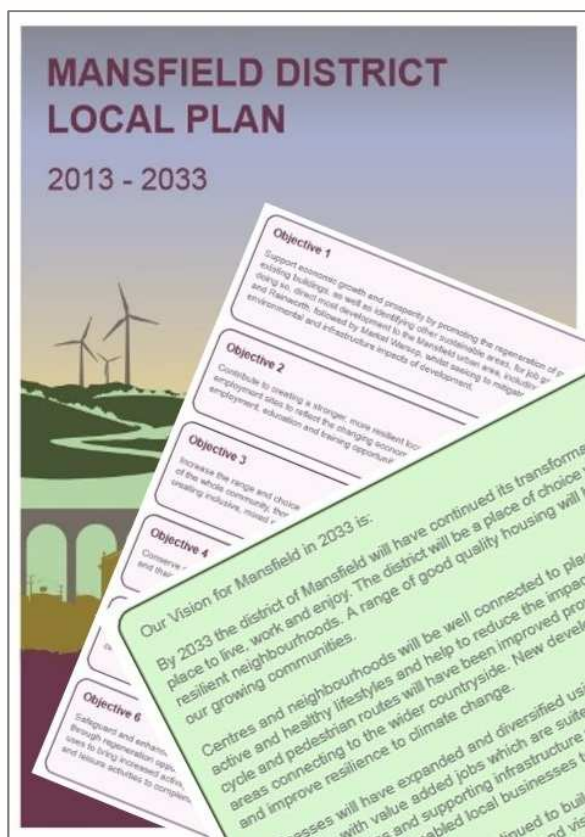


# Mansfield District Council

## Mansfield District Local Plan 2013 -2033 Vision and Objectives Background Paper



November 2018

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**Mansfield**  
District Council





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## 1 Executive summary

This paper sets out the background to the issues facing the district and how they are to be addressed through the vision, objectives, and policies of the Mansfield District Local Plan. Other technical papers relating to housing, employment, and retail and leisure development are also available.

**1.1** This paper will form a source of evidence for the Local Plan. Its purpose is to assist plan users to understand how the plan's vision, objectives and policies have been developed to address the main local and strategic issues affecting the area.



## 2 Introduction

### What is the purpose of this paper?

**2.1** This paper provides an overview of the preparation of the Local Plan. Its purpose is to:

- explain the background to the plan including outcomes from previous consultation
- summarise the strategic and local issues which the plan's policies seek to address.

**2.2** In essence, it aims to tell the story of the Local Plan's journey as the plan has evolved. In this regard it aims to set the scene for the more technically focused content of other background papers which have been prepared on housing, employment, retail and leisure, Gypsy and Traveller accommodation, and education.

### Why has it been prepared?

**2.3** There are several reasons:

- a local plan should be tailored to the needs of the area in terms of its strategy and policies. It should focus on the key issues that need to be addressed and be aspirational, but realistic in what it proposes. This paper summarises the main strategic and local issues facing the district and how these are addressed through the vision, objectives and policies of the Local Plan
- it's a national planning policy requirement - paragraph 155 of the National Planning Policy Framework 2012 (NPPF 2012) expects us to proactively engage with our communities early on in the plan-making process so that our plan, as far as possible, can reflect a collective vision and set of agreed priorities for the sustainable development of the area. This paper explains what consultation has taken place on the vision and objectives of the Local Plan.

### What is the role of the Local Plan?

**2.4** The Mansfield District Local Plan 2013-2033 is a district wide development plan that will replace in its entirety the existing Mansfield District Local Plan 1998 which is currently saved in part under the Planning and Compulsory Purchase Act 2004<sup>(1)</sup>.

**2.5** The Publication Draft Local Plan :

- sets out an ambitious but realistic vision for the district in 2033 together with objectives which policies must address to ensure that key planning issues are tackled;
- sets out the spatial strategy for the district, which includes the overall levels of growth and where development sites for new homes and jobs will be located;

1 The Planning and Compulsory Purchase Act 2004 automatically saved the Local Plan policies for three years, from the date the Act commenced (28th September 2004). Following an application by the council, in September 2007 a direction was received from the Secretary of State to save certain policies in the 1998 Mansfield District Local Plan that would otherwise have expired on 27th September 2004. That direction (Appendix 1) lists the policies that were saved beyond the relevant three year period.

- is a key tool for delivering the long term regeneration of the Mansfield and Market Warsop urban areas including enhancement of the town and district centres with new shopping, leisure, housing and economic development, and improvements to the area's physical and social infrastructure; and
- contains policies to improve the natural and built environment, and to mitigate and adapt to climate change by, amongst other things, protecting and enhancing the area's network of strategic green infrastructure;
- provides positive policies to make for more sustainable patterns and forms of development across the district which aim to improve the overall quality of life for residents, workers and visitors through our development management decisions; and
- consists of a written statement which sets out and explains the council's planning policies, and the policies map which shows where they apply. Together they identify land to be developed or protected during the lifetime of the plan.

**2.6** The Localism Act 2011 and the National Planning Policy Framework 2012 (NPPF) <sup>(2)</sup> provide clear guidance as to the role of the planning system, particularly that authorities should:

- positively seek to meet the development needs of the area;
- meet objectively assessed needs unless to do so would lead to such harm it would outweigh the benefits as informed by the policies of the NPPF as a whole; and
- adopt an approach of a presumption in favour of sustainable development.

**2.7** The NPPF states that Local Plans should address strategic priorities to deliver:

- the homes and jobs needed in the area;
- the provision of retail, leisure and other commercial development;
- the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
- the provision of health, security, community and cultural infrastructure and other local facilities; and
- climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.

### How has the Local Plan evolved?

**2.8** The Mansfield District Local Plan 2013-2033 has been in preparation, in one form or another, since the Planning and Compulsory Purchase Act 2004 came into force.

**2.9** Major changes were made to the planning system through the government's 'localism' agenda during this time. As the council had previously commenced work on a Core Strategy, this work and the responses received to previous consultation exercises has been used to inform the new Local Plan where they have remained relevant and up to date in relation to the issues to be addressed. The production of the new Local Plan provided an opportunity to take

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2 Please note that the NPPF was revised in July 2018, however we will be submitting the Local Plan for examination during the transitional period meaning that it is examined under the 2012 version.



a fresh approach based upon the most up to date evidence available and to move forward from the previous decision to prepare a Core Strategy and separate Area Action Plans which were envisaged in the Local Development Scheme 2009.

**2.10** The previous progress made on the Core Strategy is summarised below (historic work pre-dating 2009 has not been included):

### **Core Strategy Sustainability Appraisal Scoping Report: Consultation Sept – Oct 2009**

**2.11** The Core Strategy Sustainability Appraisal (SA) Scoping Report marked the commencement of the preparation of the Core Strategy. It set out the sustainability appraisal framework against which alternative options for the Core Strategy would be assessed. In addition, it gave first opportunity for key stakeholders and the public in general to comment on the key sustainability issues affecting the district. Many of these issues remain relevant now and have been taken forward into the subsequent stages of the SA of the new Local Plan.

### **Core Strategy Issues and Options: Public Consultation Jun – Aug 2010**

**2.12** The Core Strategy Issues and Options Report summarised the policy context at that time, suggested a vision and draft objectives, set out the key strategic issues facing the district, and put forward a range of planning policy options in response to the issues identified. More detail on the issues and challenges, vision and objectives is set out in subsequent sections of this paper.

