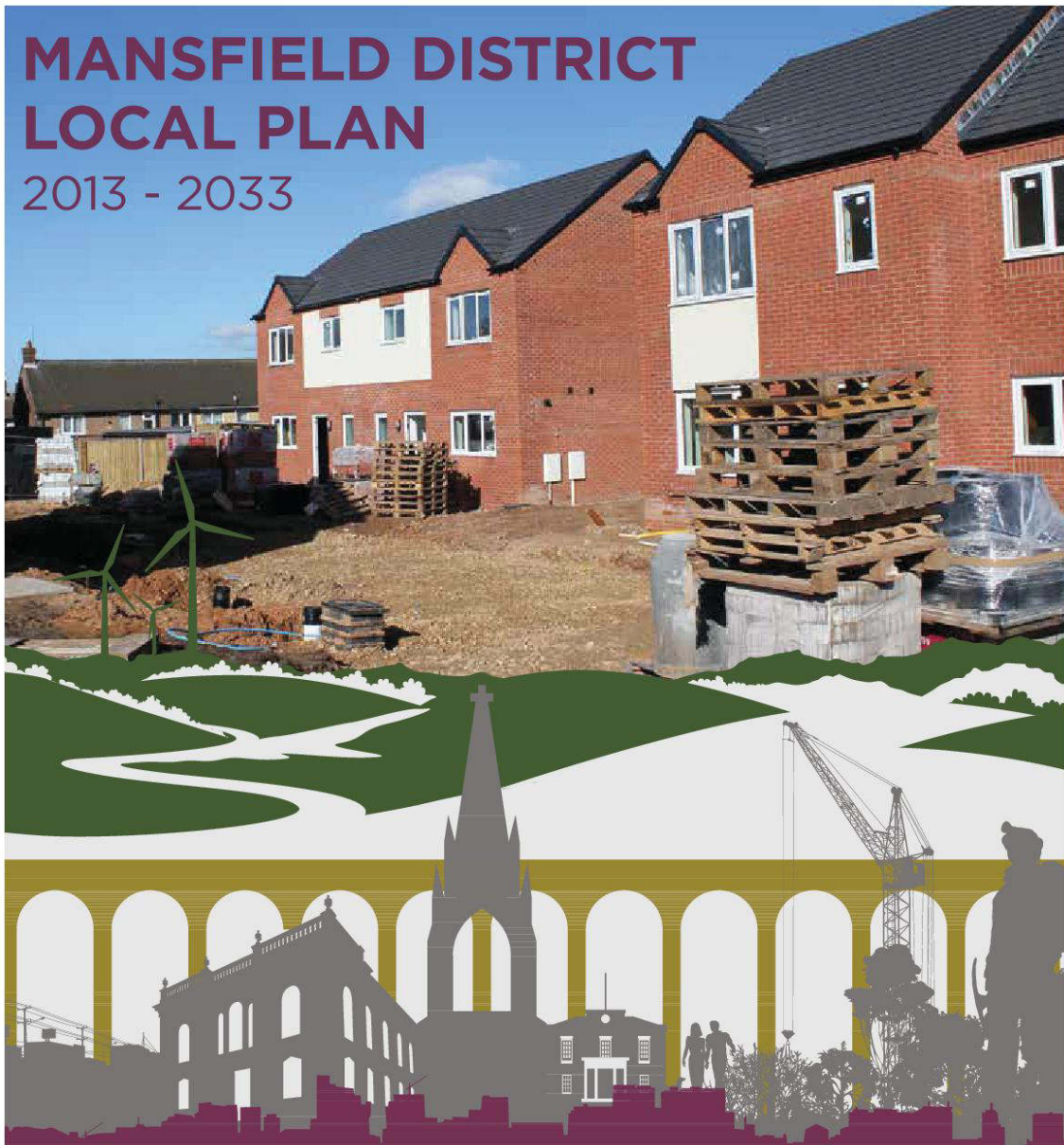
Mansfield Library	Four Seasons Centre, West Gate, Mansfield, Nottinghamshire, NG18 1NH	01623 651337
Rainworth Library	Warsop Lane, Rainworth, Mansfield, Nottinghamshire, NG21 0AD	01623 791038
Ladybrook Library	Ladybrook Lane, Mansfield, Nottinghamshire, NG18 5JH	01623 622835
Warsop Library	High Street, Market Warsop, Mansfield, Nottinghamshire, NG20 0AG	01623 842522
Forest Town Library	Clipstone Road West, Forest Town, Mansfield, Nottinghamshire, NG19 0AA	01623 623395
Clipstone Library	First Avenue, Clipstone, Mansfield, Nottinghamshire, NG21 9DA	01623 625852
Park Road Resource Centre (as Mansfield Woodhouse Library will be closed from the 8 th October)	53 Park Road, Mansfield Woodhouse, NG19 8ER	01623 429334
Mansfield District Council	Civic Centre, Chesterfield Road South, Mansfield, Nottinghamshire, NG19 7BH	01623 463129

Appendix B - Public exhibition timetable

Date	Venue	Time
10 October	William Kaye Hall, Ladybrook	9am- 2pm
11 October	Park Road Resource Centre, Mansfield Woodhouse	2pm- 7pm
12 October	Pleasley Landmark	1.30- 7pm
13 October	Forest Town Methodist Church	9am- 2pm
16 October	I-Centre	11am- 2pm
18 October	Warsop Town Hall	1pm -7pm
24 October	Kingsway Hall, Forest Town	1pm- 7pm
25 October	Oak Tree Leisure Centre	1pm- 6pm
26 October	Warsop Town Hall	2pm- 7pm
27 October	Pleasley Landmark	9am – 2pm
31 October	Turner Hall, Mansfield Woodhouse	9am- 2pm
1 November	Council Chamber, Civic Centre	3pm- 7pm
2 November	William Kaye Hall, Ladybrook	1pm -7pm
7 November	I-Centre	9am-2pm
9 November	Oak Tree Leisure Centre	2pm- 6pm

Summary leaflet:

MANSFIELD DISTRICT LOCAL PLAN 2013 - 2033



Preferred Options: Summary Leaflet

Consultation starts 2 October 2017 and ends 10 November 2017



www.facebook.com/mymansfieldfuture



@MDC_Planning

www.mansfield.gov.uk/localplan



Mansfield
District Council

OUR VISION:

OUR VISION: "By 2033 the district of Mansfield will have continued its transformation to a healthier, greener and vibrant place to live. The district will be a place of choice where people are proud to live and based on well designed, resilient neighbourhoods. A range of good quality housing will have been provided that meets the needs of our communities.

Centres and neighbourhoods will be well connected to places of work, education and recreation to help support active and healthy lifestyles and to help reduce the impact of new development on the highway network. Emphasis will be placed upon improving bus, cycle and pedestrian routes and providing attractive green corridors through the urban areas connecting to the wider countryside.

Businesses will have diversified using the connections with further education to become innovative and create value added jobs which are suited to the changing economy of the district. A broad range of employment sites and supporting infrastructure will have been delivered including local incubation and starter units that will have encouraged local businesses to grow.

The town centre will continue to build on its role as a cultural and leisure destination that is suited to the district's residents, businesses and visitors in order to support increased footfall and a vibrant place to work, live and play.

Market Warsop will have strengthened its role as the main town for Warsop Parish. It will have a diverse range of shopping and associated uses within a vibrant, attractive, and safe environment that serves the town and its surrounding communities well. The rural villages will remain attractive places to live and will have had their distinctive character protected.

The natural assets in the district will have been protected and enhanced to help shape new places to live, increase biodiversity, and improve connectivity to benefit wildlife and health and wellbeing of the district's residents. The heritage assets in the district will have been preserved and enhanced to recognise their important contributions to defining a sense of place and also informing the regeneration of the district."



Why should you get involved?

The council is required to produce a document called the Mansfield District 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 to direct development to where it is best located and help to prevent unsustainable developments.

Your views are important to us so please visit

www.mansfield.gov.uk/localplan and give your comments.



So far...

We consulted on a draft local plan during 2016 where a total of 1,477 representations were received. We have revised the plan vision, objectives and proposed residential and employment sites in response to the representations received and as a result of the further evidence that has been commissioned.

We are still in the process of reviewing and revising the supporting policies. These will be consulted on in 2018 as part of a more formalised local plan (known as the publication draft stage).



What is the Preferred Options consultation document?

The Preferred Options consultation document contains a vision that sets out how the council would like the district to look in 2033. It also includes:

- objectives to help deliver the vision
- the council's preferred residential and employment land allocations

The preferred land allocations are needed to meet the district's housing and employment requirements for the plan period.

- 9,024 new homes
- 42 hectares of new employment land
- new offices

How much development are we planning for?

The Preferred Options consultation document sets a housing target of 7,520 new homes over the plan period. To ensure that we can meet this target it is proposed that we provide enough land for 9,024 homes. This:

- gives flexibility in case circumstances change for any of the sites that are expected to get built out
- gives the housing market a good range and choice of sites

There is also a need for 42 hectares of employment land and 26,000 sqm of office floorspace over the plan period.

There are already a number of sites with planning permission which have an important role to play in meeting the development needs of the district. These are called commitments and make up just under half of our housing and employment requirements.

Why do we need more houses?

The population of the UK is growing and people are living longer. The Mansfield population has grown by 5 per cent since 2002 and is expected to grow by around 6 per cent (to 111,827) by 2033.



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

We have tried, wherever possible, to identify development land within built up areas. However, we don't have enough urban sites to develop on so we also need to build in sustainable locations on the edge of the urban areas. Sensitive areas, for example, those at risk of flooding or that have significant wildlife value, have been protected from development.

Will the roads and other infrastructure cope?

We are required to prepare an infrastructure delivery plan alongside the local plan. This takes into consideration what is needed now and what is needed for the future. This will set out the additional infrastructure required to support the delivery of the new development proposed in the local plan and when it should come forward.

How have the site allocations changed since the draft local plan?

The sites within the Local Plan Consultation Draft 2016 have now been reviewed based on the comments received and updated evidence. A list of the sites that were previously proposed to be allocated for development and the reasons they are no longer being proposed are set out in Appendix A of the Preferred Options report.

We are also undertaking a transport study to assess the impact of the additional planned development (the preferred sites) on the highway network to identify any traffic impacts and what may be needed to adequately address these.

