



Mansfield  
District Council

Mansfield District Council

# Mansfield Local Plan Issues and Opportunities

Consultation Statement | August 2024

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## **1.0 Introduction**

### **Purpose of this statement**

- 1.1 It is important that the council engages with the community throughout the preparation of policy documents. In doing so the council follows its adopted Statement of Community Involvement (SCI) and, when consulting on the Local Plan and supplementary planning documents (SPDs), the Regulations<sup>1</sup> governing the development plan process.
- 1.2 In this case, we were consulting on an Issues and Opportunities report relating to the review of the Mansfield District Local Plan. The period of consultation took place for eight weeks, between 25 August and 20 October 2023.
- 1.3 The consultation period sought to identify the key issues that stakeholders considered should be included within the Local Plan, as well as their opinions on a number of options.
- 1.4 This statement explains how we consulted and how the views of consultees have influenced the next stages of plan-making.

### **Mansfield Local Plan – Issues and Opportunities Report**

- 1.5 The Issues and Opportunities Report was the first step in reviewing the Mansfield Local Plan. It explained why the local plan needs to be reviewed as well as considering a range of planning related issues and potential options, focusing on the overarching strategic matters rather than going into site specific issues.
- 1.6 It allowed us to engage with key stakeholders, including individuals and organisations, with an interest in the district, to assist us in preparing a new local plan that reflects the needs and requirements of our communities, service providers and other interested parties.
- 1.7 The report also included a timetable for the local plan review. This has been affected by changes to the planning system set out in the Levelling-up and

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<sup>1</sup> Town and Country Planning (Local Planning) (England) Regulations 2012.

Regeneration Act 2023. A new timetable will be set out in the council's next Local Development Scheme (LDS) or equivalent document.

### **Structure of this statement**

1.8 This statement is structured as follows:

- **Section 2** gives details on who was consulted.
- **Section 3** sets out how the consultation was undertaken.
- **Section 4** outlines who responded including their chosen response methods.
- **Section 5** provides a summary of the main issues raised and our response; and
- **Section 6** provides a conclusion to the consultation.

## **2.0 Who was consulted?**

- 2.1 We sent a notification, either electronically or by post to 1,750 individuals and organisations registered on the local plan database. This includes the specific and general consultation bodies that are set out in the current planning regulations referred to above. We also notified members of the Mansfield Developers' Forum by sending email notifications to around 200 representatives, and members of the public through use of social media, press release and posters.

### **3.0 How was the consultation undertaken?**

- 3.1 A number of consultation methods were used to invite people's views and comments on the Issues and Opportunities Report. The list below sets out the details of the methods of engagement used.

#### **Pre-consultation engagement**

- 3.2 As this report was the first step in the local plan review process there was limited consultation carried out before it was made publicly available.

#### **Statutory requirements**

- 3.3 There is a statutory requirement to consult on development plan documents (DPDs) such as the Local Plan. The consultation period was extended to from six to eight weeks (between 25 August and 20 October 2023) to account for the fact that it was partly during the school summer holidays and some people may have been away from work and unable to provide comments during this time.

- **Consult with specific and general consultation bodies** - Consultation was undertaken with the specific and general consultation bodies recorded in the local plan database. All organisations were sent a notification either electronically or by post including details about the consultation together with a link to the relevant webpage (<https://mansfield-consult.objective.co.uk/kse/>) where access to the report, a summary and an online questionnaire was made available. This letter was also emailed / posted to all members of the public on the database and can be viewed in Appendix 1.

#### **Statement of Community Involvement (SCI)**

- 3.5 We made sure that we were in accordance with the council's 2022 Statement of Community Involvement which was council policy at the time:

- **Making copies of the documentation available for inspection** - Copies of the document, the summary, posters and the questionnaire were made available to view at the following venues:
  - Mansfield District Council - Civic Centre, Chesterfield Road South
  - Clipstone Village Library - First Avenue



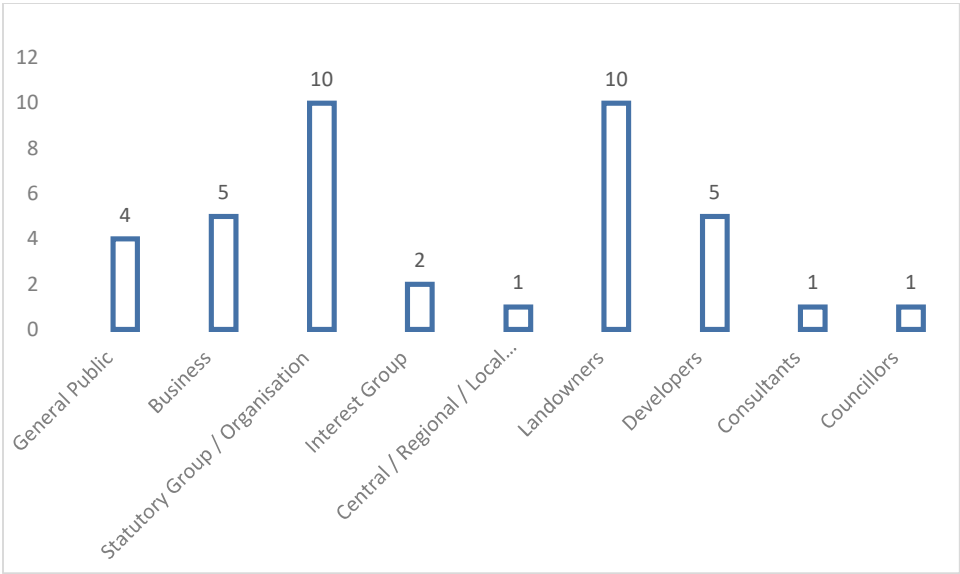
- Forest Town Library - Clipstone Road West
  - Ladybrook Library - Ladybrook Place
  - Mansfield Library - West Gate
  - Mansfield Woodhouse Library - Church Street
  - Rainworth Library - Warsop Lane
  - Market Warsop Library - High Street
  - Warsop Town Hall – Church Street
- **Letters / Emails** - Notifications were sent either electronically or by post explaining the purpose of the consultation and how to comment to 1,750 individuals and organisations registered on the Local Plan database. A copy of the letter is included in Appendix 1.
  - **Website** - 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 (<https://mansfield-consult.objective.co.uk/kse/>) to allow people to comment online.
  - **Press releases** - A press release was issued by the council. This gave details of the consultation period and where copies of the document were available for viewing. A copy is included in Appendix 1.
  - **Mansfield Developers' Forum** – A Developers' Forum was held just before the consultation period (21 July 2023) where approximately 30 attendees were informed about the upcoming consultation as part of a wider update from the council. They were encouraged to sign up to the consultation portal to receive future notifications, and to be able to make and submit comments. Around 200 people on the circulation list were also emailed at the start of the consultation period.
  - **Social media (Facebook, X, LinkedIn and Instagram)** - The Council's social media channels were updated during the consultation period to notify people about the consultation and provide them with links to the consultation portal. The council currently has 22,151 followers on Facebook, 7,125 followers on X (formerly Twitter), 3,271 on LinkedIn and 622 followers on Instagram.
  - **Any other business** – Officers raised awareness of consultation, when appropriate, at other meetings they have attended.

3.8 Further information can be found in Appendix 1.

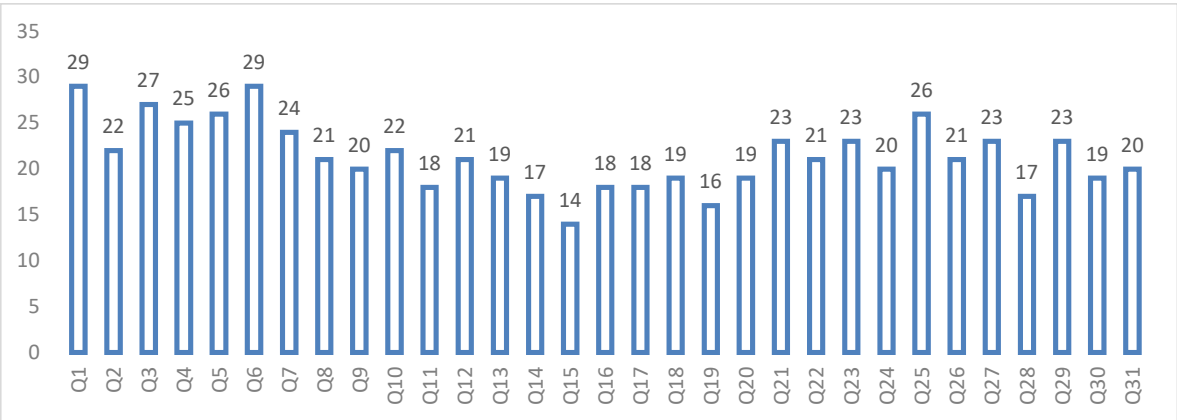
## 4.0 Who responded?

4.1 From those notified about the consultation on the Local Plan Issues and Opportunities Report a total of 39 responses were received. The graph overleaf shows the breakdown of respondent type. As can be seen, the majority of responses were submitted by statutory groups / organisations and landowners.

### Respondent type:

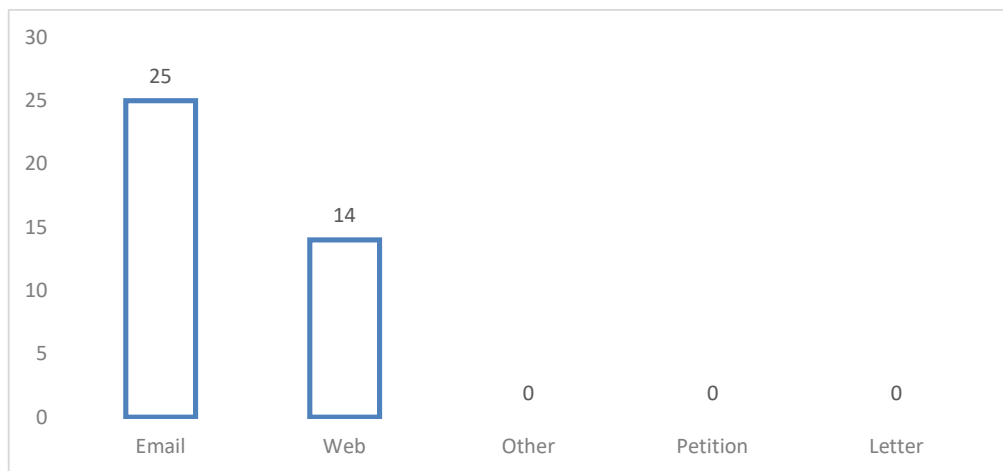


### Amount of comments per question:



- 4.2 There was a good spread of responses across the various questions posed as part of the consultation. The most answered questions were:
- Question 1 (Are there any other plans or strategies that should inform the Local Plan
  - Question 6 (Which of the spatial development option(s) do you think should be pursued? / Are there any other options that should be considered?)
- 4.3 The majority of comments were submitted via email. The chosen method of response of all the respondents is set out below.

**Response method:**



## 5.0 What was said and what was our response?

5.1 A summary of the comments received to the second consultation, and our response, is set out below.

Organisation (if applicable)	Com ment ref	Officer summary	MDC response to comment / Action
<b>Q1 Are there any other plans or strategies that should inform the Local Plan Review? If yes, please state what these are.</b>			
	IO/01	Considers that MDC plan to introduce residential uses to the town centre to fund the council and government. Believes landlords are increasing rents in order to make businesses unviable and to obtain planning permission for HMO properties - such as at the Old Eight Bells. Concerned that there is no plan for businesses, shops or the market place, and that the nightlife is dead.	Noted. The Mansfield Town Centre Master Plan and Design Code propose a strategy for how the town centre could develop and securing high quality design. The issue of HMOs in the town centre could be addressed through the Local Plan or other policy documents.
	IO/04	Objects to planning application 2023/0271/OUT - due to lack of infrastructure provided, traffic issues, loss of green space, amenity issues, loss of property value, loss of wildlife, loss of public footpath, and over development of the area. Considers that the land should be saved for a new secondary school.	Noted. The consultation relates to the emerging Local Plan and not a specific planning application. Representations can be made on these as part of the planning application process.
National Highways	IO/05	NPPF Transport section; Transport Decarbonisation Plan - (This includes a move away from 'predict and provide' transport planning towards an outcome driven solution that communities want to achieve ('vision and validate').) Clean Growth Strategy; Clean Air Strategy; Net Zero Strategy; National Design Guide; National Model Design Code; and Local Authority Toolkit.	Noted. The Local Plan can seek to address these transport issues and objectives. The strategies can be considered in development of the plan.

	IO/06	No comments.	Noted.
Persimmon Homes	IO/09	Ashfield District Local Plan Regulation 19 - due November 2023 according to the consultee	Noted. Any cross-boundary issues will be addressed in Duty to Cooperate discussions.
Severn Trent Water Ltd	IO/10	Severn Trent's final Drainage and Wastewater Management Plan (DWMP) Severn Trent's draft Water Resources Management Plan (WRMP)	Noted.
Campaign for Real Ale	IO/11	National Planning Policy Framework, specifically para 93 CAMRA's model planning policy for community facilities like pubs.	Noted. The NPPF will be considered in developing the Local Plan.
Home Builders Federation	IO/12	Encourages MDC to pay particular attention to the current housing crisis and the need to provide open market and affordable housing within Mansfield District, proactively through the Local Plan. The standard methodology identifies a minimum Local Housing Need which is a starting point, not a housing requirement figure. The objective of significantly boosting the supply of housing remains. Requests that MDC fully considers all issues that may result in a need for a higher housing requirement including: the need to provide a range and choice of sites, the need for flexibility, viability considerations and whether higher levels of open-market housing are required in order to secure the delivery of affordable housing and/or support economic growth.	Noted. The overall requirements for housing will be informed by the standard methodology and other considerations (such as the need for economic growth). Viability evidence will be required.
	IO/14	SCI SA EQIA SOCG - particularly between MDC and Bolsover DC Levelling up legislation - ensure the new plan takes account of planning reforms, such as removal of the need to maintain a 5YHLS if local plan is up-to-date.	Noted. The Local Plan will need to be accompanied by the requisite documents and comply with current legislation. MDC will be engaging with neighbouring Local Planning Authorities including Bolsover DC.

Pleasley Community Action Group	IO/15	SCI SA EQIA SOCG - particularly between MDC and Bolsover DC Levelling up legislation - ensure the new plan takes account of planning reforms, such as removal of the need to maintain a 5YHLS if local plan is up-to-date.	As above.
Only Solutions LLP	IO/19	Attention should also be paid to the UK Government's national plans and strategies, for example the Environmental Improvement Plan (January 2023).	Noted.
National Grid	IO/20	Consultee identifies that one or more NGET assets are within the Plan area: the asset is 4ZV Route: 275Kv overhead transmission line route: Chesterfield - High Marnham 1.	Noted. Any constraints will be assessed as part of site assessments.
Welbeck Estates Co Ltd	IO/22	Consultee states that other plans/strategies that should inform the Local Plan Review should include an up to date Strategic Housing, Employment Land Availability Assessment, Housing Strategy, a district wide Viability Assessment and Playing Pitch Strategy.	Noted. The evidence base will be updated to inform the new Local Plan.
Commercial Estates Projects Ltd	IO/23	No comments.	Noted.
Hallam Land Management	IO/24	Consultee states that on the basis of Paragraph 61 of the NPPF, that consideration is given to extending to the list of plans and strategies at paragraph 1.17 to include documents produced by neighbouring authorities. The consultee also notes that several local documents listed, are marked as emerging. These documents should be expedited to inform preparation of the Local Plan to ensure draft policies are justified and effective. Documents listed in draft should be formalised as SPDs, or should be incorporated into the Local Plan.	Noted. Documents produced by neighbouring LPAs will be considered in developing the Local Plan. Cross-boundary issues will be addressed in Duty to Cooperate discussions.

Hallam Land Management + Harworth Group	IO/25	Consultee states that upon the basis of para 61 of the NPPF, that consideration is given to extending the list at para 1.17, to include documents produced by neighbouring authorities. Consultee states that several documents listed are marked as emerging, the finalisation of these documents should be expediated. To ensure draft policies are justified and effective. The implications of these documents should be reflected in the evidence base. The documents listed in draft, should be formalised as SPDs if necessary.	Noted. Documents produced by neighbouring LPAs will be considered in developing the Local Plan. Cross-boundary issues will be addressed in Duty to Cooperate discussions.
The Coal Authority	IO/26	The Coal Authority has no specific comments to make on this report and the questions contained.	Noted.
The Lindhurst Group	IO/27	The consultee agrees with the plans and strategies identified and have no further recommendations.	Noted.
	IO/28	A revised playing pitch strategy.	Noted. It is proposed to update the 'Playing Pitch Strategy' to provide an up to date evidence base.
Historic England	IO/29	Consultee asks does the council have a heritage strategy to be considered in this section. Consultee attached a link that provides general advice that they consider useful - <a href="https://historicengland.org.uk/advice/planning/planning-system/">https://historicengland.org.uk/advice/planning/planning-system/</a>	The Local Planning Authority does not have a 'Heritage Strategy' but will be providing 'heritage asset' evidence to inform the Local Plan.
Sport England	IO/31	In line with paragraph 98 of the NPPF, information gained from assessments should be used to determine open space, sport and recreational provision. The consultee advocates for an up to date Playing Pitch Strategy and Built Sports Facilities Strategy, which should form the basis of the policies within the plan.	Noted. The Local Planning Authority intends to produce an updated 'Playing Pitch Strategy' to inform the emerging policies of the Local Plan. The need for a facilities strategy will be explored.



Nottinghamshire County Council	IO/32	Consultee states the Nottinghamshire Minerals Local Plan, Waste Core Strategy and Waste Local Plan form part of the development plan for Mansfield, the review should consider these documents. In particular the safeguarding policies SP7 and WCS10. Any site selection should consider the safeguarded areas. Consultee states they are currently developing a new Waste Local Plan, which is at an advanced stage. Other important documents include the Nottinghamshire Draft Housing Strategy, Developer Contributions Strategy, and Bus Service Improvement Plan.	Agreed. Local Plan development will consider other parts of the Development Plan including the Waste Core Strategy and Waste Local Plan. Other NCC policy documents will be considered.
Environment Agency	IO/35	The strategic flood risk assessment (SFRA) should be updated to ensure it uses the latest modelled data available. Development proposed within areas of flood risk require a level 2 SFRA to assess acceptability and potential mitigation measures. Strategic flood risk assessment guidance should be used. An updated Water Cycle Study should be pursued. Guidance on water cycle studies is available.	Noted. Updated flooding evidence will be secured to inform the emerging Local Plan and respond to recent changes in circumstances.
Nottingham Trent University	IO/36	The list of other plans and strategies looks comprehensive. The County Council plans relating to the visitor economy /inward investment could be useful. The Local Plans of neighbouring districts are important and should align.	Noted.
Natural England	IO/38	Natural England suggest the following plans and strategies are referenced: 25 Year Environment Plan and Environment Improvement Plan 2023 (EIP), Local Nature Recovery Strategy (LNRS) for Nottinghamshire. Natural England's Green Infrastructure Framework: Standards & Principles. Biodiversity Net Gain (BNG) Supplementary Planning Document (SPD), Green Infrastructure (GI) SPD & Sustainable Drainage Schemes (SuDS) SPD should be referenced in the plan.	Noted. Natural England publications will inform the emerging Local Plan. The new Local Plan will address how to encompass existing SPDs in the context of changing legislation.

Bellway Homes - East Midlands	IO/39	The consultee supports the plans and strategies outlined, in particular the Greater Nottingham Strategic Plan (GNSP). The GNSP should be a minimum of 15-years (2041). This would require an additional 9,000 homes (excluding 35% increase for Nottingham City). Neighbouring authorities may need to accommodate any shortfall. Mansfield could accommodate some of this housing need. Consider the emerging GNSP in its Local Plan Review. MDC will have to develop a BNG Plan for new development in conjunction with the industry.	The local plan will look forward for 15 years. The issue of unmet need will be considered when assessing the housing requirements for the Local Plan. Biodiversity Net gain will be considered.
Gleeson Homes Regeneration	IO/40	No comments.	Noted.
Gladman Developments	IO/41	There is a current housing crisis with a need to deliver market and affordable housing within the district. The standard method is the minimum starting point and not a housing requirement figure. The plan needs to help significantly boost the supply of homes. There may be a need for a higher housing requirement to provide a range of sites, flexibility, viability, delivery of affordable housing and economic growth.	Noted. The overall requirements for housing will be informed by the standard methodology and other considerations (such as the need for economic growth). Viability evidence and other issues will be considered.
Richborough Estates	IO/44	Agree that the plans and strategies are broadly an appropriate base to inform the emerging plan. The emerging Local Plan for the District of Ashfield should be added. Land to the East of Beck Land and North of Skegby Lane could form a second phase of the development of Ashland Farm which is in the Ashfield Local Plan.	Noted. Neighbouring plans will be considered. The issues and options phase is not considering specific future allocations. This will be in future stages.

<b>Overall summary of key issues:</b> A diverse range of additional policy documents, guidance, evidence and policy has been suggested through the 'Issues and Options' consultation. Many of these will be used to provide evidence and inform the emerging Local Plan. Working closely with neighbouring Local Planning Authorities and allowing for changes in guidance and legislation were also key themes.			
<b>Q2    <i>What start and end dates do you think are the most appropriate for the new Local Plan?</i></b>			
	IO/01	2025.	Noted.
	IO/04	Considers that the plan should be reviewed every three years.	Government guidance currently indicates every five years.
	IO/06	States they are unable to answer without more information on progress to date, resources etc.	Noted.
Persimmon Homes	IO/09	NPPF minimum of 15 years.	Noted. It is intended that the local plan has a time horizon of 15 years.
Campaign for Real Ale	IO/11	No comments.	Noted.
Home Builders Federation	IO/12	Suggests MDC recognises the time it takes to prepare the plan to ensure it will cover 15 years from adoption. This would suggest an end date of at least 2042, 43 or 44. However this could be extended further if relying on larger allocations (as per NPPF para 22). The HBF are aware of plans looking forward to 2050 and beyond. The evidence base will need to reflect whatever timeframe is chosen.	Noted. The likely end date will be informed by the revised Local Development Scheme and anticipated start date.
	IO/14	Considers the dates should depend on factors such as the work of other authorities, the creation on the East Midlands Combined Authority and legislative changes. The removal of need to demonstrate a rolling 5YHLS makes long term planning questionable. It should be more regional with	Noted. At present, housing requirements are informed by the 'Standard methodology'. The Local Plan will consider an appropriate quantity and distribution of housing, including any need to assist with unmet needs where necessary.

		housing dispersed equally. Suggests all LPAs in the region should adopt the same time period.	
Pleasley Community Action Group	IO/15	Considers the dates should depend on factors such as the work of other authorities, the creation on the East Midlands Combined Authority and legislative changes. The removal of need to demonstrate a rolling 5YHLS makes long term planning questionable. It should be more regional with housing dispersed equally. Suggests all LPAs in the region should adopt the same time period.	Noted. At present, housing requirements are informed by the 'Standard methodology'. The Local Plan will consider an appropriate quantity and distribution of housing, including any need to assist with unmet needs where necessary.
Routledge Planning Consultancy Ltd	IO/17	Concerned that this is a bad time to start reviewing the local plan. The existing plan has not 'failed' and resources should be spent supporting its implementation. Government announcements regarding changes to the planning system, next years general election and the Labour Party's plans to significantly change the planning system will lead to having to do something similar again in the next two years to take account of these changes. Starting early due to limited resources is a recipe for failure as the process will take longer and earlier work and studies will be easier to challenge, especially if this work pre-dates changes to the planning system. Suggests that resources are saved or put into helping bring sites forward, rather than starting on a new plan that will undermine the current one.	The Local Plan is now four years old. The time taken to review the plan entails that early preparation is needed to ensure the plan does not become out of date. Preparation will align with the 'new' plan making system. Regulations are expected in November 2024. Early work need not be abortive if there are changes to the planning system.
Welbeck Estates Co Ltd	IO/22	Consultee states 2025 would be an appropriate start date with an end date of 2040. If the start date is different the end date should be plus 15 years to the day, as per the NPPF.	Noted. A 15 year time horizon is anticipated.
Commercial Estates Projects Ltd	IO/23	Consultee states that there is a risk of delay during the preparation, Winter 2026 seems ambitious. The NPPF advises there is a requirement for a 15 year period from	Noted. A 15 year time horizon is anticipated. It is acknowledged that changes to the planning system could amend start and end dates.

		adoption, so the date should run to 2041, although may extend to 2046.	
Hallam Land Management	IO/24	Consultee states that based on the current time scales, it is recommended that the plan covers a period from 2025 to at least 2045. In terms of end date, SUEs are to be delivered over a medium to long term timescale. It is suggested that if this remains the case, the end date may be further extended.	Noted. A 15 year time horizon is anticipated. If <u>new</u> SUEs are proposed, it is acknowledged that a longer time horizon may be needed.
Hallam Land Management + Harworth Group	IO/25	Consultee states the current Local Plan covers 20 years, though it is noted the adoption did not occur until 7 years into the plan period. Consultee states based on the current timescales, they recommend the plan covers a period from 2025 to at least 2045. In terms of the end dates, the current plan includes SUEs, to be delivered over a medium to long term timescale. If this remains, the end date may be further extended to reflect timescales for delivery.	Noted. A 15 year time horizon is anticipated. If <u>new</u> SUEs are proposed, it is acknowledged that a longer time horizon may be needed.
The Lindhurst Group	IO/27	The consultee recommends the new plan period should run from 2025 to 2042.	Noted. This depends on the proposed timetable for delivery of the plan.
	IO/28	To start ASAP and finish summer 2025.	Noted. This depends on the proposed timetable for delivery of the plan.
Warsop Estate	IO/33	The NPPF requires a minimum 15 year plan period from adoption. Where new settlements are proposed it should be 30+ years. The current LDS would anticipate an end date of 2042. This needs to be kept under review.	Noted. A 15 year time horizon is anticipated. If <u>new</u> SUEs are proposed, it is acknowledged that a longer time horizon may be needed.
Richborough	IO/34	Paragraph 22 of the NPPF requires strategic policies look ahead over a minimum 15 year period from adoption. The Local Development Scheme (LDS) suggests adopting the local plan in Winter 2026/2027. The plan would run	Noted. This depends on the proposed timetable for delivery of the plan. A 15 year time horizon is anticipated.

		therefore until 2042. The timeline has already lapsed. Adoption in 2028 is more realistic meaning the 15 year plan period would run until 2043. The minimum 15-year period should be maintained.	
Nottingham Trent University	IO/36	Long-term planning is beneficial - 15 years (as per NPPF guidelines is welcomed) and review the plan every 3-5 years.	Noted. This depends on the proposed timetable for delivery of the plan.
Bellway Homes - East Midlands	IO/39	The Local Plan Review should span a minimum of 15 years. The earliest adoption may be early 2028. The Plan period should extend to at least 2043 or longer.	Noted. A 15 year time horizon is anticipated. The end date depends on the proposed timetable for delivery of the plan.
Gleeson Homes Regeneration	IO/40	A minimum 15 year period from adoption is needed and where larger scale developments are proposed at least 30 years. A 20 year plan period is suggested.	Noted. A 15 year time horizon is anticipated. If <u>new</u> SUEs are proposed, it is acknowledged that a longer time horizon may be needed.
Gladman Developments	IO/41	The NPPF requires 15 years from adoption. Adoption in Winter = an end date of at least 2042 or 2043. 2024-2044 is a preferred period. Larger allocations could extend this to 2050.	Noted. A 15 year time horizon is anticipated. If <u>new</u> SUEs are proposed, it is acknowledged that a longer time horizon may be needed.
Richborough Estates	IO/44	The Plan should be at least 15 years so the minimum period should be up to 2042 - this is unlikely to be sufficient. Further slips may occur prior to adoption. The Levelling Up and Regeneration Act could lead to further delays. The plan period should begin in 2029 and the plan-period be up to 2045 with the Council's housing and employment requirements adjusted accordingly.	Noted. A 15 year time horizon is anticipated. Preparation will align with the 'new' plan making system. Regulations are expected in November 2024. Evidence will be needed to inform the plan for the proposed plan period.

**Overall summary of key issues:**

The consensus was that the Local Plan should plan for a minimum of 15 years in accordance with the National Planning Policy Framework. Some considered that the plan period should be extended where strategic developments (such as Sustainable Urban Extensions (SUEs)) were proposed. Many representations cited potential delays to the process following legislative changes and considered that the start and end dates should reflect this. A review of the Local Development Scheme would be required.

**Q3 Do you agree with the growth and spatial strategy issues identified? Are there any other growth and spatial strategy issues that should be considered?**

	IO/01	Does not agree with the issues identified. Concerned that the town centre and local parks are dead and that the town centre is a housing estate. Questions why the town centre is being 'removed' when retail parks are too expensive. Mentions grants for businesses. States that private landlords are increasing rents in order to make businesses unviable and to obtain planning permission for HMO properties. Questions why there are so many barbers. Concerned that the market and pubs are failing and not being supported by MDC. Considers MDC caters for immigrants and would like to know the number and nationality of people living above shops. Concerned that retail parks equal more traffic and the roads can't cope. States that historic places should be restored. States that green parks in a town centre housing estate won't be used. States that local parks (Manor(?) Complex) have been neglected by the council. States that the market could be made viable - particularly for immigrants. Suggests MDC encourages empty properties to be used, grant annual planning permissions, make grants accessible. Questions why student areas are needed. States they would also need somewhere to eat and drink. States that the plan seems like a method to shut down the town centre and cater for	No strategy has been finalised. This will be a matter for later versions of the local plan. The future role of town centres will need to be considered in light of changing retail patterns and sustainability considerations.
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		immigration and social housing, and that comments won't be considered. States that business owners feel the same.	
	IO/04	States that there are too many houses with no infrastructure provided.	The final housing requirements have not yet been determined. Infrastructure will be needed to support growth.
National Highways	IO/05	States that as the traffic and transport infrastructure needed to support local plan growth can be difficult to deliver, and extremely costly, it should be considered at the earliest possible stage in plan development. States that new development should facilitate a reduction in the need to travel by private car. It should be focused on locations that are, or can be made sustainable. Expects local plans to only promote development in sustainable (or can be) locations; a location, design and good integration of public transport has a huge impact on people's mode of transport for short journeys. This approach seeks to make most efficient use of network capacity, improve health and wellbeing and support and support government initiatives to reduce negative impacts of development. [See Q1 summary re other strategies.] States that development in the right places, served by the right infrastructure should have no significant impact upon the SRN. The 'right places' should be informed by a robust transport evidence base.	Noted. The local plan strategy and transport policies can help to deliver more sustainable transport patterns. Evidence concerning the impact of growth on transport is being gathered and will inform infrastructure requirements. The location of growth will be considered in light of transport impacts.
	IO/06	In relation to protecting the health and vibrancy of town centres, concerned that vehicles are able to gain sufficient access to the town. This includes during MTFC home games when there are capacity problems and additional pressure placed on residential streets nearby. Questions whether there is sufficient car park capacity for future needs. Also raises concerns in relation to potential future use of micro-mobility, due to problems of inappropriate use	Noted. The Council has produced a report that considers parking supply and demand in the town centre. Some transport issues require legislation and enforcement outside of the remit of the Local plan.



		and parking experienced in Nottingham. Concerned that e-scooters are illegal to use on pavements and roads and questions if MDC are doing enough to prevent their use.	
Persimmon Homes	IO/09	Suggests addressing climate change and access to affordable housing.	Noted. These are issues to be addressed in the emerging Local Plan.
Severn Trent Water Ltd	IO/10	Agrees that policies should continue to protect important strategic areas of open land which serve to maintain the separate identities of settlements to prevent coalescence.	Noted.
Campaign for Real Ale	IO/11	No comments.	Noted.
Home Builders Federation	IO/12	Option C preferred. The HBF supports the use of the standard method as the starting point for considering the appropriate housing requirement for Mansfield, as well as additional housing on top of the standard method housing requirement in order to support economic growth, provide a range and type of sites and to support small and medium house builders. There is a need to provide a range and choice of sites, a need for flexibility and viability considerations to be taken into account, as well as the level of market housing needed to secure delivery of affordable housing / support economic growth. Each factor needs to be considered both on their own, and in combination, to see if additional housing is required. The current requirement of 325 can be used to sense check the final requirement however in light of the housing crisis, HBF expect the new plan to have a higher rather than lower figure. Any housing planned to meet the unmet needs of neighbouring authorities should be specifically identified and monitored. The council's own needs and aspirations should be met first. Strongly supports MDC's proactive approach to meet the	Housing requirements are informed by the 'Standard methodology'. The Local Plan will consider an appropriate quantity and distribution of housing, including any need to assist with unmet needs where necessary. A range of sites will be considered. Infrastructure needs will be considered including BNG and Green Infrastructure.

		demand for new households. States it will be important to consider economic and future housing growth, infrastructure needs and changes to retail and leisure which may present regeneration opportunities, including for housing. States how housing has an important contribution towards the local economy both during construction and through the provision of good quality homes. The introduction of mandatory BNG offers an opportunity for new development to contribute to nature recovery and MDC should fully consider how this will be delivered and how the local plan links to the Local Nature Recovery Strategy.	
	IO/14	Agrees with the issues identified.	Noted.
Pleasley Community Action Group	IO/15	Agrees with the issues identified.	Noted.
Only Solutions LLP	IO/19	Considers that Mansfield should plan for infrastructure to support waste minimisation in order to meet residual waste reduction targets for 2027 and 2042 set out in the Environmental Improvement Plan and in the case of the 2042 target, the Environmental Targets (Residual Waste) (England) Regulations 2023. States the importance of houses having enough internal and external space for bins in light of the Government's Simpler Recycling initiative. States that protecting and enhancing Mansfield's natural environment is another key issue and is at least as important as meeting the demand for new housing stock. Mansfield should be intentionally working to play its part in meeting the environment goals set out in the Environmental Improvement Plan 2023, including through the update to the Local Plan.	Noted. Mansfield District Council are not the Waste Authority but policies in the emerging Local Plan could help to reduce some forms of waste. Protection of important environmental assets will be a key part of the Local Plan review.

