

# Mansfield District Council

## Schedule of Proposed Main and Minor Modifications to the (Submission) Local Plan December 2018

### December 2018

Modified text - Deleted text shown as ~~struck through~~

Additional text shown as **bold**

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<b>Part A</b>						
M1	4	'How to comment' section (under heading 'Policies Map')	Amend text to update website link: <del>"http://www.planvu.co.uk/mansfielddc/2018/</del> <b>http://www.planvu.co.uk/mansfielddc/</b> "	To update weblink.	Officers	Minor
M2	8	Paragraph 1.3 (last bullet point)	Amend text to read: "consists of a written statement which sets out and explains the council's planning policies, and the <del>polices</del> <b>policies</b> map which shows..."	To correct spelling error.	Officers	Minor
M3	8	Paragraph 1.3 (bullet point 5)	Amend text to read: <del>"provide</del> <b>provides</b> positive policies to make for more sustainable..."	To correct error.	Officers	Minor
M4	9	Paragraph 1.16 (second sentence)	Amend text to read: "The district also forms part of the Derby <del>and,</del> <b>Derbyshire, Nottingham and Nottingham</b>	Respond to statutory consultee comments / to correct error.	Consultee PD/26	Minor

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			<b>Nottinghamshire</b> D2N2 Local Enterprise Partnership.”			
M5	12	Our Vision for Mansfield in 2033 (last sentence)	Amend text to read: “... and also delivering <del>the regeneration of the district.</del> ”	To correct error – wording change previously agreed but not made.	Officers	Minor
M6	16	Paragraph 2.5	Amend text to read: “ <del>Having regard to the requirements of the NPPF, Duty to Cooperate discussions, and evidence, and the</del> <b>The</b> strategic priorities, which this Local Plan seeks to address, are set out in Table 2.2. <b>These were identified having regard to the requirements of the NPPF, Duty to Cooperate discussions and evidence.</b> ”	Corrected text to read more clearly.	Officers	Minor
<b>Part B</b>						
<b>The Spatial Strategy</b>						
M7	22	Policy S2(2c)	Amend policy wording to read: “Retail: <del>up to</del> <b>at least</b> 17,240sqm of retail and leisure floorspace between 2017 and 2033 distributed as <del>follow</del> <b>follows.</b> ”	Respond to comment and to correct grammar.	Consultee PD/129	Main
M8	27	Policy S3 (1)	Amend policy wording to read: “Development proposals which help reuse previously developed <b>or other surplus or derelict</b> land within the Mansfield and Market Warsop urban areas will be supported, particularly where they:...”	Respond to comments and clarify the policy approach	Consultees PD/235 and Consultee PD/184	Main

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M9	27	New paragraph after paragraph 3.23	Add new paragraph to read:  <b>“Where development is proposed on ‘other surplus or derelict land’, will need to be read as a whole and subject to policies such as open space (IN3) and employment (E3), in order to determine if they are surplus to requirements. The green infrastructure and ecological importance of a site will need to be protected and/or enhanced in accordance with policies IN2 (Green infrastructure) and NE2 (Biodiversity and geodiversity).”</b>	Respond to comments and clarify the policy approach	Consultees PD/235 and Consultee PD/184	Minor
M10	29	Paragraph 3.24	Amend supporting text to read  "A number of these sites lie within the town centre itself <b>or</b> at key gateways".	To respond to comments.	Consultee PD/323	Minor
M11	32	Policy S5 (1m)	Amend policy wording to read:  "...renewable <b>and low carbon</b> energy;..."	To respond to comments and align with the NPPF.	Consultee PD/76	Main
<b>Place Making</b>						
M12	34	Paragraph 4.1	Amend supporting text to read:  "The council and the government <del>both</del> attach great importance to the creation of well-designed buildings and spaces. <del>as good</del> <b>Good</b> design is a key aspect of sustainable development, creates better places to residents to live and work and helps make development <b>more</b> acceptable to communities."	To improve how the document reads.	Officers	Minor
M13	35	Paragraph 4.6 (last	Amend supporting text to read:	To improve how the document reads.	Officers	Minor