How do we decide which land to allocate?

The proposed site allocations have been based on guidance set at a national level and at a local level which looks to direct development within or adjoining the existing built up areas and requires consideration to be given to the wide variety of issues that may affect a site.

All sites have been identified through a Housing and Employment Land Availability Study (HELAA) which is an annual review of all potential housing and employment sites. This ensures that we are aware of all the sites



that are suitable, available and deliverable over the plan period. We have then appraised these sites against the plan's vision and objectives to ensure that the sites help to deliver the overall vision for the district. (The site reference numbers on the following pages all relate to the HELAA reference number.)

The sites have also been considered through a sustainability appraisal which looks at each site's environmental, economic and social impacts.

Will derelict and vacant sites be developed?

The sites that we have identified for development are a mix of previously developed (or brownfield) land and underutilised (but not environmentally sensitive) greenfield sites within the existing built up areas.

We have also identified three large strategic sites (over 500 dwellings) and some smaller greenfield sites on the edge of the urban area. This range of sites will provide plenty of choice to deliver the districts housing need for the plan period.

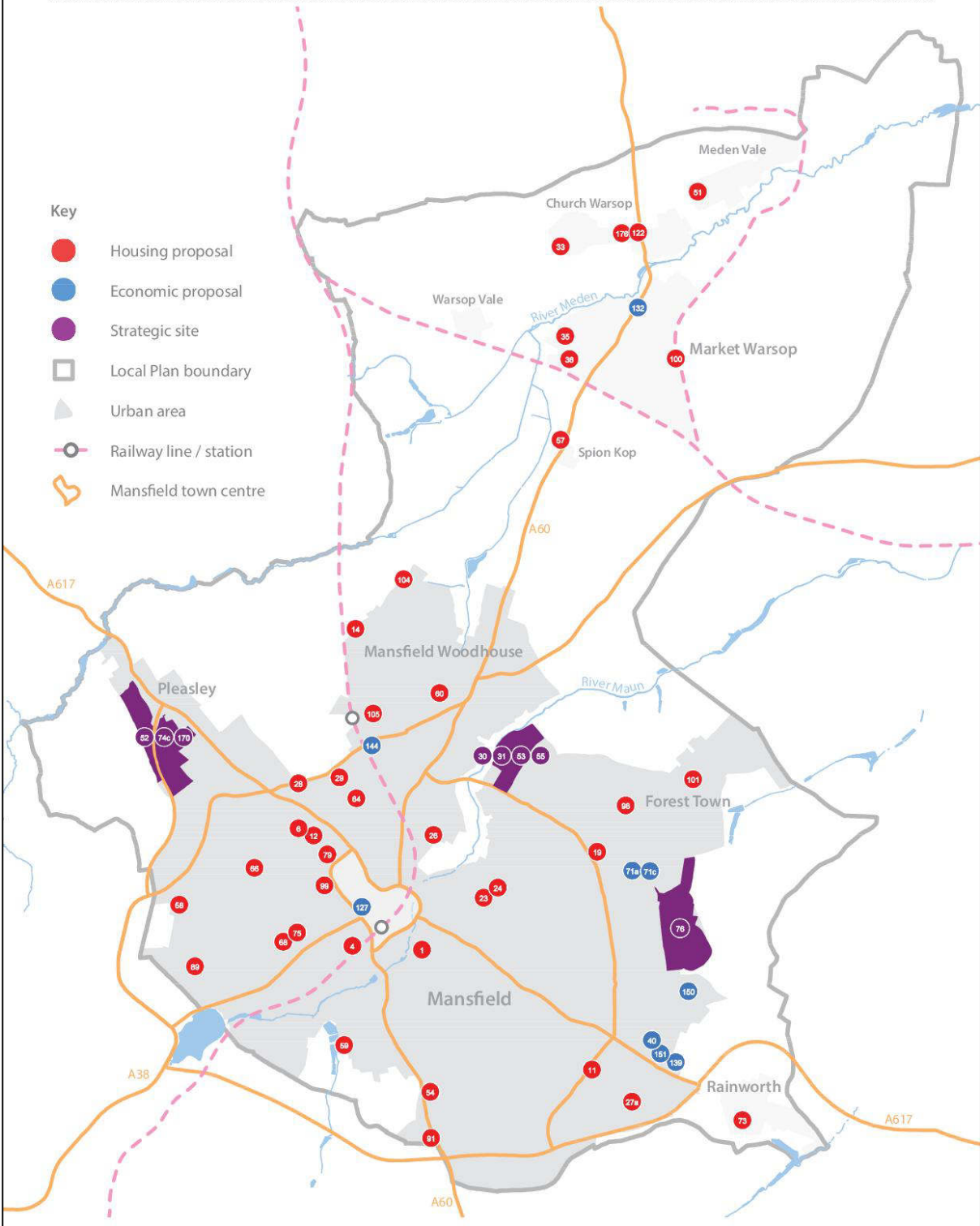
What does this mean for where you live?

There is a list of development sites on the next few pages, but you can see this in more detail in the Preferred Options report 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

Mansfield District Local Plan



- Key**
- Housing proposal
 - Economic proposal
 - Strategic site
 - Local Plan boundary
 - ▭ Urban area
 - Railway line / station
 - 📍 Mansfield town centre

© Crown copyright and database rights 2017 Ordnance Survey 100017823

www.mansfield.gov.uk/localplan

Mansfield urban area

4,249 new homes and around 28 hectares (ha) of employment land proposed

Strategic sites identified at:

- Pleasley Hill Farm (925 homes, care home and 11 ha of employment land) (HELAA refs 52, 74c and 170)
- Jubilee Way (800 homes, 6.7 ha of employment land and remodelling of the rugby club and golf course) (HELAA ref 76)
- Land at Old Mill Lane (516 homes) (HELAA refs 30, 31, 53 and 55)

Residential sites identified at:

- Fields Farm, Abbott Road (200 homes) (HELAA ref 58)
- Land to the rear of High Oakham Hill (39 homes) (HELAA ref 59)
- Three Thorn Hollow Farm (190 homes) (HELAA ref 73)
- Land off Skegby Lane (215 homes) (HELAA ref 89)
- Caudwell Road (42 homes) (HELAA ref 91)
- Land south of Clipstone Road East (313 homes) (HELAA ref 101)
- Park Hall Farm (10 homes) (HELAA ref 104)
- Former Mansfield Brewery (23 homes) (HELAA ref 1)
- Victoria Street (63 homes) (HELAA ref 4)
- Centenary Lane (phase 3) (93 homes) (HELAA ref 6)
- Bellamy Road Recreation Ground (64 homes) (HELAA ref 11)
- Broomhill Lane Allotments (part) (35 homes) (HELAA ref 12)
- Land at Cox's Lane (20 homes) (HELAA ref 14)
- Pump Hollow Road Allotments (64 homes) (HELAA ref 19)
- Sandy Lane (63 homes) (HELAA ref 23)
- Sherwood Close (32 homes) (HELAA ref 24)
- Land at Windmill Lane (37 homes) (HELAA ref 26)
- Land at Redruth Drive (99 homes) (HELAA ref 27a)
- Debdale Lane / Emerald Close (32 homes) (HELAA ref 28)
- Sherwood Rise (87 homes) (HELAA ref 29)
- Former Evans Halshaw site (66 homes) (HELAA ref 54)
- Land off Ley Lane (15 homes) (HELAA ref 60)
- Pheasant Hill / Highfield Close (98 homes) (HELAA ref 64)
- Harrop White Road Allotments (10 homes) (HELAA ref 66)
- Kirkland Avenue Industrial Park (20 homes) (HELAA ref 68)
- Former Mansfield Hosiery Mill car park and Electricity Board workshops and social club (29 homes) (HELAA ref 75)
- Land off Rosemary Street (10 homes) (HELAA ref 79)
- Land to the rear of 66-70 Clipstone Road West (10 homes) (HELAA ref 98)
- Land at 18 Burns Street (12 homes) (HELAA ref 99)
- Land at 7 Oxclose Lane (17 homes) (HELAA ref 105)

Employment land identified at:

- Land at Ratcher Hill Quarry (south west) (0.75 ha) (HELAA ref 40)
- Site A Long Stoop Way (2.28 ha) (HELAA ref 71a)
- Site C Long Stoop Way (0.6 ha) (HELAA ref 71c)
- Former bus station (2.22 ha) (HELAA ref 127)
- Frontage to Ransom Wood Business Park (1.4 ha) (HELAA ref 139)
- Land off Sherwood Street (0.23 ha) (HELAA ref 144)
- Ratcher Hill Quarry (2.55 ha) (HELAA ref 150)
- Car park opposite Birch House (0.22 ha) (HELAA ref 151)

Warsop Parish

595 new homes and around 0.5 hectares (ha) of employment land is proposed:

Residential sites identified at:

- Sookholme Lane (400 homes) (HELAA ref 35 and 36)
- Land adjacent The Gables (8 homes) (HELAA ref 57)
- Wood Lane (Miners Welfare) (31 homes) (HELAA ref 33)
- Land off Netherfield Lane (120 homes) (HELAA ref 51)
- Land to the rear of Cherry Paddocks (19 homes) (HELAA ref 100)
- Moorfield Farm (17 homes) (HELAA ref 122)

Economic site identified at

- Former Strand Cinema (0.49 ha) (HELAA ref 132)



When will I start seeing development on the sites identified within the local plan?

Each site is different and ultimately it will be up to the owner of the land and the people who are developing it to decide when they will apply for planning permission and when they start construction.

We have estimated when these homes may come forward in our Site Selection Technical Paper, available on our website.



What next?

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

Once we have considered comments received on the revised vision, objectives and preferred option sites we will publish a Publication Draft Local Plan.

A consultation statement will also be published to explain how your comments have been taken into account.

The Publication Draft Local Plan will include all of the supporting policies and site allocations and there will be a further stage of consultation. Any comments received at this later stage must relate to 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.

Mansfield District Local Plan

Have your say! We want to hear from you!

Comments must be received by 5pm on 10 November 2017. 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 us.