National Gas Transmission	IO/21	Consultee states that increasing pressure for development is leading to more sites being brought forward on land that is crossed by National Gas Transmission infrastructure. Consultee states they advocate for high standards of design and sustainable development and understand the creative approach to new development around underground gas transmission pipelines and other National Gas Transmission assets.	Noted. Some infrastructure (including pipelines) can act as a constraint that needs to be identified.
Welbeck Estates Co Ltd	IO/22	Consultee states the growth and spatial strategy issues identified are agreeable. However, there should be additional points that the consultee identifies as climate change and energy efficiency in existing and future development schemes. Along with Green Infrastructure and the need to access green open spaces, aligning with Building for a Healthy Life initiative.	Noted. The emerging Local Plan has the potential to consider policies and designations that seeks to address the causes and effects of climate change and improve energy efficiency.
Commercial Estates Projects Ltd	IO/23	Consultee states there needs to be some consideration of why the Local Plan is not delivering the amount of employment land required.	Employment land requirements (and previous delivery rates) will be considered as part of the emerging plan.
Hallam Land Management (Nineteen47)	IO/24	Consultee states they generally agree with the growth and spatial strategy issues identified, though BNG should be acknowledged as a key issue which will likely influence the type of land allocated for development. The council should acknowledge that the local housing need requirement is only a minimum and the council should be ambitious in planning for more housing ensuring a range of sites. Housing is an important element of delivering sustainable development. The approach should ensure an appropriate amount of employment land is identified. The 2017 Employment Land Review document should be updated alongside a Housing Need Assessment to understand what	<p>BNG is a national requirement and its delivery considered as part of the emerging plan. Housing requirements will be based on the standard method (and other considerations) to assess whether a requirement above the SM is appropriate.</p> <p>Employment land requirements will be considered and this should be based on robust evidence.</p>

		type of development is required. Since 2017 several factors have impacted the demand for employment land which will influence the requirements.	
Hallam Land Management + Harworth Group (Nineteen47)	IO/25	Consultee states they generally agree with the growth and spatial issues identified, though acknowledgement to deliver BNG is a key issue likely to influence the type of land allocated. The Council should consider how BNG will be delivered. Consultee states the Council should acknowledge that local housing need requirement is only a minimum and that the Council should be ambitious in planning for more housing. The approach should ensure that an appropriate amount of employment land is identified to support the local economy. The Employment Land Review was published in 2017 and should be updated with the Housing Need Assessment. Several factors have impacted demand since 2017.	BNG is a national requirement and its delivery considered as part of the emerging plan. Housing requirements will be based on the standard method (and other considerations) to assess whether a requirement above the SM is appropriate.  Employment land requirements will be considered and this should be based on robust evidence.
The Lindhurst Group	IO/27	The consultee considers the issues as appropriate and welcomes the recognition of a changing economic climate. The consultee highlights providing the appropriate amount of employment land and responding to changing patterns, there should be added flexibility. Which should be reflected in the new plans policies and any S106 requirements.	Noted. The emerging Local Plan will need to respond to changing economic circumstances and provide evidence to show it is delivering an appropriate amount of employment land.
	IO/28	Increase employment land.	Noted. The requirements will be based on evidence.
Woodhall Homes	IO/30	Consultee states that the key issues identified in the document are all valid considerations. The matters interplay which has the ability to successfully drive job/economic growth in the district. Viability is raised as a key consideration to the growth and spatial strategy, impacting	Noted. Viability evidence will be required to ensure that the emerging plans and policies are robust.  Housing requirements will be based on the Standard method and other considerations.

		on its success. Mansfield has historically experienced low revenue values, the strategy should ensure sufficient choice and flexibility to deliver housing requirements in sustainable locations. The council should take into consideration any effects on delivery rates, predicated on market conditions.	
Sport England	IO/31	Consultee points towards a theme in Making Mansfield 2030 and recommends that consideration is given to live actively and healthy.	Noted. Health and well-being are a common theme in plan development.
Richborough	IO/34	The growth and spatial issues identified are appropriate and cover the necessary topics. Growth within the different types of employment land requirements should be specified. The adopted Local Plan seeks to deliver at least 41 Ha of employment land - only 4.49 Ha has been delivered (mostly B1). B2/B8 large scale strategic distribution are required as part of the Local Plan review.	Noted. Employment land requirements will be considered and this should be based on robust evidence.
Nottingham Trent University	IO/36	The growth and special strategy issues identified are relevant, especially the need to deliver necessary infrastructure. Housing and other development should be 'future-proofed' to meet environmental standards, reduce car usage and mitigate climate change.	Noted. Delivery of infrastructure required to support growth is a key consideration in the emerging local plan. Energy efficiency and climate change are also issues to be assessed.
Bellway Homes - East Midlands	IO/39	The Growth and Spatial Strategy issues are generally supported. Local Housing Need should be treated as a minimum. Outer Nottingham HMA was last assessed in 2015 for unmet need. It is essential that an updated housing needs assessment informs Mansfield's housing needs and unmet need. The GNSP will provide more clarity on how additional needs should be met including meeting unmet need. Mansfield is functionally linked and well positioned to accommodate a proportion of the unmet needs arising.	Noted. At present, housing requirements are informed by the 'Standard methodology'. The Local Plan will consider an appropriate quantity and distribution of housing, including any need to assist with unmet needs where necessary.

Gleeson Homes Regeneration	IO/40	<p>The plan should allow for sensitively-planned growth in rural settlements to provide for local housing choice and maintain the viability of services. Local Plans should identify opportunities for villages to grow and thrive and support local services. Land at Netherfield Lane, Meden Vale, could be promoted for a housing allocation in the new Local Plan. Meden Vale has experienced very limited housing development recently. The site could deliver affordable housing and a wide range of housing types, including bungalows. Thus helping maintain the viability of facilities in the village.</p>	<p>Noted. The emerging Spatial Strategy and distribution will be informed by the need for further growth in rural areas balanced against other options.</p> <p>The issues and options paper does not identify specific sites. These will be considered in future iterations of the plan.</p>
Gladman Developments	IO/41	<p>Gladman agree with the growth and spatial strategy issues identified for Mansfield. Provision of new homes and affordable housing sustainable locations in particular. Pleasley Hill Farm (SUE1) will not deliver as quickly as anticipated but will deliver in full within the plan period. Land off Jubilee Way is unlikely to deliver during the monitoring year 2025/26 and uncertain to be delivered in full within the plan period. Land at Berry Hill (Policy SUE3) is likely to deliver c.1,300 homes (out of 1,700) by the end of the plan period. Housing completions have been strong (2013-2023) a surplus of +304 with further growth over the next five years with SUE sites delivering high annual housing completions. Option A (urban concentration) is supported. Need to allocate a range of sites with a preference for large-scale 200-300 dwellings to deliver quickly and boost the supply of housing &amp; affordable housing .</p>	<p>Noted. Housing delivery continues to be monitored to ensure effective delivery.</p>

Peveril Securities (Carney Sweeney)	IO/42	The growth and spatial strategy issues should address changes in retailing and leisure. Economic growth / improved job opportunities will increased spending power.	Noted. The emerging plan will consider economic and retailing issues.
Richborough Estates	IO/44	Option C is the preferred option for housing growth. The standard methodology should used as a base figure but pursuing a growth strategy or meeting unmet need from other HMA partners. The standard method figure is not the housing requirement and account should be taken of a variety of other factors including local need, affordability, the economy and demand etc. Land East of Beck Lane and North of Skegby Lane is close to an allocated employment site which could influence housing need not captured by the Standard Method alone. Co-location is sustainable and reduces reliance on the private car. Ashfield DC currently cannot demonstrate a five year housing land supply. The Mansfield local plan may seek to address this in part. Unmet need from Nottingham City following a 35% uplift could partly be met in Mansfield District.	<p>Housing requirements are informed by the 'Standard methodology'. The Local Plan will consider an appropriate quantity and distribution of housing, including any need to assist with unmet needs where necessary.</p> <p>The issues and options paper does not identify specific sites. These will be considered in future iterations of the plan. A range of sites will be considered.</p>
<p><b>Overall summary of key issues:</b></p> <p>There was broad agreement that the development should be focussed on Mansfield. However, some considered that growth in the rural areas was important for infrastructure and sustainability reasons. The needs of neighbouring LPAs was considered an important consideration. Employment needs (and alignment with housing targets) were frequently promoted. Infrastructure requirements were a key theme as was viability.</p>			
<p><b>Q4 Which of the housing growth option(s) do you think should be pursued? Are there any other options that should be considered?</b></p>			
	IO/01	Doesn't agree with the options. Considers the town centre is being turned into a housing estate.	Noted.

	IO/04	States that more council houses should be built.	Noted.
	IO/06	Prefers Option B. Asks what happens if there is a change in government / policy in the meantime. Does what is agreed stays in place until the next review?	Noted. There has now been a change in government. Changes in legislation and guidance will be monitored and will be reflected in future iterations of the Local Plan.
NHS Property Services Ltd	IO/08	Appropriate funding must be leveraged consistently through developer contributions, addressing strategic and local priorities for health and care services. The NHS want to be engaged with at the earliest opportunity.	Noted – The council will continue to ensure that appropriate contributions either physical or financial are secured to deliver infrastructure. Along with other infrastructure providers, NHS Property Services / ICB will be consulted as part of the planning application process.
Persimmon Homes	IO/09	Option C - would result in a positively prepared plan that ought to be sought where possible. Avoid Option B - considers this to be a negative approach that would curtail investment and send the wrong signal to investors. A reduction in housing delivery would widen the gap between average incomes and average house prices, and undermine efforts to secure affordable housing.	Noted. The number of homes will be informed by the Standard Method and other considerations including the NPPF requirement to boost the supply of housing and aligning with economic growth.
Severn Trent Water Ltd	IO/10	Prefers Option C. Sensible to align with the new updated national standard methodology. As this reduces the minimum requirement for new homes per year it would make sense to deliver unmet need from other partners in the HMA provided this doesn't increase the risk of failing to address key issues.	Noted. The number of homes will be informed by the Standard Method and other considerations. Any unmet needs will be considered when developing the emerging plan.
Campaign for Real Ale	IO/11	No comments.	Noted.
Home Builders Federation	IO/12	HBF encourage MDC to plan for as much housing as possible over the standard method housing requirement which is a minimum. Supports MDC's ambition to plan for more houses to meet economic growth aspirations, ensure	Noted – The amount of housing planned for will be based on a range of factors including, land availability, evidence of need and the ability to deliver accompanying infrastructure. This will also



		sufficient delivery of affordable housing in a viable way and to ensure a range of sites are available to provide choice in the market. Strongly welcomes MDC's recognition of the potential role in meeting unmet needs from neighbouring authorities, and ongoing engagement will be important.	apply when considering the ability to accommodate unmet need from neighbouring authorities.
	IO/14	Prefers option C - to deliver MDC's needs plus unmet need from neighbouring authorities, secured through a SOCG.	Noted. When considering meeting unmet need will have to consider a range of issues such as, land availability, evidence of need and the ability to deliver accompanying infrastructure
Pleasley Community Action Group	IO/15	Prefers option C - to deliver MDC's needs plus unmet need from neighbouring authorities, secured through a SOCG.	Noted – As above.
Only Solutions LLP	IO/19	Prefers option B as it appears to align with national policy and Mansfield's needs the best. Considers option A to overstate anticipated need by failing to take into account a variety of factors. This was raised at the examination of the existing plan. Considers option C would risk undermining other objectives such as environmental protection and could be undeliverable.	Noted. The updated Standard Method is the likely basis for calculating housing requirements.
Welbeck Estates Co Ltd	IO/22	Consultee states that option C should be pursued but as amended, the application of the standard method base figure is appropriate but as a minimum. MDC should take an aspiration approach to housing growth, upwardly adjusting the housing need figure not taking into account unmet housing need from neighbouring local authorities.	Noted. The amount of homes will be informed by the Standard Method and other considerations. Any unmet needs will be considered when developing the emerging plan.
Commercial Estates Projects Ltd	IO/23	Consultee states option 3, a higher figure to allow for economic and social benefits of housing growth and to provide new homes in sustainable locations.	Noted - The amount of housing planned for will be based on a range of factors including, land availability, evidence of need and the ability to deliver accompanying infrastructure.

Hallam Land Management (Nineteen47)	IO/24	<p>Consultee states that option C is recommended. Despite concerns in the Housing Technical Paper 2018 regarding deliverability of the higher housing target, the latest Annual Monitoring report shows completion rates equalling or exceeding this housing target and are anticipated to continue to do so. This evidence indicates a continued demand in the local housing market and it is appropriate to update the evidence base. The Strategic Housing Market Assessment and the Housing Needs Survey should also be updated. Option A is not considered appropriate as this is based on outdated evidence. Option B should also be discounted, as this reflects a lower housing target and does not support the Council's growth aspirations. Option C takes into account current trends and needs whilst engaging with neighbouring authorities to ensure unmet need is quantified. The consultee anticipates it will be necessary to increase the housing target beyond that in the adopted Local Plan. To meet market housing needs and older persons and/or specialist housing and affordable housing. This approach will ensure sufficient flexibility within the plan. this approach accords with paragraph 60 of the NPPF.</p>	<p>Noted. The amount of homes will be informed by the Standard Method and other considerations. Any unmet needs will be considered when developing the emerging plan. Completions over a longer time period offer a more accurate representation of the capacity of the market to deliver.</p>
Hallam Land Management + Harworth Group (Nineteen47)	IO/25	<p>Consultee states that option C is the preferred option and in this instance exceptional circumstances have been demonstrated, with reference to para 61 of the NPPF, to agree an uplift on the housing figure. Despite concerns about deliverability, the latest AMR shows completions rates generally equalling or exceeding the housing target. This evidence indicates a continued demand and is appropriate to update the evidence base for housing and associated employment requirements.</p>	<p>Noted. The amount of homes will be informed by the Standard Method and other considerations. Any unmet needs will be considered when developing the emerging plan. Completions over a longer time period offer a more accurate representation of the capacity of the market to deliver.</p>

The Lindhurst Group	IO/27	The consultee supports options A and C, to promote continued housing development. The plan should be ambitious and continue to support strong delivery of housing. The consultee also emphasises the use of the housing need figure as a minimum.	Noted. The amount of homes will be informed by the Standard Method and other considerations. Any unmet needs will be considered when developing the emerging plan. Completions over a longer time period offer a more accurate representation of the capacity of the market to deliver.
	IO/28	Build more social housing.	Noted – The ability to do this would be dependent on a range of factors including evidence of need, funding, suitable sites and the ability to deliver accompanying infrastructure.
Historic England	IO/29	Consultee recommends the Council considers the housing issue in context of what can be sustainably development without having harmful impact on the historic environment.	Accept – The impact on the historic environment will be considered as part of assessment of possible sites for allocation as well as through the planning application process.
Woodhall Homes	IO/30	Consultee states option C should be explored, to support regeneration, growth and job creation. Constraining housing would have a negative impact. The Council should be ambitious, taking advantage of transport links. Affordability is a concern, boosting housing delivery will assist in affordability matters. Growth will achieve great spend in the local economy, development appears to have stimulated some investment e.g. Stockwell gate. Greater footfall can only be of benefit.	Noted. The amount of homes will be informed by the Standard Method and other considerations. The supply and demand for affordable homes will be a consideration in the emerging plan, as will viability constraints on delivery these.
Nottinghamshire County Council	IO/32	Consultee states if the council has the capacity to meet additional housing needs, it could be an opportunity. Therefore, option C may be the most appropriate.	Noted. The amount of homes will be informed by the Standard Method and other considerations.
Warsop Estate	IO/33	Current housing delivery should inform future requirements as it demonstrates strength of the market and likely demand. The current Plan has delivered 355 dwellings pa (30 above 'housing need'). 355 pa would be robust and not stifle housing need. There should be no reduction below	Noted. The amount of homes will be informed by the Standard Method and other considerations. Any unmet needs will be considered when developing the emerging plan. Completions over a longer time period offer a more accurate representation of the

		assessed housing need which is the minimum starting point. There are scenarios that justify an increase in housing such as: growth strategies; need to fund infrastructure; and meeting unmet need. The PPG recognises situations where previous delivery or assessments of need are greater than the standard method. There has been 78 units per annum greater delivery achieved over the last 10-years than the standard method 272 pa. The PPG suggests there is a case to increase the housing requirement. Option A (standard method plus) is preferable to align with delivery. The housing requirement should be at least the current level.	capacity of the market to deliver. The need for an uplift above the standard method will be considered.
Bellway Homes - East Midlands	IO/39	Option C (standard methodology and potential growth strategy) is supported. The council are encouraged to contribute to any unmet need arising from the GNSP if not met within the Greater Nottingham HMA. The standard methodology figure should be treated as a minimum starting point. The key objective is to significantly boost the supply of homes. Mansfield District should look to incorporate a range of site allocations in sustainable locations - including Land north of Old Mill Lane.	Noted – The amount of housing planned for will be based on a range of factors including, land availability, evidence of need and the ability to deliver accompanying infrastructure. This will also apply when considering the ability to accommodate unmet need from neighbouring authorities. The Issues & Options paper does not identify sites – options will be considered in future iterations of the plan.
Gleeson Homes Regeneration	IO/40	Net completions in the past 5 years have been approximately 400 dwellings pa (exceeding the standard method). The LPA could provide for more housing than the standard method based on this. Option A (existing Local Plan growth) is preferred.	Noted. The amount of homes will be informed by the Standard Method and other considerations. Any unmet needs will be considered when developing the emerging plan. Completions over a longer time period offer a more accurate representation of the capacity of the market to deliver. The need for an uplift above the standard method will be considered.
Gladman Developments	IO/41	Option A (standard method) or C (growth option) options for housing growth are supported as above the Standard	Noted. The amount of homes required will be informed by the Standard Method and other

		Methodology and achieve growth aspirations. The standard method should be used. A Strategic Housing Land Availability Assessment should be used to inform available, deliverable and developable sites. Housing needs through the standard method should be a minimum unless there is evidenced harm. Councils should use the standard method as a minimum. Option C shows ambition to plan for more houses to meet economic growth aspirations, deliver affordable housing and allow choice in the market. A buffer of at least 10% would maintain a continuous supply of housing and safeguard against delays and non-delivery of sites. This allows flexibility.	considerations. The council is updating the HELAA to identify potential site options.
Richborough Estates	IO/44	Option C is the preferred option for housing growth. The standard methodology should be used as a base figure but pursuing a growth strategy or meeting unmet need from other HMA partners. The standard method figure is not the housing requirement and account should be taken of a variety of other factors including local need, affordability, the economy and demand etc. Land East of Beck Lane and North of Skegby Lane is close to an allocated employment site which could influence housing need not captured by the Standard Method alone. Co-location is sustainable and reduces reliance on the private car. Ashfield DC currently cannot demonstrate a five year housing land supply. The Mansfield local plan may seek to address this in part. Unmet need from Nottingham City following a 35% uplift could partly be met in Mansfield District.	Noted – The amount of housing planned for will be based on a range of factors including, land availability, evidence of need and the ability to deliver accompanying infrastructure. This will also apply when considering the ability to accommodate unmet need from neighbouring authorities. The Issues & Options paper does not identify sites – options will be considered in future iterations of the plan.

<b>Overall summary of key issues:</b> The majority of responses supported use of the standard methodology as the basis for housing requirements and emphasised that the Local Plan should try and increase growth in housing above the standard method. Many representations referred to MDC's consistent delivery above the standard method and annual requirements in the current local plan. Additional growth would boost the supply of housing (and affordable housing) and align with economic growth and deliver infrastructure. Several sites were promoted.			
<b>Q5 Which of the employment growth option(s) do you think should be pursued? Are there any other options that should be considered?</b>			
	IO/01	States that businesses should be helped with accessible grants and planning. Questions why £0000s deposits are required. States landlords should drop rents and that commercial sales should have a clause that prevents changes to HMOs.	The council has various provisions to help business's ( <a href="https://www.mansfield.gov.uk/local-business">https://www.mansfield.gov.uk/local-business</a> ). It is not within the power of the council to influence rents that landlords set. Clauses regarding sales and future use will subject to the property owners concerned and it is not in the control of the council. Any planning applications submitted for HMO's will be considered on their individual merits.
	IO/06	No preferred option. Suggests existing empty units around the district are utilised before further developments waste valuable land.	Noted – The use of re-use of empty units will be dependent on the owners / landlords. The district council cannot force vacant units to be re-occupied.
Persimmon Homes	IO/09	Prefers Option C and D, to provide up to date data to aid forecasts, with an optimism factor added to secure flexibility to increase a competitive advantage.	The ability to provide above the level of identified need will be subject to suitable land / premises being available. The approach taken to employment will be based on up-to-date evidence that will be prepared to support the Local Plan.
Severn Trent Water Ltd	IO/10	Prefers Option A. These studies are still relevant as only 1-2 years old. Option C could also be favourable provided this doesn't increase the risk of failing to address key issues.	Comments about the current studies is noted. In determining the preferred approach to take with employment, the council will consider the various implications that this would have.
Campaign for Real Ale	IO/11	No comments.	Noted.

Home Builders Federation	IO/12	Suggests that the interaction between employment and housing is considered as an increase in jobs can generate a requirement for additional housing. As such a high/higher growth scenario(s) should be tested in the SA. A higher housing figure could be needed for economic reasons and housing delivery reasons, and both options could be tested in the SA, separately and in combination. Up to date evidence and close working with neighbouring authorities is required.	The links between housing and employment are acknowledged and will be considered as part of the plan making process. All options considered in future versions of the plan will be subject to SA. The approach taken to employment will be based on up-to-date evidence that will be prepared to support the Local Plan. The council have and continue to liaise with neighbouring authorities as part of the Duty to Cooperate.
	IO/14	Prefers option B - to meet different types of employment requirements across a wider area.	Noted.
Pleasley Community Action Group	IO/15	Prefers option B - to meet different types of employment requirements across a wider area.	Noted.
Only Solutions LLP	IO/19	States that it is important that housing growth is not inflated by unrealistic future employment assumptions. Planning for houses to accommodate jobs that don't emerge could simply result in increased unemployment as more people move to the area, and it could result in environmental harm. Also states that land required for future employment use should be safeguarded.	Noted - All approaches considered will be subject to thorough testing. The council currently has areas of employment land that are safeguarded for such uses. These will be reviewed as part of the Local Plan process whilst the need for new sites will also be considered based on the approach taken and the availability of suitable land.
Welbeck Estates Co Ltd	IO/22	Consultee states that option C should be pursued, as it takes into account that not all employment allocation will be delivered for reasons beyond the control of planning and this option allows for flexibility which supports and encourages employment growth.	The ability to provide above the level of identified need will be subject to suitable land / premises being available.
Commercial Estates Projects Ltd	IO/23	Consultee states a combination of B, C and D. There is a need for LPA's to work together. There is an opportunity for	The council have and continue to liaise with neighbouring authorities as part of the Duty to Cooperate. The opportunities to develop a more

		Mansfield and North Nottinghamshire to develop a more productive economy.	productive economy in the area referred to are acknowledged. The Local Plan (and other district strategies and projects) will help to facilitate this.
Hallam Land Management (Nineteen47)	IO/24	Consultee states that option A or C is recommended to ensure the provision of employment sites meeting changing demand. It is suggested the council should undertake an assessment of local level requirements. To support the growth strategy, the allocation for a range of flexible use employment sites can meet potential demand. The council should review recent take up rates for employment land to understand local provision and demand.	The approach taken to employment will be based on up-to-date evidence that will be prepared to support the Local Plan. The ability to provide above the level of identified need will be subject to suitable land / premises being available.
Hallam Land Management + Harworth Group (Nineteen47)	IO/25	Consultee states they recommend option A or C to be considered further. It is suggested that the council should undertake assessment of the local level requirements. To support the growth strategy, a competitive market can be maintained. The council should review recent take up rates for employment land/buildings. The interaction between employment land and housing should be carefully considered.	The approach taken to employment will be based on up-to-date evidence that will be prepared to support the Local Plan.
The Lindhurst Group	IO/27	The consultee welcomes Option B and D. The consultee disagrees with option C, due to the oversupply of a number of use classes on employment land, and the consequences on the market. The consultee promotes the use of employment studies to inform the quantity of employment land required. The consultee recognises that Mansfield operates where there is neighbouring competition and option B is welcomed. The consultee also welcomes the use option D with more up-to-date evidence at county wide scale. The chosen option should reflect changing economic markets and acknowledge Class E and Sui Generis, allowing flexibility.	Noted. The mix of employment uses will need to be considered in accordance with the recommendations of up-to-date evidence that will be prepared to support the Local Plan. The council have and continue to liaise with neighbouring authorities as part of the Duty to Cooperate.



	IO/28	Consultee states option C, with a greater emphasis on hi-tech, digital industry and e-sports. Along with retrofitting of insulation and energy efficient measures for older properties.	Noted.
Historic England	IO/29	Consultee recommends the council to consider this issue in the context of what can be sustainably developed without harmful impact on the historic environment.	Noted.
Woodhall Homes	IO/30	Consultee states the labour market is a key driver of the housing market. The target for employment growth should be as high as possible to ensure economic and housing delivery. Every opportunity should be provided to regenerate the district, flexibility within option C will support jobs and investment.	Noted. All growth scenarios will be considered and will be subject to thorough testing.
Nottinghamshire County Council	IO/32	Consultee states option B may be the most appropriate.	Noted.
Richborough	IO/34	The approach to employment growth is welcomed including the HMA Employment Land Needs Study and Logistics Study undertaken as part of the FEMA and Notts County. This is an up to date evidence base. Mansfield's data is significantly out of date. Option C (Support employment growth above identified needs) should be pursued. Mansfield should increase their market offer and help meet Nottingham City's unmet need particularly B2/B8 storage. The ELNS sets out future need for economic development across the 8 HMA authorities and establishes the minimum need and supply of employment space. This equates to a total requirement of 294,500 sqm for office space and 180 ha of industrial and warehousing land. The ELNS is based on past take-up or economic modelling figures focused on	Noted. The mix of employment uses will need to be considered in accordance with the recommendations of up-to-date evidence that will be prepared to support the Local Plan. The council have and continue to liaise with neighbouring authorities / Greater Nottingham Strategic Plan authorities as part of the Duty to Cooperate and there is no current requirement to meet any unmet needs from other areas. Potential employment sites will be assessed as part of the Housing and Economic Land Availability Assessment and site selection process.

		<p>smaller localised distribution. There is an insufficient supply to meet the identified needs and changes in economic growth. The Nottinghamshire Core &amp; Outer HMA Logistics Study establishes the need for further large scale B8 sites to come forward (50 hectares +). Large B8 sites should be considered in the emerging Mansfield Local Plan. Greater Nottingham and Mansfield have historically underestimated the requirement for B8 big box strategic sites. Mansfield benefits from close proximity to the M1 and A1 corridors. The NPPF encourages planning policy to help deliver a strong, competitive economy. It recognises that strategic sites / logistics sites could meet these policy objectives. The NPPF also encourages planning policies and decisions which address the specific locational requirements of different sectors. Mansfield is within a key location for strategic logistics growth requiring further consideration. The Local Plan should revisit the approach to strategic distribution Option C is the most favourable as delivers the highest amount of growth within Mansfield. The site at Blidworth Lane could support the required employment land requirements. The site is close to strategic transport networks and be of a strategic scale with an accessible labour force close by. Blidworth Lane is partly within the district of Mansfield and partly the district of Newark and Sherwood, it would allow for the requirements of both authorities to be met. Mansfield need to update their internal evidence base but also align with the wider Nottinghamshire GNSP and strategic logistics studies.</p>	
Nottingham Trent University	IO/36	<p>Option D should be pursued whilst understanding Mansfield's competitive advantage. Employment growth forecasts should be based on up-to-date evidence. The</p>	<p>Noted. Information from the university would be welcomed.</p>

		university can provide information on the Mansfield economy.	
Nottinghamshire CPRE	IO/37	Options B (Work with neighbouring authorities) and D (Obtain more up-to-date evidence) are supported. Option C (more employment than needed) is not supported as it would make other land uses more difficult.	Noted.
Bellway Homes - East Midlands	IO/39	Option D (Obtain more up-to-date evidence) is supported. The emerging Local Plan will be informed by HMA Employment Land Needs Study 2021 and Logistics Study 2022. Both studies only forecast need up to 2040 so the plan period (up to 2043) needs extending to take account of the full employment need during the plan period. Employment-led development will likely increase the need for housing. The district should consider increased employment need alongside increasing housing need. For the purpose of sustained economic growth housing delivery should be sustainably located and delivered.	Noted. All growth scenarios will be considered and will be subject to thorough testing.
Gleeson Homes Regeneration	IO/40	No comments.	Noted.
Gladman Developments	IO/41	The council should consider the interaction between employment and housing. Increased jobs can require more housing. Higher employment growth would support economic growth and housing. Higher housing figure is needed for economic reasons. Up to date evidence and cross boundary work is required.	Noted. All growth scenarios will be considered and will be subject to thorough testing. Up-to-date evidence will be prepared to support the Local Plan and the council will continue to liaise with neighbouring authorities as part of the Duty to Cooperate.
Peveril Securities (Carney Sweeney)	IO/43	Option C (employment land above identified need) is supported to provide flexibility and increase the district's competitive advantage. A review of existing employment allocations is required to understand the low levels of employment land delivery. Alternative / additional	Noted. Up-to-date evidence will be prepared to support the employment aspects of the Local Plan.

		employment should be allocated. An employment site is proposed next to Oakham Business Park / Amazon. A step change in Mansfield's economic performance is needed.	
Richborough Estates	IO/44	Option C is preferable (supporting employment growth above identified needs) to provide flexibility and increase Mansfield's competitive advantage and increased choice in the market of employment sites. This, in turn, will also increase the need for housing within Mansfield.	Noted.
<b>Overall summary of key issues:</b>  <p>Option C, which proposes to provide employment growth over the identified need for flexibility, was the most popular choice. Also mentioned was the need to carefully consider the link between employment and housing, as an increase in jobs can generate a requirement for additional housing. Some consultees stated that this should be as high as possible to ensure economic and housing delivery to regenerate the district, however it was also raised that this approach could increase unemployment and cause environmental harm if additional housing is provided but the jobs do not emerge. An oversupply of employment uses could also have consequences on the market.</p> <p>Other suggestions included using empty units first, restricting conversion to HMOs, flexible use employment sites, cross boundary working and thorough test of options through the sustainability appraisal.</p>			
<b>Q6 Which of the spatial development growth option(s) do you think should be pursued? Are there any other options that should be considered?</b>			
	IO/06	No comments.	Noted.
Persimmon Homes	IO/09	Prefers Option B which would secure inward investment to Market Warsop, where suitable development opportunities exist. Increased expenditure locally will aid local businesses and services.	Noted.
Severn Trent Water Ltd	IO/10	Prefers Option A. This allows economies of scale in terms of infrastructure delivery and comprehensive master planning, making potential infrastructure improvements	Noted. There will need to be engagement with Warsop Parish Council regarding the Warsop Neighbourhood Plan. The local plan review will

		easier to plan and implement. Option C would make infrastructure delivery more difficult - cumulative impact has to be considered. Option B could conflict with the Warsop Neighbourhood Plan which is currently a working draft. This seeks limited, but sufficient housing growth to keep the Parish a viable and attractive place for people to live and work (10% of district total). Concerned that increasing this to 20% may change the character of the Parish and/or place pressure on local services and facilities.	need to allocate new housing sites and this shouldn't be constrained by a draft neighbourhood plan. The role of neighbourhood plans is not to prevent development.
Campaign for Real Ale	IO/11	No comments.	Noted.
Home Builders Federation	IO/12	States that the plan should set out a logical settlement hierarchy which meets all the housing needs and addresses all areas of the housing market with a range of allocated sites. Requests that MDC considers that the annual local housing need is only the minimum starting point and fully considers all of the issues that may result in a need for a higher housing requirement, including the need to provide a range and choice of sites, which will also have a spatial dimension. Meeting the market and affordable needs of the district will require a range of site sizes, types and locations to ensure it is delivered where it is most needed. Any geographically specific viability issues will need to be considered, as well as areas that are best suited for particular developments, such as apartment / retirement living on brownfield town centre sites. There will likely be a need to include greenfield sites for family housing and a higher percentage of affordable housing in order to provide flexibility in the housing land supply and ensure a range of housing types and tenures is provided. States that the plan should provide a wide range of deliverable and developable sites for competition and choice and a buffer to ensure	Noted. All growth options will be subject to thorough testing. It is recognised that there is a need to build in flexibility.

		needs are met in full. Relying on one or more new urban extensions would mean delivery would occur later in the plan period and increases the importance of a range of other sites to ensure a 5YHLS.	
	IO/14	Prefers option B - this will ensure greenfield between neighbouring areas and prevent urban sprawl.	Noted.
Pleasley Community Action Group	IO/15	Prefers option B - this will ensure greenfield between neighbouring areas and prevent urban sprawl.	Noted.
Only Solutions LLP	IO/19	Considers development on countryside should be avoided and that it is essential that no development is allowed on Strategic Green Infrastructure. States that development on large sites should only be allowed in exchange for maximum improvements to the environment, infrastructure and amenity.	Strategic locations for, and scale of, growth will be tested. The potential to deliver growth outside of countryside and on previously developed land will be explored. The ability to deliver all development on PDL and within the urban area will be informed by the quantity of development requirements. New development will be expected to deliver the necessary infrastructure.
National Grid	IO/20	Consultee states that pressure for development is leading to sites being brought forward that is crossed by NGET. Consultee also states that contemporary planning and urban design requires a creative approach to new development around high voltage overhead lines and other NGET assets.	Noted. The impact of the National Grid Electricity Transmission system will be considered when identifying appropriate sites for development.
Welbeck Estates Co Ltd	IO/22	Consultee states that option C could be further developed to include positive aspects of options A and B. The delivery of SUEs already identified must continue in the new Local Plan. Small and medium sites are also important to ensure housing supply and delivery, including in Market Warsop and Warsop Parish. A dispersed approach to development, directing growth to the most sustainable settlements is widely accepted and proven nationally.	Noted. The currently allocated SUEs make a valuable contribution to housing delivery. Some have already been implemented. A combination of options will be considered in terms of strategic growth and the objective is deliver growth in sustainable locations.

Commercial Estates Projects Ltd	IO/23	Consultee states option A, new urban areas as the most sustainable.	Noted. This is one of the options being considered.
Hallam Land Management (Nineteen47)	IO/24	Consultee states that the principles of option A, are broadly supported. However, the distribution and deliverability of allocated sites should be fully reviewed to assess the approach of three SUEs plus smaller sites continues to be appropriate. Of the SUE sites, only Berry Hill has delivered any housing. A review of the SUE sites has been undertaken and confirms the following: The representation lists planning consents related to SUEs in Mansfield District, on larger sites over 50 units, those allocated sites which have not yet received a planning permission and sites assessed in the HELAA designated for Green Infrastructure. The representation goes on to compare sites discounted against the site promoted through this representation. The consultee considers an alternative option F, based on continued concentration of delivery in Mansfield, as per option A, but with a focus on allocating a wider range of sites, not only SUE and small site allocations.	Noted. A variety of delivery options is being considered alongside continued delivery of currently allocated SUEs. Specific sites will be considered at the next stage of Local Plan development.
Hallam Land Management + Harworth Group (Nineteen47)	IO/25	Consultee broadly supports the principles of option A. However, the spatial distribution and deliverability should be fully reviewed, to assess whether the focus of three SUE sites, plus smaller sites is appropriate.	All growth options, including urban concentration, will be subject to further investigation. The SUEs are allocated and make a potentially valuable contribution to delivery, particularly in the context of increased housing requirements.
The Lindhurst Group	IO/27	The consultee supports the use of option A, continuing with the previous policy position. The consultee considers this is the most appropriate approach to enable sustainable development.	Noted, all growth options, including urban concentration, will be subject to further investigation.