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		sentence and bullet points)	<p>“The Mansfield <del>pPlace</del> <del>mMaking</del> <del>pPrinciples</del> and the Building for Life 12 consider more than the external appearance of buildings as the consider the relationships:</p> <ul style="list-style-type: none"> <li>• <b>the relationship</b> between buildings, streets and other public spaces;</li> <li>• <b>the relationship</b> between proposed new developments, their immediate and wider context;</li> <li>• the integrations and creation of green and blue infrastructure; and</li> <li>• <b>the relationship</b> between the design of our....”</li> </ul>			
M14	35	Paragraph 4.7 (third bullet point)	<p>Amend supporting text to read:</p> <p>“a lack of a locally inspired or otherwise distinctive landscape or architectural character; recognising that distinctive local characteristics are expressed through features that go beyond architectural details <del>and are</del>. <b>Instead local character is</b> expressed through: street...”</p>	To improve how the document reads.	Officers	Minor
M15	37	Policy P1 (1c)	<p>Amend policy wording to read:</p> <p>“c. respond positively to <del>the Mansfield’s</del> <del>pPlace</del> <del>mMaking</del> <del>pPrinciples</del> <del>and</del> <del>or</del> Building for Life 12; and”</p>	To correct error and clarify policy approach.	Officers	Main
M16	38	Paragraph 4.11 (Second bullet point)	<p>Amend supporting text to read:</p> <p>“ • for <del>all types of non-</del> <del>residential-</del> development a <b>Design and Access Statement will be expected to include</b> a concise statement of how the design has</p>	To clarify policy approach.	Officers	Main

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			considered and responded to the Mansfield Place Making Principles; and” ...			
M17	40	Paragraph 4.14 under heading ‘Safe and attractive places’	Amend supporting text to read:  “ <b>Where possible</b> particular attention <b>should</b> <del>must</del> be afforded ...”	To clarify policy approach.	Officers	Minor
M18	41	Paragraph 4.17	Amend supporting text to read:  “A well-designed scheme should perform well against all 12 of the new questions the top score being 12 greens. <b>The best performing schemes will achieve 12 greens.</b> ”	To improve how the document reads.	Officers	Minor
M19	41	Paragraph 4.18	Delete text:  “ <del>When answering the BfL questions, applicants should refer to how they have met the Mansfield place making principles. For non residential schemes this should be set out in the Design and Access Statement.</del> ”	To consolidate the policy approach.	Officers	Minor
M20	41	Paragraph 4.20	Amend text to update website link:  <del>https://www.designcouncil.org.uk/resources/guide/building-life-12-third-edition.</del>  <a href="http://www.builtforlifehomes.org/">http://www.builtforlifehomes.org/</a>	To update website address.	Officers	Minor
M21	48	Table 4.4	Add Objective 5	To correct error.	Officers	Minor
M22	49	Policy P5 (1)	Amend policy wording to read:  “...having regard <del>to</del> <del>the</del> to the type, location and size of the proposal:...”	To correct error.	Officers	Minor

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M23	51	Table 4.5 (Sustainability measures and the design of new developments)	Amend text in table (Transport and travel, electric charging points and cycle storage in the third column to read:  “The incorporation of electric charging points and convenient cycle storage at new developments can assist with the shift to the use of more sustainable travel modes which cut down on CO2, <b>NO2 and particulate matter</b> emissions [note: <b>NO2 – nitrogen dioxide and particulate matter being the main pollutants of concern from motor vehicles which impact on human health</b> ].”	To respond positively to issues raised through the Nottinghamshire Rapid Health Impact Assessment of Mansfield District Council Publication draft 2013-2033. Also through further discussions with Nottinghamshire County Council.	Officer discussions with Nottinghamshire County Council and in relation to consultee response PD/15.	Minor
M24	54	Policy P7(2)	Amend policy wording to read:  “Development will not be permitted where the amenity of future occupants would <del>be</del> <b>be</b> below an <del>unacceptable</del> <b>acceptable</b> level.”	Respond to comment	Consultee PD/72	Main
M25	55	Paragraph 4.53	Add additional reference to the publication of a supplementary planning document (SPD).  Add wording within supporting text at end of paragraph to read:  “ <b>An Air Quality and Emissions Mitigation Guidance for Developers Supplementary Planning Document (SPD) will provide further guidance for policy implementation.</b> ”	Respond to comment and Nottinghamshire Rapid Health Impact Assessment of Mansfield District Council Publication draft 2013-2033. Also through further discussions with Nottinghamshire County Council.	Consultee PD/15	Main