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:

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

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

Contact us:

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

lp@mansfield.gov.uk

(01623) 463195 / 463182 / 463322

Come along to an exhibition and find out more

10 October

William Kaye Hall, Ladybrook
(9am to 2pm)

11 October

Park Road Resource Centre,
Mansfield Woodhouse
(2pm to 7pm)

12 October

Pleasley Landmark
(1.30pm to 7pm)

13 October

Forest Town Methodist Church
(9am to 2pm)

16 October

I-centre
(11am to 5pm)

18 October

Warsop Town Hall
(1pm to 7pm)

24 October

Kingsway Hall, Forest Town
(1pm to 7pm)

25 October

Oak Tree Leisure Centre
(1pm to 6pm)

26 October

Warsop Town Hall
(2pm to 7pm)

27 October

Pleasley Landmark
(9am to 2pm)

31 October

Turner Hall, Mansfield Woodhouse
(9am to 2pm)

1 November

Council Chamber, Civic Centre
(3pm to 7pm)

2 November

William Kaye Hall, Ladybrook
(1pm to 7pm)

7 November

I-centre
(9am to 2pm)

9 November

Oak Tree Leisure Centre
(2pm to 6pm)

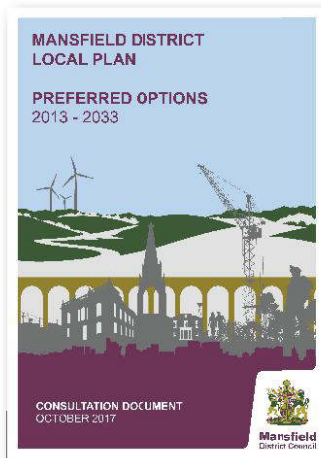
Poster:



Local Plan Preferred Options 2013 - 2033

Consultation

2 October to 10 November 2017



Your plan

Your future

Your Mansfield

- 9,024 new homes
- 42 hectares of new employment land
- new offices

Find out more, and submit your comments at www.mansfield.gov.uk/localplan




Events	10 October	William Kaye Hall, Ladybrook (9am to 2pm)
	11 October	Park Road Resource Centre, Mansfield Woodhouse (2pm to 7pm)
	12 October	Pleasley Landmark (1.30pm to 7pm)
	13 October	Forest Town Methodist Church (9am to 2pm)
	16 October	I-centre (11am to 5pm)
	18 October	Warsop Town Hall (1pm to 7pm)
	24 October	Kingsway Hall, Forest Town (1pm to 7pm)
	25 October	Oak Tree Leisure Centre (1pm to 6pm)
	26 October	Warsop Town Hall (2pm to 7pm)
	27 October	Pleasley Landmark (9am to 2pm)
	31 October	Turner Hall, Mansfield Woodhouse (9am to 2pm)
	1 November	Council Chamber, Civic Centre (3pm to 7pm)
	2 November	William Kaye Hall, Ladybrook (1pm to 7pm)
	7 November	I-centre (9am to 2pm)
9 November	Oak Tree Leisure Centre (2pm to 6pm)	



Mansfield
District Council

Example of a site notice:



Local Plan Preferred Options 2013 - 2033

Site Reference - 89
Land off Skegby Lane, Land South of Skegby Lane, Mansfield

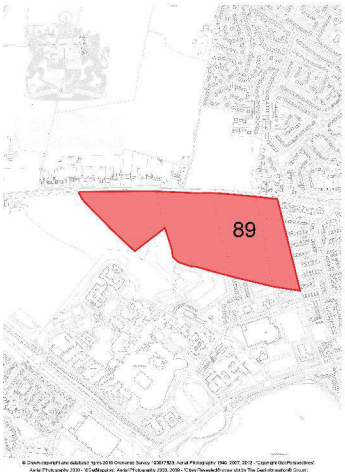
The Preferred Options consultation document contains a vision that sets out how the council would like the district to look in 2033.

It also includes objectives to help deliver the vision and the council's preferred residential and employment land allocations

Development of approximately 215 dwellings

The council is consulting on the Preferred Options consultation between:

2 October to 10 November 2017




Potential New Housing Development

(Please note this is not a planning application)

Find out more, and submit your comments at www.mansfield.gov.uk/localplan

Events

10 October	William Kaye Hall, Ladybrook (9am to 2pm)
11 October	Park Road Resource Centre, Mansfield Woodhouse (2pm to 7pm)
12 October	Pleasley Landmark (1.30pm to 7pm)
13 October	Forest Town Methodist Church (9am to 2pm)
15 October	Leosnra (11am to 5pm)
16 October	Warsop Town Hall (1pm to 7pm)
24 October	Kingsway Hall, Forest Town (1pm to 7pm)
25 October	Oak Tree Leisure Centre (1pm to 5pm)
26 October	Warsop Town Hall (2pm to 7pm)
27 October	Pleasley Landmark (9am to 2pm)
31 October	Turner Hall, Mansfield Woodhouse (9am to 2pm)
1 November	Council Chamber, Civic Centre (5pm to 7pm)
2 November	William Kaye Hall, Ladybrook (1pm to 7pm)
7 November	Leosnra (9am to 2pm)
9 November	Oak Tree Leisure Centre (2pm to 5pm)



Mansfield District Council



Example of social media posts:

- Facebook (61 posts in total, reaching 11,949 people)

Mansfield - planning for the future
Published by Tracey Tucker [?] · 28 September 2017 · 🌐

The planning policy team are busy putting up site notices ahead of our consultation on the Local Plan Preferred Options which starts on Monday.



👤 451 people reached Boost Post

Mansfield - planning for the future
Published by Tracey Tucker [?] · 2 October 2017 · 🌐

The local plan consultation is now open! Please visit our website (www.mansfield.gov.uk/localplan) to view the document and find out when you can attend an event to come along and find out more. You will have until 10 November to make your comments.




MANSFIELD.GOV.UK
Mansfield - Mansfield District Local Plan 2013 to 2033
We are preparing a new local plan to provide an up-to-date strategy to deliver new homes, employment, commercial and community...

👤 329 people reached Boost Post

Mansfield - planning for the future shared a video.
Published by Tracey Tucker [?] · 6 October 2017 · 🌐

Here's a video showing a bit more information about the Local Plan Preferred Options. Don't forget that we'd like to know your opinion so please register on our consultation portal (<http://mansfield.objective.co.uk/portal/>) to submit your comments

<https://www.facebook.com/mymansfielduk/videos/1083882241746137/>



By 2033 we will need enough land for 9,024 homes.

1,994 Views

Mansfield District Council - My Mansfield 👍 Like Page
6 October 2017 · 🌐

People in Mansfield are being given another opportunity to comment on a planning blueprint for the district which will guide the development of homes and busine...
[See more](#)

👤 43 people reached Boost Unavailable

Mansfield - planning for the future
Published by Diane Revill [?] · 5 November 2017 · 🌐


We are at Mansfield Market today until 2pm. Come along to find out more about the #MansfieldLocalPlan Preferred Options. The Markets not bad too, wonderful smells coming from the food stalls.




👤 177 people reached Boost Post

- Twitter (29 tweets in total, to 105 followers)

Planning Policy @MDC_Planning · 11 Oct 2017
Nice to see Deputy Mayor Cllr Barton at Mansfield market place this morning and show him the plans for the district



2

Planning Policy @MDC_Planning · 11 Oct 2017
Some of the team will be in Mansfield market place this morning. Come say hello and find out about the #MansfieldLocalPlan Preferred Options

1

Planning Policy @MDC_Planning · 11 Oct 2017
We're at Park Road Resource Centre between 2pm and 7pm today to speak about the #MansfieldLocalPlan LocalPlan Preferred Options.

Planning Policy @MDC_Planning · 10 Oct 2017
The team is at William Kaye Hall between 9am and 2pm today to answer any questions you have on the #MansfieldLocalPlan Preferred Options

Planning Policy @MDC_Planning · 2 Oct 2017
The #MansfieldLocalPlan preferred options consultation starts today. Visit mansfield.gov.uk/localplan to find out more!

Planning Policy @MDC_Planning · 1 Nov 2017
We'll be at the Civic Centre between 3pm and 7pm today. Come along to find out more about the #MansfieldLocalPlan Preferred Options

Planning Policy @MDC_Planning · 31 Oct 2017
The planning policy team is at Turner Hall between 9am and 2pm today. Come along to find out about the #MansfieldLocalPlan Preferred Options

Planning Policy @MDC_Planning · 27 Oct 2017
We will be at Pleasley Landmark Centre between 9am and 2pm today. Come along to find out about the #MansfieldLocalPlan Preferred Options

1

Planning Policy @MDC_Planning · 26 Oct 2017
We're ready for a tea break here at Warsop Town Hall! Here until 7pm to answer your #MansfieldLocalPlan questions.



1 2 1

Planning Policy @MDC_Planning · 26 Oct 2017
The team is at Warsop Town Hall between 2pm and 7pm today. Come along to find out more about the #MansfieldLocalPlan Preferred Options

Postcard:

THE LOCAL PLAN PREFERRED OPTIONS 2013 - 2033



Your plan, Your future, Your Mansfield


To find out more, and submit your comments (by 10 November 2017) go to:

www.mansfield.gov.uk/localplan




Mansfield
District Council

Do you know what the local plan is and what it means for you and your family?

 David and Sue Patterson (aged 53 and 49)

Want to know if there will be suitable homes for Lee and Katie to live in the area when they're ready to move out.

The Preferred Options will show where new housing sites are proposed within Mansfield district.

 The Pattersons' children (Lee, 18 and Katie, 16)

Want to know about future job opportunities in the area after university.

The Preferred Options will show where new employment sites are proposed.

Press releases:

Cookies Our site uses cookies to improve functionality and collect anonymous user data for analytics purposes. Do not show this message again. Read more about our cookies.

Home | Services | News | Business | Visitors | About us


Home | Your services | News and publications | 2017 news archive

You are here: Home > Your services > News and publications > 2017 news archive > Have your say on housing blueprint

Have your say on housing blueprint

People in Mansfield are being given another opportunity to comment on a planning blueprint for the district which will guide the development of homes and business premises until 2033

As part of the process to implement the next Mansfield District Local Plan, the public can comment on the Preferred Options document from Monday 2 October until 5pm on Friday 10 November 2017.



To meet the needs of an expected six per cent growth in the population of Mansfield (to 111,827) by 2033, the document sets a housing target of 7,520 new homes over the plan period.