	IO/28	Consultee states option B, it is agreed with re-populating the town centre but there needs to be control on the type of conversions taking place. It is felt that under current legislation social problems are being built in for local councils to manage.	Noted. The impact of certain types of accommodation on the character of the town centre is recognised. Appropriate policy responses could be explored.
Historic England	IO/29	Consultee states they would welcome the historic environment being a factor in the decision process. If there are areas where harm would occur, then it is recommended other sites are considered.	The historic environment and impact on heritage assets are an issue that will be considered in determining suitable growth options.
Woodhall Homes	IO/30	Consultee states a hybrid approach of option C and D is considered the most appropriate. Including the consideration of sustainable sites, such as Rainworth building on the success at Three Thorn Hollow Farm (H1d). Consultee states the strategy should ensure there is sufficient choice and flexibility to deliver housing requirements in sustainable locations, rather than on main urban areas or relying on major sites. This can be complex and have a number of constraints. These may impact delivery and exacerbate viability issues. Where brownfield sites do not deliver, the council may fail to meet the identified housing needs. An approach that plans positively and flexibly, should be pursued.	Noted. All growth options will be subject to thorough testing. It is recognised that there is a need to build in flexibility. Specific sites will be considered at the next stage of plan development.
Sport England	IO/31	Consultee states they would advocate an approach which supports active travel and combined trips.	Noted. Sustainable travel and travel choice are important considerations when identifying suitable site options.
Nottinghamshire County Council	IO/32	Consultee states option A seems the most appropriate, resulting in well-connected sites.	Noted. All growth options will be subject to thorough testing.



Warsop Estate	IO/33	Options B (increase in Market Warsop) and C (greater distribution) are supported. This would help deliver and retain infrastructure and services and encourage regeneration and economic growth. SUE delivery could be part of the distribution development. SUES can be difficult to deliver. Dispersal de-risks the Plan from non-delivery of strategic sites. A greater number of smaller allocations is preferred as they create a competitive land market. Strategic sites monopolise and control delivery and price to suit their purposes. Smaller sites allow opportunities for SME builders and satisfies the NPPF requirement for 10% of sites of a hectare or less. A SUE or similar type delivery could be achieved but not the lions share of development.	Noted. All growth options will be subject to thorough testing. It is recognised that there is a need to build in flexibility. Specific sites will be considered at the next stage of plan development. The contribution of smaller sites is recognised.
Richborough	IO/34	The spatial strategy considers where development will go and how it will be delivered. The review allows an opportunity to assess whether the Mansfield urban area is the most sustainable location for growth. Option A (urban concentration around the Mansfield Urban Area) is supported and can sustainably support further growth. Employment land is best when close to the strategic road network and classified roads (A617, A6191 and A60). There should be more focus on employment land required including the logistics sector. The ELNS recognises lack of available large-scale distribution sites and that the Mansfield area only has 1 large-scale strategic warehouse (Penniment Farm). There is an undersupply of large-scale logistics sites within the district. Option A (Continue with the previous policy approach of urban concentration) is generally supported. More consideration of the logistics sector is needed.	Noted. All growth options will be subject to thorough testing. The Local Plan will seek to gather evidence that considers the quantity and type of employment land required and where it is best delivered.

Nottingham Trent University	IO/36	Modelling work should inform spatial development options.	Noted.
Nottinghamshire CPRE	IO/37	Option A (urban concentration) is preferred as it offers the best protection of open countryside and is the most efficient use of infrastructure.	Noted. All options will be considered including 'urban concentration'.
Natural England	IO/38	Natural England does not have a preference for any spatial development options. Development should be on the least environmentally valuable land. The chosen approach should not result in adverse impacts on designated nature conservation sites or Best and Most Versatile agricultural land (BMV). Biodiversity Net Gain, GI, climate change adaptation & mitigation, and recreational disturbance issues are proactively considered from early stages of plan development. Recreational pressures on the possible potential Sherwood Special Protection Area (ppSPA) should be considered. Mitigation may be required to prevent damage to the potential designated area. The 'Recreational Impact Assessment (RIA)' prepared for the Bassetlaw Local Plan should be referred to. The RIA provides useful baseline information in relation to both the designated sites and ppSPA. A 10km Impact Risk Zone around Clumber Park SSSI and the Birklands & Bilhaugh SSSI / SAC and Sherwood Forest National Nature Reserve (NNR) has been created. Within the IRZ Natural England request that developments of 50 dwellings or more should provide a Recreational Impact Assessment with appropriate measures to mitigate adverse impacts. Provision of natural greenspace within the development site could divert visitor pressure away from the SSSI. Within Mansfield District the IRZ would cover the Market Warsop area. The Recreational Impact Assessment for Birklands & Bilhaugh SAC identified a Zone of Influence (ZoI) within a radius of 8.9km of the	The natural environment and impact on habitats and species are issues that will be considered in determining suitable growth options. MDC are mindful of designated natural assets and the ppSPA. Evidence, such as the RIA, will be used to inform the plan. A HRA / Appropriate Assessment will be commissioned.

		SAC. This was considered in the HRA of Newark & Sherwood District Council Plan as an appropriate area to consider recreational disturbance and proposed as a suitable Zol. Within this 8.9km zone developments would need to consider the provision of Sustainable Alternative Natural Greenspace (SANGs). Part of Mansfield District's area would fall within the Zol.	
Bellway Homes - East Midlands	IO/39	NPPF allows for significant development based on sustainable locations with a choice of transport modes. Options A (Urban concentration), C (dispersed approach) and D (Trend distribution) supported as a blended approach. Mansfield is the most sustainable settlement and should be the focus for future development. A mixture of sites are needed to maintain supply including land north of Old Mill Lane (an accessible and sustainable location that requires limited infrastructure). Relying on SUE scale growth risks supply early in the plan period. A Vision Document is attached relating to delivery of: (a) c.260 dwellings (b) A mix of house types and sizes, including affordable housing (c) Landscaping, open space and play areas (d) New footpath links (e) Biodiversity enhancements.	Noted. A combination of options, including urban concentration, will be considered in terms of strategic growth and the objective is to deliver growth in sustainable locations. Specific sites will be considered at the next stage of plan development.
Gleeson Homes Regeneration	IO/40	The new Local Plan should provide for increased growth in Warsop Parish (Option B). To help maintain existing services, provide housing choice; and deliver affordable housing.	Noted. A combination of options, including development at Warsop, will be considered in terms of strategic growth.
Gladman Developments	IO/41	Option A is the most suitable development scenario (urban concentration) as it directs growth to the two largest and most sustainable settlements. Other spatial development options such as new settlements /large urban expansions are not supported and take years to deliver. A	Noted. A combination of options, including urban concentration, will be considered in terms of strategic growth and the objective is to deliver growth in sustainable locations. SUEs are already allocated / committed in the adopted Local Plan.

		focus on densification, regeneration and brownfield sites are not supported and delivery is vulnerable.	Use of PDL, infill and regeneration are options to be explored.
Peveril Securities (Carney Sweeney)	IO/43	Option A (Continue with urban concentration) is supported including directing development to Mansfield urban area and encouraging development that lies immediately adjacent to existing employment areas. New employment development should be located close to centres of population and employees. New jobs should be close to areas of high unemployment and deprivation. The Mansfield urban area is well located to the strategic road network. The Mansfield urban area also has the highest levels of public transport and active travel - concentrating growth here would take advantage of sustainable forms of public transport and be NPPF compliant.	A combination of options, including urban concentration, will be considered in terms of strategic growth. The location of employment land and access to transport choice is also a key consideration.
Richborough Estates	IO/44	Having considered the five options within the consultation document, it is our view that Option A represents the most logical approach. That is, continuing with the previous policy approach of urban concentration which directs most development (90%) to the Mansfield urban area and 10% to Warsop Parish, with a settlement hierarchy to direct the scale of growth for other areas. The previous local plan focused on three larger Sustainable Urban Extension sites supplemented by a number of smaller sites. This approach will allow economies of scale in terms of infrastructure delivery and comprehensive master planning. The prioritisation of development to the Mansfield HMA has been the favoured approach in the existing local plan, and has clear reasoning behind it, given the wide range of services available within the HMA, meaning any new development in the vicinity will be well-served and sustainable. Land East of Beck Lane and North of Skegby	A combination of options, including urban concentration and continuing SUEs will be considered in terms of strategic growth and the objective is to deliver growth in sustainable locations. Specific sites will be considered at the next stage of plan development.

		Lane is within the Mansfield HMA and existing urban fringe area of both Mansfield and Ashfield. It is sustainable and well-located to receive growth.	
<b>Overall summary of key issues:</b>  Representations supported a variety of strategic solutions to locating growth. Some representations supported 'urban concentration' as the ongoing preferred strategic approach, others preferred increased focus on other areas (including market Warsop). Some responses were shaped by sites being promoted. There was some concern that SUEs would not deliver as anticipated and that 'Previously Developed Land' should be explored. A range of sites were suggested, but these are for the next stage of plan making.  Support for increasing the housing requirement over the local housing need figure as this would provide flexibility and help to meet the market and affordable needs of the district. A range of site sizes, types and locations are required to ensure delivery. Concerns raised regarding option c as it would be difficult to address cumulative effects of development. Concerns raised regarding option B which would increase the percentage of housing directed to Warsop to 20% as it may change the character of the parish and place pressure on services.			
<b>Q7 Which of the strategic greenfield designation option(s) do you think should be pursued? Are there any other options that should be considered?</b>			
	IO/01	States that local parks should be maintained first - gives the Manor Complex as an example.	Noted. Parks are mostly protected by policies relating to public open space.
	IO/06	No preferred option. States it is an important consideration, to not place out of character features in existing housing areas. Such as industrial buildings like Savannah Rags (where residents are still waiting for a clear up operation following the recent fire).	Noted. This does not relate to 'strategic greenfield designations' albeit a planning consideration.
Persimmon Homes	IO/09	Prefers Option C - a review of countryside designation should be undertaken.	Noted.
Severn Trent Water Ltd	IO/10	Option B is preferred. As per response to Q3. Particularly important strategic areas of open land are: between the	Noted. The benefits of 'green wedge' or 'area of separation' will be considered as a strategic tool. This will need to assess the balance between

		Lindhurst urban extension and Rainworth, and between Mansfield West and Ashfield District.	accommodating growth needs and shaping the urban area.
Campaign for Real Ale	IO/11	No comments.	Noted.
Home Builders Federation	IO/12	States that the countryside designation requires review in order to accommodate growth. This should be done in tandem with the development strategy. Keen for a range of type and sizes of housing allocations across the district. Note that mandatory BNG and production of Local Nature Recovery Strategies are matters for the plan to consider. There may be spatial implications on the countryside policies / designations if BNG is delivered off site.	Noted. Any review of countryside boundaries should be shaped by overall development requirements and the role that countryside plays in delivering planning objectives and shaping the urban area.
	IO/14	States that MDC should prioritise brownfield sites and urbanise the town centre. This will transform the town centre and place residents closer to public transport facilities.	Noted. Use of PDL and town centre development can have benefits. It may not meet all development requirements. This will be assessed as part of the evidence base updates.
Pleasley Community Action Group	IO/15	States that MDC should prioritise brownfield sites and urbanise the town centre.	Noted. Use of PDL and town centre development can have benefits. It may not meet all development requirements. This will be assessed as part of the evidence base updates.
Only Solutions LLP	IO/19	States that options A and B should be combined to protect land designated as countryside, strategic green infrastructure and local green space, whilst also identifying enhanced protection through strategic gaps to prevent coalescence.	'Countryside' and 'green wedge' designations will be considered as a strategic tool to protect important areas from inappropriate development. Green wedges / areas of separation could be assessed where important strategic gaps exist.
Welbeck Estates Co Ltd	IO/22	Consultee states that none of the proposed options should be pursued and a new option D should be considered to pursue the designation of Green Infrastructure sites to ensure protection and enhancement. The consultee views that on the basis of limited areas of countryside, a specific	Noted. Removing Countryside (and similar) designations would not allow the LPA to control the extent of development. Identified Green Infrastructure sites (whilst important) do not offer

		countryside policy would be purposeless. Instead opting for an enhancement to the Green Infrastructure policy to prevent coalescence between Mansfield, Market Warsop and Warsop.	strategic protection to prevent sprawl and / or coalescence.
Commercial Estates Projects Ltd	IO/23	No comments.	Noted.
Hallam Land Management (Nineteen47)	IO/24	The consultee considers option A to be an appropriate approach. The consultee also identifies a review of the current boundaries will be required if this approach is pursued and suitable clauses should be included to allow the consideration of development in the countryside. Option C could be an appropriate response if it supports a flexible approach to countryside areas, in the context of the BNG requirement.	Noted. Continuing with a 'Countryside' designation is an option that will be considered. The need to review boundaries will be guided by the quantity of development required.
Hallam Land Management + Harworth Group (Nineteen47)	IO/25	Consultee considers option A to be an appropriate approach. A review of the current boundaries will be required, if pursued with the addition of suitable clauses to allow for the consideration of development. Consultee also considers option C could be an appropriate response, if it supports a flexible approach to the countryside, in particular BNG.	Noted. Continuing with a 'Countryside' designation is an option that will be considered. The need to review boundaries will be guided by the quantity of development required.
The Lindhurst Group	IO/27	The consultee agrees with option A, the existing approach of designating countryside, focusing developing on the built up area.	Noted. Continuing with a 'Countryside' designation is an option that will be considered.
	IO/28	The consultee states option A.	Noted. Continuing with a 'Countryside' designation is an option that will be considered.
Woodhall Homes	IO/30	Consultee states a blanket ban approach to development in the countryside would not be consistent with national policy.	Countryside and similar designations do not place a 'blanket ban' on development, they seek to

		Whilst the beauty should be recognised, this should be determined through assessment work and not constrain development. Sites beyond the main urban areas, but in sustainable locations should be considered for suitable development.	ensure delivery of development in the right places. Development needs are taken into account when determining the extent of countryside. Suitable sites will be allocated for development.
Richborough	IO/34	The 'extent of the countryside designation' may need to be reviewed to accommodate growth if required. Option C is preferred which considers the necessity of the existing countryside designation and whether this is required to strategically guide the location of development. Additional employment land is required to come forward of a strategic scale close to the strategic highway network. Much of the existing countryside designation falls within or close to land designated countryside. This needs to be reviewed. Green Belt restricts development and inhibits delivery of new logistics units in many instances suppressing market supply it may need to be released to accommodate growth. The site at Blidworth Lane is partially located within the Green Belt and partly located within the Countryside designation (Mansfield). For sites to come forward in sustainable locations a review of the Countryside and Green Belt Designations are needed. In order to deliver the economic prosperity and job creation, Green Belt release is needed. The Blidworth Lane site connects to the strategic highway network and provides suitable B8 provision. Reviewing the site designations will enable sustainable development and meeting market demand, in line with Option C.	Noted. Continuing with a 'Countryside' designation is an option that will be considered. The need to review boundaries will be guided by the quantity of development required. This includes the need for employment land and B8 provision. Detailed site selection is part of the next phase of plan development.
Nottinghamshire CPRE	IO/37	Option B (pursue green wedge or area of separation designations) could provide an opportunity to protect strategic gaps and prevent coalescence of development.	Noted. The benefits of 'green wedge' or 'area of separation' will be considered as a strategic tool. This will need to assess the balance between



			accommodating growth needs and shaping the urban area.
Natural England	IO/38	Natural England has no preference for the greenfield designation options presented. Any solution should contribute towards the Nature Recovery Network and Green Infrastructure network. There should be connectivity between designated sites, Local Wildlife Sites, GI, urban areas and surrounding countryside. Nature Recovery Network and people-nature connections should be strengthened. Connections should be considered locally, regionally, nationally and internationally.	Noted. GI and biodiversity issues are considered under other policy areas. However, it is recognised that the issues are interconnected.
Bellway Homes - East Midlands	IO/39	Option A (relying on countryside) is the preferred approach. National policy affords sufficient protection to sites in the countryside beyond development limits where a five year housing land supply is maintained. Green Wedge designations are not necessary.	Noted. Continuing with a 'Countryside' designation is an option that will be considered.
Gleeson Homes Regeneration	IO/40	It is not appropriate to introduce green wedge/area of separation designations in the new Local Plan (Option B). Continued use of settlement boundaries (Option A) is preferred but reviewed to take account of new allocations. A criteria-based policy that sets out the circumstances when it might be acceptable to develop land outside settlement boundaries should be included in the plan.	Noted. Continuing with a 'Countryside' designation is an option that will be considered. The need to review boundaries will be guided by the quantity of development required.
Gladman Developments	IO/41	The countryside designation will need to be reviewed to accommodate growth as required. A range of type and sizes of housing allocations are required.	Continuing with a 'Countryside' designation is an option that will be considered. The need to review boundaries will be guided by the quantity of development required.
Peveril Securities	IO/43	The proposed site is a suitable employment allocation - notwithstanding this 'countryside' designations to control	The need to review boundaries will be guided by the quantity of development required, this includes the need for employment land.

(Carney Sweeney)		growth outside of the built up area are supported and NPPF compliant allowing new employment close to centres.	
Richborough Estates	IO/44	Option A (designating areas outside of built-up areas as countryside) should be the preferred approach. Additional designations are not necessary.	Noted. Continuing with a 'Countryside' designation is an option that will be considered.
<b>Overall summary of key issues:</b>  The majority of responses preferred the retention of a 'countryside' designation. However, there was a recognition that the boundaries of countryside may need to be reassessed to accommodate development. There was more limited support for 'no strategic greenfield designation' and 'Green Wedges / Areas of Separation/'. Some of the representations received identified specific sites and areas which will be considered at the next stage of plan development.			
<b>Q8 Are there other issues related to scale and location of growth that have been missed?</b>			
	IO/06	Asks how often the brownfield register is updated, particularly as areas change over time, and appear more like greenfield sites. In relation to town centre regeneration, suggests all approach roads to Mansfield are kept in reasonable condition to enhance the approach. Gives Rock Hill / Fisher Lane and Station Street as bad examples.	The Brownfield Register currently needs to be updated. The Register does not identify all Previously Developed Land (PDL) sites and others will contribute to delivery. Road conditions are the responsibility of Nottinghamshire County Council and the Local Plan has limited influence over this issue.
Persimmon Homes	IO/09	BNG cost implications impose viability constraints on all sites, establishing where BNG sensitive areas exist will play an important role in site suitability / delivery.	Noted. BNG issues are considered elsewhere in this consultation document.
Severn Trent Water Ltd	IO/10	Supports utilising brownfield sites, where development can take advantage of separating surface water from combined sewers where appropriate.	Sustainable Drainage issues are considered elsewhere in the Issues and Options consultation. PDL will be expected to deliver SuDS where possible.
Campaign for Real Ale	IO/11	No comments.	Noted.

Home Builders Federation	IO/12	States how NPPF para 69 requires at least 10% of an LPAs housing requirement to come forward on sites under 1 ha. MDC should allocate sustainably located small sites to increase certainty for developers and support the SME sector who experience difficulties with funding without a planning permission. Securing permission is more difficult if small sites are not allocated. States it will be important for the plan and evidence base to set out how the plan will deliver 10% of homes on small sites, and more if possible. Notes that the current plan makes a small allowance for windfall developments of 38 dpa. This approach is supported and should be monitored and kept under review. Reflects that the housing numbers are only a minimum. Due to uncertainties of delivering brownfield regeneration sites HBF suggest any housing delivered is viewed as addition housing. HBF please that the consultation recognises the need for greenfield development.	Noted. The Local plan will seek to be consistent with the NPPF, including in seeking to secure 10% of new dwellings on small sites. The Council will continue to monitor density through updates of the Housing and Employment Land Availability Assessment.
	IO/14	States that mass development that puts pressure on service provision should be avoided (for example Pleasley Hill Farm). Also states that consultation is a big issue. Need to ensure notifications reach a wider audience. Makes a number of comments re the Pleasley Hill Farm proposals.	New development should seeks to provide the infrastructure necessary to mitigate impacts – regardless of size. The council has a Statement of Community Involvement and has to meet consultation requirements set out in Planning Regulations.
Pleasley Community Action Group	IO/15	States that mass development that puts pressure on service provision should be avoided (for example Pleasley Hill Farm). Also states that consultation is a big issue. Need to ensure notifications reach a wider audience. Makes a number of comments re the Pleasley Hill Farm proposals.	New development should seeks to provide the infrastructure necessary to mitigate impacts – regardless of size. The council has a Statement of Community Involvement and has to meet consultation requirements set out in Planning Regulations.
Welbeck Estates Co Ltd	IO/22	The consultee states that SUEs should be referenced as they are important to the provision of housing and employment land supply.	SUEs are allocated in the existing Local Plan and future SUEs can be an option in the future.

Commercial Estates Projects Ltd	IO/23	No comments.	Noted.
Hallam Land Management (Nineteen47)	IO/24	No further comment at this stage.	Noted.
Hallam Land Management + Harworth Group (Nineteen47)	IO/25	No further comment at this stage.	Noted.
The Lindhurst Group	IO/27	The consultee agrees with the issues identified and have no further recommendations.	Noted.
	IO/28	No comments.	Noted.
Woodhall Homes	IO/30	Consultee states viability considerations are critical and national policy recognises this consideration. Development should not be subject to obligations that burdens the ability to be developed viably. To ensure schemes can be delivered, costs and values need to be considered along with returns to the willing landowner and developer.	Viability evidence will be pursued as part of the development of the Local Plan. Viability evidence will accord with Planning Practice Guidance.
Warsop Estate	IO/33	Strategic distribution could be informed by suitable site opportunities which are not in strict accordance with the current spatial strategy but have potential to add community value or the use of redundant land such as at Warsop.	The Issues and Options stage of the Local Plan development is not looking at specific sites. The need for strategic distribution has been informed by the Nottinghamshire Strategic Distribution Study.
Environment Agency	IO/35	Para 3.22 EA support the principle of using Brownfield sites but many are in areas of flood risk and contamination which require ground remediation to be brought back in to use.	Noted. Flood risk is a key consideration and constraint to potential site options.

Nottingham Trent University	IO/36	Travel infrastructure should inform housing developments and scale / location of growth to reduce car reliance / improve sustainable and public transport. Some areas have poor public transport (infrequent and expensive). Access to amenities (shops /green spaces) are a consideration.	Agreed. Transport infrastructure, transport choice and sustainable transport are all issues that are considered when assessing suitable site options and policies.
Nottinghamshire CPRE	IO/37	A brownfield first approach should be adopted in the plan to protect open countryside and locate development where it is most easily be served by necessary infrastructure.	Noted. Brownfield land can make an important contribution to delivering development. However, it is unlikely that all development needs could be met on brownfield land.
Gleeson Homes Regeneration	IO/40	The Local Plan needs to be realistic in assessing delivery of housing on brownfield sites which may not be viable and less likely to provide essential infrastructure.	Noted. Brownfield land can make an important contribution to delivering development. Viability evidence will be pursued as part of the development of the Local Plan.
Gladman Developments	IO/41	No comments.	Noted.
Richborough Estates	IO/44	There is a need to consider cross-boundary issues. Land East of Beck Lane and North of Skegby Lane, which is landlocked by a draft allocation within Ashfield District and existing residential development. This presents a logical opportunity for growth.	The Local plan swill address 'cross-boundary' issues as part of the Duty to Cooperate.
<b>Overall summary of key issues:</b>  Representations identified broad support for using Brownfield (previously developed) land. There were concerns that 'viability' issues should be addressed as part of the assessment of options. Other issues raised included: small site provision, delivery of Sustainable Drainage on brownfield land and ensuring infrastructure and transport provision.			
<b>Q9 Do you agree with the housing issues identified? Are there any other housing issues that should be considered?</b>			
	IO/06	Enquires whether data on the requirements for each different sector of the community is available. Asks for the	There is an existing 'Housing Needs of Particular Groups Study' that was used to inform the current

		final version of the plan to explain the meaning of each various type of accommodation to be provided (bricks and mortar, static/mobile, pitches etc), or change the term 'housing' to 'accommodation'. Asks when the Gypsy and Traveller Accommodation Needs Assessment will be available to the public. Considers a mix of housing types (referred to in 4.9) should not include mobile / static caravans and that these should be separate from bricks and mortar. Asks MDC to publicly confirm Travelling Showpeople sites at Ley Lane and Longster Lane have been in operation since 20 October 2020.	Local Plan along with some work that was done to inform the Affordable Housing Supplementary Planning Document. This will be updated as part of the Local Plan Review. The meanings of the different types of accommodation will be provided as part of the Local Plan Glossary. A new / updated Gypsy and Traveller Accommodation Needs Assessment will be prepared and be made available once completed as part of the Local Plan evidence base. The district council issued a certificate of lawful development for an existing use on 17/12/2019 (2019/0727/CLED) in respect of Ley Lane. This made it clear that the use of a travelling show person site has comings and goings, and it might be the case that the site is vacant at times but that this wouldn't change its fundamental use. It is a permanent base, and a member of the community could return at any time.
Severn Trent Water Ltd	IO/10	Considers that properties which enable home working should be provided. This will, in turn, reduce reliance on vehicular travel to and from work.	Noted – Homes come with telephone connections etc that allow for home working. Whilst the council can encourage developers to provide space for home working, everyone's requirements will differ.
Campaign for Real Ale	IO/11	No comments.	Noted.
Home Builders Federation	IO/12	States that the Housing Needs of Particular Groups Study (2018) needs updating in order to inform the housing policies on type, size and tenure, housing for older people and specialist accommodation. Suggests that consideration should also be given to the existing house mix in the locality, site location and characteristics, local needs and market evidence. Re older persons housing - HBF supports increasing the supply. Suggests a report by the Retirement Housing Group	The Housing Needs of Particular Groups Study will be updated. This will cover elements that LAs are now required to include e.g. looked after children (Ministerial Statement 23 May 2023).  The current housing mix will be reviewed and amended as required taking account of the supporting evidence that will be prepared, including

		(RHG): <a href="https://retirementhousinggroup.com/how-better-use-of-the-planning-system-can-increase-provision-of-specialist-housing-for-older-people/">https://retirementhousinggroup.com/how-better-use-of-the-planning-system-can-increase-provision-of-specialist-housing-for-older-people/</a> . States that policies will require testing as bungalows can impact upon viability and deliverability. Re self and custom build - HBF supportive of a policy which encourages self and custom-build development and sets out where it will be supported in principle would be appropriate. This could be on council land or specific allocated site/s in discussion with the landowners. Not considered appropriate to require plots within major developments due to the coordination of development activity. Re affordable housing and First Homes - states that the plan will need to reflect the current AH definition and set out a policy for First Homes.	<p>the above. The Local Plan will be subject to a viability assessment to ensure that it is deliverable.</p> <p>Comments on self and custom build are noted. Will use evidence to support the approach that is selected.</p> <p>The council accept the Affordable Housing definition will have to be reflect that which is available at the time the Local Plan is Prepared. The Plan will also set out the council's approach to First Homes, including any local criteria that will be applied. This will be based on up-to-date evidence.</p>
	IO/14	States that social housing should be increased.	Noted – The ability to do this would be dependent on a range of factors including evidence of need, funding, suitable sites and the ability to deliver accompanying infrastructure.
Pleasley Community Action Group	IO/15	States that social housing should be increased.	As above.
Welbeck Estates Co Ltd	IO/22	Consultee states that reference of the ageing population should be more specific and specify that there is a range of need for older persons accommodation.	Accept – The actual detail and needs will be examined as part of the updated 'Housing Needs of Particular Groups' study.
Commercial Estates Projects Ltd	IO/23	Consultee states Mansfield should take the opportunity to increase the population.	Noted – This is something that would be addressed under the wider strategic approach for the district e.g. in terms of the amount of housing to be delivered over the plan period. Any growth in population will need to be supported by appropriate infrastructure.

Hallam Land Management (Nineteen47)	IO/24	The consultee supports the issues identified in principle, however, highlights the Housing Needs of Particular Groups study was dated 2018. This should be updated to inform housing policies of a new Local Plan. The council should also acknowledge specific measures needed to increase the supply of homes for older people, reflecting the need for M4(2)(3) homes. All policies should be clearly defined to ensure policies are effective and in accordance with the NPPF.	Accept – The ‘Housing Needs of Particular Groups’ study will be updated to inform the new Local Plan. Policies in the new Local Plan will acknowledge the specific needs for older people (and other members of the community). All policies within the Local Plan will be compliant with the NPPF.
Hallam Land Management + Harworth Group (Nineteen47)	IO/25	Consultee states the issues identified are supported in principle, however the 2018 Housing Needs of Particular Groups should be updated. The council should also acknowledge the need to increase the supply of homes for older people, reflecting the need for the M4(2)(3) regime. The Local Plan should reflect the current definition for affordable housing, and First Homes, of which should all be clearly defined.	Accept – The ‘Housing Needs of Particular Groups’ study will be updated to inform the new Local Plan. Policies in the new Local Plan will acknowledge the specific needs for older people (and other members of the community). All policies within the Local Plan will be compliant with the NPPF.
The Lindhurst Group	IO/27	The consultee agrees with the housing issues identified and has no further recommendations.	Noted.
	IO/28	The consultee agrees with the housing issues identified.	Noted.
Woodhall Homes	IO/30	Consultee states affordable housing and mix must be considered so they do no compromise delivery or viability. Account should be given to developers local knowledge of mix and provision, which is reflective to buyers preferences and demand through sales data. Consultee states emerging policies should avoid unnecessary overlap with building regulations. Any additional requirements or standard must be evidenced or justified.	The Local Plan will be supported by an up-to-date viability assessment. The local knowledge of developers is recognised, and consideration will be given to this when developing schemes / policy. The council will seek to avoid duplication of other regulations and national policy. It is recognised that standards need to be supported by evidence. Such work will be prepared where new / amended standards are proposed.



Nottinghamshire County Council	IO/32	Consultee states strategic goal 2 of the County Council's draft housing strategy to be the core principle that underpins delivery of adult social care. It is crucial that development considers to meet the needs of an ageing population, and those with additional needs.	Consideration will be given to other plans and strategies when developing the Local Plan. It is acknowledged that differing housing needs should be considered within development. The councils Housing Needs of Particular Groups Study will also be updated.
Environment Agency	IO/35	Section 4 Housing. Gypsy and Traveller accommodation - caravans for permanent residential use are classified as highly vulnerable in flood risk terms and not appropriate in flood zone 3a.	Accept – The council will ensure any allocations for such accommodation is not situated within flood zone 3a.
Nottingham Trent University	IO/36	The housing issues are relevant. Future-proofing is encouraged to meet future homes standards (affordable to run and buy).	The importance of housing being future-proofed to meet these standards is accepted.
Bellway Homes - East Midlands	IO/39	The consultee agrees with the housing issues identified. The greatest need is for two and three-bedroomed properties (and larger homes). The Site at Old Mill Lane has the potential to provide a range of house types and tenures to meet a range of needs. There is access to local services and facilities and public transport.	Noted – The Housing Needs of Particular Groups Study (and other housing evidence as required) will be updated to identify the housing need and inform the mix. All sites submitted will be considered and assessed against various criteria. Those considered most suitable will be selected to meet the identified need and will be subject to consultation as part of the Plan making process.
Gleeson Homes Regeneration	IO/40	Affordable housing is one of the housing issues identified. The plan should allow sensitively-planned growth in rural settlements to provide local housing choice including affordable housing.	Noted – The approach to housing in rural settlements including affordable housing will be considered as part of the development of the spatial strategy for the district. This will be based on the evidence base that will be produced to support the Local Plan.
Gladman Developments	IO/41	The Housing Needs of Particular Groups Study dates from 2018 and needs updating. Updated evidence could inform housing policies on type, size and tenure, housing for older people and specialist accommodation. Local circumstances and viability need to be considered. The definition of	Agree – The Housing Needs of Particular Groups Study will be updated. The Local Plan will be supported by an up-to-date viability assessment. The definition of affordable housing is based on that within the NPPF.

		affordable housing needs updating to reflect 'first homes' and recent guidance.	
Richborough Estates	IO/44	Agree with the main housing issues listed within the consultation document are correct. The plan should make provision for the many and varied housing needs across the District / HMA. The plan should consider unmet need from the Nottingham HMAs and the District of Ashfield.	The Local Plan will take account of the various housing needs in the district. The approach taken will be supported by an updated 'Housing Needs of Particular Groups'. The meeting of unmet need from other local authority areas will be subject to discussions with the authorities concerned and an assessment of capacity to provide such homes along with that of local infrastructure that is required.
<b>Overall summary of key issues:</b> <ul style="list-style-type: none"> <li>• There was agreement with the issues identified however it was felt that a number of specific issues needed addressing including provision to allow home working, more social housing and housing in rural areas / settlements.</li> <li>• It was felt that it is important to get a good balance with the housing mix and to take account of specific needs of the population. Clarity sought in respect of elements to do with Gypsies and Traveling Show People.</li> <li>• There is a need to update the Housing Needs of Particular Groups Study.</li> </ul>			
<b>Q10 Which of the affordable housing option(s) do you think should be pursued? Are there any other affordable housing options that should be considered?</b>			
	IO/04	States that they (houses?) are not affordable.	Unclear if this refers to housing in general or those to rent / purchase. The actual cost of buying a home is outside of the control of the planning system. It can however seek to ensure delivery of the various types of 'affordable housing' as defined in the NPPF subject to evidence of need.
	IO/06	No preferred option. Comments that it makes no difference where you choose to live, as elements are introduced to the area and make it less desirable. States that residents have little / no control or say.	Noted - The actual choice of who actually lives in a dwelling is not a planning matter.