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M26	56	Policy P8 (3 a to c)	<p>Delete part 3 of policy P8 and amend and place the following policy wording under part 2 of Policy P8 to read:</p> <p><del>"2. In conservation areas</del> <b>Where proposals affect heritage assets</b>, changes to shop fronts <b>and signage</b> will not be permitted if they fail to contribute to the preservation and enhancement of the area's character, appearance and setting. <b>The following considerations should also apply:</b></p> <p><del>3. The following considerations apply to advertisement proposals:</del></p> <ul style="list-style-type: none"> <li>a. They should be appropriate in size and scale to building on which they are to be attached especially those associated with listed buildings and conservation areas;</li> <li>b. Any illuminated advertisements <b>should conserve and enhance the appearance of the heritage asset and surrounding area</b> <del>are required to be fully justified and not be over dominant in the street scene particularly in relation to heritage assets; and</del></li> <li>c. Internally lit box signs will not <b>normally</b> be appropriate <del>on listed buildings or within conservation areas</del> <b>unless clearly justified."</b></li> </ul>	Response to comment.	Consultee PD/2	<b>Main</b>
M27	56	Paragraph 4.56	<p>Delete paragraph:</p> <p><del>"Fascia signs should include the property number and no signage should be permitted above fascia level, apart from that relating to separate uses on the upper floors."</del></p>	Respond to comments	Consultee PD/3	<b>Minor</b>

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M28	57	Paragraph 4.60	Delete paragraph:  <del>“The following advertisement signage on historic/traditional shop frontages is considered to have a detrimental impact upon the streetscape:</del> <ul style="list-style-type: none"> <li><del>• the introduction of signs which project beyond fascias;</del></li> <li><del>• the installation of internally illuminated box and fascia signs; and</del></li> <li><del>• the use and means of illumination such as cowl lamps or projecting strip lighting.”</del></li> </ul>	Respond to comments	Consultee PD/4	Minor
<b>Housing</b>						
M29	59	Policy H1b	Amend policy wording to read:  <del>“Allocated for approximately 215</del> <b>194</b> new homes...”	Reflect need to provide onsite primary school	Officers in discussion with Notts CC as landowner and LEA	Main
M30	60	Policy H1c (bullet point 4)	Amend policy wording to read:  <del>“An appropriate archaeological assessment by a suitably qualified person and any recommended actions being followed</del> <b>any development proposals would need to be supported by detailed desk based assessment and the results of a staged pre-determination programme of archaeological investigation on the basis of an approved Written Scheme of Investigation.”</b>	Respond to comment from statutory consultee.	Consultee PD/281	Main
M31	Policies Map (Policy	Policy H1c	Amend site boundary	To respond to comments	Consultee PD/107	Main



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	H1c)					
M32	60	Policy H1d Box Title	Amend box title to read:  “Three Thorn <del>Hollow</del> <b>Hollows</b> Farm”	To correct error.	Officers	Minor
M33	60	Policy H1d (first line)	Amend policy wording to read:  “The site is allocated for approximately <del>188</del> <b>200</b> new homes subject to ...”	Respond to comments	Consultee PD/209	Main
M34	60	Policy H1d (bullet point 6)	Amend policy wording to read:  <del>“An appropriate archaeological assessment by a suitably qualified person and any recommended actions being followed</del> <b>any development proposals would need to be supported by detailed desk based assessment and the results of a staged pre-determination programme of archaeological investigation on the basis of an approved Written Scheme of Investigation.</b> ”	To be consistent with comment (PD/281) from statutory consultee.	Consultee PD/281	Main
M35	60	Policy H1d 7 <sup>th</sup> bullet	Amend policy wording to read:  “...heritage asset at Three <del>Thorns</del> <b>Thorn</b> Hollows Farm;”	Respond to comments to correct site name	Consultee PD/209	Main
M36	60	Policy H1d 8 <sup>th</sup> bullet	Amend policy wording to read:  “... <del>reinstatement</del> <b>provision</b> of sympathetic field boundaries along Blidworth Lane...”	Respond to comments	Consultee PD/209	Main
M37	Policies Map	Policy H1d	Amend site boundary to south of site	Respond to comments	Consultee PD/209	Main
M38	61	Policy H1f (bullet point 3)	Amend policy wording to read:  <del>“An appropriate archaeological assessment by a suitably qualified person and any recommended</del>	To be consistent with comment (PD/281) from statutory consultee.	Consultee PD/281	Main