**2.13** At this stage the policy context for the Core Strategy was set by the East Midlands Regional Plan (EMRP). The Core Strategy did not therefore deal with the issue of the levels of housing development, for example, as this was a matter covered by the EMRP. The EMRP was subsequently revoked as part of the Government's reform of the planning system.

**2.14** In **December 2010** we published the statement of consultation on the Issues and Options for the Core Strategy. One of the main issues raised related to the need to look again at the district's housing requirements in the light of the impending revocation of the EMRP. A range of comments on other issues were raised and where relevant and up to date these have been used to inform the policies of the new Local Plan.

### **Setting a Long Term Dwelling Requirement: Consultation Dec 2011 – Jan 2012**

**2.15** In response to the impending revocation of the EMRP and its housing targets, we embarked upon further specific work to set a local housing target for the Core Strategy during 2011/12.

**2.16** In **December 2011** we agreed to consult on a range of housing options including a favoured 'high' option in relation to the consideration of various district housing targets. The outcome from this consultation was a mixed reaction with similar levels of support for the 'base', 'low', 'medium' and 'high' options.

**2.17** In **April 2012** we agreed the 'medium' option of 391 dwellings per annum as the long term dwelling requirement for the district from March 2011 to March 2031, and that an extra 20% of the housing requirement be identified for future release should actual development rates



indicate that additional supply was warranted. At that time, it was considered that this level of housing development would meet the aspirations for growth set out in the Sustainable Community Strategy whilst at the same time being a realistic and deliverable figure in line with the requirements of the National Planning Policy Framework (NPPF 2012).

### **Post revocation of the EMRP... and the NPPF era**

**2.18** In **March 2012** the NPPF was published with the statement encouraging local authorities to prepare local plans and only use additional DPD's where clearly justified. After its publication a number of local planning authorities even more advanced in their plan preparation process than us were seen to move towards a single local plan approach.

**2.19** In **April 2013** the order to abolish the East Midlands Regional Plan (EMRP) was finally laid before parliament and came into effect following a long process to comply with the Strategic Environmental Assessment regulations.

**2.20** In light of these events together with other considerations about the clarity of the multiple DPD approach for the public, and the additional time and costs involved with progressing separate DPD's through the examination stage, we decided to embark upon the single local plan approach as the best way forward in **July 2013**.

**2.21** In this regard, further work was then done to provide an up to date evidence base for the Local Plan including objectively assessing our housing and employment needs through a new Strategic Housing Market Assessment 2015, and Employment Land Forecasting Study 2015.

### **Mansfield District Local Plan 2013-2033**

**2.22** In **January 2015** we undertook targeted consultation with neighbouring planning authorities and other organisations under our Duty to Cooperate on the strategic issues of cross boundary significance to be addressed in the Local Plan. This was followed with the publication of the Local Plan Scoping Report for consultation with a wide range of key stakeholders including specific and general consultation bodies in **June 2015**.

**2.23** This was followed in **January 2016** by the Local Plan Consultation Draft. This document contained the council's draft vision, objectives, planning policies and site allocations to meet the district's development requirements up to 2033. Consultation was carried out with a wide range of key stakeholders including specific and general consultation bodies in January / February, and again in August / September (alongside the Sustainability Appraisal and Habitats Regulations Assessment Screening Report).

**2.24** The representations received (along with further evidence being gathered / commissioned) led to us revising the plan's vision, objectives and proposed residential and employment sites. A Local Plan Preferred Options report was published in **October 2017** which gave detailed of the council's preferred approach to these issues. At this point we were still in the process of reviewing and revising the supporting policies from the Local Plan Consultation Draft and planned to include them, and the finalised site allocations in the Local Plan Publication Draft in 2018.





**2.25** Following the feedback received from the Preferred Options consultation and further results from our evidence base work, the Local Plan Publication Draft was subsequently made available for consultation in **September 2018** (in accordance with a revised LDS (May 2018)).

**2.26** The council received responses from 64 individuals and organisations on the Local Plan Publication Draft document over the consultation period amounting to some 341 separate representations. In addition to these, three representations were received on the Sustainability Appraisal and one on the Habitats Regulations Assessment Screening Report. These comments and our responses are set out in the Local Plan Consultation Statement.

**2.27** Of these comments, only two were received on the vision and objectives of the plan. These were generally supportive although some minor amendments were recommended. It was considered that the changes were unnecessary so no amendments have been made to the vision or objectives of the plan since publication.

**2.28** The Mansfield District Local Plan is due to be submitted to the Ministry of Housing, Communities and Local Government (MHCLG) in **December 2018**, and an examination is expected in **early to mid 2019**.

## 3 Issues and challenges

**3.1** There are a number of key issues which arise from national planning policies, and the local issues and challenges affecting the district.

**3.2** The key issues which stem from the evidence base and our analysis of the district, as set out in Section 2 of the Local Plan, are summarised below:

**Table 3.1 Key issues**

Theme	Key issue	Opportunity / requirement
Place	<ul style="list-style-type: none"> <li>there is a need to raise design quality of new development in order to assist successful regeneration and development, and to promote a positive image of the area;</li> <li>there is a need to protect important strategic areas of open land which serve to maintain the separate identities of our settlements, in particular between the Lindhurst urban extension and Rainworth, and between Mansfield West and Ashfield District.</li> </ul>	<ul style="list-style-type: none"> <li>the Local Plan has an important role to play in improving the image and attractiveness of the district by promoting high quality design in new development;</li> <li>the Local Plan policies should protect important areas of separation and prevent coalescence.</li> </ul>
Health	<ul style="list-style-type: none"> <li>within the district, the average life expectancy is relatively low, along with the number of adults participating in physical activity. The number of obese adults is relatively high. Men from the most deprived areas have 9 years shorter life expectancy than those from the least deprived areas.</li> </ul>	<ul style="list-style-type: none"> <li>the Local Plan will need to ensure that new developments are designed to allow and encourage residents to live healthier lifestyles by facilitating access to open spaces and green corridors throughout the district.</li> </ul>
Ageing population	<ul style="list-style-type: none"> <li>the older population (65+) continues to increase across the district.</li> </ul>	<ul style="list-style-type: none"> <li>the Local Plan will need to ensure that housing is delivered to meet the needs of the whole community.</li> </ul>
Housing	<ul style="list-style-type: none"> <li>ensure housing and employment growth and development is achieved to meet our objectively assessed needs and to ensure that there is a five year supply of housing land;</li> <li>Mansfield has a generally weak housing market with historically low levels of delivery including affordable housing, pockets of low demand, and poorer quality housing. Residential development values are generally low in Mansfield, reflecting the generally low wage local economy. These are currently setting a ceiling on affordability;</li> <li>there is a need to provide housing for the whole community, this needs to include affordable and aspirational family housing, accommodation for Gypsies, Travellers and travelling showpeople as well as housing suitable for the ageing population and people living with a disability.</li> </ul>	<ul style="list-style-type: none"> <li>the Local Plan will need to: <ul style="list-style-type: none"> <li>promote necessary growth but ensure that development takes fully into account sustainability issues relating to land use, climate change, air pollution, water quality etc;</li> <li>respond to local viability issues with a balanced spatial strategy which identifies locations which offer scope to produce higher value and improved viability to ensure improved range of infrastructure, lower cost sites;</li> <li>ensure all sites are viable and can provide appropriate infrastructure; and</li> <li>promote high quality of design of new housing with linkages to an enhanced green infrastructure network wherever feasible.</li> </ul> </li> </ul>
Economic growth	<ul style="list-style-type: none"> <li>requirement to ensure employment and retailing growth and development is achieved to meet the district's needs;</li> </ul>	<ul style="list-style-type: none"> <li>the Local Plan has an important role to play in promoting economic growth by:</li> </ul>