Persimmon Homes	IO/09	Option A is considered to be a sound approach however should be subjected to a review as per Option B to ensure it remains fit for purpose.	Noted – Whichever option / approach is selected, this will be based on the wider evidence base, including the updated 'Housing Needs of Particular Groups' Study, along with the requirements of the NPPF and other national policy / guidance.
Campaign for Real Ale	IO/11	No comments.	Noted.
Home Builders Federation	IO/12	States that the AH policy will need to provide certainty whilst allowing flexibility to respond to site specific issues. AH levels to be sought should be robustly testing and informed by a whole plan viability assessment that tests various scenarios. Notes that off-site contributions can play an important role for SME developer, particularly where a Housing Association partner is not attracted. A policy should be included to set out how/when this will be acceptable. States that increasing the overall amount of open market housing may increase the delivery of affordable housing as it is usually expressed as a percentage. MDC should consider how much open market housing is needed to secure viable delivery of affordable housing.	<p>The need for flexibility in affordable housing policy is acknowledged. The approach taken will be based on up-to-date evidence and subject to viability testing. The importance of off-site contributions is acknowledged. The council's adopted Affordable Housing Supplementary Planning Document (<a href="https://www.mansfield.gov.uk/spd">https://www.mansfield.gov.uk/spd</a>) sets out when such contributions will be considered appropriate.</p> <p>As part of the Local Plan review, the council will ensure that such information continues to be set out.</p> <p>The link between provision of market housing to help deliver affordable housing is acknowledged.</p> <p>As above, the approach to how much market housing / affordable housing to be provided will be based on updated evidence and viability testing.</p>
	IO/14	States it is not clear what the zones are. Prefers option B. In relation to option A, consider brownfield sites first and afford priority to updating the brownfield register.	The zones relate to those for affordable as set out in the current Local Plan. The council will seek to ensure that housing is developed on a suitable mixture of greenfield / brownfield land. The actual amounts will be subject to evidence and viability

			testing. The need to update the Brownfield register is acknowledged.
Pleasley Community Action Group	IO/15	States it is not clear what the zones are. Prefers option B. In relation to option A, consider brownfield sites first and afford priority to updating the brownfield register.	As above.
	IO/18	Prefers option B. States that any review should include different housing typologies where there are differences in viability. Reminds MDC of the increased emphasis on Local Plan viability testing in para 58 of the NPPF and para 002 Reference ID: 10-002-20190509 of the PPG. The council's evidence will need to be robust. States that any forthcoming local plan viability assessment would need to include specialist housing for older people in accordance with para 004 (Reference ID: 10-004-20190509) of the PPG on viability to ensure the delivery is not delayed. States the council must ensure an up-to-date viability assessment is undertaken to inform the future plan, and include a number of typologies that include older peoples housing. If this is not found to be viable an exemption must be provided to ensure no delay to the provision of much needed older persons housing. Directs the council to a briefing note on viability prepared for Retirement Housing Group by Three Dragons, May 2013 (updated February 2013 (RHG Briefing Note) available from <a href="https://retirementhousinggroup.com/rhg/wp-content/uploads/2017/01/CILviability-appraisal-issues-RHG-February-2016.pdf">https://retirementhousinggroup.com/rhg/wp-content/uploads/2017/01/CILviability-appraisal-issues-RHG-February-2016.pdf</a> . This looks at how sheltered housing and extra care development differs from mainstream housing.	<p>Noted – The approach taken will be based on up-to-date evidence and subject to viability testing. The need to consider specialist housing for older people is acknowledged and will be factored in as part of a review of the 'Housing Needs of Particular Groups' Study.</p> <p>The council thanks the respondent for the link to the specific document.</p>
Only Solutions LLP	IO/19	Considers that option C would only work for council-led development as commercial developers aim to maximise their profits. It doesn't make sense to let the majority of developers off the hook for delivering affordable housing	Noted – The approach to both market housing / affordable housing and development in the countryside will be based on up to evidence /

		(and reduce variety and spatial distribution.) Would not support development in the countryside, but if this was to occur there should be a requirement for a much higher proportion of affordable housing to help deter development here and also to reflect the higher prices charged for market housing, and lower costs of development, in these locations.	viability testing. The higher costs of housing in the countryside are acknowledged.
Welbeck Estates Co Ltd	IO/22	Consultee states that option B should be pursued as the zones are not representative nor been taken forward in the Affordable Housing SPD. The assessment should be made on a site by site basis, rather than zoning and take into account specific site circumstances. Property sales rates should also be considered.	Noted – The council will review the affordable housing zones in the current Local Plan. Using updated evidence (including viability), it will determine if zoning or a different approach to the delivery of affordable housing is required.
Commercial Estates Projects Ltd	IO/23	Consultee states option B, affordable housing to be informed by up to date evidence on viability.	Preferred option noted. The Local Plan will be supported by an up-to-date viability assessment.
Hallam Land Management (Nineteen47)	IO/24	The consultee recommends an alternative option D, where the current requirements are reviewed with reference to the Whole Plan Viability Assessment. This will ensure affordable housing to remain proportionate and deliverable without amending the policy approach in accordance with paragraph 58 of the NPPF. Off-site affordable housing can play an important role, it may be appropriate to consider a clause reflecting option C where suitable. The Local Plan should also consider a policy how and when commuted sums for affordable housing will be accepted. The consultee also highlights the importance to acknowledge that an increase in the housing target, can assist in the delivery of affordable housing.	<p>The council thanks the consultee for submitting an alternative option for consideration.</p> <p>The Whole Plan Viability Assessment will be an important consideration when determining the approach to affordable housing.</p> <p>The importance of off-site contributions is acknowledged. The council's adopted Affordable Housing Supplementary Planning Document (<a href="https://www.mansfield.gov.uk/spd">https://www.mansfield.gov.uk/spd</a>) sets out when such contributions will be considered appropriate. As part of the Local Plan review, the council will ensure that such information continues to be set out. The link between provision of market housing to help deliver affordable housing is acknowledged.</p>

Hallam Land Management + Harworth Group (Nineteen47)	IO/25	Consultee recommends than an alternative option D is adopted, where current requirements are reviewed with the Whole Plan Viability Assessment. To ensure that affordable housing requirements remain proportionate and deliverable. In accordance with para 58 of the NPPF, affordable housing policies should offer flexibility in their requirements, it is important affordable housing is robustly tested through viability assessment. Off-site affordable housing can play an important role in meeting the target, it may be appropriate to consider a clause reflecting option C. The Local Plan should include a policy setting out how and when commuted sums will be accepted, providing clarity.	As above.
The Lindhurst Group	IO/27	The consultee highlights the recent affordable housing SPD and recommends the continued approach of option A, to provide 10% affordable housing provision. This 10% should include the provision of First Homes.	Noted – The Local Plan will also set out the Councils approach to First Homes, including any local thresholds (if appropriate). This and how First Homes will be factored into the wider delivery of affordable housing will be based on relevant evidence and viability testing.
	IO/28	Consultee states option B, it is felt less focus on affordable housing and a greater emphasis on social housing.	Noted – The final decision on the approach to the mix between affordable housing and the various types of social housing will be based on new / updated evidence prepared to support production of the Local Plan. This includes the 'Housing Needs of Particular Groups' Study.
Woodhall Homes	IO/30	Consultee states there is a balance to be struck in the context of a housing and economic crisis, post covid 19 and links between supply, demand and affordability. Affordable housing must be justified to ensure requirements do no compromise viability. Wider issues must be considered, in terms of housing delivery through increasing supply. Consultee states option A would be logical, although suggested this should include flexibility to ensure delivery is not undermined.	<p>The wider housing context which has and continues to change is acknowledged.</p> <p>The council acknowledges the need for flexibility to ensure housing delivery is not undermined. The final approach to this will be based on new / updated evidence including the 'Housing Needs of Particular Groups' Study and Whole Plan Viability Assessment.</p>

Nottinghamshire County Council	IO/32	Consultee states the option pursued should maximise the opportunity for affordable housing. The draft housing strategy shows Mansfield delivered the second lowest affordable housing across Nottinghamshire and has the highest number of people on the housing register.	<p>Noted - The delivery rate of affordable housing in the district is acknowledged. The council will continue to work with the development industry, partners and affordable housing providers to help ensure that delivery occurs to meet the needs of the community.</p> <p>There have been recent examples of planning applications being submitted which are for 100% affordable housing. Should these be permitted / delivered, they will help with provision within the district.</p>
Warsop Estate	IO/33	Current rates of affordable housing delivery would be needed to inform this, alongside evidence of viability. Changes in circumstance (inflation, cost of living, build costs, labour costs, Biodiversity Net Gain, taxation etc) have impacted the housing landscape recently. Any option must be subject of robust viability testing. Option B is preferred. Option C is unlikely to deliver enough housing to replace market housing led delivery. 100% affordable housing could be allocated as part of a holistic approach to affordable housing delivery.	<p>The wider housing context which has and continues to change is acknowledged. The final approach to this will be based on new / updated evidence including the 'Housing Needs of Particular Groups' Study and Whole Plan Viability Assessment.</p> <p>The use of 100% affordable housing sites to aid delivery is acknowledged and the options for this could be looked at as part of the wider plan preparation. There have also been recent examples of planning applications being submitted which are for 100% affordable housing. Should these be permitted / delivered, they will help with provision within the district.</p>
Bellway Homes - East Midlands	IO/39	Viability assessment work is needed to understand how infrastructure delivery can impact the provision of affordable housing.	Noted - The Local Plan will be supported by an up-to-date viability assessment.

Gleeson Homes Regeneration	IO/40	No comments.	Noted.
Gladman Developments	IO/41	Affordable housing policies should provide certainty on requirements whilst allowing flexibility. Increased housing would increase affordable housing. Option A (Standard method plus) is supported.	The council acknowledges the need for certainty but with some flexibility to ensure housing delivery is not undermined. The link between provision of market housing to help deliver affordable housing is acknowledged.
Richborough Estates	IO/44	Affordable housing requirements should be based on evidence before modifying the policy. Clear evidence would be required to continue with the existing approach.	The Local Plan will be supported by an evidence base covering a range of issues including 'Housing Needs of Particular Groups'.  The existing approach will be looked at to ensure that it is still fit for purpose taking account of the findings of the evidence base.
<b>Overall summary of key issues:</b> <ul style="list-style-type: none"> <li>• Majority of respondents support options A or B.</li> <li>• Limited support for option C whilst an alternative Option D is suggested.</li> <li>• Need for the approach to affordable housing to be based on evidence, including viability.</li> <li>• Need for certainty combined with some flexibility.</li> <li>• Need to consider needs of older people.</li> </ul>			
<b>Q11 Which of the First Homes option(s) do you think should be pursued? Are there any other options that should be considered?</b>			
	IO/06	Prefers option B.	Noted.
Persimmon Homes	IO/09	Prefers Option A - adopting national criteria minimises the risk for confusion which could arise from a local eligibility criteria.	The point about avoiding confusion is noted. The final approach to First Homes, including any potential local eligibility criteria, will be based on the evidence base prepared to support the Local Plan e.g. Housing Needs of Particular Groups and Whole Plan Viability.



Campaign for Real Ale	IO/11	No comments.	Noted.
Home Builders Federation	IO/12	Supportive of the use of the national First Homes criteria policies within Mansfield.	The final approach to First Homes, including any potential local eligibility criteria, will be based on the evidence base prepared to support the Local Plan e.g. Housing Needs of Particular Groups and Whole Plan Viability.
	IO/14	Prefers option B.	Noted.
Pleasley Community Action Group	IO/15	Prefers option B.	Noted.
Welbeck Estates Co Ltd	IO/22	Consultee states that option A should be pursued, as it gives certainty of approach financially. Option A (b) should also be indexed.	Noted.
Commercial Estates Projects Ltd	IO/23	No comments.	Noted.
Hallam Land Management (Nineteen47)	IO/24	The consultee states that option A is the most appropriate, as there appears to be no evidence to demonstrate why a local eligibility criteria is appropriate.	Preferred approach is noted. The final approach to First Homes, including any potential local eligibility criteria, will be based on the evidence base prepared to support the Local Plan e.g. Housing Needs of Particular Groups.
Hallam Land Management + Harworth Group (Nineteen47)	IO/25	Consultee states option A as the most appropriate option, suggesting there is no evidence as to why implementing local criteria is appropriate.	As above.
The Lindhurst Group	IO/27	The consultee supports option A for First Homes, which should be provided as part of the affordable housing requirement, rather than in addition. The consultee states that option B, could result in more onerous requirements,	It is accepted that First Homes form part of the wider affordable housing offer. The decision whether to adopt the national criteria / thresholds or more local ones will be dependent on consideration

		deferring from the national standards and could impact viability.	of the housing and viability evidence that will be prepared to support the Local Plan.
	IO/28	Prefers option B.	Noted.
Woodhall Homes	IO/30	Consultee states first homes are supported, option B should be explored.	The support for First Homes is noted.
Nottinghamshire County Council	IO/32	Consultee states the option pursued should maximise the opportunity for first time buyers.	Noted.
Warsop Estate	IO/33	The existing national standards for first homes should be followed unless there is specific local justification. This would require evidence.	Noted - The final approach to First Homes, including any potential local eligibility criteria, will be based on the evidence base prepared to support the Local Plan e.g. Housing Needs of Particular Groups Study and Whole Plan Viability Assessment.
Bellway Homes - East Midlands	IO/39	Option A (Adopt the national criteria and thresholds for first homes) is supported. First Homes should be part of viability assessments.	Noted – The approach for First Homes (along with other types of affordable housing) will be considered as part of the Whole Plan Viability Assessment.
Gleeson Homes Regeneration	IO/40	No comments.	Noted.
Richborough Estates	IO/44	First Homes were introduced recently (2021) and are untested. The national approach should be adopted before seeking to vary. Local needs evidence would be needed to depart from this and a review period once the concept of First Homes has had time to bed in.	The point about First Homes being untested is noted. The decision whether to adopt the national criteria / thresholds or more local ones will be dependent on consideration of the housing and viability evidence that will be prepared to support the Local Plan.

**Overall summary of key issues:**

- Most respondents support Option A (adopting national criteria for First Homes).
- First Homes should be part of the affordable housing requirement not additional to it.
- Viability needs to be considered.

**Q12 Which of the housing mix option(s) do you think should be pursued? Are there any other options that should be considered?**

	IO/06	States that the policy should only be changed if it is not fit for purpose. Look at the evidence. Bricks and mortar and mobile / static caravans should be kept in their own distinct environments to prevent the area looking incongruous.	All policies in the current plan will be reviewed to see if they are still fit for purpose / are required within the new Local Plan. The location of any proposed housing allocations will be based on a thorough assessment to ensure that they are in the most suitable location. Wider planning applications will be considered on their merits based on a range of material considerations, including policies within the Local Plan.
Persimmon Homes	IO/09	Prefers Option A - a discretionary approach provides the most flexible means of ensuring housing delivery.	Noted.
Campaign for Real Ale	IO/11	No comments.	Noted.
Home Builders Federation	IO/12	A policy must be informed by up-to-date evidence and should include flexibility that would allow for negotiations to consider viability and other site-specific considerations on a case-by-case basis. See self build comments under Q9.	The need for flexibility is acknowledged. The approach taken will be based on up-to-date evidence and subject to viability testing. See also response to Q9.
	IO/14	Prefers option B.	Noted.
Pleasley Community Action Group	IO/15	Prefers option B.	Noted.

Only Solutions LLP	IO/19	States that option C does not seem capable of delivering a suitable mix of houses.	Noted.
Welbeck Estates Co Ltd	IO/22	Consultee states a combination of options A and C should be considered. Evidence from the SHMA is a key tool, however this should be combined with consideration toward the market demand. The type and scale should be informed by the market to meet consumer demand.	The options put forward are only initial ideas and there may be opportunities to combine a number of these. The need for the approach to housing mix to be based on evidence and which allows the market to meet demand is accepted.
Commercial Estates Projects Ltd	IO/23	Prefers option C.	Noted.
Hallam Land Management (Nineteen47)	IO/24	The consultee identifies options A and C which should be considered together. The existing policy approach should be reviewed, to ensure up to date evidence of housing need is addressed. Any policy should also include flexibility to allow for negotiations to consider viability and other factors on a case-by-case basis.	The options put forward are only initial ideas and there may be opportunities to combine a number of these. The approach to housing mix will be reviewed and considered based on evidence such as an updated 'Housing Needs of Particular Groups' Study and Whole Plan Viability Assessment. The need for flexibility to take account of issues relating to a specific case is accepted.
Hallam Land Management + Harworth Group (Nineteen47)	IO/25	Consultee states option A and C should be considered together. The existing policy approach should be reviewed, to ensure up to date evidence. Any policy should include flexibility to allow for negotiations to consider viability and other considerations.	As above.
The Lindhurst Group	IO/27	The consultee supports option A, continuing the existing approach supporting a suitable mix of house types and sizes on developments, determined on a case by case basis. The consultee supports the mix of dwelling sizes being used to shape the mix of sizes of affordable housing. The consultee supports the use of viability assessments	Preferred approach noted. The use of viability assessments is national practice and is something that developers are able to submit in respect of schemes within the district. The detailed approach to viability is currently set out within the councils adopted Supplementary Planning Documents (SPDs) on Planning Obligations and Affordable

		when making decisions on both market and affordable homes.	Housing ( <a href="https://www.mansfield.gov.uk/spd">https://www.mansfield.gov.uk/spd</a> ). The council will ensure that the new Local Plan continues to incorporate this information so that clarity is provided for developers.
	IO/28	Option A, more two and three bedroomed homes to be built.	The importance of providing a range of homes sizes to meet the needs of the community is acknowledged and the council will seek to ensure that a balance is achieved. This will be based on the evidence prepared to support the production of the Local Plan.
Woodhall Homes	IO/30	Consultee states option C must be carefully considered, to ensure site viability, whilst maintaining flexibility. This should account for developers local knowledge of mix and provision. The council should take into consideration effects on delivery rates of sites in the housing trajectory. Delivery rates will be predicated on market affordability.	Preferred option is noted. The need to ensure that sites remain viable is accepted, as is the need for flexibility to take account of the specific characteristics of a site. When developing the strategy, the council will consider those sites within the housing trajectory.
Nottinghamshire County Council	IO/32	Consultee states the option pursued should complement the aims of the Nottinghamshire draft housing strategy.	Noted – The Nottinghamshire Housing Strategy will be considered when preparing the Local Plan.
Warsop Estate	IO/33	An overly prescriptive approach to housing mix (Option B) is not supported. This should be market led based location, design, viability and market demand. Option A (continuation of the current strategy) is preferred.	There is a balance to achieve between being prescriptive (which can provide a level of certainty and consistency) and flexibility which can take account of the circumstances relating to a specific site. The approach selected will be based on consideration of the various elements of evidence that is prepared to support the production of the Local Plan and the comments / representations put forward as part of the Plan making process.
Nottinghamshire CPRE	IO/37	Option C (market led housing mix) is not supported. The evidence shows the market does not meet the needs of less advantaged groups. Option B (a prescriptive approach) is most likely to meet identified housing need.	It is important that the option selected for housing mix meets the needs of all members of the community, including those who are less advantaged. An update to the Housing Needs of

			Particular Groups Study along with other evidence and comments / representations made as part of the Local Plan production will help inform what approach is taken.
Bellway Homes - East Midlands	IO/39	Option C (allow the market to determine the mix of type and size of housing) is preferred. Planning policy needs to be flexible to respond to housing need at the time. Current housing need data is out of date (2015). The GNSP would not meet the NPPF requirement for a minimum 15-year plan period and would see Local Housing Need increase by 9,000 homes. The Local Plan review should therefore avoid restrictive policies based on out-of-date data.	It is acknowledged that there needs to be some flexibility to take account of the individual characteristics of a site. The council acknowledge that the evidence that supports the Local Plan needs to be up to date to ensure that it is fit for purpose. A range of such evidence is / will be produced, and this will be available to view on the council's website.
Gleeson Homes Regeneration	IO/40	No comments.	Noted.
Gladman Developments	IO/41	Option A (continuation of housing mix policy) is supported.	Noted
Richborough Estates	IO/44	Housing mix should be a routinely reassessed policy and should be flexible to allow for changing needs. It is not appropriate for the plan to set specific housing mix targets long term as demand may change. Options A or C (based on evidence) are supported.	It is acknowledged that demand will change over the plan period. By having an element of flexibility that allows for the consideration of the site specifics at the time of the application should allow this to be factored in.
<b>Overall summary of key issues:</b> <ul style="list-style-type: none"> <li>• No overall support for one particular option.</li> <li>• There is a need to ensure that the policy is not overly prescriptive and allows for some flexibility.</li> <li>• Evidence is needed to support the preferred option.</li> <li>• Housing needs will change over time.</li> </ul>			

<b>Q13 Which of the specialist housing option(s) do you think should be pursued? Are there any other options that should be considered?</b>			
	IO/06	No preferred option. Suggests evidence is used to formulate the requirements.	Noted – The approach taken to housing and other topic areas will be based on the outcomes of the various evidence base documents that will be produced.
Persimmon Homes	IO/09	Viability work should be undertaken to evidence whether imposition of national prescribed standard negatively impact deliverability. The design code aspect of Option D may assist in identifying suitable investment sites.	Viability will be a consideration when developing the Local Plan, including the possible introduction of any prescribed standards. Comment on option D is noted.
Campaign for Real Ale	IO/11	No comments.	Noted.
Home Builders Federation	IO/12	<p>HBF supports a continuation of the criteria-based policy in the local plan. Any new policy requirements need viability testing through a whole plan viability appraisal. Re Building regulations M(4)2 and M(4) 3a) and M(4)3b) - this is already addressed by the building regulations regime.</p> <p>Policies should not impose any additional information requirements or seek to determine compliance with these requirements, which is the role of the Building Control Body. They should clearly state in their Local Plan what proportion of new dwellings should comply with the requirements and should also take into account site specific factors such as vulnerability to flooding, site topography, and other circumstances which may make a specific site less suitable for M4(2) and M4(3) compliant dwellings. HBF query whether reference it M4(2) is needed as the requirement to meet it is proposed to become a minimum standard for all new homes and will be implemented the through the Building Regulations following further consultation. States MDC should be aware of the challenges of delivering wheelchair adaptable and/or accessible housing. Delivery of</p>	<p>The concerns about additional policy requirements being imposed and how they impact on delivery is noted. Should the council look at introducing any additional requirements, they would be subject to viability testing so that their impacts can be examined before a final decision is made as to whether they are incorporated into the Plan.</p> <p>Would seek to avoid duplication of requirements within the Building Regulations.</p> <p>The council are aware of the costs and challenges related to the delivering wheelchair adaptable housing / accessible housing. It is about striking a balance that meets the needs of people and not having an impact on deliverability / viability. The council will continue to liaise with developers regarding these issues as part of the Plan making and planning application process.</p>

		<p>the M4(3)b standard is considerably more expensive than the M4(3)a and can only be required where the council has nomination rights. Re Optional Nationally Described Space Standards (NDSS) - application of these should only occur where the need for an internal space standard can be justified. The NPPG identifies the type of evidence required in relation to need, viability and timing (to allow developers to factor the cost into future land acquisitions). The HBF state that there is a direct link between unit size, cost per square metre (sqm), selling price per sqm and affordability. It would be inflexible to require this of all dwellings. Smaller dwellings play a valuable role in meeting specific needs for both open market and affordable home ownership housing. Considers that the council should focus on good design and usable space to ensure that dwellings are fit for purpose rather than focusing on NDSS. Re sites for older people's housing - HBF supports the allocation of sites for specialist housing in the plan to provide certainty and de-risk the provision of such schemes. Points out that viability is affected by the need to provide communal space. The council should liaise directly with developers and providers to fully understand the issues involved with delivery.</p>	<p>Support for the allocation of sites for older persons housing is noted. Need to ensure that any housing that is provided to support the needs of a particular group does not lead to them being isolated from the rest of the community.</p>
	IO/14	Prefers option C.	Noted.
Pleasley Community Action Group	IO/15	Prefers option C.	Noted.
	IO/18	<p>Prefers option A, but with a slight amendment to make sure it is clear that the policy is addressing specialist housing to meet the needs of older people, rather than just specialist housing and clarify that the policy refers to sheltered and extra-care schemes that fall both into the C2 and C3 use</p>	<p>The preference for option A is noted. The additional text provided to support this is welcomed.</p> <p>The concerns about the option B are acknowledged.</p>



		<p>class. Suggests some wording: Specialist housing to meet the needs of older people 1. Development proposals for specialist housing that meet the needs of older people which falls within either the Use Class C2 or C3, such as sheltered and extra care accommodation, will be supported on sites within existing or proposed residential areas provided they are: a. conveniently situated in relation to local retail, community services and public transport facilities; and b. are of a design, layout and accessibility suitable for occupation by people with disabilities and people with care needs. Option B should not be taken forward. Ensuring that residents have the ability to stay in their homes for longer is not, in itself, an appropriate manner of meeting the substantial housing needs of older people. Adaptable houses do not provide the on-site support, care and companionship of specialist older persons housing developments nor do they provide the wider community benefits such as releasing under occupied family housing as well as savings to the public purse by reducing the stress of health and social care budgets. Housing particularly built to M4(3) standard may serve to institutionalise an older persons housing scheme reducing independence contrary to the ethos of older persons. Older people's housing should be incorporated into the emerging Local Plan separately to wheelchair accessible housing as a priority. Raises the need for robust viability testing of the local plan and that this must include the additional cost of delivering M4 (3) housing if this is a policy requirement. Reminds the council that the viability of specialist housing for older people is more finely balanced than general needs housing.</p>	<p>Viability will be a consideration when developing the Local Plan, including the possible introduction of any prescribed standards.</p>
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Welbeck Estates Co Ltd	IO/22	Consultee states that option C should be pursued to ensure a variety and mix of house types suitable for elderly and people with specialist care needs. Additional requirements subject to viability testing should be removed due to increasing demand.	Preference for option C is noted.
Commercial Estates Projects Ltd	IO/23	No comments.	Noted.
Hallam Land Management (Nineteen47)	IO/24	No further comment, though proposed policies should be tested through Whole Plan Viability Assessment.	Noted - The Local Plan will be supported by an up-to-date viability assessment that policies will be tested against.
Hallam Land Management + Harworth Group (Nineteen47)	IO/25	Consultee states no further comment at this stage, though proposed policies should be tested through the Whole Plan Viability Assessment.	As above.
The Lindhurst Group	IO/27	The consultee supports option A, maintaining the current approach. The current policy H6 is supportive of the provision of specialist housing. The consultee has concerns that providing additional policy requirements and design codes would create additional implications for developers.	The concerns about additional policy requirements being imposed is noted. Should the council look at introducing any additional requirements, they would be subject to viability testing so that their impacts can be examined before a final decision is made as to whether they are incorporated into the Plan.
	IO/28	Consultee states option D, more homes for the over 55's built into communities and close to facilities. Giving a greater sense of security and attract people away from larger and less energy efficient homes.	Support for option D is noted. Accept that will need to be located close to facilities and amenities. Need to ensure that any housing that is provided to support the needs of a particular group does not lead to them being isolated from the rest of the community.
Woodhall Homes	IO/30	Consultee states a proportion of housing for an ageing population can be delivered as part of the mix of development proposals. Design standards should not seek to extend beyond Building regulations, without being fully evidenced or justified.	Comment about elderly housing being provided as part of the wider housing mix is noted.  The concerns about additional policy requirements being imposed is acknowledged. Should the

			council look at introducing any additional requirements, they would be subject to viability testing so that their impacts can be examined before a final decision is made as to whether they are incorporated into the Plan.
Nottinghamshire County Council	IO/32	Consultee states option B would be most appropriate.	Noted.
Nottinghamshire CPRE	IO/37	Option B (Develop a higher requirement for accessible and adaptable homes) if the evidence supports it. Option D (Allocating specific sites for specialist and older persons) is not supported as it could create ghettos and be detrimental to sustainable, cohesive communities.	The concerns about option D are acknowledged. It will be important to ensure that any housing that is provided to support the needs of a particular group is integrated into the wider community and does not lead to specific people being isolated.
Bellway Homes - East Midlands	IO/39	Option A (Maintain the current approach to specialist housing) is supported. Specialist housing needs should be based on up-to-date evidence. The Local Plan should avoid overly prescriptive requirements for housing types and design and avoid duplication of Building Regulation requirements.	The approach to specialist housing will be based on up to date evidence e.g. Updated 'Housing Needs of Particular Groups' Study. The council will seek to avoid being over prescriptive. This would be to ensure that an element of flexibility is retained. Would also seek to avoid duplication of requirements within the Building Regulations.
Gleeson Homes Regeneration	IO/40	No comments.	Noted.
Gladman Developments	IO/41	No comments.	Noted.
<b>Overall summary of key issues:</b> <ul style="list-style-type: none"> <li>Concerns about being over prescriptive in terms of what is required.</li> <li>Need to ensure that do not duplicate what is in the Building Regulations.</li> <li>Evidence, including that on viability is important when determining approach.</li> <li>Provision for specialist housing is expensive.</li> </ul>			

<b>Q14 Which of the self and custom build option(s) do you think should be pursued? Are there any other options that should be considered?</b>			
	IO/06	No comments.	Noted.
Persimmon Homes	IO/09	Prefers Option A - criteria based policy represents best approach for self/custom build housing.	Noted.
Campaign for Real Ale	IO/11	No comments.	Noted.
Home Builders Federation	IO/12	Supportive of a policy which encourages self and custom-build development and sets out where it will be supported in principle would be appropriate. Not considered appropriate to require a percentage of housing on allocated sites to be self build plots. Considers that councils play a key role in provision of land - whether its their own land or through allocation of sites specifically for self and custom build.	<p>The support for self and custom build is welcomed as is the suggestion about how it could be delivered. This is something that can be assessed as part of the wider approach to housing and how it is delivered across the district.</p> <p>The concerns about the implications of option B are noted. The option selected will seek to ensure that it does not have a detrimental impact on the delivery of other forms of housing.</p>
	IO/14	Prefers option A.	Noted.
Pleasley Community Action Group	IO/15	Prefers option A.	Noted.
Welbeck Estates Co Ltd	IO/22	Consultee states that option A should be pursued to ensure that the need on the register is met. Option B does not provide reasonable flexibility.	The need for flexibility is accepted. The council will continue to monitor the self / custom build register to ensure that the option chosen is proportionate to the identified need along with wider guidance / policy on such provision. The option will also seek to ensure that it does not have a detrimental impact on the delivery of other forms of housing.

Commercial Estates Projects Ltd	IO/23	No comments.	Noted.
Hallam Land Management (Nineteen47)	IO/24	The consultee identifies option A as an appropriate approach. The council should encourage self and custom build development, however it is considered this requirement should be met through dedicated allocation sites for self and custom build or on Council land. Option B is not considered appropriate due to complexities and difficulties. Large sites are also often subject to design codes, which would be constrained by self-build plots.	<p>The support for self and custom build is welcomed as is the suggestion about how it could be delivered. This is something that can be assessed as part of the wider approach to housing and how it is delivered across the district.</p> <p>The concerns about the implications of option B are noted. The option selected will seek to ensure that it does not have a detrimental impact on the delivery of other forms of housing.</p>
Hallam Land Management + Harworth Group (Nineteen47)	IO/25	Consultee states option A is the appropriate approach. The Council should encourage self and custom build development. However, it is considered appropriate through dedicated self and custom build sites or the Councils own land. Option B is not considered appropriate.	As above.
The Lindhurst Group	IO/27	The consultee supports option A, continuing the current approach for self and custom build housing. As per paragraph 4.7 the demand for custom or self-build is considered low and can be addressed through windfall sites. Placing a requirement of self-build on large sites can provide unnecessary obstacles for developers.	The limited demand for custom / self-build at the time the Issues & Opportunities Document was written is noted. Any policy will need to be flexible to meet the future needs that may arise. The council will continue to monitor the self / custom build register to ensure that the option chosen is proportionate to the identified need along with wider guidance / policy on such provision. The option will also seek to ensure that it does not have a detrimental impact on the delivery of other forms of housing.
	IO/28	Prefers option B.	Noted.

Woodhall Homes	IO/30	Consultee states paragraph 4.7 of the I&O consultation notes that only 2 individuals had a registered interest for self and custom build. With limited demand, it is unreasonable to place a requirement on allocated sites, suggested in option B.	The limited demand for custom / self-build at the time the Issues & Opportunities Document was written is noted. Any policy will need to be flexible to meet the future needs that may arise. The council will continue to monitor the register to ensure that the option chosen is proportionate to the identified need along with wider guidance / policy on such provision.
Warsop Estate	IO/33	Object to a self-build / custom housebuilding policy which seeks to enforce the delivery of a percentage as part of new residential developments. This is not practicable and may impede development unnecessarily. Self-builders do not want a serviced plot within or adjacent a modern housing estate but want bespoke opportunities. Some people may be registered on multiple registers, creating an artificial need. Only a small percentage of those on the register will develop a self-build property Option B is not a constructive or logical response. Affordable housing requirements should not take account self-build plots. Self-build plots should not be required by prescriptive. Local Plan policies should not require deliver a proportion of self or custom build units. Such an approach does not deliver any additional dwellings, but places risk upon the delivery of such schemes and increases their complications. There is no evidence that potential self-builders wish to be included in a modern housing development. Legal or national policy does not states self-build plots are more important than market housing. Self build policy should not be to the detriment of market housing.	<p>Objection to option B and the reasons for this are noted. The comment on people being on multiple registers is accepted.</p> <p>The council are not saying that self-build plots are more important than market housing. It will be important to ensure that policies are balanced and work in conjunction with each other to ensure that a range of housing can be provided to meet the needs of the community, including those who may wish to custom / self-build.</p> <p>The final approach to Self / Custom Build will be based on evidence and comments / representations made as part of the Local Plan production.</p>
Gleeson Homes Regeneration	IO/40	No comments.	Noted.
Gladman Developments	IO/41	Gladman support Option A and consider that a policy which encourages self and custom-build development and sets out	Preferred option noted. The point about a viability clause / period of marketing could be considered if

		where it will be supported in principle would be appropriate. A viability clause and a period of marketing should be part of any policy which seeks a proportion of serviced plots for self and custom build.	an approach that requires a proportion of serviced plots is selected.
Richborough Estates	IO/44	Option A (continuing to have a criteria based policy to assess self and custom build housing) is preferred. This would provide the flexibility to assess suitable sites and proposals.	Noted.
<b>Overall summary of key issues:</b> <ul style="list-style-type: none"> <li>• The majority of respondents are against option B as it causes problems for developers and lacks flexibility.</li> <li>• The allocation of specific sites for self / custom build is put forward. This could include the use of council sites.</li> <li>• Based on information the Issues and Opportunities document and the Self / Custom Build Register, there is limited demand. In some cases, people will be on more than one register that can inflate the perceived need.</li> </ul>			
<b>Q15 Which of the option(s) for Gypsy, Traveller and Travelling Show People accommodation do you think should be pursued? Are there any other options that should be considered?</b>			
	IO/06	States that a needs assessment is required before either option can be pursued, and asks when this will be. Asks MDC to confirm Travelling Showpeople sites at Ley Lane and Longster Lane have been in operation since 20 October 2020 as this would fill the previous requirement for two sites. Asks that any future lists of potential sites only include available sites to avoid unnecessary anguish. Asks when the assessment will be completed, and who will be carrying it out. States that if it becomes available during the consultation consultees should be informed and allowed to amend their response. Asks what happens if there is a change in government / national policy. Asks how many applications (accommodation and planning permission) from the GTTSP community are currently on file. Asks if the new	A Gypsy and Traveller Needs Assessment is anticipated in advance of the Publication Draft of the Local Plan in order to confirm needs. This will identify existing authorised sites and commitments and any outstanding needs. It is acknowledged that only reasonable sites should form preferred options to avoid uncertainty. Any GTAA and emerging policy will need to be consistent with Government Policy at that time.

		needs assessment will hit the same issues as last time (failure to engage effectively).	
Campaign for Real Ale	IO/11	No comments.	Noted.
Home Builders Federation	IO/12	No comments.	Noted.
	IO/14	Prefers option B.	Noted.
Pleasley Community Action Group	IO/15	Prefers option B.	Noted.
Only Solutions LLP	IO/19	Requires more information regarding supply and demand of sites. Comments on the failure of the previous consultation and suggests an independent review is undertaken and lessons learnt.	A Gypsy and Traveller Needs Assessment is anticipated in advance of the Publication Draft of the Local Plan in order to confirm needs. This will identify existing authorised sites and commitments and any outstanding needs.
Welbeck Estates Co Ltd	IO/22	No comments.	Noted.
Commercial Estates Projects Ltd	IO/23	No comments.	Noted.
Hallam Land Management (Nineteen47)	IO/24	No further comment at this stage.	Noted.
Hallam Land Management + Harworth Group (Nineteen47)	IO/25	No further comment at this stage.	Noted.