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			<del>actions being followed</del> <b>Any development proposals would need to be supported by detailed desk based assessment and the results of a staged pre-determination programme of archaeological investigation on the basis of an approved Written Scheme of Investigation.</b>			
M39	62	Policy H1g (bullet point 2)	Amend policy wording to read:  <del>“An appropriate archaeological assessment by a suitably qualified person and any recommended actions being followed</del> <b>any development proposals would need to be supported by detailed desk based assessment and the results of a staged pre-determination programme of archaeological investigation on the basis of an approved Written Scheme of Investigation.</b> ”	To be consistent with comment (PD/281) from statutory consultee.	Consultee PD/281	<b>Main</b>
M40	62	Policy H1i (bullet point 4)	Amend policy wording to read:  <del>“An appropriate archaeological assessment by a suitably qualified person and any recommended actions being followed</del> <b>any development proposals would need to be supported by detailed desk based assessment and the results of a staged pre-determination programme of archaeological investigation on the basis of an approved Written Scheme of Investigation.</b> ”	To be consistent with comment (PD/281) from statutory consultee.	Consultee PD/281	<b>Main</b>
M41	63	Policy H1j	Delete policy / allocation for development site H1j (Cauldwell Road).  Also amend accordingly on policies map.	This site was an extension to an allocation in the Ashfield District Council Local Plan which has now been withdrawn (October	Officers	<b>Main / Minor</b>

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				2018).		
M42	65	Policy H1t (bullet point 2)	Amend policy wording to read:  <del>“An appropriate archaeological assessment by a suitably qualified person and any recommended actions being followed</del> <b>any development proposals would need to be supported by detailed desk based assessment and the results of a staged pre-determination programme of archaeological investigation on the basis of an approved Written Scheme of Investigation.”</b>	To be consistent with comment (PD/281) from statutory consultee.	Consultee PD/281	<b>Main</b>
M43	65	Policy H1u	Amend policy wording (location name for housing allocation H1u) to read:  “Land off Rosemary <del>Street</del> <b>Avenue</b> ”	To correct error	Officers	<b>Minor</b>
M44	67	Table 5.1	Add footnote to read:  <b>“This table shows only the homes expected to be delivered during the plan period. The total number of homes to be built on site, including those expected to be delivered after the plan period, are identified in Policies H1, H2 and SUE1-3.”</b>	Respond to comments	Consultee PD/221	<b>Minor</b>
M45	68	New paragraph after 5.21	Add supporting text within new paragraph to read:  <b>“Planning applications should be supported by sufficient information such as a transport statement or transport assessment setting out the transport impacts of the proposal to help the council make an informed assessment of the</b>	Respond to statutory consultee comments.	Consultee PD/27	<b>Minor</b>

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			potential impact and to help secure the necessary supporting transport infrastructure. As part of submitting any future planning application consultation should be held with the Local Education Authority to establish the level of education contribution required to support development. Reference can also be had to the Education Technical Paper 2018 which is correct at time of publication but is subject to change. It should be noted that a new primary school will require approximately a 1.1 ha site which will need to be delivered to the west of Mansfield, the most appropriate sites to be able to deliver the school through an equalisation agreement are H1b Land at Skegby Lane and H1g Abbott Road. It should be noted that the housing numbers on Skegby Lane have been reduced in order for a school to be accommodated on the site.”			
M46	69	Policy H2 (Mansfield Area)	Delete committed housing site reference for: <del>‘Former Mansfield Hosiery Mill Car Park’</del>	Double counted sites – includes within ‘Kirkland Avenue Industrial Park’.	Officers	Main
M47	72	Paragraph 5.28	Amend supporting text to read: “This policy does not set specific requirements that must be met by an individual site <b>or phase of development</b> , but is intended to act as a guide.”	Respond to comment.	Consultee PD/181	Minor
M48	73	Paragraph 5.30 4 <sup>th</sup> bullet	Amend supporting text to read: “...housing mix <b>(for full applications and reserved matters)</b> ...”	Respond to comment.	Consultee PD/273	Minor