Theme	Key issue	Opportunity / requirement
	<ul style="list-style-type: none"> <li>the Mansfield and Ashfield Regeneration Route is identified as a broad location to assist with the economic regeneration initiatives;</li> <li>unemployment in parts of the district is significantly higher than the national average;</li> <li>there is a need to address the low pay –skill equilibrium and to develop a knowledge intensive economy to address the productivity gap;</li> <li>the percentage of people of working age qualified to NVQ level 4 or above is relatively low;</li> <li>the Ashfield and Mansfield Plan for Growth Strategy identifies the following key growth sectors based on previous Experian research:               <ul style="list-style-type: none"> <li>business services;</li> <li>construction;</li> <li>transport and logistics;</li> <li>manufacturing;</li> <li>wholesale; and</li> <li>health services.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>attracting investment into the district by allocating a range of employment sites for development in different locations;</li> <li>protecting existing employment areas where appropriate; and</li> <li>ensuring that local businesses have the opportunity to expand and modernise.</li> </ul>
Town and district centres	<ul style="list-style-type: none"> <li>the cumulative impact of competition from Nottingham, Sheffield, Derby, Meadowhall and the East Midlands Designer Outlet and recent improvements to these shopping destinations, together with the rapid growth of web based shopping makes Mansfield town centre vulnerable and at risk of decline should improvements not be made to the retail and wider offer;</li> <li>the role of retail in town centres is changing, and Mansfield town centre is facing specific challenges, including: retail vacancies, and generally lower retail and commercial demand.</li> </ul>	<ul style="list-style-type: none"> <li>The Local Plan has a role to play in ensuring that Mansfield town centre and district centres remains vibrant and vital by:               <ul style="list-style-type: none"> <li>setting out a clear vision for the regeneration of the town centre as a multifunctional shopping, leisure, business and living area;</li> <li>allocate a range of sites for commercial and or mixed use development to meet the needs of the town centre and which assist in introducing new vibrancy and footfall into the town centre, or allow for suitable alternative provision;</li> <li>promoting the development of key regeneration sites;</li> <li>encouraging appropriate new uses in the town centre and district centres; and</li> <li>promote environmental and public realm improvements to improve the attractiveness of these centres as destination.</li> </ul> </li> </ul>
Increasing pressure on green infrastructure	<ul style="list-style-type: none"> <li>Mansfield district's green infrastructure provides access to a range of historical and recreational resources.</li> </ul>	<ul style="list-style-type: none"> <li>the Local Plan should aim to protect existing and create a well-designed and integrated networks of green infrastructure that delivers economic, social and environmental benefits.</li> </ul>

Theme	Key issue	Opportunity / requirement
Increasing pressure on biodiversity	<ul style="list-style-type: none"> <li>Mansfield has a wide range of important habitats and a rich diversity of plant and animal species.</li> </ul>	<ul style="list-style-type: none"> <li>the Local Plan will need to play a role of both protecting and enhancing biodiversity.</li> </ul>
Flood risk	<ul style="list-style-type: none"> <li>the Rivers Maun and Meden are the main sources of fluvial flooding. The main high flood risk areas in the district are localised along these main rivers, especially around culverts.</li> </ul>	<ul style="list-style-type: none"> <li>the Local Plan should: <ul style="list-style-type: none"> <li>ensure growth and development mitigates rather than exacerbates localised flooding problems caused by river flooding and/or surface water run-off; and</li> <li>set out policies which address flood risk and promote flood risk mitigation including adoption of Sustainable Urban Drainage (SuDS) systems.</li> </ul> </li> </ul>
Climate change	<ul style="list-style-type: none"> <li>contribute to addressing climate change</li> </ul>	<ul style="list-style-type: none"> <li>support the provision of renewal energy</li> <li>locate development in the most sustainable locations within the district to help to reduced CO2 emissions.</li> </ul>
Air quality	<ul style="list-style-type: none"> <li>there are currently no Air Quality Management Areas in the district, however there are areas of concern.</li> </ul>	<ul style="list-style-type: none"> <li>the Local Plan needs to ensure that new development is not detrimentally affected by air quality issues.</li> </ul>
Transport	<ul style="list-style-type: none"> <li>traffic congestion is an issue at specific locations in the district.</li> <li>there is high demand for public transport in those parts of the district with low income households. The provision of public transport, particularly by bus, is therefore a key issue affecting quality of life for many existing residents, in the context of accessibility to jobs, shops and other services;</li> <li>there is a need to work with partners to provide integrated and efficient transport system including public transport, walking and cycling network.</li> </ul>	<ul style="list-style-type: none"> <li>seek contributions towards highway, pedestrian and cycle improvements</li> <li>protect the sustainable transport network</li> <li>locate development in the most sustainable locations to reduce the need to travel</li> </ul>
Heritage	<ul style="list-style-type: none"> <li>Mansfield district has a wealth of heritage assets that are in need of protection and management to ensure that they continue to contribute to our built and cultural identity, our economy and are available to future generations;</li> <li>the provision of new development needs to be achieved whilst also paying due regard to the protection and enhancement of heritage assets.</li> </ul>	<ul style="list-style-type: none"> <li>the Local Plan policies will need to protect existing heritage assets;</li> <li>the impact of proposed development on the setting of heritage assets will need to be considered.</li> </ul>
Market Warsop	<ul style="list-style-type: none"> <li>to maintain Market Warsop's character as a small rural town whilst ensuring that it can accommodate appropriate housing and economic growth to meet its needs and contribute to the creation of a more sustainable and vital community .</li> </ul>	<ul style="list-style-type: none"> <li>the Local Plan has an important role in creating a more sustainable and vital Market Warsop by: <ul style="list-style-type: none"> <li>allocating appropriate housing and employment sites to meet the town's needs including affordable housing;</li> <li>encouraging appropriate development and environmental improvements within the district centre;</li> <li>facilitating the potential re-opening of the Market Warsop railway station by safeguarding land for necessary rail infrastructure; and</li> </ul> </li> </ul>



Theme	Key issue	Opportunity / requirement
		<ul style="list-style-type: none"> <li>ensuring that any new development is served by appropriate social infrastructure.</li> </ul>

## 4 Strategic priorities

**4.1** We have worked jointly with our neighbours and other strategic partners across the North Nottinghamshire and North Derbyshire area on a range of evidence base studies dealing with strategic matters which have cross boundary impacts.