There is also a need for 42 hectares of employment land and 26,000 square metres of office floorspace over the plan period.

The full Preferred Options document is available [online](#) and the easiest and quickest way to comment on it is to complete the [comment form](#).

The document can also be viewed at the Civic Centre and at libraries across the district and at a series of consultation events to be held around the district.

10 October: William Kaye Hall, Ladybrook, 9am to 2pm
11 October: Park Road Resource Centre, Mansfield Woodhouse, 2pm to 7pm
12 October: Pleasley Landmark, 1.30pm to 7pm
13 October: Forest Town Methodist Church, 9am to 2pm
16 October: i-centre, Hamilton Way, Mansfield, 11am to 5pm
18 October: Warsop Town Hall, 1pm to 7pm
24 October: Kingsway Hall, Forest Town, 1pm to 7pm
25 October: Oak Tree Leisure Centre, 1pm to 6pm
26 October: Warsop Town Hall, 2pm to 7pm
27 October: Pleasley Landmark, 9am to 2pm
31 October: Turner Hall, Mansfield Woodhouse, 9am to 2pm
1 November: Council Chamber, Civic Centre, 3pm to 7pm
2 November: William Kaye Hall, Ladybrook, 1pm to 7pm
7 November: i-centre, Hamilton Way, Mansfield, 9am to 2pm
8 November: Oak Tree Leisure Centre, 2pm to 6pm.

Cllr Bill Drewett, Portfolio Holder for Safer Communities, said: "This is an important document which is likely to affect every resident in some way across the district. We want to hear from you so do take a look or come along to one of the events and have your say."


Once the council has considered comments received on Preferred Option document, the next stage of the process is to publish a Publication Draft Local Plan. A consultation statement will also be published to explain how comments from the public have been taken into account.

Once the Publication Draft Local Plan is published there will be one final chance to comment - but only on the 'soundness' of the Local Plan. It will then be submitted to the Secretary of State, along with the comments made on the document and be considered by an independent planning inspector. Once approved, it will then be adopted by council.

Published on 28 September 2017

Customer Portal

Sign up | Login



Contact us

Public Relations
Email: Public.Relations
Tel: 01623 463021
Full details for Public Helpline

Local plan

Chance to speak out and

By LAUREN CLARKE
lauren.clarke@press.co.uk
@laurencclarke

Residents will have the chance to have their say about thousands of new homes which could be built in town.

The draft local plan, which outlines housing quotas throughout the district until 2033, has been revealed.

More than 7,500 new homes could be built in the area.

A public consultation will take place until November 10. When 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'.

The draft sets out how the council would like the district to look in 2033. A full copy of the plan can be found on the council's website.

7,500
new homes could be built in the area

Mayor calls for residents to express their views

Mansfield mayor Kate Allsop said: "The council is required to prepare a local plan for the district and it is to guide development for at least the next 15 years.

"Local plans direct where developments are going to be, the most sustainable locations. It's a government priority for all local authorities to have one in place.

"We consulted on a draft plan last year and the vision, and the objectives and the preferred housing and employment site allocations have now been reviewed.

"It's important that either

as a resident or business owner, you get involved in the local plan consultations.

"Have your say on the preferred housing and employment sites so that you can say you've been a part of it.

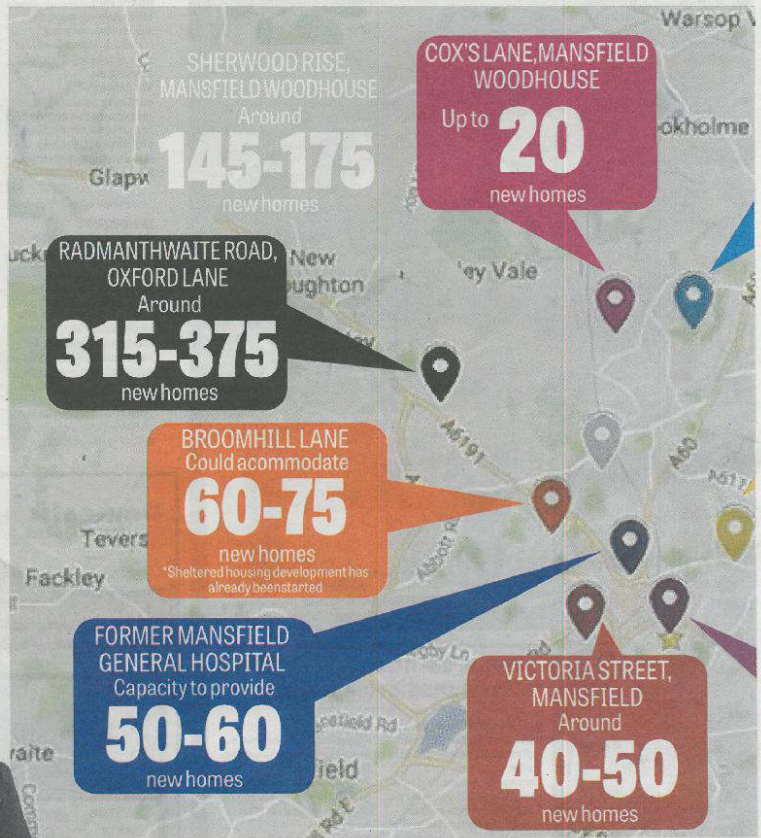
"A number of events are being held across the district and you are invited to any one of them.

"It's your plan, your future and your Mansfield, so make sure your voice is heard."

To comment on the plan visit www.mansfield.gov.uk/localplan



Mansfield Mayor, Councillor Kate Allsop

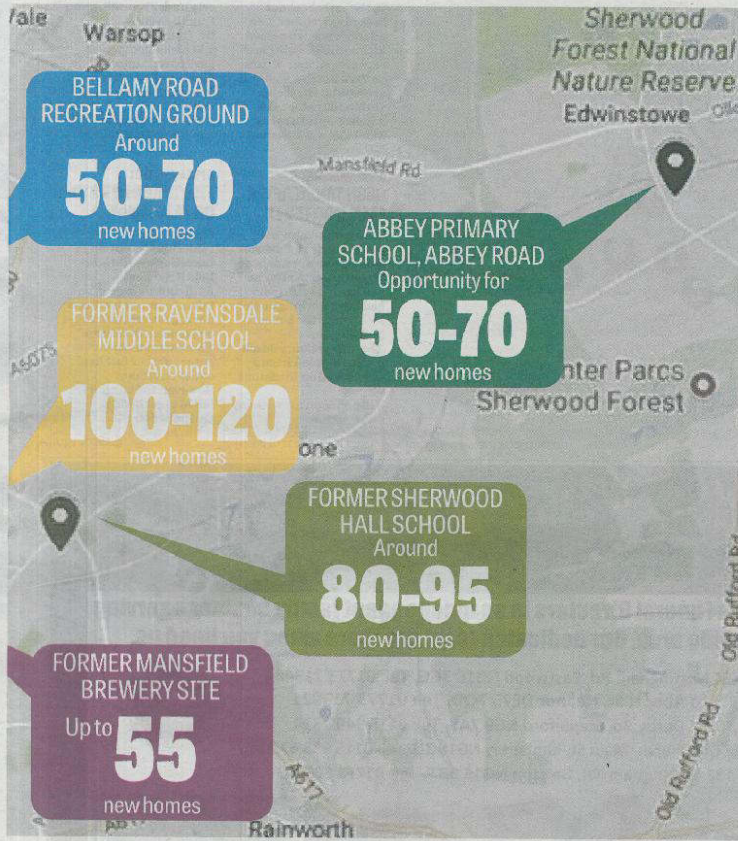


What does the draft local plan say?

<p>Housing development</p> <p>In terms of additional housing for the future, it is expected that population growth will generate a need for about 7,500 new homes between 2013 and 2033. The council has already allocated about two thirds of this number through planning applications - but around 2,800 are</p>	<p>still needed. The plan sets out where these new developments could be built, including up to 90 new homes on the former Mansfield Brewery site on Great Central Road, up to 55 new homes on the site of the former Mansfield General</p>	<p>Hospital on West Hill Drive and up to 375 on land near Radmanthwaite Road and Oxclose Lane.</p> <p>Affordable housing</p> <p>Planning permission for ten or more dwellings will be granted if at least 20 per cent of the dwellings on greenfield sites, or ten per cent on previously developed land, are affordable.</p>	<p>Protecting green spaces</p> <p>The council says areas that are at risk of flooding, or have significant wildlife value, have been protected from development. Open community spaces will not be built on.</p> <p>Employment</p> <p>Most of the sites they propose to allocate are on existing employment parks,</p>
--	---	--	--

2,800
new homes are still needed

have your say



although there will also be some new jobs provided at large mixed use developments south of Berry Hill, and at Pen-niment Farm which have already got planning permission Sites that are a focus for commercial development include Sherwood Oaks Business Park, Southwell Road West; Ratcher Hill Quarry; Southwell Road West; Ransom Wood Business Park, Southwell Road and West Anglia Way

Improvements to the town centre

The town centre is a key regeneration area and growth will be encouraged. The Local Plan proposes to help increase the attractiveness of the town centre. These plans include installing public art, improvements to Mansfield market, the Old Town Hall, the refurbishment of the Four Seasons Shopping Centre and Beales Department store.

Better cycling and parking facilities will also be provided and traffic calming measures will be put in place. The improvements will be funded by both public and private investment in Mansfield.

Key sites include the former Mansfield Brewery on Great Central Road, Stockwell Gate



North, White Hart Street, Clumber Street and Portland Gateway.

Warsop

A total of 595 homes could be built in the parish of Warsop. Proposals will be supported which direct new housing, employment and retail growth within the Market Warsop urban area, particularly if they help with regeneration.