The Lindhurst Group	IO/27	No comments.	Noted.
	IO/28	Prefers option A.	Noted.
Gleeson Homes Regeneration	IO/40	No comments.	Noted.
Gladman Developments	IO/41	No comments.	Noted.
<b>Overall summary of key issues:</b>  The majority of representations did not state a preference for any of the options. One response preferred Option A (Continue to have a criteria-based policy). Some concerns were raised about previous consultations and how engagement should be carried out for the emerging plan. It was suggested that options should be limited to avoid uncertainty.			
<b>Q16 Do you agree with the employment, retail and leisure issues identified? Are there any other issue that should be considered?</b>			
	IO/06	No comments.	Noted.
Campaign for Real Ale	IO/11	No comments.	Noted.
Home Builders Federation	IO/12	No comments.	Noted.
	IO/14	Asks why employment land is still being signed off (such as Pleasley Hill Farm) if the 2021 study indicates a lower demand for employment take up than was in the last local plan. Suggests it is adjusted and land is used for housing instead. Suggests cross border working and locating employment close to motorway junctions.	The current Local Plan seeks to allocate enough employment land to meet identified need. Allocating more employment land allows flexibility in provision and acknowledges slow delivery and that some sites may not be delivered as anticipated, and other employment land may be lost. There is also strong demand for logistics employment sites. There are no motorway junctions in Mansfield District but there is still a

			need to provide employment land to meet local needs.
Pleasley Community Action Group	IO/15	Asks why employment land is still being signed off (such as Pleasley Hill Farm) if the 2021 study indicates a lower demand for employment take up than was in the last local plan. Suggests it is adjusted and land is used for housing instead. Suggests cross border working and locating employment close to motorway junctions.	As above.
Only Solutions LLP	IO/19	Suggests that the plan should be flexible to account for the revocation / amendment of the Class E designation by an incoming Labour-led government. Also suggests the use of planning obligations for changes of use from business to residential is explored to ensure appropriate payments are made towards infrastructure costs.	Noted. The updated Local Plan will seek to assess the implications of changes to the Use Classes Order. The greater flexibility creates issues that will be assessed.
Welbeck Estates Co Ltd	IO/22	Consultee states that all issues are agreeable, apart from point 3, which needs to be re-considered to reflect the ongoing changes of town centres post Covid. It also seems point 3 does not align with the Town Centre Design Code. An additional issue should be identified to relate to the change of working patterns and consideration of people working from home.	Point 3 of the 'issues' seeks to reflect the 'factual' changes to class E and the implications for town centres. This need not conflict with the Design Code which seeks to secure high quality design rather than retain retail uses.
Commercial Estates Projects Ltd	IO/23	Consultee states the council needs to consider why it only has delivered 11% of employment land in the Local Plan. The district needs to be positive about the ability to attract new investment. There is a clear requirement in national policy to be aspirational about attracting new investment. Adopting a minimum target and going above would help to strengthen the local economy.	The LPA acknowledge under-delivery in the early years of the plan. This can largely be explained by external factors, such as COVID and an economic downturn. The new Local Plan will seek to be positive in meeting the identified needs.

Hallam Land Management (Nineteen47)	IO/24	No further comment at this stage.	Noted.
Hallam Land Management + Harworth Group (Nineteen47)	IO/25	No further comment at this stage.	Noted.
The Lindhurst Group	IO/27	The consultee agrees with the issues identified, and the evidence study that indicates a lower demand for employment than predicted up to 2038. The consultee supports and promotes the reallocation of SUE3, a flexible approach to the employment land should be applied, as market conditions has seen slow take up of employment land. The high percentage of office accommodation that was originally required and a current demand for large warehouses, has been driven since the Covid 19 pandemic. The consultee states we should be mindful of not creating overly onerous planning policies. The consultee suggests a more flexible approach to SUEs could provide opportunity to accommodate unmet housing need of neighbouring authorities if Housing Growth Option C is applied.	Reallocation of employment sites will be considered in light of evidence concerning the need for employment land and whether sites are attractive to the market and likely to be delivered. Co-location of housing and employment land has multiple benefits including reducing the need to travel.
	IO/28	Consultee states yes, there needs to be a retail survey to assess the post-covid effects.	Noted.
Sport England	IO/31	Consultee states issues identified do not recognise provision for sports and recreation. The priorities for sports and recreation should be informed by evidence, to inform provision.	Evidence to identify the need for, and promote provision of, sports and recreation facilities are considered elsewhere in the Issues and Options consultation.
Richborough	IO/34	The NPPF identifies the need to build a strong competitive economy. Current growth is focused on the Mansfield urban area. The Mansfield Ashfield Regeneration Route (MARR)	The Local plan will be informed by the need for employment land, including logistics development. The impact of proposed development on the

		has been a key driver for development adjoining the site at Blidworth Lane. The MARR aims to reduce the impact on the overall highway network. Improvements to the A617 and connections to J28 of the M1 reinforce the logical location of the Blidworth lane site and suitability for large scale logistics provision. There is only limited recognition of strategic logistics in the Issues report. Oakham Business Park is recognised as meeting smaller local need provision along with 22 other general employment sites across the district. These sites are small and cover B1, B2 and B8 employment provision. The ideal size of site to accommodate larger strategic B8 units would be 50+ Ha. The adopted local plan is not focussed on B8 logistics sites. These should be encompassed in the local plan review as part of the wider employment provision. The ELNS provides a lower employment land provision than currently being accounted for in the plan. However, the additional needs arising from the logistics study should be taken into account. An undersupply within Mansfield needs to be assessed as part of this consultation.	transport network will be assessed by the emerging Transport Model. Specific sites will be considered at the next stage of plan development.
Nottingham Trent University	IO/36	Changes to the future economy (growth of remote working and the attractiveness of Mansfield as place to live and work) should be considered to retain and attract talent.	Noted. An updated assessment of Employment Land and Premises will be required to inform the emerging Local Plan. This will consider the impacts of changing working patterns on the need for employment land.
Gleeson Homes Regeneration	IO/40	No comments.	Noted.
Gladman Developments	IO/41	No comments.	Noted.
Peveril Securities	IO/42	No comments on the employment, retail and leisure issues identified, but a review of development opportunities should be part of the Local Plan Review. The Rosemary Centre	A key role of the Local Plan is to consider development opportunities. The Rosemary Centre has an extant planning permission. If this is not

(Carney Sweeney)		should be identified as a development opportunity until redevelopment of the site has been completed. Any allocation should reflect the approved redevelopment (a modular format retailing to meet modern retailing requirements). Modular format retailing should be acknowledged in the Local Plan Review. The Local Plan Review should give greater weight to the principle of redevelopment of underutilised retail floorspace in Mansfield Town Centre. Landscaping and other related matters should not take precedence over bringing under-utilised sites back into beneficial use.	implemented, future schemes would be guided by Local Plan policies and the adopted Design Code and Town Centre Master Plan.
<p><b>Overall summary of key issues:</b></p> <p>Representations broadly supported the employment issues identified. There was some questioning of the amount of employment land required. Some felt that evidence justified a reduction in employment land, others considered that economic growth aspirations should result in increased allocations.</p> <p>Representations indicated that the changing role of town centres, and changes to the Use Classes Order need to be considered in any review. One representation indicated that policies should not contradict the Design Code.</p> <p>Some specific sites were identified to be promoted as employment sites.</p>			
<b>Q17 Which of the option(s) regarding improving skills and economic inclusion do you think should be pursued? Are there any other options that should be considered?</b>			
	IO/06	No comments.	Noted.
Persimmon Homes	IO/09	Prefers Option B - The imposition on developers as drivers for improving skills represents a significant burden. Particularly if they run their own apprenticeships and training programmes.	The threshold for seeking Local Labour agreements will be considered so that it is reasonable and proportionate. There are benefits in seeking to secure jobs for the local population.
Campaign for Real Ale	IO/11	No comments.	Noted.

Home Builders Federation	IO/12	No comments.	Noted.
	IO/14	Suggests an option where developers could offer local job / apprenticeships and use local supply chains - introducing social value to planning. See <a href="https://socialvalueportal.com/">https://socialvalueportal.com/</a> .	There are benefits in seeking to secure jobs for the local population. Any threshold for seeking Local Labour agreements will be considered so that it is reasonable and proportionate.
Pleasley Community Action Group	IO/15	Suggests an option where developers could offer local job / apprenticeships and use local supply chains - introducing social value to planning. See <a href="https://socialvalueportal.com/">https://socialvalueportal.com/</a> .	There are benefits in seeking to secure jobs for the local population. Any threshold for seeking Local Labour agreements will be considered so that it is reasonable and proportionate.
Only Solutions LLP	IO/19	States that developers should be required to provide whatever is necessary to make LLAs enforceable.	Noted. If applied as a condition, Local Labour agreements should be enforceable. An appropriate policy would help to underpin sound conditions.
Welbeck Estates Co Ltd	IO/22	Consultee states that option B should be pursued, rather than applying a blanket approach to all major development proposals. The consultee states that there are a number of challenges, which make this type of policy difficult to implement. However, seeking certain aspects such as recruitment, training and procurement could benefit the local economy from certain sites, secured by Local Labour Agreements.	The threshold for seeking Local Labour agreements will be considered so that it is reasonable and proportionate. There are benefits in seeking to secure jobs for the local population.
Commercial Estates Projects Ltd	IO/23	No comments.	Noted.
Hallam Land Management (Nineteen47)	IO/24	We welcome the council's commitment to improving skills and economic inclusion, though have no further comment at this stage.	Noted.
Hallam Land Management + Harworth Group (Nineteen47)	IO/25	Consultee welcomes the Councils commitment to improving skills and economic inclusion, no further comments.	Noted.

The Lindhurst Group	IO/27	The consultee supports option A, however the LPA should be mindful of excessive policy requirements and avoid onerous conditions or S106 obligations.	Noted. The policy will seek to be proportionate, reasonable and deliverable.
	IO/28	Prefers option A.	Noted.
Richborough	IO/34	<p>The need to improve skills and allow for economic inclusion is supported. An accurate picture of current and likely future demand for a range of employment uses is needed. The local plan should seek to ensure that the district remains an attractive location of business of all sizes. The strategic distribution and logistics sector needs should be explored. The logistics sector is forecast to experience growth of 19%. The issues and options have not explored the need or provision of large-scale strategic logistics sites. By catering for employment provision in line with this sector will ensure that Mansfield remains an attractive location for large-scale strategic businesses. Employment growth in more disadvantaged communities is a key issue. Mansfield District generally experiences higher levels of unemployment than the East Midlands and National average. Strategic distribution and logistics can provide a wide range of jobs. Blidworth would help to contribute. The Industrial and Logistics sector could provide apprenticeships, training and upskilling opportunities for local people, as well as high skilled roles for engineers and management. The Local Plan should ensure that provision is made for strategic logistics sites in sustainable locations close to existing labour markets in Mansfield/Newark and Sherwood. The site at Blidworth Lane, Mansfield would be of a strategic scale, and could make a significant contribution to meeting market demands and would support a significant level of job creation. The site is located near to some of the most deprived areas in the country (ELNS).</p>	<p>Employment evidence will be gathered to help understand the need for the quantity and type of employment land required.</p> <p>The need for large scale logistics has been considered through the Nottingham and Nottinghamshire Logistics study. Options for large scale logistics sites will be considered in the Local Plan review. However, there are limited options given the distance from the Strategic Road Network – a key requirement for strategic logistics. Specific sites will be considered at the next stage of plan development.</p>

		Therefore, there is a labour demand for accessible and quality jobs within the locality of the site. Option A should remain as it is clear this sector once unlocked can provide a high level of employment which will easily meet the Policy requirement to deliver at least 15 full time equivalent (FTE) positions.	
Bellway Homes - East Midlands	IO/39	Adequate employment land provision is important for job creation. This will generate addition housing need and an adequate supply of homes should be provided. Land north of Old Mill Lane provides such an opportunity. It is well-located for services, facilities and sustainable and public transport.	Noted. The Local Plan review will seek to deliver sufficient employment and housing land based on evidence. Specific sites will be considered at the next stage of plan production.
Gleeson Homes Regeneration	IO/40	No comments.	Noted.
Gladman Developments	IO/41	No comments.	Noted.
Peveril Securities (Carney Sweeney)	IO/43	A collaborative approach to encourage local people into jobs is supported alongside a broadly worded policy supporting improved skills and economic inclusion.	Noted. The Issues and Opportunities paper seeks to explore this approach. Detailed wording will be developed at future stages.
<b>Overall summary of key issues:</b> The main area of concern identified in the representations related to the policy not being too onerous on businesses. Some suggested that the threshold for seeking local labour agreements should be raised. Other representations identified the need for evidence to identify specific skills required.			
<b>Q18 Which of the employment land option(s) do you think should be pursued? Are there any other options that should be considered?</b>			
	IO/06	No preferred option. Suggests that surplus sites on industrial estates are considered for release as for Gypsy and Traveller and travelling showpeople proposals. Large	Accommodation provision for Gypsies and Travellers is considered elsewhere in the Issues and opportunities paper.



		vehicles are often used by various businesses and storage space may be needed.	
Campaign for Real Ale	IO/11	No comments.	Noted.
Home Builders Federation	IO/12	HBF is supportive of a positive and proactive approach to economic growth. Consideration should be given to whether longer-term aspirations necessitate a need for higher housing numbers.	The requirement for housing will be informed by the Standard method. The Local Plan will seek to align housing and employment provision.
	IO/14	Suggests a regional approach is taken and that sites are concentrated together (such as at Shirebrook) rather than new build in residential areas.	The location of employment sites will be a matter for the next stage of plan production.
Pleasley Community Action Group	IO/15	Suggests a regional approach is taken and that sites are concentrated together (such as at Shirebrook) rather than new build in residential areas.	The location of employment sites will be a matter for the next stage of plan production.
Only Solutions LLP	IO/19	No strong views but suggests, if option C is used, travel to work patterns need to be taken into account, including any need to provide / improve public transport options.	The assessment of site options will consider the impacts and implications of travel and accessibility (including access to transport choice).
Welbeck Estates Co Ltd	IO/22	Consultee states that option A should be pursued, as this appears to exhibit increased flexibility and recognises not all allocated employment land is being delivered.	Evidence will be required to understand the amount of employment land that is lost to alternative uses in order to establish net requirements.
Commercial Estates Projects Ltd	IO/23	Consultee states para 122 of the NPPF should form the principle part of the preparation of the new Local Plan, so alternative uses can be considered for undelivered sites, subject to robust evidence and understanding.	The Local Plan must be consistent with the principles and policies in the government's National Planning Policy Framework. Evidence will be required to understand the amount of employment land that is lost to alternative uses in order to establish net requirements.

Hallam Land Management (Nineteen47)	IO/24	The consultee states that the council should take a positive and proactive approach to economic growth and should undertake further local assessment of need along with the most recent evidence.	The NPPF promotes economic growth and this is reflected in the Council's Corporate Plans and Strategies. Evidence will be required to understand the amount of employment land that is lost to alternative uses in order to establish net requirements.
Hallam Land Management + Harworth Group (Nineteen47)	IO/25	Consultee states the council should take a proactive approach to economic growth and should undertake further local assessment to supplement the Employment Land Needs Study 2021.	The NPPF promotes economic growth and this is reflected in the Council's Corporate Plans and Strategies. Evidence will be required to understand the amount of employment land that is lost to alternative uses in order to establish net requirements.
The Lindhurst Group	IO/27	The consultee states they would support option B, releasing some allocated employment sites for alternative uses.	The release of employment sites for other uses will need to be based on evidence of need for employment and the other planning implications of losing employment land and premises.
	IO/28	Prefers option A.	Noted.
Woodhall Homes	IO/30	Consultee reinstates the reasons set out earlier to encourage flexibility and regeneration, where option C would be appropriate. Housing delivery would also encourage more skilled labour.	The need to accommodate other LPA's employment land will be informed by discussions around unmet need and evidence of MDC's ability to accommodate growth. The Local Plan will seek to align housing and employment provision.
Richborough	IO/34	We consider a combination of Option A (consider providing a higher level of loss replacement) and B (release some employment sites from the portfolio of protected sites) should be pursued. Undertaking a combination of the two approaches allows for a higher level of provision to come forward in more suitable and sustainable locations. The site at Blidworth Lane would allow a higher scale density of development.	The release of employment sites for other uses will need to be based on evidence of need for employment and the other planning implications of losing employment land and premises. Specific sites will be looked at during the next stage of plan preparation.

Nottinghamshire CPRE	IO/37	Option B (release some employment sites from the portfolio of protected sites) is supported - evidence suggests overprovision.	The release of employment sites for other uses will need to be based on evidence of need for employment and the other planning implications of losing employment land and premises.
Bellway Homes - East Midlands	IO/39	Option C (import some employment need from adjoining districts with lower levels of supply) would require an increase in housing provision. Land north of Old Mill Lane provides a sustainable location to contribute to the delivery of housing.	The need to accommodate other LPA's employment land will be informed by discussions around unmet need and evidence of MDC's ability to accommodate growth. Specific sites will be looked at during the next stage of plan preparation.
Gleeson Homes Regeneration	IO/40	No comments.	Noted.
Gladman Developments	IO/41	No comments.	Noted.
Peveril Securities (Carney Sweeney)	IO/43	Option A (higher level of employment loss replacement) in relation to employment land supply is supported. This would create a step change in the economic performance in Mansfield aligning with a jobs-led growth approach to housing numbers.	The need for employment loss replacement will be informed by evidence and the employment needs of the District.
<b>Overall summary of key issues:</b> There was multiple responses concerning which of the employment land option(s) should be pursued. Some responses considered that higher levels of employment growth were needed to compensate for losses and encourage economic growth. Some considered that MDC should meet needs of neighbouring LPAs. Others felt that a notional overprovision of employment land merits reductions in employment. The need for 'evidence' was a common theme.			
<b>Q19 Which of the retail and leisure land option(s) do you think should be pursued? Are there any other options that should be considered?</b>			
	IO/06	Prefers option A. Clarifies their understanding of Class E - giving an example of Savannah Rags on Forest Road and the fire incident there, as reason why an industrial use (Class E(g)) should not be mixed with community housing.	Retail and leisure evidence will need to be updated to inform policies. Policies can seek to deal with compatible use neighbours and those which have an impact on amenity.

Campaign for Real Ale	IO/11	No comments.	Noted.
Home Builders Federation	IO/12	No comments.	Noted.
	IO/14	Prefers option A. States that Class E is referred to but not explained.	Noted. Class E covers a range of retail, commercial, quasi-employment, leisure and office uses.
Pleasley Community Action Group	IO/15	Prefers option A. States that Class E is referred to but not explained.	Noted. Class E covers a range of retail, commercial, quasi-employment, leisure and office uses.
Welbeck Estates Co Ltd	IO/22	Consultee states option B should be pursued to allow greater flexibility to respond to Class E uses. The evidence base should be updated, to understand patterns of movement and market trends.	The retail and leisure evidence will need to be updated to inform policies. Flexibility may be appropriate where it does not have adverse impacts on the character / vitality of town centres.
Commercial Estates Projects Ltd	IO/23	No comments.	Noted.
Hallam Land Management (Nineteen47)	IO/24	No comments at this stage.	Noted.
Hallam Land Management + Harworth Group (Nineteen47)	IO/25	No comments at this stage.	Noted.
The Lindhurst Group	IO/27	The consultee supports option A, to update the evidence base. The existing policy RT1 is still generally supported, however changes to the GPDO allow for a variety of changes of use without the need for permission. However, it is recognised that certain uses are not appropriate within town centres.	Retail and leisure evidence will need to be updated to inform policies. Changes in the Use Classes Order has meant that the wording (if not the intention) of policy RT1 needs updating.
	IO/28	Prefers option A.	Noted.

Woodhall Homes	IO/30	Consultee states option B, which allows for greater flexibility to the market to react and revitalise the town centre.	Flexibility may be appropriate where it does not have adverse impacts on the character / vitality of town centres.
Sport England	IO/31	Consultee states option A, in line with paragraph 98 of the NPPF, an up to date Built Sports Facilities Strategy.	Retail and Leisure evidence will be updated. The LPA are considering production of a 'Built Sports Facilities' to align with a Playing Pitch Strategy.
Gleeson Homes Regeneration	IO/40	No comments.	Noted.
Gladman Developments	IO/41	No comments.	Noted.
Peveril Securities (Carney Sweeney)	IO/42	Other retail and leisure land options should be considered in the Local Plan Review. Mansfield Town Centre's boundaries should be amended to reflect changes and trends in retailing. Portland Retail Park has a changed context and linkages including pedestrian links; new station buildings; and developments on sites between the retail park and town centre. The town centre boundary could include Portland retail park. Policy RT1 of the Local Plan should go further by reducing the policy requirements applied to the Portland retail park in respect of the sequential test. A carefully worded policy is needed.	The extent of the town centre boundary will be considered at the next stage of plan production. It is acknowledged that the retail environment is changing and needs to be reflected in policies, allocations and designations.
<b>Overall summary of key issues:</b> There was broad consensus that retailing is changing and that evidence needs to be updated to reflect this. Some supported flexibility in retail policy. Some suggestions were made about specific sites (such as Portland Retail Park) being included in the town centre.			
<b>Q20 Do you agree with the health and wellbeing issues identified? Are there any other issues that should be considered?</b>			
	IO/06	In relation to paragraph 6.2, states that there is little consideration given to the impact of term time traffic on communities living near to schools. Appointments and deliveries have to be arranged around school and emergency services and refuse collectors struggle or are	The issues related to traffic around schools is acknowledged, especially in the morning and afternoon when students are collected, dropped off. The arrangements for parent / carer parking and enforcing any no parking areas etc outside / in the

		unable to get through. There is also damage to driveways, land and property, and problems with litter / insufficient bins. States design consideration is low.	vicinity of a school is a matter for the highway authority / discussion with the school concerned. If the consultee has specific concerns about a problem in their area, it is recommended they contact Nottinghamshire County Council or the school.
Campaign for Real Ale	IO/11	No comments.	Noted.
Home Builders Federation	IO/12	States that health and wellbeing policies need to be proportionate. Suggests a Health Impact Assessment is carried out on the plan. Suggested health and wellbeing issues are dealt with at strategic level and not revisited at planning application stage.	Health and wellbeing is an important area however it is acknowledged that policies need to be proportionate.  In terms of Health Impact Assessments (HIA), whilst doing a strategic assessment would give an indication of the overall impact, it is considered that site specific assessments allow scheme specific matters to be identified and addressed where appropriate.
	IO/14	Would be interested to see mental health statistics and the actual % of children classed as obese. States that the provision of outdoor recreational facilities is limited and that more space to encourage physical activity should be created to address obesity and inactivity levels. Concerned that s106 funds are not always spent on-site.	As part of the development of housing schemes, the council seeks to ensure that on site open space is provided. Where this is not possible, planning obligations will be sought towards off site provision. There is no requirement for S106 funds to be spent on-site. They can be spent elsewhere as long as they meet the 3 statutory tests: <ul style="list-style-type: none"> <li>• necessary to make the development acceptable in planning terms;</li> <li>• directly related to the development; and</li> <li>• fairly and reasonably related in scale and kind to the development.</li> </ul>

Pleasley Community Action Group	IO/15	Would be interested to see mental health statistics and the actual % of children classed as obese. States that the provision of outdoor recreational facilities is limited and that more space to encourage physical activity should be created to address obesity and inactivity levels. Prefers option B. But states that MDC need to be serious in considering the policy in decision making and not view it as a tick box.	<p>As part of the development of housing schemes, the council seeks to ensure that on site open space is provided. Where this is not possible, planning obligations will be sought towards off site provision.</p> <p>The policies within the current Local Plan and those that come forward in the new Plan are / will be given serious consideration when determining planning applications within the district. The approach to such policies will be based on the evidence base that is developed to support the Local Plan.</p>
Only Solutions LLP	IO/19	Agrees with the issues identified and suggests the following additions: greater protection from fast food outlets near schools and school access points; greater focus on reducing air pollution (including an increase both in monitoring and publicising the results); improved access to public transport including longer hours of operation of local buses; greater focus on issues associated with term-time traffic (including loss of amenity for those living near schools); and greater access to electric charging points.	<p>The current Local Plan has a policy regarding the location of hot food takeaways in proximity to secondary schools. This along with other policies in the plan will be reviewed to see if they are still fit for purpose / need amending.</p> <p>The council are committed to reducing air pollution and this is set out in various plans / strategies, including the Local Plan. Air quality is monitored and information about this is available at: <a href="https://www.mansfield.gov.uk/pollution/air-quality-1">https://www.mansfield.gov.uk/pollution/air-quality-1</a></p> <p>The provision of bus services is a commercial matter that will be determined by the bus operators. The council will work with stakeholders, including Nottinghamshire County Council to obtain improvements.</p> <p>The concern about term time traffic is acknowledged. Issues relating to parking outside schools and surrounding areas is a matter for the highway authority.</p>

			New developments are required to provide electric charging points whilst the council will work with the respective bodies and organisations to provide / improve provision in other locations where possible.
Welbeck Estates Co Ltd	IO/22	Consultee states that they largely agree with the health and wellbeing issues identified. The list should also include reference to inclusive spaces and the wider countryside/open spaces, aligning with Building for a Healthy Life. Delivery of improved sports facilities should also be included on the list of issues to be considered.	<p>Agreement with matters identified is noted.</p> <p>The additional points set out by the respondent are acknowledged and can be added as part of the Plan making process, including aligning with Building for a Healthy Life. This is already used as part of the consideration of applications under Adopted Local Plan Policy P1.</p> <p>In terms of new and improved sports facilities, the need for these will be assessed as part of the updated Playing Pitch Strategy and Built Facilities Strategy.</p>
Commercial Estates Projects Ltd	IO/23	No comments.	Noted.
Hallam Land Management (Nineteen47)	IO/24	The consultee states that as part of the plan making process the council should recognise the important role of health and wellbeing and the issues identified are agreed.	The role of health and wellbeing are acknowledged. This can be addressed in a variety of ways including access to homes that are of a standard to meet the needs of occupiers, provision of new / improvements to open spaces and things that encourage physical activity / help with mental health. The need for such measures can be incorporated into a range of Local Plan policies.
Hallam Land Management + Harworth Group	IO/25	Consultee generally agrees with the issues identified and states the council should recognise the important role of health and wellbeing. The council has identified the	As above.



(Nineteen47)		provision of opportunities for physical activity and sustainable transport.	
The Lindhurst Group	IO/27	The consultee agrees with the health and wellbeing issues identified.	Noted.
	IO/28	Consultee states yes, with greater emphasis on reducing obesity levels.	Noted. The Local Plan can include policies that assist with healthy living. The specific issue of addressing obesity requires wider action from a wide range of partners and organisations.
Sport England	IO/31	Consultee states they welcome the encouragement of walking and cycling, and sustainable transport modes. Though the plan could go much further. Consultee points to active design guidance and points towards protecting, enhancing and providing sport and recreation facilities.	Noted. The current Local Plan already has policies that seek develop various sustainable transport modes. The Local Plan provides the opportunity to assess if these remain for purpose or require strengthening / improving. The current plan also has policies regarding protecting, enhancing sport and recreation including IN3 and IN4. The opportunities referred to above in terms of the Local Plan review would also apply to these policies. Evidence to support the approach to sport and playing pitches will be based on the Updated Playing Pitch Strategy and a Built Facilities Strategy.
Nottinghamshire County Council	IO/32	Consultee states health and wellbeing issues to be covered comprehensively. Paragraph 6.2 should also refer to public transport including demand responsive transport and community transport.	Support noted. Paragraph 6.2 is not intended to be a comprehensive list. The role of the various types of public transport mentioned by the consultee is accepted.
Environment Agency	IO/35	Green Blue Infrastructure can be an effective way to encourage greater participation in health and wellbeing activities (walking and cycling). New development should integrate and increase green/blue infrastructure. This will help address future impacts such as increased flood risks,	The role of green / blue infrastructure is accepted by the council and is something that it will seek to ensure is incorporated into new development. Where it is not possible to make provision on site, subject to evidence of need the council may seek

		water shortages and overheating. Sustainable urban drainage schemes (Suds) help attenuate surface water, improve water quality, encourage infiltration to groundwater, contribute to aquifer recharge and improve water quality and provide open space. Linkage between new and existing blue green infrastructure can create naturalised corridors for nature and movement.	planning obligations for off-site provision. The role of SuDS is accepted and the adopted Local Plan already has a policy on this CC3. The council also has a number of Supplementary Planning Documents that cover the various matters raised. These can be viewed at: <a href="https://www.mansfield.gov.uk/spd">https://www.mansfield.gov.uk/spd</a>
Natural England	IO/38	Natural England agree with the health and wellbeing issues identified these should be cross referenced with the Open Spaces and Green Infrastructure. Accessing nature can bring physical and mental health benefits. Green Infrastructure policy needs to maximise health and wellbeing outcomes for all. They should address unequal access to natural green space and the needs of different user groups. Linkages should be made between urban areas and surrounding countryside including improved Public Rights of Way and access by public transport and active travel routes. The plan should build in the 'Green in 15' target (access to a good quality green and blue spaces within fifteen minutes walk).	The ability to access nature and the positive impacts that it can have on physical / mental health is accepted as is the need for policies on GI to ensure well being outcomes for all. The council will work with the various partners to ensure that linkages are made between urban areas and the countryside by accessible public transport and active travel options e.g. county council, Sustrans, and transport operators.
Bellway Homes - East Midlands	IO/39	The consultee supports a focus on health and wellbeing. High-quality and sustainably located residential development which incorporates public open space improve the health and well-being of residents in the District. Land north of Old Mill Lane can contribute to the health because it is: (i) Close to services accessible by active travel modes and public transport (ii) Able to provide Public open space on Site (iii) Close to PRowS, walking/cycling routes around the surrounding countryside (iv) Close to Local Nature Reserves with access to nature and green infrastructure	Support noted. The role of residential development in assisting with the health and wellbeing of residents is accepted. The various aspects of the respondents site are noted. All sites put forward for development as part of this consultation and others that take place as plan moves forward will be considered / assessed alongside those put forward via the Housing and Employment Land Availability Assessment process.

		(v) Able to encourage social interaction and community cohesion.	
Gleeson Homes Regeneration	IO/40	No comments.	Noted.
Gladman Developments	IO/41	Health and wellbeing policies need to be proportionate. A Health Impact Assessment should be carried out. Health and wellbeing issues could be considered strategically at the plan-making level rather than at planning application stage.	Health and wellbeing is an important area however it is acknowledged that policies need to be proportionate. In terms of Health Impact Assessments (HIA), whilst doing a strategic assessment would give an indication of the overall impact, it is considered that site specific assessments allow scheme specific matters to be identified and addressed where appropriate.
<b>Overall summary of key issues:</b> <ul style="list-style-type: none"> <li>• There is a need for health policies to be proportionate. There is reference to Health Impact Assessments being undertaken at a strategic level rather than on specific sites.</li> <li>• The health benefits of access to the countryside, recreation, green / blue infrastructure is emphasised.</li> <li>• Some consultees feel that the issue of health and wellbeing needs to be dealt with in more detail.</li> <li>• Some consultees feel that policies on sustainable transport need to go further.</li> <li>• Issues around traffic outside schools and the impact on local residents is not considered enough and more needs doing.</li> </ul>			
<b>Q21 Which of the option(s) regarding open spaces and playing pitches do you think should be pursued? Are there any other options that should be considered?</b>			
	IO/04	States any option, as they are all being built on.	Whilst there are some open spaces that are being built on, a number of these are sites that were allocated as part of the current Local Plan that was subject to independent examination. The council and its partners have a range of areas of open space across the district to meet the range of needs of the community and these are subject to policy protection. Where new development comes forward, where there is a need, the council may

			seek new on-site provision or financial contributions for new / improved off-site facilities in the area.
	IO/06	States that option B seems logical, but states that the banning of e-scooters should also be considered, particularly as they are illegal to use on pavements and roads unless part of a registered scheme. Suggests that schools are written to and a front page of 'My Mansfield' or leaflet with Council Tax demand letters is issued.	The concerns about e-scooters are noted, however the banning of them or the ability to take action against inappropriate dangerous use is not a planning matter. If the respondee has any concerns about such matters, it recommended that they contact the police or town centre rangers.
Persimmon Homes	IO/09	Prefers option C.	Noted.
Severn Trent Water Ltd	IO/10	Option B is preferred. Considers this would ensure the Local Plan stays relevant throughout the plan period.	Noted.
Campaign for Real Ale	IO/11	No comments.	Noted.
Home Builders Federation	IO/12	States that it is essential for the council to have robust, up-to-date evidence around play space provision, open space provision and playing pitches. Any policy will need to ensure an assessment of provision at the time of an application is undertaken to ensure any requests for s106 contributions remain evidenced and justified.	The council will be producing an updated Playing Pitch Strategy and a Built Facilities Strategy to provide evidence to support the approach to this matter. The council requires that requests for all planning obligations are supported by up-to-date evidence and that they meet the 3 legal tests.
	IO/14	Prefers option C. Requests that MDC always involves Sport England and listens to their advice.	Sport England are consulted on planning applications. They will also be involved with the production of the updated Playing Pitch Strategy / Built Facilities Strategy that will form part of the Local Plan evidence base and which will be a consideration when determining planning applications.
Pleasley Community Action Group	IO/15	Prefers option C. Requests that MDC always involves Sport England and listens to their advice.	Sport England are consulted on planning applications. They will also be involved with the production of the updated Playing Pitch Strategy /

			Built Facilities Strategy that will form part of the Local Plan evidence base and which will be a consideration when determining planning applications.
Only Solutions LLP	IO/19	Does not consider there to be enough details about how option B might be implemented and raises questions about enforceability and how it could be used to refuse planning permission. Suggests a clear policy (similar to option A) that could be updated as necessary, with an additional policy statement regarding the need for applicants to deliver on the provision identified in the latest Playing Pitch Strategy etc.	The comment about option B is noted. If this was pursued, more detail would be provided based on the accompanying evidence and discussions with stakeholders as part of the plan making process. The need for a clear policy is acknowledged along with the cross reference to the latest Playing Pitch Strategy (and Built Facilities Strategy that will also be produced).
Welbeck Estates Co Ltd	IO/22	Consultee states that option C should be pursued to give developers certainty and transparency on the requirements and new provision of open spaces and playing pitches.	The need for certainty and transparency to allow developers to plan schemes is accepted.
Commercial Estates Projects Ltd	IO/23	No comments.	Noted.
Hallam Land Management (Nineteen47)	IO/24	The consultee states an approach based on options A and C should be adopted. The emerging policies should be clear in relation to open space within new developments and the policy requirement should reflect up to date evidence base documents. The policy should also contain a clause to support deviation from policy, to support an alternative approach. It should also be tested through the Whole Plan Viability Assessment.	The alternative of a combination of options A and C is noted. It is accepted that there is a need for clarity and that requirements should be based on up-to-date evidence. The council will be producing an updated Playing Pitch Strategy and a Built Facilities Strategy to provide evidence to support the approach to this matter. The need for policy flexibility is acknowledged where appropriate. The approach will be tested as part of the wider Whole Plan Viability Assessment.
Hallam Land Management + Harworth Group (Nineteen47)	IO/25	Consultee states a hybrid approach based on options A and C should be adopted. Emerging policies should set out clear expectations to the provision of open space. Policy requirements should reflect up to date evidence. The policy	As above.