**4.2** In **January 2015** we set out our approach to effective strategic planning in order to meet the duty to cooperate and highlighted to our strategic partners the progress we had made to identify and address the strategic issues for the plan. We have followed this up with more focused meetings and discussions with relevant strategic partners in order to develop our strategy and local plan policies and have also worked with our partners on a range of strategic matters / issues as set out below:

- identify the appropriate Housing Market Area and distribution of housing;
- identify the appropriate Functional Economic Market Area;
- allocate sites to meet objectively assessed housing needs during the plan period including Sustainable Urban Extensions and other allocations;
- work with partners to identify Gypsy and Traveller sites to meet identified need;
- identify sufficient land to meet employment land needs during the plan period, including allocating land for employment uses and working with partners to identify any unmet need;
- deliver the appropriate amount of retail floorspace to meet identified needs;
- identify the social infrastructure required to support the proposed levels of growth – including health and education provision;
- identify the transport infrastructure required in order to support the proposed levels of growth, encourage modal shift and secure mitigation to avoid severe adverse impacts;
- protect important heritage assets; and
- protect important landscape and natural environment features.

**4.3** The council have agreed Statements of Common Ground (SoCG) with relevant partners dealing with a number of matters. Full details of these, and the Duty to Cooperate process, is set out in a separate Duty to Cooperate Statement, December 2018.

**4.4** Having regard to the requirements of the NPPF, Duty to Cooperate discussions and evidence, the strategic priorities which this Local Plan seeks to address are set out in Table 4.1.

**Table 4.1 Strategic priorities**

<b>SP1</b>	Meeting housing needs, for market and affordable housing
<b>SP2</b>	Meeting accommodation needs of Gypsies, Travellers and travelling showpeople
<b>SP3</b>	Meeting employment land needs to stimulate economic growth and provide jobs
<b>SP4</b>	Meeting retail and leisure needs and maintaining Mansfield's role as a centre of sub-regional significance. Promoting the regeneration of Mansfield town centre and other brownfield sites
<b>SP5</b>	Managing the impact of planned growth and development on transport infrastructure
<b>SP6</b>	Managing the impact of planned growth and development on the water supply, waste water infrastructure, and water quality



SP7	Addressing flood risk and climate change
SP8	The provision of social infrastructure to support planned growth and development
SP9	Managing the impact on planned growth and development on heritage assets
SP10	Managing the impact of planned growth and development on European Habitat Sites
SP11	Managing the impact of planned growth and development on landscape character
SP12	Managing the impact of planned growth and development on the strategic green infrastructure network
SP13	Meeting the need for outdoor sports and recreation
SP14	Managing the impact of planned growth and development on waste infrastructure, and minerals
SP15	Creating high quality places and improving the image of Mansfield as a place to live, visit, invest and work.



## 5 Vision

**5.1** The Local Plan Consultation Draft (2016) included a vision for the district which set out how the district and the places within it should develop over the plan period up to 2033. It was based upon a shared agenda for the future in the Mansfield and Ashfield Sustainable Community Strategy to have ‘a dynamic, attractive and prosperous area that we can be proud of’.

**5.2** It also drew on the district council’s corporate vision at that time ‘to create a positive image of Mansfield which supports people, businesses, and investment in the area, and improves confidence, pride and dignity so that everyone can enjoy a good quality of life in their neighbourhood’.

**5.3** In addition, the views expressed by organisations and individuals on the planning vision during the consultation exercises on the earlier Core Strategy were taken account of.

**5.4** A number of comments were made on this vision during the consultation period on the Local Plan Consultation Draft. This led to a comprehensive review of the issues and challenges facing the district, as well as the opportunities available, being undertaken. In response to this review, and the comments received, the vision and objectives of the Local Plan were revised and were subject to further consultation when published in the Local Plan Preferred Options document in 2017.

**5.5** Following some small amendments, as a result of the Preferred Options consultation and following an informal consultation with statutory consultees, the vision for the district (which is set out in Section 2 of the Local Plan) reads as follows:



Our vision for Mansfield in 2033 is:

By 2033 the district of Mansfield will have continued its transformation to a healthier, greener and more vibrant place to live, work and enjoy. The district will be a place of choice where people aspire to live with well designed, resilient neighbourhoods. A range of good quality housing will have been provided that meets the needs of all our growing communities.

Centres and neighbourhoods will be well connected to places of work, education and recreation, supporting active and healthy lifestyles and help to reduce the impact of new development on the highway network. Bus, cycle and pedestrian routes will have been improved providing attractive green infrastructure through the urban areas connecting to the wider countryside. New development will have been designed to minimise impacts and improve resilience to climate change.

Businesses will have expanded and diversified using the connections with further education to become innovative, with value added jobs which are suited to the changed 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 enabled local businesses to grow.

The town centre will have continued to build on its role as a cultural and leisure destination that is suited to the district's residents, businesses and visitors supporting increased footfall and vibrancy as a place to work, live, shop 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 the health and wellbeing of the district's residents. Our heritage assets and their settings will have been conserved and enhanced to maintain their important contributions to creating a sense of place and also delivering the regeneration of the district.

## 6 Objectives

**6.1** The objectives take forward our planning vision and set out in more detail what the Local Plan is seeking to achieve. Whilst the principle aim of the plan is to achieve sustainable development across the district, the 14 objectives below set out the framework for developing the plan's policies in more detail. The way in which the objectives aim to address the issues facing the district is set out in Section 7. The policies that support each objective are listed in Appendix 2.

**6.2** The plan's policies are the means of achieving the vision and objectives through the development management process. It should be noted that in relation to certain cross-cutting issues (such as climate change and wider sustainability matters) there may be policies which work towards a number of the plan's objectives.

**6.3** The 14 objectives of the Local Plan that were included in the review discussed in paragraph 5.4 now read as follows:

**Table 6.1 Local Plan objectives**

<b>Objective 1</b>	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 Mansfield Woodhouse, Forest Town and Rainworth, followed by Market Warsop, whilst seeking to mitigate against any significant adverse social, environmental and infrastructure impacts of development.
<b>Objective 2</b>	Contribute to 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.
<b>Objective 3</b>	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.
<b>Objective 4</b>	Conserve and enhance the identity, character and diversity of the district's historic and cultural heritage assets and their settings.
<b>Objective 5</b>	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.
<b>Objective 6</b>	Safeguard and enhance the vitality and viability of the district's town, district and local centres particularly through regeneration opportunities, in ways that help meet the consumers' needs. Attracting new and varied uses to bring increased 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.
<b>Objective 7</b>	Improve the health and wellbeing of the district's population and reduce health inequalities 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.
<b>Objective 8</b>	Ensure 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.
<b>Objective 9</b>	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 impacts on air quality. Providing parking for vehicles to meet appropriate local needs and avoiding impacts on local highway safety.



<b>Objective 10</b>	Deliver the infrastructure requirements of the districts future population including access to high speed broadband.
<b>Objective 11</b>	Protect the vitality, identity and setting of the villages by safeguarding important areas of open land and enabling access to key community facilities and services.
<b>Objective 12</b>	Protect, enhance, restore and maintain important natural resources, in and adjoining the district including wildlife, soil, air quality and geological resources, and the network of habitats and designated sites.
<b>Objective 13</b>	Encourage new development to be water sensitive by addressing water efficiency, protecting and enhancing the natural environment and reducing flood risk and pollution, whilst at the same time ensuring the effective design and location of sustainable urban drainage systems (SuDS) and naturalising the river environment to create a more attractive healthy environment for residents.
<b>Objective 14</b>	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 Magnesian Limestone landscape areas through the design and location of new developments.

**6.4** While all 14 objectives are central to developing and supporting the policies in the Local Plan, objectives 1 and 11 are particularly influential in framing those policies dealing with where new development should go. These objectives emphasise the need to direct new development to Mansfield and Market Warsop, where the majority of the population live and community facilities and services exist, and to apply restraint in the more rural parts of the district.