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M49	74	Policy H4(1)	<p>Amend policy wording to read:</p> <p><del>“The minimum proportions of affordable housing required on market housing sites are:...”</del></p>	To ensure the policy is clear on the proportion of affordable housing that is required to be provided. This also updates the plan to be NPPF 2018 compliant.	PD/226	<b>Main</b>
M50	75	Paragraph 5.32	<p>Amend supporting text to read:</p> <p><del>“The NPPF 2018 (Annex 2: Glossary) defines affordable housing as social rented, affordable rented and intermediate housing provided for eligible households whose needs are not met by the market</del> <b>affordable housing for rent, starter homes, discounted market sales housing and other affordable routes to home ownership.</b> Eligibility is determined with regard to local incomes and local house prices.</p> <p><del>Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime.</del></p> <p><del>Affordable rented housing: is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent.</del></p>	Replace definition of Affordable Housing with new NPPF (2018) definition. Respond to comment.	Consultee PD/227	<b>Main</b>

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			<p><del>Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity, other low cost homes for sale and intermediate rent.</del></p> <p><b>“Affordable housing for rent: meets all of the following conditions:</b></p> <ul style="list-style-type: none"> <li><b>a. the rent is set in accordance with the Government’s rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable);</b></li> <li><b>b. the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and</b></li> <li><b>c. it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.</b></li> </ul> <p><b>For Build to Rent schemes, affordable housing for rent (i.e. Affordable Private Rent) is expected to be the normal form of affordable housing provision.</b></p> <p>Starter homes: is housing as defined in Sections 2 and 3 of the Housing and Planning Act 2016 and any subsequent secondary legislation made under these sections.</p>			

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			<p><b>Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.</b></p> <p><b>Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent).</b></p>			
M51	76	Table 5.6	Remove Objective 1	To correct error.	Officers	Minor
M52	82	Policy H8 (3)	<p>Amend policy wording to delete part 3a:</p> <p><del>“a.they are required to meet a shortfall in provision of identified need as set out in the Gypsy and Traveller Accommodation Needs Assessment 2017 pending the adoption of the Mansfield District Gypsy and Travellers Site Allocation DPD.”</del></p>	Respond to comment. To comply with national policy (paragraph 10 of DCLG’s Planning Policy for Traveller Sites).	Consultee PD/110	Main
<b>Employment</b>						
M53	91	Policy E2b (1a)	<p>Amend policy wording to delete part 1(a):</p> <p><del>“The provision of employment units of varying sizes to meet the needs of a wide range of employers.”</del></p>	Respond to comment.	Consultee PD/200	Main
M54	91	Paragraph	Delete paragraph:	Respond to	Consultee PD/276	Minor

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		6.17	<del>“Due to the proximity of residential properties this site is most likely to be suitable for B1 and B2 development, although B8 may be allowed depending on the levels and type of traffic generated provided.”</del>	comment.		
M55	91	Paragraph 6.18	Amend supporting text to read:  “...comprehensive development of the <b>employment area of the</b> site. This should identify <del>a range of land uses (including the links to the already-committed and under construction residential areas,</del> employment...”	To respond to comment as this is a valid change; residential development site has now commenced.	Consultee PD/277	<b>Main</b>
M56	93	Policy E3 (E3w)	Amend policy to remove ‘key/general employment area’ site reference: <del>E3w – Victoria Street</del>	A substantial part of the site has been demolished due to a fire on the site. The site had previously gained planning permission for residential use. The Council is working with the landowners to bring the site forward for an appropriate use.	Officers	<b>Main</b>
M57	93	Policy E3 (E3w)	Amend policy reference for Key/general employment site ‘Pelham Street’ to read:  “ <del>E3x</del> <b>E3w</b> ” Also amend accordingly on policies map.	Due to deletion of Victoria Street (E3w)	Officers	<b>Minor</b>
M58	Policies Map	Policies Map	Remove ‘key/general employment area’ site reference: <del>E3w – Victoria Street</del>	A substantial part of the site has been	Officers	<b>Major</b>