		should also contain a clause, to support deviation from policy. The policy requirement should also be tested through the Whole Plan Viability Assessment.	
The Lindhurst Group	IO/27	No comments.	Noted.
	IO/28	Consultee states option C, introducing additional exercise areas with outdoor gym trails and running tracks to encourage keep fit on developments above 100 dwellings.	There are a range of types of sport and open space that can be provided, including those referred to by the consultee. Implementation of the approach referred to by the consultee would have to be based on evidence.
Woodhall Homes	IO/30	Option C - certainty over such aspect aids delivery.	The need for developers to have certainty about what is required is noted. The Local Plan will seek to ensure that such certainty is provided.
Sport England	IO/31	Consultee states they do not advocate the use of standards for outdoor sports provision and requirements should be based on up-to-date evidence. Consultee welcomes the preparation of a new Playing Pitch Strategy. In addition, the consultee encourages a Built Sports Facilities Strategy using their guidance. The consultee would welcome early discussions with the council.	Noted – The approach to open space and playing pitch provision will be based on evidence contained within the updated Playing Pitch Strategy and new Built Facilities Strategy. Early discussions with Sport England on this have taken place and they will be involved through the production of these documents.
Nottingham Trent University	IO/36	In relation to open space - the plan should consider how usage will be encouraged and monitored.	Whilst the plan can positively plan for open space, ensuring that it is used and monitored will be the remit of others within the authority and its partners.
Natural England	IO/38	Natural England has no preference on the implementation of the open spaces and playing pitches options. The 'Accessible Green Space standard' should be referred to to encourage 'Access to Greenspace Close to Home'. Open spaces should be multifunctional.	The reference to the 'Accessible Green Space Standard' is noted. The council can look at this to help inform the development of the open space policy(s) within the Local Plan.
Bellway Homes - East Midlands	IO/39	Option B (Do not set out specific standards but require provision based on up-to-date evidence) should be pursued.	Preferred option noted. The request for new provision, be it through a specific policy

		New facilities should be based on need and not a prescriptive way. An up-to-date open space assessment is needed.	requirement or via a planning obligation will need to be based on evidence. An updated Playing Pitch Strategy and a Built Facilities Strategy will be prepared.
Gleeson Homes Regeneration	IO/40	No comments.	Noted.
Gladman Developments	IO/41	Section 106 contributions can only be sought to ensure a development mitigates its own impact and not to address existing shortfalls. Up-to-date evidence on open space provision and playing pitches is needed.	<p>The council and its partners will seek contributions for infrastructure in accordance with national policy. Current information about those obligations that may be sought by MDC can be found at <a href="https://www.mansfield.gov.uk/spd">https://www.mansfield.gov.uk/spd</a> Those sought by Nottinghamshire County Council can be viewed at <a href="https://www.nottinghamshire.gov.uk/planning-and-environment/general-planning/developer-contributions-strategy">https://www.nottinghamshire.gov.uk/planning-and-environment/general-planning/developer-contributions-strategy</a></p> <p>The council will be preparing a new / updated Playing Pitch Strategy and Built Facilities Strategy that will be used to support the policy approach in the Local Plan. Will also be a consideration when determining planning applications.</p>
Richborough Estates	IO/44	Option B (An evidence-led approach to open spaces and playing pitches) is supported. This would comply with Sports England guidance and ensure that policies and requirements remain relevant.	Preferred option is noted. The council will be preparing a new / updated Playing Pitch Strategy and Built Facilities Strategy that will be used to support the policy approach in the Local Plan. Will also be a consideration when determining planning applications.
<b>Overall summary of key issues:</b> <ul style="list-style-type: none"> <li>• No overall preferred option, whilst some consultees suggest a hybrid of a number of the options.</li> <li>• Need for up-to-date evidence to support approach, including Playing Pitch Strategy.</li> <li>• Some concerns about the use of rigid standards and the need for flexibility.</li> <li>• Any planning obligations sought need to be appropriate and justified.</li> </ul>			

<b>Q22 Which of the option(s) relating to healthy communities do you think should be pursued? Are there any other options that should be considered?</b>			
	IO/04	States that doctors, dentists etc should be provided.	The need for new / improved health infrastructure to meet housing needs identified within the local Plan will be considered as part of the Infrastructure Delivery Plan / Infrastructure Delivery Statement. In addition, health providers are consulted as part of the planning application process. Where required, planning obligations to secure new / improved provision may be sought / secured where a need is identified.
	IO/06	Concerned that hot food takeaways appear to be increasing in Mansfield, including a McDonald's near Asda. Concerned that a councillor has been quoted agreeing to 16 extra hours of street cleaning and pushing for a 'barrow man' street cleaner for the area to deal with the additional litter - and asks if this would be charged to McDonald's or residents. Option B is preferred but consultee is concerned that future refusals will be overturned as in the McDonald's case.	The Local Plan review will consider the evidential need for restrictions on hot food takeaways (particularly near to schools).
NHS Property Services Ltd	IO/08	Planning policies can facilitate improvement to health infrastructure and people's health. The NHS request that the Local Plan includes policies for health and wellbeing and would encourage a second policy related to healthy communities.	Agreed. Health services are essential social infrastructure to support communities. A 'health policy' will be explored and considered against a 'golden-thread' of health policies.
Campaign for Real Ale	IO/11	Considers clear and robust policies around the protection of valued community facilities, such as pubs, are needed. See model policy attached - Q1). Concerned that no such policy is currently proposed which would make the draft Plan inconsistent with the NPPF.	The need to protect community facilities is accepted. The adopted Local Plan has a policy on this (IN7 Local shops, community and cultural Facilities). All policies in the current plan will be reviewed to see if they are still fit for purpose / are required within the new Local Plan.



Home Builders Federation	IO/12	HBF view health as a cross cutting issue that is best addressed throughout the plan, rather than a new policy or chapter. Any new requirements need to be fully evidenced and justified. The plan needs to be clear which elements / criteria apply to certain developments.	Noted. A 'health policy' will be explored and considered against a 'golden-thread' of health policies. Evidence is needed to justify policies, particularly where they impose requirements on developers.
	IO/14	Prefers option B. But states that MDC need to be serious in considering the policy in decision making and not view it as a tick box.	Health will be a key issue in the Local plan. It is not intended to be a 'tick-box' approach.
Pleasley Community Action Group	IO/15	Prefers option B. But if creating a policy MDC need to refer to it and its value.	Health will be a key issue in the Local plan. It is not intended to be a 'tick-box' approach.
Only Solutions LLP	IO/19	Considers MDC's current hot food takeaway policy exclusion zone policy needs strengthening to make it fit for purpose.	Noted - All policies in the current plan will be reviewed to see if they are still fit for purpose / are required within the new Local Plan. If existing policies are taken forward, will amend wording as required to make them more effective.
Welbeck Estates Co Ltd	IO/22	Consultee states that option B should be pursued. The requirement for a Health Impact Assessment is already a validation requirement for major planning applications. It is appropriate to evidence this requirement.	Noted. A new policy could be wider than 'Health Impact Assessments' and could include wider planning / health issues.
Commercial Estates Projects Ltd	IO/23	No comments.	Noted.
Hallam Land Management (Nineteen47)	IO/24	The consultee states that health issues are covered across a wide variety of policies, it is considered the most appropriate method. Therefore, option A is the most appropriate. This must be clear in policy criteria relating to healthy communities which applies to certain developments.	A 'health policy' will be explored and considered against a 'golden-thread' of health policies. Evidence is needed to justify policies, particularly where they impose requirements on developers.

Hallam Land Management + Harworth Group (Nineteen47)	IO/25	Consultee states health issues are covered across a wide variety of policies, therefore option A is the most appropriate.	A 'health policy' will be explored and considered against a 'golden-thread' of health policies.
The Lindhurst Group	IO/27	The consultee supports option A, to continue with the existing approach.	Noted.
	IO/28	Prefers option B.	Noted.
Sport England	IO/31	Consultee states active design guidance should be embedded within the plan.	Design (and transport) policies can help to encourage active travel these will be developed as part of the Local Plan review.
Nottinghamshire County Council	IO/32	Consultee states option C with connection to option A.	Noted.
Nottingham Trent University	IO/36	Option B (a specific policy relating to healthy communities) is preferred.	Noted.
Natural England	IO/38	Natural England would prefer option B (Prepare a specific policy relating to healthy communities) relating to healthy communities. People / nature connections, active travel and GI are important.	Preferred option noted. The linkages between people / nature connections, active travel and Green Infrastructure are accepted.
Bellway Homes - East Midlands	IO/39	Option A (Continue using existing local plan policies to cover health related issues) is preferred. NPPF encourages policies that promote health and wellbeing. This should be an integral theme in the plan, not just a specific policy. This is best achieved by locating development in locations which are already or can be made sustainable including land north of Old Mill Lane, which is in a highly accessible location.	A 'health policy' will be explored and considered against a 'golden-thread' of health policies. Evidence is needed to justify policies, particularly where they impose requirements on developers. Specific sites will be considered at the next stage of plan development.
Gleeson Homes Regeneration	IO/40	No comments.	Noted.

Gladman Developments	IO/41	Health is a cross cutting issue that could be addressed throughout the plan rather than a chapter. Policies need to be evidenced and justified.	A 'health policy' will be explored and considered against a 'golden-thread' of health policies. Evidence is needed to justify policies.
<b>Overall summary of key issues:</b> Opinion was split between the need for 'health-based policy' or a health theme (or golden thread) that ran through the Local Plan. There was consensus that health was a key issue to be considered through the plan. The need for 'evidence' to underpin the plan was emphasised.			
<b>Q23 Do you agree with the transport issues identified? Are there any other issues that should be considered?</b>			
	IO/04	States that there needs to be traffic calming on Abbott Road.	Noted. The 'Issues and Options' paper is not specific in terms of detailed transport projects.
National Highways	IO/05	States that early evidence gathering to understand the transport issues should help to establish where the most sustainable locations for development are. Evidence should also be used in latter stages to understand transport implications of allocation decisions and what mitigation might be needed. National Highways expect sufficient evidence to assess the scale and significance of any impact upon the SRN. Although the M1 is outside the plan area, J27-30 are all gateways to the district and planning decisions may add to the number of vehicles using one or more of these. As a minimum the transport evidence should be shared with National Highways for review and comment, however NH are keen to engage earlier to help with the scope of the evidence base and suggest a transport working group (TWG) is set up with NH, MDC and the local highway authority. This would help ensure development is located in the best possible places, having regard to likely residual transport infrastructure needs, timescales and potential funding requirements.	Agreed. The LPA has commissioned an update to the Mansfield Transport model to provide up-to-date and robust evidence of the impact of the transport impacts of growth. The model will be used to test the impacts of the distribution of growth including on the Strategic Road network (SRN). Joint working is welcomed.

	IO/06	Suggests all new schools are built on the outskirts of the district to avoid the impact of term time traffic. Proposes a free bus service for parents who do not have transport. All new or refurbished schools should have a compulsory parking area for parents to use. Considers that bad planning also creates issues and gives an example of the A60 Nottingham Road (Sainsburys, Cinema, Bingo, KFC etc) there are too many units in this area, and not sufficient road space to cope with demand. Also considers that the size of cars increasing adds to the issues. Concerned that a new 160 place school is to be sited close to Abbey Primary School and add to the existing problems. Questions whether this school will have parental parking/pick-up/drop-off facilities. Requests that this is looked into when service providers discuss district issues. Suggests dash-cam footage from buses is passed to the police to take necessary action.	Noted. The location of schools and their parking facilities is a detailed matter for planning applications and master plans. Schools are normally located close to the communities they support and allow for walking and cycling to minimise car journeys.
Severn Trent Water Ltd	IO/10	Suggests MDC considers how development / redevelopment of the transport network can be done to allow additional benefits such as surface water separation from the combined sewer, Sustainable Drainage Systems (SuDS), flood management, biodiversity net gain etc. States Severn Trent are keen to work in partnership with MDC where this would provide joint benefits.	Noted. Sustainable drainage is an issue to be considered in the emerging Local Plan and is in an adopted Supplementary Planning Document. The Council has supported approaches that seek to minimise surface water draining into the combined sewer. Joint working is welcomed.
Campaign for Real Ale	IO/11	No comments.	Noted.
Home Builders Federation	IO/12	Agree that there is no need for a policy on EV charging points.	Noted. EV charging points are required on most dwellings as part of the Building Regulations. The Local Plan could consider support for EVs as part of commercial developments.

	IO/14	States that customers are at the mercy of private bus companies and that following the development of an estate new services are often withdrawn because they are not commercially viable. People will use public transport if it is affordable, runs on time, and timetables meet users' needs.	Noted. The Local Plan can encourage modal shift and provide evidence that looks at this potential. However, it is acknowledged that the Local Plan has limited control of future bus services. Financial contributions can be sought where reasonable and viable.
Pleasley Community Action Group	IO/15	States that customers are at the mercy of private bus companies and that following the development of an estate new services are often withdrawn because they are not commercially viable. PCAG have had feedback that this is a problem and in general public transport is below their expectations and needs.	Noted. The Local Plan can encourage modal shift and provide evidence that looks at this potential. However, it is acknowledged that the Local Plan has limited control of future bus services. Financial contributions can be sought where reasonable and viable.
Only Solutions LLP	IO/19	Agrees with the issues identified and suggests the following additions: issues around school-related traffic require further policy consideration. Access to buses is only meaningful if they allow for travel to and from the town centre in evenings and night times. Improved signage directing those exiting the bus and train stations and requiring a taxi to both the bus station and Queen Street ranks. Requirements for sufficient spaces at new developments to accommodate at least 2 large cars for each dwelling should also be introduced to avoid cars 'spilling over' onto the street.	Noted. The Local Plan can encourage non-car transport through design and delivery. The local plan cannot always alter behaviour in terms of car use for schools. It is acknowledged that the Local Plan has limited control over bus services and their timetabling.
Welbeck Estates Co Ltd	IO/22	Consultee states that the transport issues identified are agreeable. However, the need and demand for the provision of multi-user routes, should also be referred to in accordance with guidance LTN20.	Noted. The local plan will encourage sustainable transport and will be mindful of advice in LTN20.
Commercial Estates Projects Ltd	IO/23	Consultee states it would be useful to understand which road junctions are considered to be at or near capacity and if improvements can be delivered, without the need for a full district wide transport model.	The transport model will assess which junctions and links are operating above their design capacity.

Hallam Land Management (Nineteen47)	IO/24	The consultee agrees with the issues outlined at paragraph 7.6 and strongly suggests the council assess these issues, seeking to address key challenges to growth. The evidence gathering should examine if increased local employment and improvements to public transport can address the issues.	Noted. The transport impacts of growth (including employment growth) will be assessed.
Hallam Land Management + Harworth Group (Nineteen47)	IO/25	Consultee agrees with the issues at para 7.6 and implores the council to fully assess these issues. The paper identifies that Mansfield has a higher rate of commuting by private car than the national average.	Noted. The transport impacts of growth will be assessed. The local plan will seek to encourage modal shift.
The Lindhurst Group	IO/27	The consultee agrees with the transport issues identified.	Noted.
	IO/28	The consultee agrees with the transport issues identified.	Noted.
Sport England	IO/31	Consultee states the transport section should refer to active design.	Noted. The Local Plan will consider policies that seek to encourage sustainable travel including active design.
Nottinghamshire County Council	IO/32	Consultee states paragraph 7.3 should also refer to health. Paragraph 7.6	Agree. Health is a key theme that will run through the Local Plan.
Richborough	IO/34	The NPPF indicates that transport issues should be considered at the earliest stages of plan making. Locations that have greater access to more sustainable forms of transport should be encouraged. The current Local Plan seeks to locate development close the services and facilities where there is a great transport choice and avoid over reliance on car travel. The site at Blidworth Lane is only 3.6 miles from Mansfield town centre. There is a need for local, accessible jobs within the district. A number of direct bus links run from Mansfield Town Centre to the site every 20 minutes (Service 27, 28b and 141). The journey takes approximately 25 minutes. A pedestrian/cycle route has also	Noted. The Local Plan will consider the most sustainable locations for growth. This includes access to transport choice. The Issues and Options paper does not identify specific sites, this is a matter for future iterations of the plan. A variety of sites will be assessed to inform future allocations.

		recently been installed along the A617 adjacent to the site. It is considered that the site is highly accessible by sustainable modes of transport. The Lindhurst Sustainable Urban Extension is in close proximity and within cycling and/or walking distance for a close labour force to the site which could be sustainably commuting to the development. The Local Plan should aspire to achieve provision of employment land in sustainable locations on the edge of the Mansfield urban area to support opportunities for carbon reduction and access to public transport networks. Access to B8 sites for public transport would also minimise the impact to the environment by supporting more sustainable transport modes to access services and facilities.	
Nottingham Trent University	IO/36	The transport issues identified are relevant. E-bikes/scooters could be considered and investment in electric car charging provision.	Noted. Transport evidence considers multiple nodes.
Natural England	IO/38	The provision of walking and cycle lanes should be integrated within Green Infrastructure. Non-motorised access to the GI network should be explored. Benefits include: air and water quality, people-nature connections, health and wellbeing. Trees, SuDS, hedges, landscaping management. Public transport and active travel routes can help access nature.	Noted. The Council's GI SPD explores this issue. The Local Plan can consider the relationship between GI and sustainable transport.
Bellway Homes - East Midlands	IO/39	EV car charging provision is required under the Building Regulations and not necessary to include in planning policy.	Noted. EV charging points are required on most dwellings as part of the Building Regulations. The Local Plan could consider support for EVs as part of commercial developments.
Gleeson Homes Regeneration	IO/40	No comments.	Noted.

Gladman Developments	IO/41	No comments.	Noted.
<b>Overall summary of key issues:</b> Representations encouraged the location of growth close to areas with transport choice. There is a recognition that the Local Plan does not have control of transport 'behaviours' or the longer term delivery of bus services. There was some support for linking GI and sustainable transport. There were objections to replicating the need for EV charging points set out in the Building regulations.			
<b>Q24 Which of the transport option(s) do you think should be pursued? Are there any other options that should be considered?</b>			
	IO/06	Prefers option F.	Noted.
Persimmon Homes	IO/09	Prefers option A.	Noted.
Severn Trent Water Ltd	IO/10	Option F is preferred. Again suggests MDC considers how development / redevelopment of the transport network can be done to allow additional benefits such as surface water separation from the combined sewer, Sustainable Drainage Systems (SuDS), flood management, biodiversity net gain etc. States Severn Trent are keen to work in partnership with MDC where this would provide joint benefits.	Noted. Sustainable drainage is an issue to be considered in the emerging Local Plan and is in an adopted Supplementary Planning Document. The Council has supported approaches that seek to minimise surface water draining into the combined sewer. Joint working is welcomed.
Campaign for Real Ale	IO/11	No comments.	Noted.
Home Builders Federation	IO/12	States that it is essential for the council to have robust, up-to-date transport evidence. Any policy will need to ensure an assessment of provision at the time of an application is undertaken to ensure any requests for s106 contributions remain evidenced and justified.	Noted. The Council has commissioned updated transport evidence to inform the Local Plan. Any transport requirements will need to be justified and viable.
	IO/14	Prefers option D. Also suggests improving the Robin Hood Line and extending towards Ollerton, and bringing old coal lines to extend the local rail network.	Noted. Robin Hood line extension is considered under option B.



Pleasley Community Action Group	IO/15	Prefers option D. Also suggests improving the Robin Hood Line and extending towards Ollerton, and bringing old coal lines to extend the local rail network.	As above.
Only Solutions LLP	IO/19	Prefers option F with existing policies supplemented by additional policies. States that it seems unfair to charge people to park in areas that are not accessible by public transport. Efforts to discourage car parking should be complemented by increases in public transport, especially to tie in with working hours. States that option E seems high-risk. There may not be any alternative routes, or they may blight a residential area. If alternative routes are already being used, congestion is unlikely to be improved by a change in route alone.	Noted. Car parking charges are not a matter that the local plan can consider. However, the relationship between parking and transport availability is a planning consideration.
Welbeck Estates Co Ltd	IO/22	Consultee states that option A and D should be pursued together, with some current policies being retained. Technology should be utilised to improve congestion within the district and to utilise EV charging.	Noted. These options will be explored as the plan evolves.
Commercial Estates Projects Ltd	IO/23	Consultee states option F, a combination of approaches.	Noted.
Hallam Land Management (Nineteen47)	IO/24	The consultee states that option F is pursued, focusing on a range of approaches from option B, option D and option E. The current plan is heavily influenced by the MARR, however this reflects only some of the commuting patterns. Further evidence based work should be undertaken to identify critical junctions working over capacity and to propose improvement works. This will enable site selection on a consideration of matters, not just the MARR.	Noted. Further transport evidence has been commissioned to inform the emerging Local Plan. Site options will be assessed in terms of potential transport impacts.

Hallam Land Management + Harworth Group (Nineteen47)	IO/25	Consultee recommends option F is pursued, parts of option B, D and E are also supported. It is highlighted that the current plan is heavily influenced by the MARR. Evidence based work relating to strategic infrastructure should be undertaken to identify critical junctions.	Noted. Further transport evidence has been commissioned to inform the emerging Local Plan. Site options will be assessed in terms of potential transport impacts.
The Lindhurst Group	IO/27	The consultee supports option A, retaining the existing adopted policies. The other options have the potential to create viability issues for developers. The consultee recognises transport issues, but highlight it can be done through existing policy.	Noted. Viability of options will be considered as the plan emerges.
	IO/28	Prefers option B.	Noted.
Sport England	IO/31	Consultee states active design guidance should be imbedded within the plan, leading to more physically active and healthy lives.	Noted. The Local Plan will consider policies that seek to encourage sustainable travel including active design.
Richborough	IO/34	The Local Plan review should focus on sustainable transport modes and limit private car use. Option F (combination of the above approaches) is the most suitable. This would achieve the current local plan targets whilst encouraging public transport, reducing private car dependency, improving the technology surrounding traffic calming and recognising there will need to be an increase in capacity on the road network in line with development. B8 strategic distribution and logistics site will add some traffic to the surrounding road network, however management and design of a scheme this can be mitigated. There are transport requirements in relation to the selection of deliverable sites for logistics. The Blidworth Lane site has: Immediate proximity to the strategic highway network (A617) (MARR) with onward connections to Junction 28 of the M1. There is Limited Congestion - requiring further	Noted. A range of transport solutions will be considered when developing the Local Plan. The Issues and Options paper does not consider specific sites. Options will be considered in future iterations.

		assessment. Appropriate on site car parking could be provided - a shuttle from the new Lindhurst development could be proposed as part of future site promotion. The transport links from the Blidworth Lane site to the Lindhurst development fit the criteria as defined under Option F. The site should be allocated under the new Local Plan. A review of the necessary delivery of transport growth options should be considered as part of this allocation.	
Nottinghamshire CPRE	IO/37	Option F (a combination of transport approaches) is preferred - including B (encourage sustainable transport) and C (discourage car use) but not E (accept that junctions and links will continue to operate above capacity).	Noted. The Local Plan should seek to optimise sustainable transport in line with the NPPF.
Bellway Homes - East Midlands	IO/39	Option F (A combination of approaches) is supported. Local Plan policies should allow highway impacts to be assessed when planning applications come forward, supporting the creation, and/or improvement of transport infrastructure so that the highway network can operate sustainably, and the impact of development can be appropriately addressed.	Noted. A range of transport solutions will be considered when developing the Local Plan. The transport impacts of options will be considered in future iterations.
Gleeson Homes Regeneration	IO/40	No comments.	Noted.
Gladman Developments	IO/41	Homes should be in sustainable locations close to existing public transport links without reliance on a public car. Technology such as the internet /online shopping /deliveries and changing working patterns mean reliance on the private car may be reducing. Public transport could be increased through allocation of sites with access to public transport. Increase in use helps viability. There are increasing modes of climate friendly travel options such as electric vehicles and mobility hubs not just public transport. Robust /up-to-date transport evidence is needed before	Noted. The Local Plan will seek to maximise growth in sustainable locations and optimise access to a range of transport options. Updated transport evidence is being gathered to inform the plan.

		requests for s106 contributions towards transport can be sought.	
<b>Overall summary of key issues:</b> The majority of responses recognised the importance of sustainable travel and locations for growth. A range of options are supported in terms of securing effective transportation solutions to growth. Multiple representations called for transport evidence to be updated and for any transport infrastructure to be based on evidence of viability. Some representations sought to encourage the local plan to consider the relationship between access and parking.			
<b>Q25 Which of the biodiversity net gain (BNG) option(s) do you think should be pursued? Are there any other options that should be considered?</b>			
	IO/06	Prefers option B.	Noted.
Persimmon Homes	IO/09	Prefers option A.	Noted.
Severn Trent Water Ltd	IO/10	Considers Option B should be aimed for if viable / realistic.	Noted. Any BNG requirements above 10% would need to be justified and viability tested.
Campaign for Real Ale	IO/11	No comments.	Noted.
Home Builders Federation	IO/12	Supports the 10% mandatory biodiversity net gain and is concerned that policies which go further / faster than national guidance will result in different approaches to deliver and could add unnecessary complexity. Guidance on BNG is still emerging, it will be important for the local plan to reflect current national policy and guidance, including the implications of the Environment Act amendments to the Town & Country Planning Act (TCPA) to secure BNG. It would be helpful for the policy to be clear that BNG should be calculated using the Biodiversity Metric, and that local planning authorities will need approve a biodiversity gain plan. The policy should also explain what information is required to demonstrate how the habitat will be secured for 30 years via planning obligations or conservation covenants, and recognise that BNG can be delivered on or off site or via a biodiversity credits scheme and what factors	Noted. Any BNG requirements above 10% would need to be justified and viability tested. The policy will be informed by emerging legislation / guidance and could clarify the approach to testing and delivering and monitoring BNG. The Council are not a Responsible Body at this point in time. The plan will seek to align with the Local Nature Recovery Strategy.

		<p>should be considered if on-site provision (preferred) is not deliverable. The plan should set out whether the council intend to become a Responsible Body as the decision may impact on how BNG can be delivered. Re 10% BNG - Considers it important for the local plan to demonstrate can be addressed and delivered in practice. The plan and policies should set out the approach to be taken, what developers need to do, what monitoring is required, what help and advice is available at pre-app and planning application stages, and during the delivery / monitoring of the project. It would be helpful for the Local Plan to include a link to the relevant Local Nature Recovery Strategy (LNRS) and the timetable for its preparation. The policy should be pragmatic when on-site delivery is not possible / feasible. Off-site BNG should not be restricted to land within the district boundary as this would be unsound. The national BNG Metric 4.0 allows for this through the purchase of BNG credits that may be delivering BNG anywhere in England. As the market for off-site provision is still emerging there may currently be greater reliance on statutory credit to bring sites forward. This may impact upon viability. RE viability - considers that BNG should be included within the viability assessment of the local plan as a single specific item, rather than rolled into a s106 allowance. There are significant additional costs in relation to BNG that should be fully accounted for. The figure for BNG costs should be kept under review as this is an emerging policy area and a great understanding of actual costs will become known. The Whole Plan Viability Assessment will need to reflect the most up to date BNG costs information available. Robust evidence would be needed to go beyond the 10% mandatory BNG requirement. The council's SPD may need updating to reflect current policy and practice as it emerges. RE going beyond 10% BNG - It is envisaged that</p>	
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		<p>developers will be able to get credit for any over-provision of BNG which will be bankable and sold as BNG credits locally. HBF concerned that 10% is already challenging. Any policy going beyond this would need to be robustly evidence based and costs included in a viability assessment. It may result in decreased contributions to other policy areas.</p>	
	IO/14	Prefers option B.	Noted.
Pleasley Community Action Group	IO/15	Prefers option B.	Noted.
	IO/18	<p>Prefers option A. Requiring BNG above 10% does not meet the tests set out in paragraph 57 of the NPPF and a greater than 10% requirement is not necessary to make the development acceptable in planning terms. A 10% requirement should also be maintained in order to ensure that the requirement is fairly and reasonably related in scale and kind to the development (para 57, NPPF). It should be for the developer to decide whether to go beyond 10% not the Council. It is impossible to know what the cost of delivering net gain is until the base level of biodiversity on a site is known and consequently what is required to achieve a 10% net gain. The council should not set out parameters for the location of BNG in light of the BNG hierarchy. The Natural England Biodiversity Metric 4.0 user guide already accommodates the distance away from the development site that the off site BNG is proposed, with more BNG units being required the further away the compensation site is from the development site. The large cost of BNG is becoming more apparent with the government publishing their credit prices and the plan should not add to this financial burden.</p>	<p>Noted. Any BNG requirements above 10% would need to be justified and viability tested. The Local Plan will consider whether to clarify requirements on the BNG hierarchy.</p>

Only Solutions LLP	IO/19	Considers that the number of local green spaces and non-designated heritage assets should be added to the list at para 8.2, and that mention should be made of the Birklands and Bilhaugh Special Area of Conservation (SAC), Sherwood Forest National Nature Reserve (NNR) and the associated Zone of Influence / 10 Km Impact Risk Zone, as this impinges on a substantial portion of the Mansfield district. Prefers option B although there may be scope for additional guidance for developers in line with Option C as well as, but not instead of, Option B.	Noted. Other designations can be referred to in the emerging Local Plan. These will be considered when site options are considered. Any BNG requirements above 10% would need to be justified and viability tested.
Welbeck Estates Co Ltd	IO/22	Consultee states that each of the options presented fall short, as such an option D should be considered. The mandatory minimum of 10% BNG should be used, expressed as a minimum. Higher levels should not be based on viability. Option C is not necessary as the BNG calculator is set up to account for the BNG hierarchy. The location should be subject to assessment by a qualified ecologist and not by broad parameters.	Noted. If the local Plan were to consider BNG provision above 10%, this would need to be justified and viability tested.
Commercial Estates Projects Ltd	IO/23	Prefers option A.	Noted.
Hallam Land Management (Nineteen47)	IO/24	Consultee recommends that option A is pursued and the policy seeks to align with national policy. Consultee states that the local plan should demonstrate how BNG is to be delivered, including where on and off sites solutions are appropriate, with on site provision reflected in the extent of site allocations / anticipated yield of planned development. BNG provision should be considered through the Whole Plan Viability Assessment to ensure allocations are viable and deliverable. MDC should consider identifying a compensatory habitat site.	Noted. The Local Plan will consider whether to clarify requirements on the assessment, delivery and monitoring of BNG. BNG will be viability assessed if a higher requirement than 10% is sought.

Hallam Land Management + Harworth Group (Nineteen47)	IO/25	Consultee strongly recommends option A is pursued and is aligned with national policy. It is important the Local Plan demonstrates how BNG is addressed and delivered. It is critical the policy is clear and concise, and potentially supplemented by an SPD to confirm where on and off-site solutions may be appropriate. The requirements for on-site BNG should be reflected in site allocations. The Council should seeks to consider BNG within the Whole Plan Viability Assessment.	Noted. The Local Plan will consider whether to clarify requirements on the assessment, delivery and monitoring of BNG including whether the BNG hierarchy is required.
The Lindhurst Group	IO/27	The consultee supports option A, the mandatory minimum 10% and not a higher percentage, which the consultee does not agree with. A higher target would cause issues for development proposals and render them unviable.	Noted. BNG will be viability assessed if a higher requirement than 10% is sought.
	IO/28	Prefers option B.	Noted.
Historic England	IO/29	Consultee states paragraph 8.2 refers to heritage assets, it is recommended to broaden the list to include a wider variety of heritage and the importance to Mansfield. Including designated and non-designated heritage assets can consider how the assets can contribute to the aspects of sustainability.	Noted. Other designations can be referred to in the emerging Local Plan. These will be considered when site options are considered.
Woodhall Homes	IO/30	Consultee states the 10% requirement will be introduced through the Environment Act. A figure in excess would not be appropriate and place additional unnecessary burden on developments, adding strain to the viability which could compromise scheme delivery. Developers have made clear it is difficult to achieve a net gain position on-site in the current policy, in absence of off-site provision, which can be costly and difficult to acquire. In addition to front loading requirements, involving the update of full, detailed	Noted. BNG will be viability assessed if a higher requirement than 10% is sought.



		landscaping up front to confirm whether a net gain position can be secured, being a further cost incurred by developers.	
Warsop Estate	IO/33	10% BNG already impacts on viability and site capacity. There should be no increase above this without evidence of need and viability of sites. There is no justification in Mansfield.	Noted. BNG will be viability assessed if a higher requirement than 10% is sought.
Richborough	IO/34	Option A (use the mandatory 10% BNG target) is supported.	Noted.
Environment Agency	IO/35	Environment Agency prefer option B (seeking BNG uplift above 10%). 10% BNG should be the minimum. Alignment with local nature recovery strategies (LNRS's) and biodiversity opportunity mapping should be pursued.	Noted. BNG will be viability assessed if a higher requirement than 10% is sought. The Local Plan will seek to align with the LNRS.
Natural England	IO/38	Options B (Pursue a higher figure than 10% minimum BNG) and C (Set out parameters for the location of BNG in light of the BNG hierarchy) should be pursued. Any BNG target should be achievable and evidence based - including deliverability. BNG provision should follow the mitigation hierarchy. Mitigation and/or compensation requirements for statutory designated sites or irreplaceable habitats should be dealt with separately from BNG provision. Site options should avoid adverse impacts on biodiversity. The policy should set out the approach to on-site and off-site delivery - On-site provision should be considered before delivery off-site and where they can best contribute to the Nature Recovery Network. The Nottinghamshire LNRS will assist. Other policy areas could help adapt to the impacts of climate change.	Noted. BNG will be viability assessed if a higher requirement than 10% is sought. The Local Plan will consider whether to develop policy that sets out a BNG hierarchy (mitigation hierarchy). The Local Plan will seek to align with the LNRS.
Bellway Homes - East Midlands	IO/39	Option A (mandatory minimum 10% BNG) is supported. BNG requirements should align with national statutory requirements. Exceeding the 10% BNG may threaten	Noted. BNG will be viability assessed if a higher requirement than 10% is sought. The Local Plan will consider site options during future iterations.

		viability. The Site at Old Mill Lane would ensure the retention of habitats and wildlife corridors.	
Gleeson Homes Regeneration	IO/40	No comments.	Noted.
Gladman Developments	IO/41	10% mandatory Biodiversity Net Gain (Option A) is supported. The plan and other policies should demonstrate that BNG can be addressed and delivered in practice: What developers need to do; what information is required; when; and what monitoring will be required. Advice at all stages is needed including pre-app, planning application, and delivery and monitoring stages. BNG policy can seek on site provision where possible. This is not always possible. In such cases as close to the development site as possible. A pragmatic approach is needed. Delivery within the District boundary would be unsound. The mitigation hierarchy seeks to minimise biodiversity loss but allows for on-site and off-site biodiversity and as a last resort the purchase of statutory credits. BNG policy must be deliverable and not prevent new development. The BNG Metric requires any lost biodiversity to be replaced with either a like-for-like asset(s) or one of a better quality and close to the site. Any BNG Policy must reflect the BNG Metric process.	Noted. The Local Plan will consider whether to clarify requirements on the assessment, delivery and monitoring of BNG. BNG will be viability assessed if a higher requirement than 10% is sought. The Local Plan could consider the optimum approach to the mitigation hierarchy.
Peveril Securities (Carney Sweeney)	IO/43	Option A(mandatory minimum BNG) is supported. A specific figure should be removed from the policy so it remains up to date as BNG policy evolves. Exceeding the minimum where possible is supported but needs to be realistic in the context of viability.	Noted. BNG will be viability assessed if a higher requirement than 10% is sought.
Richborough Estates	IO/44	10% Biodiversity Net Gain could be difficult to achieve. A 20% target could be prohibitive and harmful to housing delivery. Option A is therefore preferred.	Noted. BNG will be viability assessed if a higher requirement than 10% is sought.