JOHNSON BROS. TOURS

Isle of Wight (Turkey & Tinsel)
18th - 22nd November 5 days

- Bourne Hall Hotel
- Half Board accommodation
- All rooms ensuite
- Leisure facilities
- Excursions to Shanklin & Godshill
- Full day island tour

£289.00 per person

Exmouth	20th - 27th October	5 days	£250.00
Scotland Loch Lomond	29th October - 3rd November	5 days	£270.00
Born & Colaba Christmas Market	8th - 11th December	4 days	£200.00
York Swallow	11th - 12th December	2 days	£55.00
Alison Hill (Zandri)	27th - 30th December	4 days	£285.00
Turkey & Tinsel Breaks			
Bournemouth	6th - 10th November	5 days	£275.00
Scarborough	6th - 10th November	5 days	£250.00
Eastbourne	13th - 17th November	5 days	£250.00
St Agnes (Cornwall)	17th - 21st November	5 days	£250.00
Penryn	27th November - 1st December	5 days	£285.00
Christmas & New Year			
Eastbourne	29th - 2nd December	5 days	£300.00
Torquay	29th - 2nd December	5 days	£300.00
Day Excursions			
Liverpool and Albert Dock	10th October		£14.00
PA	22nd October		£12.50
The Deep Aquarium (PA) one entrance	22nd October	Adult £10.00, Child £7.50, Child £5.00	£12.50
Manchester or Parker Centre	26th October		£13.50
Bay Wharf	2nd November		£13.50
London - Long Day	17th November		£22.50
Manchester - Metro Centre	18th November		£18.50
Wendland	18th November		£18.50
Torquay - Metro Wharf	22nd November		£13.50
Bournemouth (PA) one Christmas Market	20th November		£13.50
London Long Day	2nd December		£22.50
London Christmas Market	8th December		£14.00

01909 720337 • 721847/724840
or book online
www.johnsonstours.co.uk

IS IT TIME FOR A CHANGE?



- ✓ Bespoke supplied and fitted kitchens
- ✓ Luxury fitted bedrooms
- ✓ Made to measure wardrobe sliding doors

Proud supplier and installer to:



ENGLISH HERITAGE



Free design and planning service, give us a call or pop into our showroom.

MBS interiors

KITCHEN & BEDROOM SPECIALISTS

You local Mansfield company for quality kitchens & bedrooms.

Units 1 & 2 Oakwood Road
Oak Tree Lane, Mansfield, Notts, NG18 3HQ
www.mbsinteriorsmansfield.co.uk

Tel: 01623 422902
sales@mbsinteriors.co.uk

12 CHAD

AJ Contractors Ltd **UP TO 50% Off**

We can supply and fit an average home with Fascias, soffits and guttering for only **£495***

All our work is fully guaranteed for 10 Years

We also give a full 5 year warranty.

We return every year to wash and clean your gutters. Free of charge.

ALL TYPES OF ROOF AND CHIMNEY REPAIRS UNDERTAKEN.

WE NOW OFFER RISING DAMP TREATMENT AND PREVENTION.

Tile and slate roofs repaired or replaced

Freefone 0800 389 5193 Mobile 07909 415 557

FREE estimates
*this offer is available for one month only.

For a fireplace that is anything but ordinary...

MARTIN JAMES FIREPLACES
The Name You Can Trust For Over 39 Years ... Est 1977

EX DISPLAY SURROUNDS FROM **£30**

VICTORIAN CAST IRON TILED INTERIORS FROM **£50**

COMPLETE FIREPLACES FROM £259

COMPLETE MARBLE FIREPLACE INCLUDING DOWN LIGHTS FROM **£599**

Daniels Way, Hucknall Ind Park, Watnal Road, Hucknall, NG15 7LJ

Here is a full list of proposed developments:

Strategic sites:

- Pleasley Hill Farm (925 homes, care home and 11 hectares of employment land;
- Jubilee Way (800 homes, 6.7 hectares of employment land and remodelling of the rugby club and golf course;
- Lane at Old Mill Lane (516 homes);

Residential sites:

- Fields Farm, Abbot Road (200 homes);
- Land to the rear of High Os-

MAJOR STOCKISTS OF ALL GAS & ELECTRIC FIRES
SHOWROOM COVERING TWO FLOORS
ESTABLISHED REPUTATION FOR OVER 39 YEARS
VISIT OUR FANTASTIC SHOWROOM • FREE CAR PARKING

0115 964 0058
Opening Hours : Mon - Fri 9.00am - 4.30pm • Sat 9.00am - 2.00pm
www.martinjamesfireplaces.co.uk



Bellamy Road Recreation Ground, where 64 homes could be built

Update: Have your say on local plan

Mansfield residents have been urged to have their say on where more than four thousand new homes could be built in the town.

If given the go-ahead it will be used to determine planning applications.

The full Preferred Options document is available online and at the Civic Centre. A public consultation will take place until November 10.

Here is a full list of proposed developments:

Strategic sites:

- Pleasley Hill Farm (925 homes, care home and 11 hectares of employment land;
- Jubilee Way (800 homes, 6.7 hectares of employment land and remodelling of the rugby club and golf course;
- Lane at Old Mill Lane (516 homes);

Residential sites:

- Fields Farm, Abbot Road (200 homes);
- Land to the rear of High Os-

- Kham Hill (39 homes);
- Three Thorn Hollow Farm (190 homes);
- Land off Skeby Lane (215 homes);
- Cudwell Road (42 homes);
- Land south of Clipstone Road East (313 homes);
- Former Mansfield Brewery (23 homes);
- Victoria Street (63 homes);
- Centenary Lane (93 homes);
- Bellamy Road Recreation Ground (64 homes);
- Broomhill Lane Allotments (part) (35 homes);
- Land at Cox's Lane (20 homes);
- Pump Hollow Road Allotments (64 homes);
- Sandy Lane (63 homes);
- Sherwood Close (32 homes);
- Land at Windmill Lane (37 homes);
- Land at Redruth Drive (99 homes);
- Debdale Lane/Emerald Close (32 homes);
- Sherwood Rise (87 homes);
- Former Evans Halsbaw site (66 homes);
- Land off Ley Lane (15 homes);

- Pheasant Hill/Highfield Close (98 homes);
- Harrop White Road Allotments (10 homes);
- Kirkland Avenue Industrial Park (20 homes);
- Former Mansfield Hosery Mill car park and Electricity Board workshops and social club (29 homes);
- Land off Rosemary Street (10 homes);
- Land to the rear of 66-70 Clipstone Road West (10 homes);
- Land at 18 Burns Street (12 homes);
- Land at 7 Oxclose Lane (17 homes).

Employment land:

- Land at Ratcher Hill Quarry (south west) (0.75 hectares);
- Site A Long Stoop Way (2.28 hectares);
- Site C Long Stoop Way (0.6 hectares);
- Former bus station (2.22 hectares);
- Frontage to Ransom Wood Business Park (1.4 hectares);
- Land off Sherwood Street (0.23 hectares);
- Ratcher Hill Quarry (2.55 hectares);
- Car park opposite Birch House (0.22 hectares).

What is the preferred option plan and what it means for Mansfield

The Preferred Options consultation document contains a vision that sets out how the council would like the district to look in 2033.

It includes the council's preferred residential and employment land allocations - as listed above. It is an updated version of a draft local plan, which was consulted on during 2016. Changes include no longer pro-

posing to build on school sites. Once the council has considered comments on the Preferred Option document, it will publish a Publication Draft Local Plan. Councillor Bill Drewett, portfolio holder for safer communities, said: "This is an important document which is likely to affect every resident in some way across the district. We want to hear from you so do take a look."

Appendix C – Consultation responses received on the Sustainability Assessment

Comment ID	Organisation	Comment: Do you have any comments on the Sustainability Appraisal report?	Response
PO/235	Historic England	SA - There are discrepancies in the SA which require amending since they are confusing / misleading at present. The Site Appraisal Framework set out in Appendix II sets out 7a as landscape and 7b as heritage whereas SA summary Tables pp.26-28 and the Appendix III pro forma assessment sheets show 7a as heritage and 7b as landscape. As such, it is not entirely certain whether outcomes shown refer to the correct element or not.	Appendix II will be amended to clarify. Heritage should be 7a and Landscape should be 7b as per the proformas and the summary table (which correlate with one another). The outcomes shown are therefore correct.
PO/12		I fully support the Sustainability Appraisal.	Noted
PO/94		Every effort should be made to enable good public transport is available. Accessibility is a key success to any site.	Noted.
PO/129		The SA provides information on individual sites and identifies the issues which fall outside of the objectives of the plan. However these appear to be disregarded in a number of sites and mitigation and enhancement are used to justify the site selection, although it is not clear what this means or how it will be achieved.	The SA is a decision aiding tool. It is one of several factors that the Council must take into consideration in selecting sites for allocation. The rationale for site selections is presented in the SA.
PO/128	Forest Town Nature Conservation Group (FTNCG)	<ul style="list-style-type: none"> •The concerns raised by FTNCG regarding the Vision and Objectives are not adequately reflected in the Interim Sustainability Appraisal, e.g. at Table 3.1. [These comments seek to clarify what is meant by 'under-used greenfield land' as referred to in para. 3.14 of the Local Plan Consultation Draft.] •The concerns raised by FTNCG regarding the unsuitability of building at Land at Old Mill Lane and Stinting Lane are not adequately reflected in the Interim Sustainability Appraisal, e.g. on Pages 26 and 27. For example, we do not agree that development at Old Mill Lane / Stinting Lane would have a significant positive impact in relation to SA3 as new public green spaces could come at the expense of existing green spaces such as the walk along Stinting Lane between the ancient hedgerows and at Spa Ponds Nature Reserve. The walk along Stinting Lane Ancient Hedgerows between Old 	<p>This term has been clarified in the Local Plan.</p> <p>The summary table referred to at pages 26/27 sets out a high level assessment of potential constraints and opportunities relating to site options. This is based upon objective criteria as much as possible to allow for a comparison between sites.</p> <p>At the time of assessment, no loss of recognised green infrastructure was identified. Therefore, no potential constraints were identified relating to green space. Following an update to the dataset, the site now falls within an area identified as Green Infrastructure. All site appraisals have been updated accordingly.</p> <p>Criteria SA5 relates to access to 'community facilities'. This does not include consideration of locally valued walking</p>