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				demolished due to a fire on the site. The site had previously gained planning permission for residential use. The Council is working with the landowners to bring the site forward for an appropriate use.		
<b>Retail</b>						
M59	103/104	Policy RT1 (5)	Amend policy wording to read: "Retail <del>(A1)</del> <b>and leisure</b> developments over 500 sqm..."	Leisure uses were omitted in error.	Officers	<b>Main</b>
M60	104	Paragraph 7.7	Amend supporting text to read: "This is expected to be small scale development, <b>not exceeding 250 sqm</b> , such as a new corner shop."	To tie up with Policy IN7 which sets this size threshold.	Officers	<b>Minor</b>
M61	107	Figure 7.2	Amend wording in the key: "Mansfield Town Centre <del>(RT2a)</del> <b>(RT1a)</b> " "District Centre <del>(RT2b-c)</del> <b>(RT1b-c)</b> " "Local Centre <del>(RT2d-i)</del> <b>(RT1d-i)</b> " Also amend accordingly on policies map.	To correct error.	Officers	<b>Minor</b>
M62	109	Policy RT2 (1c)	Amend policy wording to read: "c. <del>securing</del> <b>negotiating</b> developer contributions towards public realm improvements and public art;"	Respond to comment.	Consultee PD/327	<b>Major</b>
M63	113	Table 7.5	Remove Objective 4	To correct error.	Officers	<b>Minor</b>
M64	115	Table 7.6	Remove Objective 1	To correct error.	Officers	<b>Minor</b>

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M65	119	Paragraph 7.34	Correct policy reference and amend supporting text to read:  “...would need to fulfil the provisions within Policy <del>RT2</del> <b>RT1</b> ”	To correct error.	Officers	Minor
M66	120	Policy RT7 (policy reference for 116-120 Chesterfield Road North)	Amend policy reference to read:  “ <del>RT2</del> <b>RT7</b> ”	Correct policy reference	Officers	Minor
M67	124	Paragraph 7.54 (second sentence)	Amend supporting text to read:  “...and provides a newsagent, <del>post office</del> , pharmacy, hairdressers, a public house...”	To correct error.	Consultee PD/44	Minor
M68	127	Table 7.15	Add objectives 7 and 11	To correct error.	Officers	Minor
M69	128	Paragraph 7.72	Correct policy reference and amend supporting text to read:  “Any development over the cumulative 1,000 sqm allowance will be subject to Policy <del>RT2</del> <b>RT1</b> .”	To correct error.	Officers	Minor
M70	128	Add new paragraph after 7.74	Amend supporting text to read:  “ <b>When appropriate, conditions will be used to restrict the types of goods that are sold from floorspace permitted by this policy</b> ”.	Respond to comment.	Consultee PD/315	Minor
M71	130	Policy RT11(1a)	Amend policy wording to read:  “ a. within a 400m <b>radius</b> of an access point to any	Respond to comment.	Consultee PD/138	Main

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			secondary school or college; or”			
M72	131	Table 7.17	Add Objective 7	To correct error.	Officers	Minor
M73	131	Table 7.17 (What evidence has informed this policy?)	Amend reference for supporting evidence to read: <del>“The Nottinghamshire Joint Strategic Needs Assessment</del> <b>The Nottinghamshire Joint Strategic Needs Assessment - Excess weight in children, young people and adults, 2016”</b>	To correct an error.	Officers	Minor
M74	134	Add new paragraph 7.91	Add supporting text to read: <b>“Sport England has an online tool which gives an indication of the overall contribution that sport makes to the economy of local authority areas (as at 2013). Data for Mansfield includes a figure for spectator sports of £2.7m which highlights the role of sport in the district’s visitor economy.”</b>	Respond to statutory consultee comments.	Consultee PD/144	Minor
M75	134	Table 7.18	Add text to table under evidence to read: <b>“Economic Value of Sports - Local Model (2013), Sport England; and</b>  <b>Economic Value of Sports - Local Model: User guidance for model update PV2 (Nov 2015), Sport England”</b>	To add reference to supporting evidence for minor modification M71 (PD/144).	Officers	Minor
<b>Strategic Urban Extensions</b>						
M76	136	Paragraph 8.4 (first sentence)	Amend the supporting text to read: “A housing supply of 6,500 homes plus a buffer of	To correct error.	Officers	Minor