<b>Overall summary of key issues:</b> The main issues related to provision above 10% BNG. The majority of developer responses considered that 10% (and no more should be sought). Some environmental groups encouraged greater provision. There is some concern that the 'BNG hierarchy' could be too prescriptive. There should be alignment with the emerging Local Nature Recovery Strategy.			
<b>Q26 Which of the green infrastructure (GI) option(s) do you think should be pursued? Are there any other options that should be considered?</b>			
	IO/06	No comments.	Noted.
Severn Trent Water Ltd	IO/10	Option B is preferred. States that Severn Trent are supportive of the SPD and believe it should be utilised in the emerging local plan.	Noted. The SPD will continue to be a material consideration. The Local Plan provides an opportunity to update policy and include elements of it in the development plan.
Campaign for Real Ale	IO/11	No comments.	Noted.
Home Builders Federation	IO/12	States that SPD should not set policy and that policy decisions are made in the Local Plan. The GI SPD currently being prepared may need updating as the plan progresses. There is no need to repeat national policy in the plan.	Noted. The Local Plan provides an opportunity to update policy and include elements of it in the development plan.
	IO/14	Prefers option A.	Noted.
Pleasley Community Action Group	IO/15	Prefers option A.	Noted.
Only Solutions LLP	IO/19	States that options A and B should be pursued simultaneously. Concerned that Policy IN2 does not define the term 'adjoining'. This should be read in a broad manner in light of the principle set out in Corbett v Cornwall Council [2022] EWCA Civ 1069. Considers that proposed development should be considered to be adjoining the strategic GI network where its proximity is close enough to impact upon that network.	Noted. It is acknowledged that the Local plan gives an opportunity to update GI evidence. The Local Plan provides an opportunity to update policy and include elements of it in the development plan. The glossary will be updated.

Welbeck Estates Co Ltd	IO/22	Consultee states that option A is the most appropriate to secure Green Infrastructure delivery as a policy complied with, rather than considered. The policies map that identifies GI areas should be continued, as set out in the response to Question 7.	The Local Plan provides an opportunity to update policy and include elements of it in the development plan. The policies map will be updated alongside the Local plan.
Commercial Estates Projects Ltd	IO/23	No comments.	Noted.
Hallam Land Management (Nineteen47)	IO/24	The consultee states an alternative option C should be pursued, focusing on evidence gathering relating to existing green infrastructure designations. The flexibility is supported in the current IN2, but consider it could be a barrier to development. The identification of new areas of GI should not be undertaken unless the additional benefits can be justified. The benefit of designation should be considered to avoid burdening landowners or local authorities. A more focused approach will ensure protection and enhancement of existing areas. The consultee objects to the identification of further areas of GI without clear evidence.	Noted. It is possible to include new areas of GI in the local plan where they are evidenced and justified. The plan can review existing areas and retain them where justified.
Hallam Land Management + Harworth Group (Nineteen47)	IO/25	Consultee states an option C should be pursued, focusing on evidence gathering. The consultee supports the flexibility in current IN2, although consider it a potential barrier to sustainable development. Both options set out new areas of GI, although should only be undertaken if justified to avoid unduly burdening landowners. Consultee objects to the identification of further areas of GI without clear evidence.	Noted. It is possible to include new areas of GI in the local plan where they are evidenced and justified. The plan can review existing areas and retain them where justified.
The Lindhurst Group	IO/27	The consultee supports option B, relying on the GI SPD and government policy. A detailed policy could have the potential to constrain development.	Noted. The SPD will continue to be a material consideration. The Local Plan provides an opportunity to update policy and include elements of it in the development plan. Policies are not

			intended to constrain development, but seek to protect the most important areas of GI.
	IO/28	Prefers option B.	Noted.
Historic England	IO/29	Consultee states option A appears to be more appropriate. It is recommended in paragraph 8.9 that heritage could be included in the list of relevant GI issues.	Noted. The SPD will continue to be a material consideration. The Local Plan provides an opportunity to update policy and include elements of it in the development plan. The detailed wording of policies will be a matter for later stages of plan development.
Richborough	IO/34	Option B (Rely on the emerging GI SPD and Government guidance / policy to protect existing areas of GI) is preferred. The current Local Plan Policy IN2 outlines support for development within adjoining GI areas where assets are protected and enhanced, connections are maintained and impact on sensitive landscapes avoided. The site at Blidworth Lane is not currently classified as part of this policy but does lie adjacent to the GI assets. Buffer strips at Blidworth Lane would be incorporated as part of the site development. Suitable extensions of the GI network could be provided through the development. No further policy requirement is needed and the existing GI networks will be continually supported.	Noted. The SPD will continue to be a material consideration. The Local Plan provides an opportunity to update policy and include elements of it in the development plan. Specific sites will be considered in future stages of plan development.
Environment Agency	IO/35	Blue-green infrastructure (BGI) should be referred to alongside nature-based solutions and SUDs interventions. Daylighting culverts are supported to benefit biodiversity. BGI could be linked in carbon neutral goals, net zero initiatives and managing future impacts of climate change.	Noted. Detailed text will be developed during future stages of plan preparation. Reference to blue / green GI would reflect the adopted GI SPD. Opportunities for SuDS can be considered alongside GI policies.
Nottingham Trent University	IO/36	GI could align with health and well-being strategies.	Noted.

Natural England	IO/38	Natural England welcomes the emerging SPD on Green Infrastructure to support the Local Plan. The Local Plan should be informed by the 'Green Infrastructure Framework: Principles & Standards (GIF)' it will help inform local plan policies. The Standards and Targets set out in the GIF should be used in developing policy. The five Headline Green Infrastructure Standards are: S1: Green Infrastructure Strategy Standard S2: Accessible Greenspace Standard S3: Urban Nature Recovery Standard S4: Urban Greening Factor Standard S5: Urban Tree Canopy Cover Standard These standards give certainty over what green infrastructure is needed on site. Local authorities should set green infrastructure targets. These should include delivery levels over time such as the percentage of people having good quality publicly accessible greenspaces within 15 minutes walk by 2030. The 'Green Infrastructure Planning and Design Guide' sets out what good green infrastructure design looks like.	Noted. The GI SPD is now adopted. Other documents (such as those referred to) can be used to inform the emerging policies and designations.
Bellway Homes - East Midlands	IO/39	The consultee supports delivering good quality GI that provides multi-functional benefits. Option A (Detailed policy to protect existing areas and deliver new areas of GI) is supported. Overly prescriptive requirements should be avoided.	Noted. The Local Plan provides an opportunity to update policy and include elements of it in the development plan.
Gleeson Homes Regeneration	IO/40	No comments.	Noted.
Gladman Developments	IO/41	No comments.	Noted.

<b>Overall summary of key issues:</b> The majority of responses supported the principle of protecting GI. Opinions varied as to whether GI should continue to be protected via an SPD or enshrined within Local Plan policies. There was broad consensus that GI evidence should be updated and should inform Local plan updates.			
<b>Q27 Which of the flooding and drainage option(s) do you think should be pursued? Are there any other options that should be considered?</b>			
	IO/06	Option A is preferred. Concerned that survey work by Severn Trent and Aecom in September 2022 has not been followed up and paint used to mark-up areas has now worn off.	Noted. A potential option involves developing new Local Plan Policies relating to SuDS. The Local plan does not directly impact on the Green Recovery SuDS programme being undertaken in Mansfield District.
Persimmon Homes	IO/09	Prefers Option B - preparation of detailed policy would be inconvenient given the number of sites and their suitability for SuDs.	Noted. A SuDS policy within the Local Plan is an option. The policy could consider the type of sites where SuDS interventions could be reasonably delivered. Site allocations could consider where SuDS are appropriate.
Severn Trent Water Ltd	IO/10	Option B is preferred. States it would be beneficial to utilise the SPD that has recently been developed.	Noted. The SPD has the potential to continue as a material consideration. Policies within the Local Plan have greater weight (as part of the development plan) and a policy is therefore a potential option.
Campaign for Real Ale	IO/11	No comments.	Noted.
Home Builders Federation	IO/12	States that SPD should not set policy and that policy decisions are made in the Local Plan. The SuDS SPD may need updating as the plan progresses. There is no need to repeat national policy in the plan. Suggests consideration of how SuDS and BNG can work together.	Noted. A SuDS policy within the Local Plan is an option. It is agreed that SPD should not set 'policy' only provide clarity for policies within the plan.
	IO/14	Prefers option A. Stresses that this should be done in conjunction with Severn Trent. Also suggests this is made a	Noted. A SuDS policy within the Local Plan is an option. The policy could consider the type of sites where SuDS interventions could be reasonably

		mandatory requirement and not left until condition discharge.	delivered. Severn Trent are a key consultee in developing the Local Plan.
Pleasley Community Action Group	IO/15	Prefers option A. Stresses that this should be done in conjunction with Severn Trent. Also suggests this is made a mandatory requirement and not left until condition discharge.	As above.
Only Solutions LLP	IO/19	States that options A and B should be pursued simultaneously.	This is a potential option. The policy 'hook' in the Local Plan could be updated whilst the SPD continues to be a material consideration. However, proposed changes to the plan making system could mean that SPDs 'expire' as material considerations.
Welbeck Estates Co Ltd	IO/22	Consultee states that option A is the most likely to secure SuDS delivery, which must be complied with rather than guidance to be considered.	Noted. A SuDS policy within the Local Plan is an option.
Commercial Estates Projects Ltd	IO/23	No comments.	Noted.
Hallam Land Management (Nineteen47)	IO/24	The consultee recommends option B and supports the current approach. The consultee states national guidance is considered flexible to support the implementation within new developments. The consultee recommends the SuDS SPD to be reviewed as part of the Local Plan review process and there is no need to repeat national guidance. The consultee states the Council should consider linkages between BNG and SuDS to achieve efficient use of land.	The SPD could continue to be a material consideration. However, proposed changes to the plan making system could mean that SPDs 'expire' as material considerations. If the DPD were to be updated, it may need to be a Supplementary Plan to meet emerging regulatory requirements. It is agreed there is a link between SuDS and Biodiversity.
Hallam Land Management + Harworth Group	IO/25	Consultee states option B is recommended, the current approach to SuDS is supported. National guidance is considered to be sufficient and flexible. The SuDS SPD	The SPD could continue to be a material consideration. However, proposed changes to the plan making system could mean that SPDs 'expire'



(Nineteen47)		should be reviewed to ensure consistency. The links with BNG should also be considered.	as material considerations. If the DPD were to be updated, it may need to be a Supplementary Plan to meet emerging regulatory requirements. It is agreed there is a link between SuDS and Biodiversity.
The Lindhurst Group	IO/27	The consultee supports option B, relying on the adopted SuDS SPD to set out the approach to flooding and SuDs. If a detailed policy was developed, it could have the potential to constrain development.	Noted. The SPD could continue to be a material consideration. Local Plan policies are not intended to be a constraint to development. They seek to ensure that development is sustainable.
	IO/28	Prefers option B.	Noted.
Historic England	IO/29	Consultee states if the local plan policy is developed consideration of flood defence / alleviation and the historic environment is welcomed.	Noted. The need for flood defences will be informed by flood risk evidence. The impact on the historic environment is a key consideration in Local Plan development.
Woodhall Homes	IO/30	Option B - this is ultimately dictated by the LLFA.	The LLFA are a key consultee in the development of plan making and planning decisions.
Nottinghamshire County Council	IO/32	Consultee would like to see a comment that no new development will increase flood risk elsewhere. Consultee would also like to see a comment that development on brownfield sites requires a surface water discharge betterment. Consultee is pleased to see that the document states that Suds will be promoted on all new developments (minor and major).	The detailed wording of policies will be developed at future stages of plan development. This approach will be considered.
Richborough	IO/34	The delivery of Sustainable Urban Drainage Systems (SUDS) - consistent with the NPPF is supported where policy relies on adopted policy and government guidance. In line with the current Local Plan, Policy CC3 details the consideration of SUDS and that these measures should be included to reduce risk and manage surface water. We consider the site at Blidworth Lane to be of ample size to be able to incorporate suitable SUDS provision.	Noted. SuDS are a potential policy area for the local plan. The detailed wording will be developed as the plan evolves. The current iteration of the Local Plan does not consider specific sites – options will be considered at future stages.

Environment Agency	IO/35	<p>The Issues &amp; Options report does not include detailed information with regards to fluvial flood risk. The EA should be consulted in any update of the SFRA. Data and information on altered flood zones and climate change allowances can be provided. River Maun modelling work currently being undertaken by the EA appears show a reduction in flood risk in Mansfield Town Centre. We have also copied the following paragraphs from our response to the Mansfield Town Centre Masterplan in 2022 which may be of assistance: EA welcome the wording of the 'vision'. It should acknowledge the importance of the River Maun and potential to improve the benefits which the river can offer. There are potential environmental and flood risk benefits for de-culverting sections of River Maun which should ensure flood risk is not increased elsewhere. Green Infrastructure should encompass 'Blue-Green' infrastructure (BGI) and Natural Flood Management (NFM). BGI and NFM assist reducing flooding and adapting to climate change. Opportunities to explore BGI in the town centre should be explored. Protection of controlled waters is important during redevelopment of the Town Centre to prevent former contaminating uses posing a pollution risk. Site investigation and remediation works may be required.</p>	<p>Noted. The detailed wording of policies will be developed as the plan evolves. Flood risk evidence will be developed to inform the Local Plan (both fluvial and surface water flooding). The potential for environmental improvements associated with flood risk reduction can be considered.</p>
Natural England	IO/38	<p>Option B (Rely on the adopted SuDS SPD and Government guidance) is preferred. Local Plan policy should note that SuDS should be delivered in an integrated way through good design in all development. SuDs can have multiple benefits including flood resilience, delivering biodiversity gains, and providing GI.</p>	<p>Noted. The detailed policy wording will be developed as the plan evolves. The potential for environmental improvements associated with flood risk reduction can be considered.</p>

Bellway Homes - East Midlands	IO/39	The consultee supports the provision of SuDS. Option A (Develop detailed policy to secure delivery of SuDS on all new operational development) is supported - however, overly prescriptive requirements can adversely impact upon site delivery thus a detailed policy should avoid becoming unnecessarily onerous whilst ensuring consistency with national guidance.	Noted. The detailed policy wording will be developed as the plan evolves. Policies and proposals will be informed by viability evidence and will need to meet the tests of soundness.
Gleeson Homes Regeneration	IO/40	No comments.	Noted.
Gladman Developments	IO/41	No comments.	Noted.
<b>Overall summary of key issues:</b> Policies supporting the provision of SuDS were broadly supported. There was support for continued use of the adopted SPD and some suggestions regarding the potential policy areas that could be included – including those related to environmental improvements. Concerns related to policies being viable and not overly prescriptive. Updated regulations and guidance needs to be monitored if the SuDS SPD is to be continued as a material consideration.			
<b>Q28 Which of the option(s) regarding the historic environment do you think should be pursued? Are there any other options that should be considered?</b>			
	IO/06	Option B is preferred. Concerned that many historic buildings have been left to decay - Clarkson Street Hall as an example, and considers owners should be responsible for upkeep to a set standard. Questions whether it is a false economy to fail to maintain buildings but then have great media coverage when a building is revived having had lots of money spent on it.	Noted. Specific new heritage assets are not considered at the Issues and opportunities stage of plan development. Options for non-designated assets will be considered at future stages.
Persimmon Homes	IO/09	Prefers option A.	Noted.
Campaign for Real Ale	IO/11	No comments.	Noted.
Home Builders Federation	IO/12	No comments.	Noted.

	IO/14	Prefers option B. Would not restrict it to structures but also land.	Noted. Heritage assets include above ground and below ground assets.
Pleasley Community Action Group	IO/15	Prefers option B.	Noted.
Only Solutions LLP	IO/19	States that options A and B should be pursued simultaneously.	Noted. Local Plan policies will accord with guidance and legislation in relation to decision taking and plan making in relation to heritage assets.
Welbeck Estates Co Ltd	IO/22	Consultee states option A and the existing approach is aligned with the NPPF approach.	Noted.
Commercial Estates Projects Ltd	IO/23	No comments.	Noted.
Hallam Land Management (Nineteen47)	IO/24	The consultee recommends option A and that national guidance is appropriate and proportionate. The new masterplan and design code could supplement local policies reflecting national guidance. The consultee also states national policies outline a clear approach for developers and councils.	Noted. The need for more detailed policies will be informed by representations from key consultees and evidence including context provided in national guidance. The Design Code and Master Plan provide guidance as to how heritage assets can be protected and enhanced.
Hallam Land Management + Harworth Group (Nineteen47)	IO/25	Consultee recommends option A, it is considered national guidance is appropriate. The masterplan and design code could supplement local policies. National policies outline a clear approach, following this will be effective and consistent with national policy.	Noted. The need for more detailed policies will be informed by representations from key consultees and evidence including context provided in national guidance.
The Lindhurst Group	IO/27	The consultee supports option B, relying on existing local plan policies. If a detailed policy was developed, this could have the potential to constrain development. The consultee recommends to keep policies related to heritage in line with national policy.	Noted. Local Plan policies are not intended to constrain development but to shape and optimise development. Emerging policies should be consistent with national policy to be sound.

	IO/28	Consultee states option B, more protection for non-designated assets.	Noted.
Historic England	IO/29	Consultee asks how successful the current local plan policy has been in protecting heritage assets from inappropriate development. If there are opportunities to prepare a local list of non-designated heritage assets. What resources have been used to address heritage at risk and if there are opportunities to enhance the historic environment through development.	The current Local Plan has helped to inform decisions affecting heritage assets. Some issues with the 'state of repair' of designated heritage assets are beyond the scope of Local Plan policies.
Nottingham Trent University	IO/36	A more detailed approach to heritage assets is supported.	Noted.
Gleeson Homes Regeneration	IO/40	No comments.	Noted.
Gladman Developments	IO/41	Heritage assets policies are needed to effectively shape the built environment. Option A (Continue current local plan with a proportionate approach to heritage assets). This should be proportionate to the asset's level of importance (NPPF / PPG compliant).	Noted. Local Plan policies will accord with guidance and legislation in relation to decision taking and plan making in relation to heritage assets.
<b>Overall summary of key issues:</b> The majority of responses supported policies that sought to protect designated and non-designated heritage assets (above and below ground). There was some concern that policies should follow national guidance and not be overly-prescriptive.			
<b>Q29 Which of the climate change option(s) do you think should be pursued? Are there any other options that should be considered?</b>			
	IO/06	Option C is preferred. Queries why schools haven't been required to introduce the 'No Idling Schools Toolkit' which was a NCC pilot scheme in 2020. Asks how will the combined council services tackle the issue of small side roads being congested with parent traffic with the engines	The issues related to traffic around schools is acknowledged, especially in the morning and afternoon when students are collected, dropped off. The arrangements for parent / carer parking and enforcing any no parking areas etc outside / in the

		running. Questions if the Climate Change Strategy and Action Plan will deal with this and if there will be a compulsory role out of the toolkit.	<p>vicinity of a school is a matter for the highway authority / discussion with the school concerned. If the consultee has specific concerns about a problem in their area, it is recommended they contact Nottinghamshire County Council or the school. This includes queries relating to the county councils No Idling Schools Toolkit.</p> <p>There are various actions that can be done to encourage behavioural change that could be incorporated into the Climate Change Strategy and Action Plan. This would require commitment not just from MDC, but other agencies and those actually responsible for the various actions that cause the problems.</p>
Persimmon Homes	IO/09	Prefers Option C - the matter to be addressed outside of the local plan review.	Preferred option noted. However, planning does have a role in addressing sustainability and climate change. Therefore, it is considered appropriate to consider the incorporation of appropriate policies. This would be subject to not replicating Building Regulations, National Guidance and testing the impact on viability.
Severn Trent Water Ltd	IO/10	Option C is preferred. States this is a sensible approach that would allow specific elements to be updated more readily than a local plan policy.	Noted.
Campaign for Real Ale	IO/11	No comments.	Noted.
Home Builders Federation	IO/12	Agrees that policies on sustainable design and the efficient use of natural resources are an appropriate place to consider climate change impacts through policy wording. Not supportive of a policy that requires sites over a certain size to provide x% of renewable / low carbon energy	The various concerns are noted. It is acknowledged that not all sites will be sustainable, and flexibility will be required. However, should seek to make sites as sustainable as possible without impacting on deliverability / viability.

		<p>generation sources. Not all sites will be sustainable so flexibility would be needed. Not supportive of requirements for connections to be made to decentralised energy supply systems. It is uneconomic for most heat networks to install low-carbon technology. Not considered necessary to make more connections. Heat networks are one aspect of moving towards decarbonising heat and over 90% of district networks are gas fired. These will need to transition to renewable or low-carbon alternatives, but this is not currently being done due to the up-front capital cost. Also, consumers do not have comparable satisfaction levels, availability of information, or opportunities to switch suppliers as those on gas or electricity networks despite paying a higher price. Any SPD produced in relation to sustainable development / design should not set out new policy. Supportive of the use of 'Building for a Healthy Life' but this should be voluntary rather than mandatory, and be signposted in the supportive text.</p>	<p>The issues about the transfer to lower carbon alternatives to gas are acknowledged. There is a need for government, the industry and other agencies to work together to help make low carbon alternatives more accessible to the community, not just residential properties but business's, leisure etc.</p> <p>Any new SPD would not introduce new policy. This would be set out in the Local Plan with the SPD expanding on this. Under the new Plan Making system, SPDs will be replaced by Supplementary Plans. The council will need to consider if these can be used to provide the information contained with current SPD's or whether it will need to be set out in other ways e.g. as part of the Local Plan itself.</p> <p>The support the use of 'Building for a Healthy Life' in a voluntary capacity is noted. However, it will be important to have a consistent approach to how this is implemented. The approach to this will be considered as development of the Local Plan progresses.</p>
	IO/14	<p>Notes the emerging MDC Climate Change Strategy. States that spatial planning forms one of the approaches to tackling climate change. Prefers option C.</p>	<p>It is acknowledged that Spatial Planning is part of the wider approaches to addressing climate change. The council will ensure that any policy(s) within the new Local Plan are appropriate and deliverable. At a wider level, the council will continue to work with other partners and stakeholders to help address this issue.</p>

Pleasley Community Action Group	IO/15	Notes the emerging MDC Climate Change Strategy. States that spatial planning forms one of the approaches to tackling climate change. Prefers option C.	It is acknowledged that Spatial Planning is part of the wider approaches to addressing climate change. The council will ensure that any policy(s) within the new Local Plan are appropriate and deliverable. At a wider level, the council will continue to work with other partners and stakeholders to help address this issue.
Only Solutions LLP	IO/19	Concerned that biomass-based renewable energy could end up increasing greenhouse gas emissions, and/or have other adverse environmental and health impacts. Considers that policies to promote wind and solar should be framed to support wind and solar but not biomass or other forms of energy generation (e.g. combined heat and power that relies on burning feedstock). Considers that MDC should do all it can to improve the quality and sustainability of new buildings, including requiring better insulation, efficiency and the use of solar panels.	<p>Concerns about biomass based renewable energy is noted. The wider approach to sustainable power generation will be based on consideration of national guidance along with supporting evidence that is produced to support the production of the Local Plan.</p> <p>The current Local Plan contains a policy on Climate Change and New Development (P5) whilst others address the wider issue of design. The council will review the existing policies to see if it remains fit for purpose and can be taken forward into the new Plan or whether it needs amending. Any such policy will seek to ensure that there is no duplication of wider policy / requirements of Building Regulations.</p>
Welbeck Estates Co Ltd	IO/22	Consultee states that MDC has an existing system of preparing SPDs to provide more detailed guidance on specific topics. Therefore option C should be pursued.	Noted – The current SPDs will be retained and reviewed as required. Under the new Plan Making system, SPDs will be replaced by Supplementary Plans. The council will need to consider if these can be used to provide the information contained with current SPD's or whether it will need to be set out in other ways e.g. as part of the Local Plan itself.



Commercial Estates Projects Ltd	IO/23	No comments.	Noted.
Hallam Land Management (Nineteen47)	IO/24	The consultee states that option A is considered appropriate, though new policies could be used with reference to options B and C. Although it is not considered that policy should extend beyond the scope of national requirements, which could impact viability. The approach will ensure that development is not detrimentally impacted.	Preferred option noted, including the opportunities for incorporating elements of options B and C. The final approach taken to this policy area will take account of national guidance / policy along with the evidence that is produced alongside the Plan including that on viability. This is to help ensure that the Plan does not have a detrimental impact on scheme deliverability.
Hallam Land Management + Harworth Group (Nineteen47)	IO/25	Consultee state option A is considered to be the most appropriate, though new policies could be supplemented with reference to B and C. It is not considered that policy should extend beyond national requirements and is considered to be addressed more appropriately through building regulations.	As above.
The Lindhurst Group	IO/27	The consultee supports option A, meeting national policy in relation to sustainable design and efficient use of natural resources. Any changes being to ensure policies are in line with national policy. If policies set above national policy, this will restrict developers.	Preferred option noted. The final approach taken to this policy area will take account of national guidance / policy along with the evidence that is produced alongside the Plan including that on viability. This to help ensure that the Plan does not have a detrimental impact on scheme deliverability.
	IO/28	Prefers option A.	Noted.
Historic England	IO/29	Consultee supports the approach and a link is attached to assist with climate change from a heritage perspective - <a href="https://historicengland.org.uk/advice/climate-change/">https://historicengland.org.uk/advice/climate-change/</a>	The council thank Historic England for providing the link to their document.
Nottinghamshire County Council	IO/32	In the current Climate Change the consultee would like to see MDC pursue the option that would secure robust Climate Change Policies that help to decarbonisation development.	Noted. The final approach taken to this policy area will take account of national guidance / policy along with the evidence that is produced alongside the Plan including that on viability.

Richborough	IO/34	<p>The Mansfield District Council Climate Change Strategy Action Plan has not yet been fully adopted. An SPD to provide further detail and guidance from development and design is supported to help developers with more certain objectives in relation to climate change. Lindhurst Windfarm near to Blidworth Lane provides renewable energy. Any development on site would protect the existing renewable energy provision and harness it within the development where possible.</p>	<p>It is acknowledged that the Climate Change Strategy is yet to be adopted. A draft is available to view at <a href="https://www.mansfield.gov.uk/downloads/download/452/climate-change">https://www.mansfield.gov.uk/downloads/download/452/climate-change</a>. The council will seek to get this adopted in due course. In the meantime, it will continue to work on measures that seek to address climate change.</p> <p>The point about an SPD to provide further guidance is noted. Under the new Plan Making system, SPDs will be replaced by Supplementary Plans. The council will need to consider if these can be used to provide the information contained with current SPD's or whether it will need to be set out in other ways e.g. as part of the Local Plan itself.</p> <p>The comments about Lindhurst windfarm are noted.</p>
Environment Agency	IO/35	<p>EA prefer Option C (Supplementary Planning Document to provide more detailed guidance for sustainable development / design. The water consumption requirement (110 litres per person per day) should be within the Emerging Local Plan. The Humber River Basin Management Plan (RBMP) should be referred to and any adverse impacts arising from the plan mitigated. The RBMP gives guidance on changes to natural flow and levels of water, using water efficiently. Severn Trent area is designated as an area of serious water stress. MDC could use this to determine whether tighter water efficiency standards are required. Grey and rainwater harvesting policies for new developments are supported. These help to create places resilient to climate change, contribute to</p>	<p>Preferred option noted.</p> <p>The inclusion of the water consumption requirement can be considered within the emerging Local Plan.</p> <p>The council thank the consultee for the information about The Humber River Basin Management Plan (RBMP). This can be referred to where appropriate e.g. Local Plan policy, Infrastructure Delivery Plan / Infrastructure Delivery Statement.</p> <p>All standards within the plan will need to be supported by evidence. Therefore, reference to the</p>

		achieving NZ emissions and reduce the demand for water. The Local Plan can play a role in promoting patterns of development that enable the creation of heat networks. - such as Energy from Waste (EfW), landfill gas and those arising from large utilities or industry. EA recommend a policy section linking to DEFRA Energy from waste guidance.	<p>issues facing the Severn Trent area is noted and consideration will be given to referring to this should the council seek to introduce tighter water standards.</p> <p>Support for policies on grey and rainwater harvesting is noted as is the role that the Local Plan can play in enabling the creation of heat networks. The latter is something that could be explored further including the waste authority.</p>
Nottingham Trent University	IO/36	Options B and C (setting a requirement for renewable energy and a Supplementary Planning Document) are supported. Environmental factors should be taken into consideration across all plan areas.	<p>The preferred approaches are noted. The council currently have a number of Supplementary Planning Documents (SPDs) that cover a range of matters. Under proposed changes to the Plan making system, SPDs will be replaced by Supplementary Plans. The council will therefore need to consider if these matters can be addressed using these new Plans or whether it would have to be within the Local Plan itself or other guidance documents.</p> <p>Environmental factors will be considered when developing all aspects of the Local Plan. Proposed approaches will be subject to Sustainability Appraisal or any mechanism that may supersede it as part of the proposed reforms to Plan making.</p>
Natural England	IO/38	Natural England suggest blending Option A (Update current local plan policies) and Option C (A Supplementary Planning Document to provide more detailed guidance for sustainable development / design). Climate change should run as a golden thread throughout the Local Plan. Climate	The preferred approaches are noted. The currently have a number of Supplementary Planning Documents (SPDs) that cover a range of matters. Under proposed changes to the Plan making system, SPDs will be replaced by Supplementary

		Change policies should include guidance on Nature-Based Solutions which aid climate change mitigation and adaptation. Solutions such as green roofs and walls, street trees, SuDS, and the planting of habitats such as wetlands and woodlands could be explored. Better linked habitat networks should be encouraged. A renewable / low carbon energy policy could address impacts on the natural environment.	Plans. The council will therefore need to consider if these matters can be addressed using these new Plans or whether it would have to be within the Local Plan itself or other guidance documents / design codes.  Environmental factors will be considered when developing all aspects of the Local Plan. Proposed approaches will be subject to Sustainability Appraisal or any mechanism that may supersede it as part of the proposed reforms to Plan making.
Bellway Homes - East Midlands	IO/39	Option A (Update current local plan policies to enhance sustainable design principles and the efficient use of natural resources) is supported. This should be consistent with national and statutory requirements, Future Homes Standard, without repeating these requirements, and avoid being overly prescriptive. Option B (provide a percentage of their energy requirements through onsite renewable / low carbon energy generation sources) is not supported. It is unrealistic. A one size fits all policy would be inappropriate. The consultee are developers who are putting people and the planet first. The consultee have their own Future Homes scheme ahead of the introduction of the Government's standard. The consultee are committed to: (i) delivery of Future Homes by 2025; (ii) being Carbon Net Zero by 2050; (iii) Increase their year-on-9-month National Building Council score to at least 90% by July 2026; and(iv) To reduce their scope 1 and scope 2 emissions by 46% by 2030.	The support for option A is noted as is the need to be consistent with national and statutory requirements. Any policies with the plan will ensure they do not duplicate things such as the Future Homes Standard.  Concern about option B is noted.  It is noted that the consultee is committed to sustainable development and have their own Future Homes Scheme.
Gleeson Homes Regeneration	IO/40	No comments.	Noted.

Gladman Developments	IO/41	Option A (Update current local plan policies) should be pursued. Local Plan policies on sustainable design and the efficient use of natural resources are appropriate. An ambitious approach to climate change is needed but not to the detriment of other issues (delivering housing). Delivery of sustainable developments / sustainable design and construction objectives, energy and water efficiency targets, active travel considerations and sustainable drainage systems are welcome and encouraged. Policy requirements should be flexible and viable and not impact the delivery of much needed market and affordable housing.	<p>Preferred option noted along with the content of Local Plan policies.</p> <p>It is accepted that the approach to climate change needs to be ambitious but not have a detrimental impact on deliverability / viability.</p> <p>The need for flexibility and the reasons for this are acknowledged.</p>
<p><b>Overall summary of key issues:</b></p> <ul style="list-style-type: none"> <li>• Support is mainly split between options A and C. There is no support for option B unless combined with other options.</li> <li>• Local Plan policies should not be over prescriptive and should not repeat other national / statutory requirements.</li> <li>• There is a need for Supplementary Planning Documents to provide more detail on this subject. However, it should not introduce new policy.</li> <li>• Various consultees make reference to specific documents that should be used to inform policy, and which could be used when justifying specific standards.</li> <li>• The use of 'Building for a Healthy Life' should be voluntary not mandatory.</li> <li>• Concerns expressed about issues around schools with emissions and the congestion caused.</li> <li>• Reference is made to various types of renewable energy sources that could be explored. As part of this, some concern is expressed about biomass based renewable energy.</li> </ul>			
<b>Q30 Do you agree with the local services and infrastructure issues identified? Are there any other issues that should be considered?</b>			
	IO/04	Questions 'what infrastructure?'	As part of the Local Plan and through planning obligations that are secured as part of planning applications, the council and its partners such as Nottinghamshire County Council and the Integrated Care Board seek to ensure that developers provide

			the infrastructure that is needed to mitigate the impact of their development. There are also other methods / funding sources available that the council and its partners will look to secure where possible.
	IO/06	No comments.	Noted.
Campaign for Real Ale	IO/11	See answer to Q22.	Noted.
Home Builders Federation	IO/12	States that provision of EV charging points on new homes is already a requirement of building regulations. MDC need to work with providers to ensure no capacity problems.	The point about EV charging points is noted. The electricity providers will be involved in the Plan making process including the Infrastructure Delivery Plan / Infrastructure Delivery Statement. This will provide the opportunity to identify any capacity constraints that may exist / what is required to address them.
	IO/14	States that a joint approach is needed where there is common ground between authorities.	Through the Duty to Cooperate and wider joint working, the council will work with district / borough / county colleagues as required to identify and deliver new infrastructure. This will be alongside the organisations responsible for delivery of infrastructure.
Pleasley Community Action Group	IO/15	States that a joint approach is needed where there is common ground between authorities.	As above.
Welbeck Estates Co Ltd	IO/22	Consultee states that the local services and infrastructure issues identified are agreed and based on evidence. Sewage capacity and water management is another issue to be considered. Whilst outside of planning, it makes for better plan making if Severn Trent Water are more engaged in the process.	The need for infrastructure needs to be identified and based on evidence is accepted. The various infrastructure providers will be involved in the Plan making process including the Infrastructure Delivery Plan / Infrastructure Delivery Statement. This will provide the opportunity to identify any capacity constraints that may exist / what is required to address them.