**6.5** Taking the district as a whole, policies were needed to support the growth and regeneration of the Mansfield and Market Warsop urban areas. Such policies help to strengthen the respective roles of these urban areas as the focus for new homes, jobs, shops and services and other infrastructure improvements in the district, meeting objectives 1, 2, 3 and 6.

**6.6** Maximising development opportunities in the Mansfield urban area along with securing related infrastructure and environmental improvements is a key priority for the Local Plan. Policies aim to meet the objectives to make the Mansfield urban area a more attractive location for development and investment in the future. Policies were also needed to facilitate the development of a number of regeneration opportunity sites and bring about a range of related town centre improvements.

**6.7** In the parts of the district classed as countryside, the general policy approach is to restrain development unless in a limited number of circumstances such as for agricultural workers dwellings, or recreation and tourism development for example.

### Consistency of the objectives

**6.8** The extent to which the objectives are consistent with each other is set out in Table 6.2 overleaf. Some links between objectives are stronger than others, but for completeness all have been shown.

Table 6.2 Consistency of Local Plan objectives

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
1		☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺
2	☺				☺	☺			☺	☺				
3	☺				☺	☺								
4	☺				☺						☺	☺		☺
5	☺	☺	☺	☺			☺	☺	☺				☺	☺
6	☺	☺	☺						☺					
7	☺		☺		☺			☺	☺	☺	☺	☺	☺	☺
8	☺				☺		☺		☺			☺	☺	
9	☺	☺			☺	☺	☺	☺		☺				
10	☺	☺					☺		☺				☺	
11	☺			☺			☺					☺		☺
12	☺			☺			☺	☺			☺		☺	☺
13	☺				☺		☺	☺		☺		☺		☺
14	☺			☺	☺		☺				☺	☺	☺	



## 7 Links between issues, objectives and strategic priorities

**7.1** This section sets out the links between the issues and strategic priorities, and the Local Plan objectives which seek to address them.

**Table 7.1 Relationship between the issues, strategic priorities and Local Plan objectives**

Theme	Key local issue	Strategic priority	Objective
Place	<ul style="list-style-type: none"> <li>there is a need to raise design quality of new development in order to assist successful regeneration and development, and to promote a positive image of the area;</li> <li>there is a need to protect important strategic areas of open land which serve to maintain the separate identities of our settlements, in particular between the Lindhurst urban extension and Rainworth, and between Mansfield West and Ashfield District.</li> </ul>	SP11, SP12, SP15	1, 5, 7, 10, 11, 14
Health	<ul style="list-style-type: none"> <li>within the district, the average life expectancy is relatively low, along with the number of adults participating in physical activity. The number of obese adults is relatively high. Men from the most deprived areas have 9 years shorter life expectancy than those from the least deprived areas.</li> </ul>	SP8, SP13	5, 7, 9
Ageing population	<ul style="list-style-type: none"> <li>the older population (65+) continues to increase across the district.</li> </ul>	SP1, SP8	3, 5, 7
Housing	<ul style="list-style-type: none"> <li>ensure housing and employment growth and development is achieved to meet our objectively assessed needs and to ensure that there is a five year supply of housing land;</li> <li>Mansfield has a generally weak housing market with historically low levels of delivery including affordable housing, pockets of low demand, and poorer quality housing. Residential development values are generally low in Mansfield, reflecting the generally low wage local economy. These are currently setting a ceiling on affordability;</li> <li>there is a need to provide housing for the whole community, this needs to include affordable and aspirational family housing, accommodation for Gypsies, Travellers and travelling showpeople as well as housing suitable for the ageing population and people living with a disability.</li> </ul>	SP1, SP2, SP15	1, 3
Economic growth	<ul style="list-style-type: none"> <li>requirement to ensure employment and retailing growth and development is achieved to meet the district's needs;</li> <li>the Mansfield and Ashfield Regeneration Route is identified as a broad location to assist with the economic regeneration initiatives;</li> <li>unemployment in parts of the district is significantly higher than the national average;</li> <li>there is a need to address the low pay –skill equilibrium and to develop a knowledge intensive economy to address the productivity gap;</li> <li>the percentage of people of working age qualified to NVQ level 4 or above is relatively low;</li> <li>the Ashfield and Mansfield Plan for Growth Strategy identifies the following key growth sectors based on previous Experian research:</li> </ul>	SP3, SP4, SP15	1, 2, 6, 9

Theme	Key local issue	Strategic priority	Objective
	<ul style="list-style-type: none"> <li>○ business services;</li> <li>○ construction;</li> <li>○ transport and logistics;</li> <li>○ manufacturing;</li> <li>○ wholesale; and</li> <li>○ health services.</li> </ul>		
Town and district centres	<ul style="list-style-type: none"> <li>● the cumulative impact of competition from Nottingham, Sheffield, Derby, Meadowhall and the East Midlands Designer Outlet and recent improvements to these shopping destinations, together with the rapid growth of web based shopping makes Mansfield town centre vulnerable and at risk of decline should improvements not be made to the retail and wider offer;</li> <li>● the role of retail in town centres is changing, and Mansfield town centre is facing specific challenges, including: retail vacancies, and generally lower retail and commercial demand.</li> </ul>	SP4, SP15	6
Increasing pressure on green infrastructure	<ul style="list-style-type: none"> <li>● Mansfield district's green infrastructure provides access to a range of historical and recreational resources.</li> </ul>	SP12	4, 5, 7, 8, 9, 12,13
Increasing pressure on biodiversity	<ul style="list-style-type: none"> <li>● Mansfield has a wide range of important habitats and a rich diversity of plant and animal species.</li> </ul>	SP10, SP6	12
Flood risk	<ul style="list-style-type: none"> <li>● the Rivers Maun and Meden are the main sources of fluvial flooding. The main high flood risk areas in the district are localised along these main rivers, especially around culverts.</li> </ul>	SP7	8, 13
Climate change	<ul style="list-style-type: none"> <li>● contribute to addressing climate change</li> </ul>	SP7, SP12	8, 9, 13
Air quality	<ul style="list-style-type: none"> <li>● there are currently no Air Quality Management Areas in the district, however there are areas of concern.</li> </ul>	SP5	9, 12
Transport	<ul style="list-style-type: none"> <li>● traffic congestion is an issue at specific locations in the district.</li> <li>● there is high demand for public transport in those parts of the district with low income households. The provision of public transport, particularly by bus, is therefore a key issue affecting quality of life for many existing residents, in the context of accessibility to jobs, shops and other services;</li> <li>● there is a need to work with partners to provide integrated and efficient transport system including public transport, walking and cycling network.</li> </ul>	SP5, SP15	7, 9
Heritage	<ul style="list-style-type: none"> <li>● Mansfield district has a wealth of heritage assets that are in need of protection and management to ensure that they continue to contribute to our built and cultural identity, our economy and are available to future generations;</li> <li>● the provision of new development needs to be achieved whilst also paying due regard to the protection and enhancement of heritage assets.</li> </ul>	SP9, SP15	4





Theme	Key local issue	Strategic priority	Objective
Market Warsop	<ul style="list-style-type: none"> <li>to maintain Market Warsop's character as a small rural town whilst ensuring that it can accommodate appropriate housing and economic growth to meet its needs and contribute to the creation of a more sustainable and vital community .</li> </ul>	SP1, SP3, SP5, SP8, SP15	1, 3, 6

**7.2** The relationship between the objectives and policies of the Local Plan is shown in Appendix 2. Some links are stronger than others, but for completeness all policies that either meet or contribute towards meeting an objective in some way have been shown against that particular objective.