		<p>Mill Land and New Mill Lane is valued not only for its status as part of our Natural Capital, but also as part of our Social Capital (SA5). Development would have a significant negative effect on this Social Capital, yet this is not reflected in the Sustainability Appraisal. Similarly, the adverse impacts on Community Safety (SA4) and significant adverse impacts on sense of place (SA7) are also absent from the Sustainability Appraisal. The flood mitigation function of the fields running between Stinting Lane and the River Maun are not reflected in the Sustainability Appraisal, and the increase to flood risk and run-off that would arise were these sites to be developed is understated and the potential ability of SUDS to mitigate any impacts are overstated. We strongly disagree with the sustainability assessment in relation to AECOM 67 and SA7. In relation to SA7(a), Stinting Lane makes an important contribution as a natural heritage asset, including as a pair of ancient hedgerows, and development would result in significant negative effects. In relation to SA7(b), both Stinting Lane and the rest of the land at Old Mill Lane are valued as making an important positive contribution to the local landscape - development would have a significant negative effect. We cannot agree with the Sustainability Appraisal's suggestion that housing development could possibly have a positive effect.</p> <p>•The concerns raised by FTNCG regarding the unsuitability of building at Warren Farm are not adequately reflected in the Interim Sustainability Appraisal. The significant negative effect on health (SA2) of building on Warren Farm is understated in the Sustainability Appraisal - it should be noted that there are many health enhancing activities, including walking, cycling, and horseriding, that would be adversely affected by major development at Warren Farm. Similarly, the Social Capital (SA5) and the Cultural Value (SA3) of the Spa Ponds Nature Reserve would be diminished by development at Warren Farm. Warren Farm has always played an important role in relation to the historic landscape, e.g. as seen from Beeston Lodge, and development at Warren Farm would have a significant</p>	<p>routes.</p> <p>SA4 relates to land stability and is scored accordingly.</p> <p>SA7 relates to impacts on heritage assets. The assessment was undertaken by the Councils Conservation Officer. 'Sense of Place' is a qualitative factor that was not included as a criterion in the site options assessment process.</p> <p>The landscape assessment is based upon landscape character evidence which suggests this area (site 67) lies in a zone identified for potential enhancement. Actual impacts would however be dependent upon scheme design and layout.</p> <p>The criteria for health (SA2) relates to access to health services/GP. The criterion uses objective measurements to provide a consistent comparison between site options.</p> <p>The loss of open space and recreational opportunities is picked up by SA3 in the site assessment matrix. The appraisal has been updated to reflect updates to the Green Infrastructure network data.</p> <p>The interim SA does not contain a full assessment of the Plan. It is a supporting document to a focused consultation on specific elements of the Plan (mainly site options). The consideration of green infrastructure impacts as part of the site assessment process is high level to allow for comparison and to identify potential constraints and opportunities. An assessment of the effects of the Plan 'as a whole' upon Green Infrastructure will be provided in the full SA Report.</p>
--	--	--	---

		<p>negative effect on the landscape and sense of place (SA7).</p> <p>•As a general point, the Sustainability Appraisal fails to grapple with the central question regarding whether the Plan would actually deliver sustainable improvements to Green Infrastructure, and whether these improvements will genuinely constitute 'net gains' for nature that more than offset losses. Many of the policies being proposed could potentially be unsustainable as defined by the NPPF, i.e. coming at the expense of future generations.</p>	
PO/131		I fully support the views of FTNCG	See response to PO/128
PO/133	<p>Planning sub-Committee</p> <p>Forest Town Community Council</p>	<p>FTCC notes the statement made in the Preferred Options Consultation Document (Page 2) that: "Following the consultation the preferred sites will be assessed as part of the transport study which will consider how the transport network is likely to operate in the future with local plan preferred sites in place". It is therefore important that the traffic implications of further development on the western side of Mansfield is also considered, including options to improve the flow of traffic to enable more development to take place to the west of Mansfield, as currently there seems to be an imbalance that favours development on the eastern side of Mansfield.</p> <p>For future consultations it will be important to resolve potential transport network issues arising from greater development on the western side of Mansfield, e.g. as part of a process of comparison with the current suggestion that development takes place primarily to the east of the district.</p> <p>It is also important that transport impacts arising from outside of Mansfield are fully and appropriately taken into account, e.g. developments in Ashfield (including near Derby Road), Newark & Sherwood (including Clipstone), and of course also in nearby Derbyshire (including Chesterfield, Bolsover and Shirebrook).</p> <p>Consideration will also need to be given to other</p>	Any new transport studies and evidence will be taken into consideration in the next stages of SA work. Findings will be presented in the SA Report.

		infrastructure requirements, including school places.	
PO/136		I support the views of FTCC	See response to PO/128
PO/166		House prices in the area will not survive in this area. being where it is.	There are no specific comments about the SA to address.
PO/160		Will not work?	There are no specific comments about the SA to address.
PO/165		Are the site sustainability appraisals referred to aspirational or realistic? Could these be modified to help the process of identifying Tier 1 and Tier 2 development options?	<p>The appraisal methodology is mostly objective and based upon set thresholds. The purpose of the site assessment is to identify constraints and opportunities and allow for a consistent comparison between options.</p> <p>The SA is only one of several important factors in determining which sites are to be allocated. It is a decision aiding tool, and therefore, using the results to rank sites into tiers is not considered appropriate.</p> <p>The appraisal is considered to be realistic. Any assumptions about enhancement and mitigation have been made clear in the site assessment matrix at Appendix II.</p>
PO/176		I have not read this Appraisal so am unable to comment.	N/A
PO/223		<p>Please refer to my comments under the Housing and mixed sites section.</p> <p>(Objects to the Pleasley Hill Farm site.)</p>	Comments noted with regards to development in the Pleasley Hill Area. Potential effects on biodiversity and landscape are acknowledged in the SA. Mitigation and enhancement measures will need to be secured in support of development. Appropriate suggestions will be included within the SA Report.

SA related comments made against the housing sites.

Comment ID	Organisation	SA related comment	Response
PO/97		<p>(Site 55)</p> <p>The Sustainability Appraisal deals specifically with our clients site - Tall Trees Mobile Homes as AECOM Site 52 and MDC Site ID 55. Generally, we agree with the assessment save for SA6 and SA9. Our clients site is not covered by any such biodiversity designation. That part of the site contained within ID55 is manicured grassland most of which has the benefit of planning permission for static caravans. Development of the site will not have a 'significant negative effect'. The biodiversity interest is located within the River Maun valley and valley sides not on our clients land. Whilst there may be flood issues in the River Maun valley, it sits some 20 metres lower than our clients land. Flooding will not occur on our clients land and development of our clients land would not worsen a flood situation elsewhere. We believe this Appraisal should be reassessed.</p>	<p>Aecom ID is Site 42 not 52.</p> <p>SA6 – The site falls within the criteria for '<i>potential significant effects</i>'. (27m to Maun Valley Local Nature Reserve and is adjacent to Maun Woodlands LWS).</p> <p>The site options assessment is to highlight high level constraints and to give an indication as to the <u>potential</u> significance of effects and the issues that the Council should consider. This does not mean that effects will definitely occur.</p> <p>SA9 – The scoring is correct against the site criteria for flooding (which does not differentiate between the proportion of sites falling into areas of flood risk). However, it is acknowledged that only a very small portion of the site falls within areas at risk of flooding. This has been clarified on the proforma for SA9 and in the summary to make it clear that flood risk is unlikely to be a significant issue.</p>
PO/126		<p>(Site 53)</p> <p>It is not accepted that the development would lead to a substantial loss of Grade2/3 agricultural land as set out in the SA/SEA summary. The agricultural use of these areas are low level grazing at present, and as a part of the overall availability of such land across Mansfield, Nottinghamshire, or the region, it is not considered that the development of this site can be considered as substantial.</p>	<p>The SA proforma summary for site 53 does not state that 'substantial' loss of agricultural land would occur (though the reference to Grade 2 is incorrect – all land is Grade 3). It is scored negative as per the thresholds in the site methodology – i.e. it contains Grade 3 land. The summary for site 67 (Which incorporates site 53 and several other sites) does state that the loss of agricultural land would be 'substantial'. Whilst this is a somewhat subjective issue, the total loss is in the order of 23ha. A loss of 20ha best and most versatile land is considered significant by DEFRA. The criterion does not differentiate between the use of</p>

			<p>agricultural land, simply the grade of land. As this area is all categorised as Grade 3, a negative effect is likely. It is not known whether the land is grade 3a or 3b, but a precautionary approach is taken in the absence of specific local evidence. In the context of the region, it is certainly not substantial, but incremental loss of agricultural land can contribute to bigger cumulative impacts.</p>
PO/109		<p>For sites such as AECOM34 (ID30) where it could be expected that run off water could endanger water quality in the River Maun and potentially increase the risk of flooding (at Packmans Bridge),so how does the SA assess these impacts (see doc G,page 26).This deliverability issues-also see NPPF flooding policies</p>	<p>There are no site criteria looking at water quality, as the potential for pollution is dependent upon a pathway being identified. At this high level of assessment it is not possible to make these judgements.</p> <p>Downstream flooding is not included in the site assessment criteria. All sites could potentially lead to increased flooding downstream, though it is presumed that policy requirements would limit this. Without flood modelling it is not possible to accurately predict impacts and fairly compare site options.</p>
PO/237	Historic England	<p>HELAA 26, Land at Windmill Lane - The SA identifies this site as having a positive effect on the historic environment, and the SA Summary in the Preferred Options paper sets out "there are no environmental constraints identified". The site lies within The Park Conservation Area which does not seem to be picked up on in any of the Preferred Options documents and on the basis of low density development undertaken in the early part of the 21st century it is not clear whether 37 units could be achieved on this site without causing substantial harm to the Conservation Area. No reference is made to the relevant Conservation Area Management Plan for The Park CA which includes design guidance. There are TPOs within, or at the boundary, of the site too all of which contribute to the CA. As such, it is not clear how any impact on the development has been</p>	<p>The Councils Conservation Officer completed the assessment of the impact on heritage assets for each of the sites using the agreed methodology.</p> <p>The SA site assessment proformas state that the site is derelict, which is why a potential positive effect is identified.</p> <p>The council has commissioned a Heritage Impact Assessment which will inform the Local Plan.</p>

		considered in relation to the impact on significance of heritage assets in terms of NPPF requirements for considering the historic environment in the plan making process, and in relation to how a "positive" effect was concluded in the SA.	
PO/245	Historic England	HELAA 105, Land at 7 Oxclose Lane - The SA identifies this as having a 'neutral' impact on the historic environment. It is not clear how any impact on the significance of the Conservation Area and nearby Listed Buildings has been taken into account.	<p>The Councils Conservation Officer completed the assessment of the impact on heritage assets for each of the sites using the agreed methodology.</p> <p>Site is derelict and does not contribute positively to the setting of the Conservation Area or listed buildings.</p> <p>The council has commissioned a Heritage Impact Assessment which will inform the Local Plan.</p>
PO/242	Historic England	HELAA 60, Land off Ley Lane - The SA identifies this as having a negative impact on the historic environment. Notwithstanding the negative outcome in the SA, it is not clear how any impact on the significance of the Conservation Area has been taken into account.	<p>The negative effects are related to the proximity to areas of archaeological significance.</p> <p>The council has commissioned a Heritage Impact Assessment which will inform the Local Plan.</p>
PO/238	Historic England	HELAA 23, Sandy Lane - The SA identifies this as having a neutral impact on the historic environment. It is not clear how any impact on the significance of the setting of the nearby Grade II* has been considered or how the impact on that significance has been assessed, or whether 63 dwellings could be achieved on the site without causing any harm to the significance of the heritage asset. If it is possible to mitigate any harm through scale, layout and design then this should be explored in the SA and set out clearly to inform the Plan process.	<p>The Councils Conservation Officer completed the assessment of the impact on heritage assets for each of the sites using the agreed methodology.</p> <p>The council has commissioned a Heritage Impact Assessment which will inform the Local Plan.</p>
PO/239	Historic	HELAA 28, Debdale Lane/Emerald Close - The SA identifies this as having a neutral impact on the historic	Debdale Hall is well screened by trees and is over 300m from the site. Site is relatively small and contained parcel of