Commercial Estates Projects Ltd	IO/23	No comments.	Noted.
Hallam Land Management (Nineteen47)	IO/24	The consultee agrees with the issues identified, and to ensure planning obligations are considered as part of the Whole Plan Viability Assessment. Planning contributions should be supported by up-to-date evidence so the policy is justified and effective.	Planning obligations will be considered as part of the Whole Plan Viability Assessment. The council requires that requests for all planning obligations are supported by up-to-date evidence and that they meet the 3 legal tests.
Hallam Land Management + Harworth Group (Nineteen47)	IO/25	Consultee agrees with the issues identified to ensure planning obligations are considered as part of the whole plan viability assessment, to remain deliverability. All planning contributions requested should be supported by up-to-date evidence.	As above.
The Lindhurst Group	IO/27	The consultee agrees with the local services and infrastructure issues identified. The provision of first homes should be within the 10% affordable housing requirement.	The Local Plan will set out the Councils approach to First Homes, including any local thresholds. This and how it will be factored into the wider delivery of affordable housing will be based on relevant evidence and viability testing.
	IO/28	Consultee agrees with the issues identified.	Noted.
Sport England	IO/31	Consultee states infrastructure priorities should be informed by an up to date Playing Pitch and Build Sports Facilities Strategy.	Noted – The council will work with Sport England and other partners to produce a new Playing Pitch Strategy / Built Sports Facilities Strategy. This will form part of the Local Plan evidence base. It will also be used when determining planning applications and considering the need for planning obligations.
Nottinghamshire County Council	IO/32	The consultee considers Waste Management facilities should also be considered as important infrastructure. The waste management facilities in Mansfield require upgrading to meet future demands. The consultee would like to see amended wording referring to provision of highways, other	The importance of waste management facilities is acknowledged. Reference to this will be included within the Infrastructure Delivery Plan / Infrastructure Delivery Statement. The district council would be grateful if the county council could

		modes of transport such as bus and rail including public transport infrastructure.	<p>keep it informed about the proposals for amended waste management arrangements at its earliest convenience. This is so that it can be factored into the preparation of the Local Plan.</p> <p>It is accepted that modes of transport are also important. The wording in paragraph 10.6 of the Issues and Opportunities document was not intended to be comprehensive and these other modes of transport will also be considered.</p>
Richborough	IO/34	The NPPF and Local Plan review seeks the provision of new and improved infrastructure. In consideration to employment sites for B8 use it is mainly the biodiversity issue which can be applied however this is still an important consideration. The provision of highways, bus infrastructure and education are important. The consideration of electricity capacity for EV chargers is also a concern. B8 strategic sites can support education provision through apprenticeship schemes. The site at Blidworth Lane will seek to provide a further access roundabout from the A617.	The various points are noted. The provision of electric charging points is now a requirement of the building regulations. The benefits of B8 sites and supporting education provision are acknowledged. The improvements to the highway that the site at Blidworth Lane will provide are welcomed.
Nottingham Trent University	IO/36	Electricity capacity should be OK in the medium-term. Electric vehicle charging and faster charging points are supported.	Noted. The electricity providers will be involved in the Plan making process including the Infrastructure Delivery Plan / Infrastructure Delivery Statements. This will provide the opportunity to identify any capacity constraints that may exist / what is required to address them.
Natural England	IO/38	Natural England agrees with issues around open spaces and biodiversity. High quality, accessible GI as referred to in the GI Framework should be explored.	The provision of high-quality Green Infrastructure will be factored into the plan making process. The need for new and improved provision will be based on the Local Plan evidence along with discussions with internal colleagues and other stakeholders.



Gleeson Homes Regeneration	IO/40	No comments.	Noted.
Gladman Developments	IO/41	No comments.	Noted.
<b>Overall summary of key issues:</b> <ul style="list-style-type: none"> <li>• The need for joint working between authorities regarding infrastructure provision.</li> <li>• The importance of evidence to support need for infrastructure and the consideration of viability.</li> <li>• The importance of green infrastructure.</li> <li>• Waste management infrastructure is important and needs to be considered.</li> <li>• Need to ensure that the provision of EV charging points does not have an impact on wider capacity.</li> </ul>			
<b>Q31 Which of the option(s) regarding local services and infrastructure do you think should be pursued? Are there any other options that should be considered?</b>			
	IO/06	Prefers option A.	Noted.
NHS Property Services Ltd	IO/08	Planning policies should enable flexibility for the NHS estate. Planning policies must support the principle for alternative uses for NHS land and property, to ensure reinvestment in the community.	The need for flexibility is acknowledged. Applications regarding alternative uses for NHS land / property will be considered on their merits based on the consideration of a range of factors, including policies within the Local Plan.
Persimmon Homes	IO/09	Introducing CIL would be abortive currently. Merits of introducing a levy need to be considered. Is MDC looking to pool contributions to fund large infrastructure improvements? Current approach be observed until the replacement levy emerges.	The concerns about CIL are noted. The Levelling Up and Regeneration Act seeks to introduce a new Infrastructure Levy. Regulations on this are currently awaited. The district council currently seek planning obligations for a range of types of infrastructure. Information on these is available at <a href="https://www.mansfield.gov.uk/spd">https://www.mansfield.gov.uk/spd</a> In addition, the county council may seek contributions. Details on these are available at: <a href="https://www.nottinghamshire.gov.uk/planning-and-environment/general-planning/developer-contributions-strategy">https://www.nottinghamshire.gov.uk/planning-and-environment/general-planning/developer-contributions-strategy</a>

			Where appropriate, the council may seek to pool contributions where the cumulative impact of development generates the need for new / improved provision. Any such decisions would be subject to discussions with other stakeholders such as the highway authority / education authority etc.
Campaign for Real Ale	IO/11	See answer to Q22.	Noted.
Home Builders Federation	IO/12	Supports continued use of developer contributions through s106 agreements and states that flexibility is important. S106 agreements allow a clear link between development impacts and mitigation, and allow negotiation to ensure viable and deliverable solutions. The mandatory nature of CIL removes this.	The continued support for the use of S106 agreements and the reasons for this are noted. The issues with CIL are also noted / acknowledged. The Levelling Up and Regeneration Act seeks to introduce a new Infrastructure Levy. Regulations on the this are currently awaited.
	IO/14	Considers that contributions should not be picked and chosen by developers or let them suggest what they will contribute to. Infrastructure requirements should be identified to inform the amount that is sought and do not discharge the conditions. And police the spending of the contributions to make sure they go where they should. Prefers option B.	<p>The council will seek to ensure that developers provide new / improved infrastructure to mitigate the impacts of development.</p> <p>The approach to infrastructure identification and delivery both at a plan level and on a site by site basis will be based on up-to-date evidence including discussions with infrastructure providers.</p> <p>Where it is secured, details about the type of infrastructure to be provided and when it will be delivered is currently set out in the legal agreements that form part of the granting of planning permission.</p> <p>It should be noted that the Levelling Up and Regeneration Act seeks to introduce a new</p>

			Infrastructure Levy. Regulations on the this are currently awaited.
Pleasley Community Action Group	IO/15	Considers that contributions should not be picked and chosen by developers or let them suggest what they will contribute to. Infrastructure requirements should be identified to inform the amount that is sought and do not discharge the conditions. And police the spending of the contributions to make sure they go where they should. Prefers option B.	As above.
Only Solutions LLP	IO/19	Suggests an assessment of the success or otherwise of nearby CIL schemes to learn lessons. This can inform decision regarding the adoption and implementation of CIL or any alternatives.	<p>The assessment of the success or otherwise of CIL is acknowledged to help inform the approach to how infrastructure is secured and delivered. The council will seek to use example of best practice to inform their final decision on this matter along with a range of evidence, including that on viability.</p> <p>It should be noted that the Levelling Up and Regeneration Act seeks to introduce a new Infrastructure Levy. Regulations on the this are currently awaited.</p>
Welbeck Estates Co Ltd	IO/22	Consultee states to continue with option A. Infrastructure improvements should relate to development requiring mitigation or that enable delivery of infrastructure as a benefit to new and existing communities. Additionally, there is uncertainty around CIL.	<p>Preferred option noted. It is accepted that the infrastructure sought should relate to the development concerned. The district council currently seek planning obligations for a range of types of infrastructure. Information on these is available at <a href="https://www.mansfield.gov.uk/spd">https://www.mansfield.gov.uk/spd</a> In addition, the county council may seek contributions. Details on these are available at: <a href="https://www.nottinghamshire.gov.uk/planning-and-">https://www.nottinghamshire.gov.uk/planning-and-</a></p>

			<a href="#">environment/general-planning/developer-contributions-strategy</a>  The council are aware of the uncertainty in terms of the future of CIL. The Levelling Up and Regeneration Act seeks to introduce a new Infrastructure Levy. Regulations on the this are currently awaited.
Commercial Estates Projects Ltd	IO/23	No comments.	Noted.
Hallam Land Management (Nineteen47)	IO/24	The consultee states they prefer option A, section 106 agreements remaining the appropriate option. The provision of CIL removes the direct link between contributions and local impacts, making it more difficult for communities to understand. S106 agreements allow flexible, appropriate and proportionate solutions to impacts, but this can lead to modelling difficulties in the Whole Plan Viability Assessment. This evidence base should consider recent cumulative contributions secured on current development sites as S106 planning contributions can vary, as well as a range of scenarios.	Preferred option noted as are the concerns about CIL.  The Levelling Up and Regeneration Act seeks to introduce a new Infrastructure Levy. Regulations on the this are currently awaited.  The approach to approach to infrastructure identification and delivery will be based on up-to-date evidence including discussions with infrastructure providers.  The Local Plan will be supported by a Whole Plan Viability Assessment.
Hallam Land Management + Harworth Group (Nineteen47)	IO/25	Consultee states option A, reflecting the current policy approach of Section 106 agreements. The provision of CIL removes the direct link between contributions and local impacts. S106 offer flexible solutions to be identified.	As above.
The Lindhurst Group	IO/27	The consultee supports option A, seeking to continue with the current policy approach to seek on-site provision. The	Preferred option noted as are the concerns about CIL.

		introduction of CIL would create uncertainty for developers and investors.	The Levelling Up and Regeneration Act seeks to introduce a new Infrastructure Levy. Regulations on the this are currently awaited.
	IO/28	Prefers option A.	Noted.
Historic England	IO/29	Consultee welcomes consideration of heritage as part of projects for CIL funding.	Noted. The council currently do not have the Community Infrastructure Levy in place. Contributions for new / improved infrastructure are currently sought via S106 planning obligations or condition (where appropriate and can be justified).
Woodhall Homes	IO/30	Option A - ensure infrastructure / S106 are proportionate to development proposals.	Noted.
Nottinghamshire County Council	IO/32	The consultee prefers Option A (on-site provision and financial contributions to a wide range of infrastructure) which enables planning obligations to be secured for a range of infrastructure projects to mitigate the impact of development. CIL (Option B) could broaden the scope of infrastructure funded, for the benefit the district as a whole. However, this could have implications for development viability. Consultee supports Option A until the 'Infrastructure Levy' is introduced. It will be necessary to identify the infrastructure needs of Mansfield District (including cumulative impacts) through the Infrastructure Delivery Plan. Highway infrastructure benefits from a policy framework to secure proportionate financial contributions from several development sites using planning obligations.	<p>The preferred approach, including the continued use of planning obligations until the new Infrastructure Levy is introduced is acknowledged.</p> <p>The council will continue to work with the county council and other bodies / organisations responsible for infrastructure delivery. This will help identify, current capacity issues and future needs, including indicative costs and when the infrastructure is required. This will be set out in the Infrastructure Delivery Plan / Infrastructure Delivery Statement.</p> <p>The need to factor in the cumulative impact of development on infrastructure and the need to secure proportionate contributes is accepted.</p>
Richborough	IO/34	The site at Blidworth Lane has suitable access to the existing A617 and having the ability to provide improved infrastructure as part of development in line with this. Richborough are a trusted and proactive promoter in the	The various aspects of the respondees site are noted. All sites put forward for development as part of this and future consultations will be considered / assessed alongside those put forward via the

		land industry and would work well with the council to deliver the site, in line with the aspirations for the council to deliver sites in a timely manner and that there would be no impacts from a viability perspective. Option A is most suitable (continue with the current policy approach for on-site provision and financial contribution to a range of infrastructure needs).	Housing and Employment Land Availability Assessment process.  The preferred option is noted. The Levelling Up and Regeneration Act seeks to introduce a new Infrastructure Levy. Regulations on this are currently awaited.
Gleeson Homes Regeneration	IO/40	No comments.	Noted.
Gladman Developments	IO/41	The council should continue its approach to developer contributions through Section 106 agreements (option A). Flexibility is important so as not to stifle housing delivery. Section 106 agreements allow the best way to negotiate a suitable solution to infrastructure and other delivery.	The preferred approach is noted. The need for flexibility is acknowledged to ensure that housing delivery occurs / viability is not affected. However, it is also important to ensure that infrastructure to mitigate the impact of development is provided where its need can be justified.
<b>Overall summary of key issues:</b> <ul style="list-style-type: none"> <li>• Consultees prefer option A due to the ongoing uncertainty of CIL along with the lack of transparency and linkages between CIL monies collected from a development and where / what infrastructure monies are spent on.</li> <li>• Contributions sought for infrastructure need to be based on evidence and related to the development concerned. As part of this, need to consider the cumulative impacts of development on infrastructure.</li> <li>• Need to ensure that developers deliver the infrastructure that they say they will.</li> </ul>			

## **6.0 Conclusion**

- 6.1 This consultation focused on the Issues and Opportunities Report which was the first step in reviewing the Mansfield Local Plan and provided a range of issues and potential options for consideration, and enabled consultees to inform the plan from an early stage.
- 6.2 There was a well-informed but modest response to the consultation and a mix of respondents representing specific consultation bodies, general consultation bodies, landowners and a small number of members of the public. A summary of how their comments will be taken forward as part of the local plan review is provided below:
- The amount of growth (new dwellings and employment) to significantly boost the supply of new homes and economic growth will be considered.
  - Some felt there had been too much development and that transport and other infrastructure couldn't cope. Impacts and implications will be carefully considered.
  - Mansfield Town Centre Master Plan and Design Code will be used to secure high quality design. The character of the town centre will be protected from inappropriate developments.
  - The future of the town centre will be addressed – including changing roles.
  - HMOs in the town centre were a concern, and impacts will be assessed.
  - The Local Plan will seek to address transport issues and objectives.
  - MDC will work with its neighbours through the Duty to Cooperate, including assessing whether there are any unmet needs.
  - The latest NPPF will be considered when developing the Plan.
  - Housing requirements will be informed by the standard methodology and other considerations (such as the need for economic growth).
  - Viability evidence will be gathered.
  - The evidence base will be updated to inform the plan including: Playing Pitch Strategy, Flood evidence, transport model, viability (amongst others)
  - The local plan will look forward at least 15 years.
  - The local plan will be reviewed (ideally) at least every five years.

- The plan will be informed by the 'new' plan making system and any changes to the Regulations.
- New SUEs will be considered as an option. These were supported by some groups, but opposed by others.
- No 'strategy has been finalised'. This will be a matter for the next versions of the local plan.
- The future role of town centres will be considered in light of changing retail patterns and sustainability considerations.
- The final housing requirements have not yet been determined but the Standard method is likely to be the preferred approach.
- Infrastructure will be identified where it is needed to support growth.
- The local plan will seek to deliver more sustainable transport.
- Paring supply and demand in the town centre needs to be addressed.
- BNG and Green Infrastructure requirements will be clearly set out in the emerging Plan.
- The Plan will continue to protect important environmental assets.
- The emerging Local Plan will seek to prioritise policies and designations that seek to address the causes and effects of climate change and improve energy efficiency.
- Employment land requirements will be updated based on evidence of the scale and type of need.
- The emerging Local Plan will seek to respond to changing economic circumstances.
- Health and well-being are key issues that will be addressed.
- Various Spatial Strategies and approaches to distribution have been promoted, some encourage 'Urban Concentration' others promoted growth in rural areas, others more balanced. These will be considered.
- Multiple specific sites were identified as potential housing, employment and other commercial allocations. These will be considered in future iterations of the plan.
- Some reps considered that HMO's should be limited in town centres. The Local Plan can assess whether this is an issue that requires a policy response.
- The re-use of empty units was encouraged – but recognising that town centres are changing. This can be assessed.
- The links between housing and employment were identified and the Local Plan encouraged to align them. This is a broad objective that the Local Plan will seek to manage.



- The mix of employment uses will be assessed so that policy can be in accordance with up-to-date evidence.
- There is potential for a Warsop Neighbourhood Plan and MDC will engage with the NP Group if needed.
- The Local Plan will seek to deliver development on Previously Developed Land (brownfield) and within the urban area where possible.
- The contribution of allocated SUEs which have been slow to deliver will be assessed and a realistic assessment of their delivery made.
- The historic environment and impact on heritage assets is a key issue and will be considered.
- The valuable contribution that smaller sites can make will be assessed.
- The natural environment and impact on habitats and species are key issues to be addressed in the Plan.
- The 'possible potential Special Protection Area' (ppSPA) for Sherwood Forest will be considered. The impacts of growth will be assessed against this, including the Habitat Regulations Assessment.
- The protection of Parks and public open spaces will be a key issue for the emerging plan.
- Countryside designation was considered an appropriate tool to protect areas outside of the urban envelope. Some considered it wasn't needed, some felt that Green Wedges / Areas of Separation should be supported.
- Any review of countryside boundaries will be shaped by overall development requirements and the role that countryside plays in delivering planning objectives and shaping the urban area.
- The Brownfield Register is proposed to be updated.
- Sustainable Drainage and the delivery of SuDS will be addressed in the plan and the adopted SPD used in the interim.
- Consultation is considered important. The Statement of Community Involvement may be updated to reflect any changes in Regulations.
- Local Labour agreements may continue to be supported where viable.
- The need for 'strategic distribution' sites will be informed by the Nottinghamshire Strategic Distribution Study, site availability and other evidence.
- Flood risk will be a key consideration and constraint to potential site options.
- Affordable housing evidence will include viability testing.
- Wheelchair adaptable housing / accessible housing should be delivered, but an assessment of viability will be made.

- The Local Plan will consider whether to provide more or less employment land. Evidence will be gathered.
- The updated Local Plan will assess changes to the Use Classes Order (class E) and the implications for town centres.
- Reallocation of employment sites will be considered where supported by evidence.
- Evidence will be gathered to identify the need for sports and recreation facilities.
- Retail and leisure evidence will be updated.
- The extent of the town centre boundary will be considered.
- Health and wellbeing related policies will be developed. Health Impact Assessments (HIA) used where appropriate.
- Policies will seek on site open space provision or funds to deliver this.
- An ongoing policy regarding the location of hot food takeaways in proximity to schools will be considered.
- The provision of bus services is a key issue. MDC will work with Nottinghamshire County Council to address potential.
- Design (and transport) policies will seek to help to encourage active travel as part of the Local Plan review.
- BNG requirements above 10% will need to be justified and viability tested.
- The plan will seek to align with the Local Nature Recovery Strategy.
- A SuDS policy within the Local Plan could be supported alongside continued use of the SuDS SPD.
- The Local Plan will consider a policy response for designated and non-designated Heritage assets above and below ground.
- The Mansfield Town Centre Design Code and Mansfield Town Centre Master Plan could provide guidance as to how heritage assets can be protected and enhanced.
- Climate Change policies could supplement the Climate Change Strategy and Action Plan.
- Building Regulations and National Guidance on Climate Change need not be repeated.
- The Plan will encourage the transfer to lower carbon alternatives.
- Concerns were expressed concerning biomass, solar and wind based renewable energy. The Local Plan can assess the need for, and location of these where necessary.
- Infrastructure needs will be identified, based on evidence and included in the Infrastructure Delivery Plan / Infrastructure Delivery Statement.

- A Whole Plan Viability Assessment is needed.
- The Infrastructure Levy (or any replacement) will be considered. County Council and MDC Planning Obligations guidance will continue to be used.

### **Next steps**

- 6.3 All relevant comments will inform the review of the Local Plan as this progresses. Depending on the issue, this may result in further evidence being sought, or the need for discussion with key stakeholders.
- 6.4 The timetable for the local plan review is to be confirmed following the publication of new planning regulations around the changes to the planning system that have been brought in by the Levelling-up and Regeneration Act 2023.

## Appendix 1

- Letter / emails

### Mansfield District Council



«AddressBlock»

Contact: Paul Tebbitt  
Your ref: «Person\_ID»  
Our ref: IO  
Direct line: 01623 463200  
Email: [lp@mansfield.gov.uk](mailto:lp@mansfield.gov.uk)  
Date: 24 August 2023

Dear Sir / Madam,

#### Re: Mansfield District Local Plan Review – Issues and Opportunities Report

Mansfield district is evolving and will continue to grow and change over the coming decades. The population is expected to increase, the town centre is adapting and evolving, the local economy, employment and commuting patterns will change, and businesses will expand and move. In order to help to ensure that the district responds to these changes, Mansfield District Council are now updating the Mansfield District Local Plan. The first stage of this (in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012) is the Issues and Opportunities Report consultation document.

We are seeking to engage with key stakeholders, including individuals and organisations who have an interest in the district, to get involved in shaping the plan to ensure that we can secure the best outcomes for the next 15 years and beyond.

You can make comments on this report from **25 August to 20 October 2023**. All comments received will be used to inform a Draft Options Plan consultation document (also under Regulation 18) which, in turn will inform the Draft Local Plan (under Regulation 19) that will be consulted on and submitted to the Planning Inspectorate for an Examination in Public.



You can view the document and comment online by visiting our consultation portal: <https://mansfield-consult.objective.co.uk/kse> or by scanning the QR code on the left with the camera on your smartphone.

Your username is: «Username»

To make comments online, please contact us quoting your reference or username so that we can link your account with your email address and send you a password.

You can also view a copy of the document at the Civic Centre and at each county library in the district during the consultation period. Please check opening times.

Comments must be made in writing and should preferably be sent electronically via the consultation portal or by email to [lp@mansfield.gov.uk](mailto:lp@mansfield.gov.uk). Any comments sent by post should be addressed to the Planning Policy Team at the address below and reach the council no later than 4.30pm on 20 October 2023.

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

Please note that any comments you make may be made publicly available. We will process your data in accordance with our privacy statement. This can be viewed at [www.mansfield.gov.uk/privacy](http://www.mansfield.gov.uk/privacy).

You have received this letter because you are listed on Mansfield District Council's Local Plan database. We'd be grateful if you could let us know your email address so that we can reduce our paper usage. Please contact us, quoting your reference or username, at [lp@mansfield.gov.uk](mailto:lp@mansfield.gov.uk) or on 01623 463200 / 463322 / 463182 to update your details, for further information, or to be removed from our records.

Yours Faithfully

Paul Tebbitt  
Policy Planner  
Mansfield District Council

- Press release (25 August 2023)

<https://www.mansfield.gov.uk/news/article/12731/have-your-say-in-mansfield-local-plan-review>

## Have your say in Mansfield Local Plan review

Work has begun to review Mansfield's Local Plan, the key strategy document that acts as a blueprint for development in the future.

The current Local Plan, which was adopted by Mansfield District Council in 2020, sets out guidelines for how the district will grow and change until 2033.

Now, people have a chance to identify issues that the council should consider in evolving the Local Plan to cover the next 15 years and beyond.

It is running an eight-week public consultation from 25 August to 20 October as a first stage in its review of the Local Plan during which it will consider "Issues and Opportunities".

Cllr Stuart Richardson, Portfolio Holder for Growth and Regeneration, said: "The council is committed to making sure that it has an up to date and relevant Local Plan that sets out a robust framework for how the district will grow and change, and remains consistent with the latest national guidelines and local circumstances.

"The passage of time brings new priorities so, for instance, since the last Local Plan was adopted, we now have the implications of the COVID pandemic to consider and how that has impacted on shopping habits.


"There have also been changes to the population and housing requirements along with new legislation and guidance introduced by the government.

"This consultation gives the community and other interested stakeholders a chance to shape what issues the Local Plan should consider. I would encourage anyone with an interest in Mansfield's future to get involved."

The Local Plan sets out a range of policies on matters including housing and employment needs, climate change, flooding, the historic environment and design quality, and town centres and shopping.

It also deals with considerations such as the amount of new development there should be and where it should go. Future stages of the Local Plan will identify which sites should be allocated for different types of development.

Responses from this new consultation will be used to inform the next stage of the Local Plan which will contain options for which sites could be earmarked for new development.

The draft document can be viewed and downloaded online at the council's planning consultation portal at <https://mansfield-consult.objective.co.uk/kse/>  (opens in new window). People can take part in the consultation by answering questions at the end of each section using the online or paper questionnaires.

Printed copies of the Local Plan Issues and Opportunities paper can be viewed at Mansfield Civic Centre or at libraries within the district. A printed copy can also be provided, in exceptional circumstances, where someone is unable to access the document online. These should be returned in person or by mail.

To find out more about council planning policy, visit the council website at [www.mansfield.gov.uk/planning-policy](http://www.mansfield.gov.uk/planning-policy) (opens in new window).



Share on



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Published: August 25th 2023

Press release pick up:

Coverage:

-Chad newspaper 30 August 2023

CHAD

NEWS

# Have your say on vision for town

**John Smith**  
john.smith@chadnewspaper.com  
@ChadNews

Work has begun to review Mansfield's local plan, the key strategy document that acts as a blueprint for development in the future.

The current local plan, which was adopted by Mansfield Council in 2020, sets out guidelines for how the district will grow and change until 2033.

Now, people have a chance to identify issues that the council should consider in evolving the local plan to cover the next 15 years and beyond.

It is running an eight-week public consultation from August 25 to October 20 as a first stage in its review of the local plan during which it will consider 'issues and opportunities'.

Coun Stuart Richardson (Lab), portfolio holder for growth and regeneration, said: "The council is committed to making sure that it has an up to date and relevant local plan that sets out a robust framework for how the district will grow and change, and remains consistent with the latest national guidelines and local circumstances."

The local plan sets out a range of policies on matters including housing and employment needs, climate change, flooding, the historic environment and design quality, and town centres and shopping.

It also deals with considerations such as the amount of new development there should be and where it should go.

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The draft document can be viewed and downloaded online at the council's planning consultation portal at [mansfield-consult.objective.co.uk/kse/](https://mansfield-consult.objective.co.uk/kse/).

People can take part in the consultation by answering questions at the end of each section using the online or paper questionnaires.

Printed copies can be viewed at Mansfield Civic Centre or at libraries within the district.




Work is underway to review the local plan. Photo: Mat Troke.



*-My Mansfield eNews (Residents e-newsletter) 25 August 2023*

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 Right-click or tap and hold here to download pictures. To help protect your privacy, Outlook prevented automatic download of this picture from the Internet.

## Have your say in Mansfield Local Plan review

Work has begun to review Mansfield's Local Plan, the key strategy document that acts as a blueprint for development in the future. The current Local Plan, which was adopted by Mansfield District Council in 2020, sets out guidelines for how the district will grow and change until 2033. Now, people have a chance to identify issues that the council should consider in evolving the Local Plan to cover the next 15 years and beyond.

[Find out more here](#)

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*-All staff / councillors email (MDC) 1 September 2023*

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**Have your say in Mansfield Local Plan review**

Work has begun to review Mansfield's Local Plan, the key strategy document that acts as a blueprint for development in the future.

Read more here: [Have your say in Mansfield Local Plan review](#)

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- *Social media*

Nine posts were added to the council's Facebook, Instagram, Twitter and LinkedIn social media channels during the consultation period.

Examples:



Post frequency: Generally once a week (Instagram was only used for the first post)

Average shares per post: 2

Average reactions per post: 4

Average comments per post: 2

Average reach per post: 622 (It has not been possible to access these details for LinkedIn posts)

- Poster

**Mansfield**  
District Council

**Mansfield District Council**

## Are you interested in shaping the future of Mansfield District?

We are currently consulting on the first stage of the Local Plan Review and would like to hear your views.

**Mansfield District Council**

The 'Local Plan' is a document that sets out a blueprint for how the district will grow and change over the next 15 years and beyond.

**Mansfield District Local Plan Review  
Issues and Opportunities Consultation**

This stage of consultation is asking what should be included in the Plan.

August 2023

It could consider issues such as housing and employment needs, climate change, flooding, historic environment, design quality, town centres and shopping.

[www.mansfield.gov.uk](http://www.mansfield.gov.uk) [MyMansfieldUK](https://www.facebook.com/MyMansfieldUK) [@MDC\\_News](https://twitter.com/MDC_News)

It will also deal with strategic issues such as the amount of new development and where it should go.

**Available to view here and at:**

<https://mansfield-consult.objective.co.uk/kse>



**by 4.30pm on  
20 October 2023**

Please send  
your comments to:

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

 [www.mansfield.gov.uk](http://www.mansfield.gov.uk)  [MyMansfieldUK](https://www.facebook.com/MyMansfieldUK)  [@MDC\\_News](https://twitter.com/MDC_News)

## -Summary

### Local Plan Review – Issues and Opportunities Report – Summary

#### What is planning and why is it important?

Planning ensures that the right development happens in the right place at the right time, benefitting communities and the economy. It plays a critical role in identifying what development is needed and where, what areas need to be protected or enhanced and in assessing whether proposed development is suitable.

#### How is a local plan produced?

Producing a local plan should be a shared endeavour – led by the local planning authority but in collaboration with local communities, developers, landowners and other interested parties. There are various stages as set out below.

#### What are local plans?

Local plans are the key documents through which local planning authorities like Mansfield District Council can set out a vision and framework for the future development of the area, engaging with their communities in doing so. Local plans address needs and opportunities in relation to housing, the local economy, community facilities and infrastructure. They should safeguard important parts of the environment, enable adaptation to climate change and help secure high quality accessible design. A local plan provides a degree of certainty for communities, businesses and investors, and a framework for guiding decisions on individual planning applications. Local plans should be reviewed every 5 years. Mansfield's latest local plan was adopted in 2020 so now needs to be reviewed.

1. Initial evidence gathering and consultation	<ul style="list-style-type: none"> <li>Formulate initial aims and objectives</li> <li>Begin evidence gathering</li> <li>Start to identify potential development sites and policy options</li> <li>Notify relevant consultation bodies and those carrying on business in the area and invite them to make representations (We will hold two periods of public consultation during this stage)</li> </ul>
<b>We are here</b>	
2. Publication	<ul style="list-style-type: none"> <li>The local plan the council considers is ready for examination is formally published for a minimum of six weeks for representations to be made</li> </ul>
3. Submission	<ul style="list-style-type: none"> <li>Local plan, representations and other required documents are submitted to the Planning Inspectorate. Inspectorate arrange for the Local Plan to be scrutinised through an examination by an independent inspector.</li> </ul>
4. Found sound	<ul style="list-style-type: none"> <li>Inspector writes a report setting out whether the local plan is sound and satisfies legal requirements. If the local plan is not sound, the local planning authority can ask the inspector to recommend modifications to make it sound.</li> </ul>
5. Adoption	<ul style="list-style-type: none"> <li>If the inspector recommends that the local plan may be adopted, the local planning authority may formally adopt it (usually by a vote in full Council). Once adopted, it is part of the development plan for the local area and informs decisions on planning applications.</li> </ul>

Andy Abrahams – Elected Mayor

Adam Hill – Chief Executive Officer



In order to formulate the aims and objectives for the local plan we want to know if we have got the planning issues for Mansfield district correct. Please review the summary below and let us know if you agree / disagree with us, or if there is anything missing.

#### The local plan needs to...

##### LEVEL OF GROWTH AND SPATIAL STRATEGY

- continue to meet the demand for new households;
- provide the appropriate amount of employment land to support the local economy and future housing growth in the context of a changing economy;
- deliver the infrastructure required to support new development; and
- respond to changing patterns of retailing and leisure to protect the health of town centres and deliver healthy and vibrant town centres.

##### HOUSING

- ensure that affordable housing continues to be provided to meet the various needs of the community;
- provide the appropriate mix of house sizes to meet demand;
- ensure the need for older person's accommodation and specialist housing / adaptations is addressed; and
- ensure any accommodation needs of Gypsies, Travellers and Travelling Show People are addressed.

##### EMPLOYMENT, RETAIL AND LEISURE

- seek to rebalance the skill levels of the district's workforce.
- address whether a lower demand for employment land than was planned for in the current local plan.
- protect the vitality and viability of town centres and shopping parades within the context of changes to the Use Classes Order; and
- address the shift in shopping patterns that occurred during the Covid pandemic and is still being seen.

##### HEALTH AND WELLBEING

- provide more opportunities for physical activity for children and adults;
- encourage greater use of sustainable modes of transport (walking, cycling);
- increase opportunities for social interactions, fostering community cohesion and reducing the fear of crime; and
- promote and support measures that improve the health and wellbeing of residents within the district.

##### TRANSPORT

- address high levels of journeys to work by car or van;
- address any capacity issues at road junctions and links that may occur due to development;
- maximise the benefits and opportunities of rail improvements including possible expansion of the Robin Hood Line;
- ensure provision of electric car charging points;
- address any impacts of the Covid pandemic on travel patterns and capacity of transport infrastructure;
- address issues around the level of car parking in the area, especially Mansfield town centre.

Andy Abrahams – Elected Mayor

Adam Hill – Chief Executive Officer





#### The local plan needs to...

##### ENVIRONMENT

- maximise opportunities to improve biodiversity by seeking to deliver biodiversity net gain above the statutory minimum levels (if viable)
- deliver good quality green infrastructure that provides multi-functional green spaces and benefits and supports healthy communities, economic regeneration and resilience to climate change,
- minimise vulnerability and providing resilience to flooding; and
- provide a robust framework for protecting designated and non-designated heritage assets

##### SUSTAINABILITY AND CLIMATE CHANGE

- play a positive role that contributes to addressing the causes and impacts of climate change;
- focus new development in the most sustainable locations;
- encourage the use of renewable and low carbon energy; and
- seek sustainable design principles to be incorporated into new development.

##### LOCAL SERVICES AND INFRASTRUCTURE

- continue to ensure planning obligations are secured for infrastructure such as affordable housing, new and improved health facilities, open space, biodiversity, education, provision of highways, and other modes of transport such as bus infrastructure;
- address any issues with electricity capacity that may be caused by the requirement to provide electric vehicle charging and faster charging points; and
- address any other matters relating to utilities that are identified during the local plan production process.

#### How can you get involved?

The council are consulting on an Issues and Opportunities document between 25 August and 20 October 2023.

You can view and comment on this document at <https://mansfield-consult.objective.co.uk/kse>.

You can also view the document at the Civic Centre and at all libraries within the district, plus those in Clipstone and Rainworth.

Please comment by:

- using our online consultation portal (link above);
- sending us an email to: [lp@mansfield.gov.uk](mailto:lp@mansfield.gov.uk); or
- sending a paper comment form to:

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

#### What happens next?

All comments will be considered by officers before a draft options plan is prepared. Further consultation will be carried out on the draft plan.

Andy Abrahams – Elected Mayor

Adam Hill – Chief Executive Officer



#### What to do if you have any questions

You can contact an officer from the Planning Policy team by email at [lp@mansfield.gov.uk](mailto:lp@mansfield.gov.uk) or by phone on 01623 463200, 463322 or 463182.

For more information on the planning system please search [www.gov.uk](http://www.gov.uk) for the government's [Plain English guide to the Planning System](#).

#### Please make any notes here:



Andy Abrahams – Elected Mayor

Adam Hill – Chief Executive Officer