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## 8 Conclusion

**8.1** This background paper has explained how the Local Plan's vision, objectives and policies have been developed to address the main local and strategic issues affecting the area, demonstrating how the plan has been tailored to meet the needs of the area. The paper has also detailed how the Local Plan has evolved over time and through changes to the planning system, and highlighted what consultation has taken place during this time in order that the plan reflects, as far as possible, a collective vision and agreed priorities.

**8.2** The paper then went on to highlight the key issues and strategic priorities that the Local Plan's vision seeks to address, and then the objectives which flow from the vision. The tables in this paper have shown how they are linked. Some links are stronger than others, but for completeness all policies that either meet or contribute towards meeting an objective in some way have been shown against that particular objective.



## Appendix 1 - Saved Policies in the 1998 Mansfield District Local Plan

### DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE

### PLANNING AND COMPULSORY PURCHASE ACT 2004

### POLICIES CONTAINED IN MANSFIELD DISTRICT LOCAL PLAN

### ADOPTED NOVEMBER 1998

The Secretary of State for Communities and Local Government in the exercise of the power conferred by paragraph 1(3) of Schedule 8 to the Planning and Compulsory Act 2004 directs that for the purposes of the policies specified in Schedule 1 to this direction, paragraph 1(2)(a) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 does not apply.

Signed by the authority of the Secretary of State

LESLEY FLINT

Head of Housing, Planning and Urban Policy

Government Office for the East Midlands

21 September 2007

### SCHEDULE 1

### POLICIES CONTAINED IN MANSFIELD DISTRICT LOCAL PLAN

### ADOPTED NOVEMBER 1998

Table A1.1 Schedule 1 Policies contained in Mansfield District Local Plan - Adopted November 1998

Policy Number	Policy Name / Description
DPS1	ECOMONIC DEVELOPMENT AND ENVIRONMENTAL PROTECTION
DPS2	DISTRIBUTION OF DEVELOPMENT
E2	EMPLOYMENT USES OUTSIDE THE URBAN BOUNDARY
E3	EMPLOYMENT USES WITHIN THE URBAN BOUNDARY
E4	PROTECTION OF EMPLOYMENT LAND
E5	EMPLOYMENT PROPOSALS

<b>Policy Number</b>	<b>Policy Name / Description</b>
E6	PROPOSED BUSINESS PARK ALLOCATIONS
E7	EXCEPTIONAL EMPLOYMENT PROPOSAL – LAND OFF ABBOTT ROAD
E8	PROPOSED EMPLOYMENT SITE - COMMERCIAL GATE
E10	PROPOSED EMPLOYMENT SITE - SHERWOOD STREET
E12	OPTIONAL EMPLOYMENT PROPOSAL - DEBDALE LANE
E14	EMPLOYMENT CONSOLIDATION AREAS
E15	EMPLOYMENT CONSOLIDATION AREAS - LAND OFF NEWGATE LANE
E16	OFFICE CONSOLIDATION AREAS
BE1	DESIGN OF NEW DEVELOPMENT
BE2	LISTED BUILDINGS
BE3	LISTED BUILDINGS
BE4	LISTED BUILDINGS
BE5	LISTED BUILDINGS
BE6	CONSERVATION AREAS
BE7	CONSERVATION AREAS
BE8	CONSERVATION AREAS
BE9	CONSERVATION AREAS
BE10	CONSERVATION AREAS
BE11	DEVELOPMENT AFFECTING SCHEDULED ANCIENT MONUMENTS
BE12	SITES OF ARCHAEOLOGICAL INTEREST
BE13	SITES OF ARCHAEOLOGICAL SIGNIFICANCE



Policy Number	Policy Name / Description
BE14	NEW SHOP FRONTS & ADVERTISEMENTS
BE15	POSTER ADVERTISEMENT HOARDINGS
BE16	ENVIRONMENTAL IMPROVEMENTS
NE1	DEVELOPMENT IN THE COUNTRYSIDE
NE2	PROTECTION OF AGRICULTURAL LAND
NE3	NEW AGRICULTURAL BUILDINGS
NE4	PROTECTION OF SENSITIVE GAPS
NE5	PROTECTION OF GREEN WEDGES
NE6	SHERWOOD HERITAGE AREA
NE7	SHERWOOD SPECIAL LANDSCAPE AREA
NE8	PROTECTION OF MATURE LANDSCAPE AREAS
NE9	DEVELOPMENT AFFECTING WOODLANDS
NE10	DEVELOPMENT AFFECTING ANCIENT WOODLANDS
NE11	GREENWOOD COMMUNITY FOREST PLAN
NE12	DEVELOPMENT AFFECTING SITES OF SPECIAL SCIENTIFIC INTEREST
NE13	DEVELOPMENT AFFECTING LOCAL NATURE RESERVES
NE14	DEVELOPMENT AFFECTING NATURE CONSERVATION INTERESTS
NE15	DEVELOPMENT AFFECTING HEATHLAND SITES
NE16	SAFEGUARDING PROTECTED SPECIES
NE17	PROTECTION OF ENVIRONMENTAL RESOURCES
M1	MAJOR HIGHWAY SCHEMES
M2	ROAD IMPROVEMENT SCHEMES
M6	TRAFFIC MANAGEMENT SCHEMES

<b>Policy Number</b>	<b>Policy Name / Description</b>
M7	SAFEGUARDING ROUTE OF ROBIN HOOD LINE
M9	PROVISION FOR BUSES
M10	REDEVELOPMENT OF MANSFIELD CENTRAL BUS STATION
M11	SAFEGUARDING EXISTING FOOTPATHS, BRIDLEWAYS, BYWAYS & CYCLE ROUTES
M12	STRATEGIC RECREATIONAL ROUTES
M13	PROVISION FOR PEDESTRIANS
M14	SAFEGUARDING RECREATIONAL ROUTES FOR HORSE RIDERS
M15	NEW CYCLE ROUTES
M16	INTEGRATION OF TRANSPORT IN NEW DEVELOPMENT
M17	LOSS OF OFF-STREET PARKING FACILITIES
M18	NEW PARKING AND ROADSIDE SERVICES
M19	PARK AND RIDE
H2	HOUSING DEVELOPMENT WITHIN THE URBAN AREA
H3	HOUSING DEVELOPMENT OUTSIDE THE URBAN AREA
H4	TEMPORARY AGRICULTURAL WORKERS DWELLINGS
H5	PROPOSED HOUSING SITES
H6	OPTIONAL HOUSING PROPOSALS
H7	RESIDENTIAL CONSOLIDATION AREAS
H10	LOSS OF EXISTING HOUSING DEVELOPMENT
H11	CONVERSION OF EXISTING HOUSING
H12	FLATS ABOVE SHOPS
H13	EXTENSIONS TO EXISTING DWELLINGS
H14	AFFORDABLE HOUSING
H15	SPECIAL NEEDS HOUSING