	England	environment. It is not clear how any impact on the significance of the setting of nearby Listed Buildings at Debdale Hall has been taken into account either individually, or cumulatively with sites 29 and 64.	land, which does not contribute to the open setting of the Hall. Cumulative impacts are not identified as part of the site assessment process. The council has commissioned a Heritage Impact Assessment which will inform the Local Plan.
PO/240	Historic England	HELAA 29, Sherwood Rise - The SA identifies this as having a negative impact on the historic environment. Notwithstanding the negative outcome in the SA it is not clear how any impact on the significance of the setting of nearby Listed Buildings at Debdale Hall has been taken into account either individually, or cumulatively with sites 28 and 64.	Proforma explains that potential impacts on the setting of heritage assets could occur. Clarity now provided that this relates to Debdale Hall. Cumulative impacts are not identified as part of the site assessment process. The council has commissioned a Heritage Impact Assessment which will inform the Local Plan.
PO/236	Historic England	HELAA 33, Wood Lane (Miners Welfare) -The SA identifies no significant effects on heritage assets or setting and the HELAA and Site Selection paper offer no other evidence on the matter. As such, it is not clear how any impact of the development on the Grade I church and the Church Warsop Conservation Area has been considered in relation to the heritage significance of those assets.	Clarity provided. No immediate heritage assets close to the site, and the site is not likely to be visible from heritage assets in Church Warsop including the Grade 1 Church of St Peter and Paul. The council has commissioned a Heritage Impact Assessment which will inform the Local Plan.
PO/236	Historic England	HELAA 132 - The SA identifies 'no significant effects' on heritage assets or setting and the HELAA and Site Selection paper offer no other evidence on the matter. As such, it is not clear how any impact of the development on the non-designated heritage asset (local list) has been considered in relation to the heritage significance of the former cinema building. Has there been any consideration of the Plan setting out a requirement for the retention of the façade or	The Councils Conservation Officer completed the assessment of the impact on heritage assets for each of the sites using the agreed methodology. The council has commissioned a Heritage Impact Assessment which will inform the Local Plan.

		whole building as part of any redevelopment proposal?	
PO/241	Historic England	HELAA 54, Former Evans Halshaw Site - The SA identifies this as having a neutral impact on the historic environment. It is not clear how any impact on the significance of the Mansfield Cemetery PAG and its Listed Buildings has been taken into account.	SA proforma covers this – <i>‘Site is near to Historic Park and Garden but no significant impacts likely. Also within a woodland TPO which the design will need to be sympathetic to’.</i> The council has commissioned a Heritage Impact Assessment which will inform the Local Plan.
PO/190		<p>I note the summary sheets for each site and did discuss the details set out for Site No. 57 with [REDACTED] (who was very helpful) at your consultation event held at the Civic Centre last week. I think we both agreed that the 'significant negative effects' upon landscape character as a statement in the summary was actually incorrect from the assessment made and the word 'significant' should be deleted. In my opinion, any harm to landscape character resulting from development would be minimal (it is basically scrub land with a few trees) in the context that the site sits between established houses, particularly along its frontage. If the site is developed, especially for bungalows, then I consider it could be much enhanced by additional planting, particularly of a structural nature at the rear.</p> <p>I would also slightly question the reference to potential for surface water flooding in the summary in view of the history of the site, its location in Flood Zone 1 and the comments contained in the Addendum to the SFRA, the interpretation of which, I think is more negative in the summary than stated in the actual SFRA report.</p> <p>I note that in the summaries of some sites where possible constraints to development are described, these are followed by further comments relating to the potential for mitigation</p>	<p>Word significant removed.</p> <p>The site falls within an area of concentrated run-off, which triggers a potential minor negative effect.</p> <p>Additional sentence added to site proforma to discuss potential for mitigation.</p>

		measures to be introduced. Sites 104, 35 and 36 being examples of this approach. In the case of site 57, and some others, the potential for mitigation measures is not referred to but in reality easily achieved. I would therefore suggest a more consistent approach in terms of the content of the summaries be adopted.	
PO/243	Historic England	HELAA 64, Pheasant Hill and Highfield Close - The SA identifies this as having a negative impact on the historic environment but it is not clear what assets have been considered. There would be an impact on the GII Mill Bank Cottage and its adjoining boundary wall and possibly cumulative impact along with sites 28 and 29 in respect of the setting of Debdale Hall. It is not clear how the significance of heritage assets has been considered, or how the impact of the proposal on that significance has been assessed.	SA refers to non-designated assets. Clarity added that this is Queen Elizabeth Grammar School and Pavillion). Additional clarity provided relating to Mill Bank Cottage. Impacts on Debdale Hall are considered unlikely. The council has commissioned a Heritage Impact Assessment which will inform the Local Plan.
PO/129		(Various references to the SA in this comment), I object to the inclusion of Site 73, Three Thorn Hollow Farm in the Local Plan / Preferred Options, for development of 7.14Ha with 190 homes and offer the following in support of this objection - This site has been Included as preferred site despite only coming forward at the end of 2016 and there having been no public consultation in respect of its suitability. The site was included in the Suitability Assessment and is a preferred option despite issues identified which should negate its suitability for development. Therefore I would raise the following observations in respect of the information detailed in the SA - "Good Access to MARR" - Access to Site 73 is anticipated to be from Blidworth Lane, an over used country lane with a hazardous junction on to Southwell Road to access the MARR	The site appraisal is a high level assessment of constraints and opportunities. It is a decision-aiding tool. Proximity to the A1677 MARR in the SA site methodology does not reflect site access issues. This criteria is to identify sites that are well related to the strategic network. The site is 219m from a bus stop. Criteria does not consider the quality of access such as lighting and footpaths. Congestion associated with individual sites or the Plan as a whole is not discussed in this focused interim SA Report (August 2017). These issues will be addressed in the full SA Report that will accompany the Regulation 19 Consultation on the Plan. The SA identifies that the land is Grade 3 and a negative

	<p>roundabout (B6020/A617/B6191) where the SA has already identified 'significant issues'. This junction is affected at peak times by congestion on Southwell Road and is particularly dangerous for traffic turning right. Impact from this congestion affects residential properties along Southwell Road to the Village Centre and poses dangers to school children at relevant times despite traffic calming measures already in place. Blidworth Lane is a frequently used route for traffic to the conurbation, Nottingham, the M1 and nearby business parks via Blidworth, despite the roads quality and difficult exit junctions at either end. Increased traffic using this route impacts on the narrow main streets in both Rainworth and Blidworth shopping areas with insufficient car parking areas except at the roadside causing further problems. Reference is made within the Plan, to encouragement of healthier lifestyles and the use of cycle networks and walking to work. This could pose significant risks to pedestrians and cyclists crossing roads to access the suggested 'nearby' employment - Risks at Blidworth Lane, Southwell Road and particularly the A617 MARR road. Access to public transport - There is no access to public transport from the site and this is only available with limited services from Southwell Road - via Blidworth Lane which has no footpaths or street lighting and has its existing traffic issues as already detailed. Bus services along Southwell Road at peak times restrict further the flow of traffic. Consideration of additional public transport services along Blidworth Lane would increase the traffic issues on that route with consequential dangers from high speeds and difficulties overtaking even stationary vehicles at bus stops. The SA states that this development is 'not predicted to have significant effect on congestion. I believe that this needs further consideration, as 190 properties with the likelihood of at least one resident in employment and the potential for</p>	<p>impact is recorded on the corresponding site proforma.</p>
--	---	---

		<p>more including adult children from each household. As a result of the points raised, there is a high likelihood that vehicle traffic would be drastically affected especially at peak times. Many references are made within the Plan and SAs to the close proximity and access to a primary road network, however Objective 9 of plan is to reduce traffic, improve Public transport and the use of cycle routes, which this site does not support. In previous reports comment was made that where this objective could not be achieved for a development, it 'should not add to issues with unsustainable development in outlying areas or increase reliance on cars'.</p> <p>SSSI location on Southern boundary - There would be little scope for future development at this location given the limitations in place with the adjoining SSSI. I understand that future allowances would also have to be made for a potential SPA and risks to a heritage monument, again resulting in a failure to meet Objective 12.</p> <p>Infrastructure - There is none in place as this is a Rural Greenfield site of agricultural land used for food production and part of the local landscape.</p> <p>Contribute to the vitality of Rainworth - Rainworth falls mainly under the NSDC area, and has its own individual village community and identity, as previously commented on. The proposed development of 190 houses with no supporting infrastructure is more likely to overwhelm the vitality of Rainworth impacting on the availability of services, given the lack of resources and development which has already taken place. The SA identifies that the only GP in the area is already at capacity and only one place of worship (both in the NSDC area), with limited schools serving a large area. Further GP services with any capacity are a significant distance away again creating further reliance on vehicles.</p> <p>The neighbourhood parade and District centre (also NSDC area), offers little except food retailers and mini markets which are not easily accessible from the proposed site due</p>	
--	--	---	--

		<p>to existing properties and a lack of access, therefore increasing vehicle reliance. The isolated nature of the site and a lack of resources could also restrict social inclusion with the village community. There are limited opportunities for employment within Rainworth and all opportunities appear to be on the Mansfield side of the MARR. I understand that there are no employment or commercial sites identified in Rainworth, and other village industrial sites at Blidworth cause additional problems regarding traffic congestion due to unsuitable minor roads. Rainworth is a village community on the outskirts of Mansfield surrounded by farmland which helps to protect its individual identity. The proposed Rural Greenfield site would have a massive impact on this landscape and its loss impact significantly on the existing residents, whose health and wellbeing is overlooked. It is not clear why the SA does not identify the quality of the agricultural land to be lost, as it is productive farmland used for food production. From the previous consultation regarding the proposed Local Plan and scoping reports, the NFU contributed information regarding on farm renewable energy and the better use of land to meet other government targets, which could be considered a more appropriate for this site (if not to continue for agriculture), given the issues identified. In a recent MDC newsletter, details were given of a Green Flag award with comment which should be consider regarding this site, that they were "very proud of our parks and open spaces and local nature reserves and realise just how important they are to people living and working in the district", I purchased my home in 2013, as a new build property, and am aware that there were significant restrictions placed on the development (4 bungalows on a redeveloped site) and on the homeowners use of the property to protect the local area and its residents regarding unsocial activities and inappropriate development.</p>	
--	--	---	--

		These same restrictions must surely be applied to and likely prohibit the considered development of the rural location at site 73. This rural location was the main appeal of my property purchase, with Rainworth and the immediate area offering little else in respect of employment or social facilities. Should any plans for development on site 73 be taken forward, I for one would seriously consider relocating away from the area.	
PO/288	Nottinghamshire County Council	(Site 188) The Interim SA Report scores the site as significant negative for SA6 Biodiversity Designated Sites, which is of considerable concern. It is unclear why the Interim SA Report has scored the site as positive under SA6 Biodiversity Enhancement as no detail is provided as to what such enhancements may entail.	At this level of appraisal, broad constraints and opportunities are identified, not specific measures that could/would be implemented. As recorded on the site proforma for Site AECOM76, the developable area falls within areas identified as potentially suitable for biodiversity enhancement. There is a presumption that development could provide an opportunity for such enhancements to be secured and implemented, which is reflected by a positive score for SA6. However, the site appraisal does not relay actual effects that will occur as a result of the Plan. These are dependent upon which sites are allocated and the policies that are established to support their allocation. These factors will be addressed in the full SA Report.
PO/244	Historic England	HELAA 99, 18 Burns Street - The SA identifies this as having a neutral impact on the historic environment. It is not clear whether HER has been consulted and, in terms of the Plan vision and objectives, whether opportunities to better reveal, enhance or record have been considered for the non-designated heritage asset.	Site is not identified as a non-designated heritage asset.
PO/235	Historic England	HELAA 122, Moorfield Farm - The SA identifies no significant effects on heritage assets or setting and the HELAA and Site Selection paper offer no other evidence on the matter. As such, it is not clear how any impact of the development on the Grade I church and the Church Warsop Conservation Area has been considered in relation to the	The Councils Conservation Officer completed the assessment of the impact on heritage assets for each of the sites using the agreed methodology. The council has commissioned a Heritage Impact Assessment which will inform the Local Plan.

		heritage significance of those assets. The north side of the road is open and currently contributes to significance of both assets.	
--	--	---	--

Appendix D – Consultation responses received on the Habitat Regulations Assessment

Comment ID	Organisation	Comment: Do you have any comments on the Habitats Regulations Assessment report?	Response	Further information
PO/12		I feel it is important that the Local Plan preserves the natural environment and local wildlife for future generations.	Noted; this is partly the purpose of the HRA analysis.	
PO/146		Whatever comments/decisions Notts Wildlife Trust make I will agree to	Noted.	
PO/128	Forest Town Nature Conservation Group (FTNCG)	We maintain our previous concerns regarding the HRA and do not feel that they have been adequately addressed. To the extent that the HRA relies upon a rigorous 'risk-based' approach being applied (with issues being addressed through mitigation and good design or refused when this cannot be confirmed to be sufficient to protect wildlife interests) this is only valid if this is actually delivered through planning policies and as such if that is not subsequently included in the policy appraisal then the HRA will need significant revision to take into account the substantial harm that could arise from inappropriate development being allowed which could harm Woodlark and Nightjar and the habitat they rely upon for nesting and foraging.	Noted – policies are being updated at the moment.	This objector essentially has no confidence that the current risk-based approach to planning applications around Sherwood ppSPA will actually be used unless that risk-based approach is enshrined in actual policy. No change to the HRA is needed but the Council will need to satisfy itself that the existing risk-based approach is captured in Local Plan policy.
PO/131		I fully support the views of FTNCG	See response to PO/128	
PO/219	Ransomwood Estates UK Ltd	We are very concerned that the planning policy team is lacking a basic understanding of the importance of local habitats and in particular the mosaic that supports a great variety of	Not entirely applicable to the HRA. The authors of the HRA are familiar with the habitat needs of nightjar and woodlark.	Does not agree with the distribution of housing to the east and centre of the district, and is concerned over the impact on Mansfield's economy.

		species as well as those species such as the Nightjar, Woodlark, Gosshawk etc.		
PO/249	Welbeck Estates Co Ltd	<p>The findings in the HRA are in line with our expectations when preparing our proposals for Site 76 Jubilee Way North. The site will substantiate a net gain for the provision of good quality habitat on the eastern edge of Mansfield, while safeguarding the existing Strawberry Heaths SSSI from the extensive trespassing that exists, through redirection of routes and securing boundaries. There is no anticipated impact upon the Birklands and Bilhaugh SAC given the extensive areas of recreation that exist in the area as the alternative.</p> <p>As far as the 'possible potential' SPA location that exists, the proposals at Site 76 Jubilee Way North should be able to demonstrate a net gain for the nightjar and woodlark populations through the provision of good quality habitat on the golf course and remaining area of colliery spoil tip that will not be developed.</p> <p>The emphasis on this site is that ecological opportunities exists, not threats.</p>	Noted.	
PO/138	Only Solutions LLP	To the extent that the HRA relies upon a rigorous 'risk-based' approach being applied (with issues being addressed through mitigation and good design or refused when this cannot be confirmed to be sufficient to protect wildlife interests) this is only valid if this is	Noted – policies are being updated at the moment.	<p>Refers to this document: http://mansfield-consult.objective.co.uk/file/4716607</p> <p>This objector essentially has no confidence that the current risk-based approach to planning applications</p>

		<p>actually delivered through planning policies and as such if that is not subsequently included in the policy appraisal then the HRA will need significant revision to take into account the substantial harm that could arise from inappropriate development being allowed which could harm Woodlark and Nightjar and the habitat they rely upon for nesting and foraging.</p> <p>Only Solutions therefore believes that either a planning policy should be introduced to ensure that the SPA Decision Tree process is applied, with proposals that are deemed unacceptable through this process refused planning permission, or the HRA needs to be re-run on the basis that the SPA Decision Tree process will not be followed or will not have teeth capable of preventing inappropriate development that could harm relevant wildlife interests in relation to species and their habitats.</p> <p>Looking at the entry for Shlomo Downen, Paragraph 3.2.3 and MDC's response (page 69, Appendix 4, Document I), where we highlight the relevance and indeed the central importance of the SPA Decision Tree and associated risk-based approach, MDC's reply misses the point. If the HRA is based on a faulty premise (i.e. that a development proposal would be handled by planning officers in a manner which it might not be handled) then the HRA needs to be re-run or the</p>		<p>around Sherwood ppSPA will actually be used unless that risk-based approach is enshrined in actual policy. No change to the HRA is needed but the Council will need to satisfy itself that the existing risk-based approach is captured in Local Plan policy.</p> <p>In addition a reference is made to a response to the previous consultation in which the responded stated that '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'. In this further response Only Solutions LLP clarify that they did not intend 'unacceptable harm' to mean that development should always be prohibited where there is a negative impact on nightjar or woodlark but only where the Council deems that impact to be 'unacceptable'. This is a useful clarification but introduces a level of nuance to the decision making process as to when an impact is, and is not, 'unacceptable' (since the response seems to accept that there will be times when an adverse impact could be deemed acceptable) that is best judged case-by-case for each application rather than in a blanket definition in policy.</p>
--	--	---	--	--

		<p>premise made good, otherwise the HRA's conclusions are rendered meaningless. It is therefore not appropriate for MDC to dismiss our comment on the SPA Decision Tree issue as 'not being a comment on the HRA'.</p> <p>Looking at MDC's response within the entry for Shlomo Downen, Paragraphs 3.3.6; 5.3.55; and 5.3.60 (page 71), it appears MDC once again misunderstands the point that was made in our submissions. A requirement to rule out unacceptable harm is not equivalent to an "absolute prohibition" of development where any harm might arise. MDC fails to explain the difference between adopting our suggestion and not doing so, despite MDC's acknowledgement that there would be a difference in practice in some cases were our suggestion to be taken up.</p> <p>Where these (and other) issues can potentially be addressed through the design of the development, it is important that the relevant policies relating to design ensure that these issues are actually addressed rather than simply 'considered' or 'taken into account'.</p>		
PO/151		<p>Yes! I feel that the assessment report has over looked some of the issues that the people of Warsop have raised regarding some of the wildlife habitations</p>	<p>General non-specific ecological point rather than about the HRA.</p>	

PO/142		After seeing habitats reports for Stonebridge and the failure of the EIA undertaken around goose farm in Warsop where water voles are present I do not believe MDC are using due diligence surrounds habitats and protected species. They appear to do the minimum required which frankly is not good enough.	General non-specific ecological point rather than about the HRA.	
PO/163		Make sure any Ecology reports are properly carried out - and hold developers to imposed conditions rather than giving them carte blanche once building as started.	Not a comment on the HRA but rather on the Council's application of planning policy.	
PO/176		I have not read this Assessment report so am unable to comment	N/A	