Policy Number	Policy Name / Description
H16	SHELTERED HOUSING, RESIDENTIAL CARE AND NURSING HOMES
LT1	OPEN SPACE PROTECTION
LT2	OPEN SPACE PROTECTION
LT3	OPEN SPACE PROTECTION
LT4	OPEN SPACE PROTECTION
LT5	RE-DEVELOPMENT OF MANSFIELD TOWN FOOTBALL STADIUM
LT6	OPEN SPACE PROTECTION
LT7	OPEN SPACE PROTECTION
LT8	PROPOSED SPORTS PITCHES
LT9	PROPOSED PUBLIC OPEN SPACES
LT10	OPEN SPACE PROTECTION
LT11	PROPOSED COUNTRY PARK AT MANOR PARK/PARK HALL
LT12	PROPOSED MAJOR RECREATIONAL AREAS AT FORMER COLLIERIES
LT13	NEW BUILT LEISURE FACILITIES
LT14	PROPOSED SPORTS HALLS
LT17	MOTORISED SPORTS
LT18	NEW TOURIST FACILITIES
LT19	PROPOSED TOURIST/LEISURE FACILITY AT PLEASLEY MILLS
LT20	HOTEL AND OTHER TOURIST ACCOMMODATION
LT21	PROPOSED HOTEL SITES
LT22	OPTIONAL HOTEL PROPOSAL
LT23	CARAVAN AND CAMPING SITES
ECH1	NEW COMMUNITY FACILITIES



<b>Policy Number</b>	<b>Policy Name / Description</b>
ECH3	PROTECTION OF EXISTING COAL INDUSTRY SOCIAL AND WELFARE ORGANISATION FACILITIES
U1	RENEWABLE ENERGY
U2	PROTECTION OF GROUNDWATER
U3	SEWERAGE INFRASTRUCTURE
U4	DEVELOPMENT WITHIN A CORDON SANITAIRE
U5	SURFACE WATER RUN-OFF
U7	NEW UTILITY FACILITIES
U8	TELECOMMUNICATION
DWM1	DERELICT, DESPOILED AND CONTAMINATED LAND
R1	MANSFIELD SUB-REGIONAL CENTRE
R2	DESIGNATED DISTRICT CENTRES
R3	DESIGNATED LOCAL CENTRES
R4	DESIGNATED NEIGHBOURHOOD PARADES
R5	RETAIL WAREHOUSING
R6	LOCATION OF NEW RETAIL DEVELOPMENT
R7	NEW RETAIL DEVELOPMENT
R8	MIXED USE DEVELOPMENT
R9	PROTECTION OF SMALL RETAIL UNITS
R10	EXTENSION OF EXISTING SHOPS
R11	FACTORY SHOPS
R12	FARM SHOPS
R15	OPTIONAL LAND USE PROPOSALS
R16	OPTIONAL LAND USE PROPOSALS
MTC1	OFFICE CONSOLIDATION AREA- ST JOHN STREET
MTC2	OFFICES ON UPPER FLOORS WITHIN MANSFIELD TOWN



Policy Number	Policy Name / Description
	CENTRE
MTC3	DEVELOPMENT WITHIN MANSFIELD SUB-REGIONAL CENTRE
MTC4	SAFEGUARDING THE PALACE THEATRE/MUSEUM COMPLEX
MTC5	DEVELOPMENT WITHIN MANSFIELD TOWN CENTRE
MTC6	DEVELOPMENT WITHIN MANSFIELD TOWN CENTRE
MTC7	DEVELOPMENT WITHIN MANSFIELD TOWN CENTRE
MTC8	DEVELOPMENT WITHIN MANSFIELD TOWN CENTRE
MTC9	PROPOSED RETAIL SITES
MTC10	OPTIONAL RETAIL SITES - INDOOR MARKET HALL
MTC11	OPTIONAL RETAIL SITES - LAND OFF CLUMBER STREET
MTC12	OPTIONAL RETAIL SITES - LAND OFF TOOTHILL ROAD
MTC13	OPTIONAL RETAIL SITES - LAND OFF TOOTHILL LANE
MTC14	WHITE HART STREET ACTION AREA
MTC15	PROPOSED MIXED USE REDEVELOPMENT-WHITE HART STREET AREA
MTC18	ROCK VALLEY/BRIDGE STREET ACTION AREA DESIGNATION
MTC19	PROPOSED HOUSING SITES
MTC20	STATION STREET ACTION AREA DESIGNATION
MTC24	OPTIONAL USE REDEVELOPMENT SITE – LAND OFF STATION ROAD/BELVEDERE STREET
MW1	DEVELOPMENT WITHIN MANSFIELD WOODHOUSE CENTRE
MW2	DEVELOPMENT WITHIN MANSFIELD WOODHOUSE CONSERVATION AREA
MW3	SAFEGUARDING LAND SOUTH OF WELBECK ROAD

<b>Policy Number</b>	<b>Policy Name / Description</b>
MW4	EMPLOYMENT CONSOLIDATION AREA – LAND BOUNDED BY STATION STREET, SWAN LANE, OXCLOSE LANE & THE RAILWAY LINE
MW6	OPTIONAL USE DEVELOPMENT SITE - LAND OFF VALE ROAD/OXCLOSE LANE
MW12	HIGH STREET ACTION AREA
MW14	OPTIONAL USE DEVELOPMENT SITE – LAND WEST OF PORTLAND STREET
MW15	OPTIONAL USE DEVELOPMENT SITE – LAND OFF ROSE LANE
WC1	DEVELOPMENT AT MARKET WARSOP CENTRE
WC2	EMPLOYMENT CONSOLIDATION AREA – BURNS LANE
WC3	PROTECTION OF CAR PARKING WITHIN WARSOP CENTRAL AREA
WC5	HIGH STREET ACTION AREA DESIGNATION
WC6	EXTENSION TO EXISTING HIGH STREET CAR PARK
WC7	EXTENSION TO EXISTING WARSOP WORKING MEN'S CLUB CAR PARK
WC9	OPTIONAL DEVELOPMENT SITE-LAND TO THE REAR OF NO 31 HIGH STREET
WC10	PROPOSED HOUSING SITE - LAND OFF YORK TERRACE



## Appendix 2 - Relationship between objectives, policies and strategic priorities

Table A2.1 Relationship between objectives, policies and strategic priorities

Objective	Policies which address / help support this objective	Related strategic priorities
<p>1 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 Mansfield Woodhouse, Forest Town and Rainworth, followed by Market Warsop, whilst seeking to mitigate against any significant adverse social, environmental and infrastructure impacts of development.</p>	<p>S1 - Presumption in favour of sustainable development</p> <p>S2 - The spatial strategy</p> <p>S3 - Urban regeneration</p> <p>S4 - Delivering key regeneration sites</p> <p>S5 - Development in the countryside</p> <p>H1 - Housing allocations</p> <p>H2 - Committed housing sites</p> <p>H7 - Houses in multiple occupation and bedsit accommodation</p> <p>E1 - Enabling economic development</p> <p>E2 - Sites allocated as new employment areas</p> <p>E3 - Retaining land for employment uses: Key and general employment areas</p> <p>E4 - Other industrial and business development</p> <p>RT1 - Main town centre uses</p> <p>RT2 - Mansfield town centre strategy</p> <p>RT3 - Mansfield town centre primary shopping area</p> <p>RT6 - Retail and leisure allocations</p> <p>RT7 - Retail and leisure commitments</p> <p>RT12 - Visitor economy</p> <p>SUE1 - 3 - Strategic urban extensions</p> <p>IN1 - Infrastructure delivery</p> <p>P4 - Comprehensive development</p> <p>HE2 - Pleasley Vale area regeneration</p>	<p>SP1, SP3, SP4,</p>

Objective		Policies which address / help support this objective	Related strategic priorities
2	Contribute to 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.	E1 - Enabling economic development E2 - Sites allocated as new employment areas E3 - Retaining land for employment uses: Key and general employment areas E4 - Other industrial and business development E5 - Improving skills and economic inclusion S2 - The spatial strategy S3 - Urban regeneration S5 - Development in the countryside P4 - Comprehensive development H6 - Specialist housing SUE1 - 3 - Strategic urban extensions HE2 - Pleasley Vale area regeneration	SP3
3	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.	H1 - Housing allocations H2 - Committed housing sites H3 - Housing and density mix H4 - Affordable housing H5 - Custom and self-build homes H6 - Specialist housing H7 - Houses in multiple occupation and bedsit accommodation H8 - Accommodation for Gypsies, Travellers and Travelling Showpeople S2 - The spatial strategy S5 - Development in the countryside SUE1 - 3 - Strategic urban extensions	SP1, SP2
4	Conserve and enhance the identity, character and diversity of the district's historic and cultural heritage assets and their settings.	HE1 - Historic environment HE2 - Pleasley Vale area regeneration P8 - Shop front design and signage	SP9, SP15



Objective		Policies which address / help support this objective	Related strategic priorities
		<p>S5 - Development in the countryside</p> <p>P1 - Achieving high quality design</p> <p>P2 - Safe, healthy and attractive development</p> <p>RT4 - Mansfield town centre improvements</p>	
5	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.	<p>P1 - Achieving high quality design</p> <p>P2 - Safe, healthy and attractive development</p> <p>P3 - Connected developments</p> <p>P4 - Comprehensive development</p> <p>P5 - Climate change and new development</p> <p>P6 - Home extensions and alterations</p> <p>P7 - Amenity</p> <p>P8 - Shop front design and signage</p> <p>H3 - Housing and density mix</p> <p>H5 - Custom and self-build homes</p> <p>H7 - Houses in multiple occupation and bedsit accommodation</p> <p>RT4 - Mansfield town centre improvements</p> <p>RT11 - Hot food takeaways</p>	SP15
6	Safeguard and enhance the vitality and viability of the district's town, district and local centres particularly through regeneration opportunities, in ways that help meet the consumers' needs. Attracting new and varied uses to bring increased 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.	<p>S2 - The spatial strategy</p> <p>RT1 - Main town centre uses</p> <p>RT2 - Mansfield town centre strategy</p> <p>RT3 - Mansfield town centre primary shopping area</p> <p>RT4 - Mansfield town centre improvements</p> <p>RT5 - Accessing Mansfield town centre</p> <p>RT6 - Retail and leisure allocations</p> <p>RT7 - Retail and leisure commitments</p> <p>RT8 - District and local centres</p> <p>RT9 - Neighbourhood parades</p>	SP4

Objective		Policies which address / help support this objective	Related strategic priorities
		RT10 - Retail parks RT12 - Visitor economy S3 - Urban regeneration S4 - Delivering key regeneration sites P1 - Achieving high quality design P2 - Safe, healthy and attractive development	
7	<p>Improve the health and wellbeing of the district's population and reduce health inequalities 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.</p>	IN2 - Green infrastructure IN3 - Protection of community open space and outdoor sports provision IN4 - New community open space and outdoor sports provision IN5 - Allotments IN6 - Designated local green space IN7 - Local shops, community and cultural facilities RT9 - Neighbourhood parades RT11 - Hot food takeaways S5 - Development in the countryside P1 - Achieving high quality design P2 - Safe, healthy and attractive development P3 - Connected developments P5 - Climate change and new development P7 - Amenity H3 - Housing and density mix	SP8, SP12, SP13, SP15
8	<p>Ensure 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.</p>	P5 - Climate change and new development CC1 - Renewable and low carbon energy generation CC2 - Flood risk CC3 - Sustainable drainage systems CC4 - River and waterbody corridors P1 - Achieving high quality design	SP7





Objective		Policies which address / help support this objective	Related strategic priorities
		<p>P2 - Safe, healthy and attractive development</p> <p>IN1 - Infrastructure delivery</p>	
9	<p>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 impacts on air quality. Providing parking for vehicles to meet appropriate local needs and avoiding impacts on local highway safety.</p>	<p>IN1 - Infrastructure delivery</p> <p>IN2 - Green infrastructure</p> <p>IN8 - Protecting and improving the sustainable transport network</p> <p>IN9 - Impact of development on the transport network</p> <p>IN10 - Car and cycle parking</p> <p>S2 - The spatial strategy</p> <p>S5 - Development in the countryside</p> <p>P1 - Achieving high quality design</p> <p>P2 - Safe, healthy and attractive development</p> <p>P3 - Connected developments</p> <p>P4 - Comprehensive development</p> <p>P5 - Climate change and new development</p> <p>RT5 - Accessing Mansfield town centre</p>	SP5
10	<p>Deliver the infrastructure requirements of the district's future population including access to high speed broadband.</p>	<p>IN1 - Infrastructure delivery</p> <p>IN2 - Green infrastructure</p> <p>IN3 - Protection of community open space and outdoor sports provision</p> <p>IN4 - New community open space and outdoor sports provision</p> <p>IN5 - Allotments</p> <p>IN7 - Local shops, community and cultural facilities</p> <p>IN8 - Protecting and improving the sustainable transport network</p> <p>IN10 - Car and cycle parking</p> <p>IN11 - Telecommunications and broadband</p> <p>P5 - Climate change and new development</p>	SP6, SP8, SP13, SP14, SP15

Objective		Policies which address / help support this objective	Related strategic priorities
11	Protect the vitality, identity and setting of the villages by safeguarding important areas of open land and enabling access to key community facilities and services.	<p>S2 - The spatial strategy</p> <p>S5 - Development in the countryside</p> <p>RT9 - Neighbourhood parades</p> <p>IN5 - Allotments</p> <p>IN7 - Local shops, community and cultural facilities</p> <p>NE1 - Protection and enhancement of landscape character</p>	SP11
12	Protect, enhance, restore and maintain important natural resources, in and adjoining the district including wildlife, soil, air quality and geological resources, and the network of habitats and designated sites.	<p>S2 - The spatial strategy</p> <p>S5 - Development in the countryside</p> <p>IN2 - Green infrastructure</p> <p>NE2 - Biodiversity and geodiversity</p> <p>NE3 - Pollution and land stability</p> <p>NE4 - Mineral safeguarding areas</p>	SP12, SP14, SP10
13	Encourage new development to be water sensitive by addressing water efficiency, protecting and enhancing the natural environment and reducing flood risk and pollution, whilst at the same time ensuring the effective design and location of sustainable urban drainage systems (SuDS) and naturalising the river environment to create a more attractive healthy environment for residents.	<p>CC2 - Flood risk</p> <p>CC3 - Sustainable drainage systems</p> <p>CC4 - River and waterbody corridors</p>	SP6
14	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 Magnesian Limestone landscape areas through the design and location of new developments.	<p>NE1 - Protection and enhancement of landscape character</p> <p>S5 - Development in the countryside</p>	SP11