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			<del>around between</del> 13% can be delivered during the plan period without the two strategic extensions; ...”			
M77	137	Policy SUE1 (1a)	Amend policy wording to read: “ <b>approximately</b> 925 new homes (including retirement accommodation);”	To provide consistency with other housing allocations.	Informal comments raised by developer.	<b>Main</b>
M78	137	Policy SUE1 (1c)	Amend policy wording to add text: “ <b>iii. class D1 uses as appropriate to a local centre</b> ”	Response to comment.	Consultee PD288	<b>Main</b>
M79	137	Policy SUE2 (1a)	Amend policy wording to read:  <ul style="list-style-type: none"> <li>a. “<b>approximately</b> 800 new homes;</li> <li>b. a new neighbourhood parade;</li> <li>c. provision of a new primary school on site; and</li> <li>d. a <b>minimum of</b> 1.6 ha (developable area) extension to Crown Farm Way Industrial Estate.”</li> </ul>	To provide consistency with other housing allocations.	Informal comments raised by developer.	<b>Main</b>
M80	139	Policy SUE2 (4)	Amend policy wording to read:  <del>“A Written Scheme for Investigation is required to be submitted as part of any future planning obligation.</del> <b>Any development proposal would need to be supported by a detailed desk based assessment and the results of a staged pre-determination programme of archaeological investigation on the basis of an approved Written Scheme of Investigation.</b> ”	Respond to statutory consultee comment and further correspondence with consultee to clarify previous points raised.	Consultee PD/285	<b>Main</b>
<b>Infrastructure</b>						
M81	145	Policy IN2	Delete policy wording (part 1g):	Respond to	Consultee PD/295	<b>Main</b>

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		(1g)	<del>“g. the proposal accords with Policy S5”</del>	comment.		
M82	146	New paragraph after 9.17	Add new paragraph wording to read: <b>“If located outside of settlement boundaries proposals within or adjacent to the identified Green Infrastructure areas will also need to accord with Policy S5 (Development in the Open Countryside).”</b>	Respond to comment.	Consultee PD/295	<b>Main</b>
M83	149	Table 9.3	Add objectives 9, 10 and 12	To correct error.	Officers	<b>Minor</b>
M84	150	Policy IN3 (2a)	Amend text to read: “...Mansfield Green Space Standard ( <b>Appendix 11</b> ); and...”	Respond to comment.	Consultee PD/19	<b>Minor</b>
M85	151	Paragraph 9.21	Amend text (second bullet point) to read: “...and accessible open space, play and outdoor sports facilities, <b>near to where people live...</b> ”	Respond to comment	Consultee PD/19	<b>Minor</b>
M86	152	Table 9.4	Add Objective 10	To correct error.	Officers	<b>Minor</b>
M87	153	Paragraph 9.31	Amend paragraph 9.31 (last sentence) to read: <del>“...and those on waiting lists for the allotment,</del> <b>an appropriate demonstration of existing demand including, for example, information on those on waiting lists, availability, and rate of uptake for allotment plots.”</b>	To add further clarity. Waiting lists are useful for giving an initial picture of demand but there may be other additional means of demonstrating this.	Consultee PD/40	<b>Minor</b>
M88	153	Paragraph 9.32	Amend paragraph 9.32 to read: <b>“To address any latent demand, it must be demonstrated that any vacant plots have been</b>	To add further clarity.	Consultee PD/41	<b>Minor</b>

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			actively advertised to the wider community by a variety of means for at least a full season ( <b>i.e. not just a one-off attempt</b> ). <b>This may include, for example: on-site and/or off-site posters, advertisements in local publications, promotional open days, etc. The message should be clear and simple about who to contact and how to obtain a plot.</b>			
M88	153	Paragraph 9.33	Amend supporting text (3 <sup>rd</sup> bullet point) to read: “...account of the needs of users, <b>including those with disabilities.</b> ”	Respond to comment	Consultee PD/19	Minor
M90	Policies map	Policies map	Add allotment site at Broom hill Lane to policies map	To correct error	Officers	Main
M91	154	Table 9.5	Add objectives 10 and 11	To correct error.	Officers	Minor
M92	157	Table 9.7	Add objectives 10 and 11	To correct error.	Officers	Minor
M93	160	Figure 9.3	Amend Figure 9.3 to show entire length of the Dukeries Line themed in bold red. To match bolded theme in key ‘transport improvements’.	Respond to comment from statutory consultee.	Consultee PD/28	Minor
M94	Policies map (Policy IN8)	Policy IN8 (2e) (policies map)	Amend policies map for IN8 (2e) – Dukeries Line Improvement (rail) to show full extent of improvement area.	Respond to comment from statutory consultee.	Consultee PD/28	Main
M95	162	Table 9.10	Remove Objective 10	To correct error.	Officers	Minor
M96	163	Policy IN10 (1b)	Amend part 1b of policy IN10: “b. includes appropriate electric car charging provision <del>to meet current and future demand; and</del> ”	Respond to comment in part	Consultee PD/231	Main
M97	163	Table 9.11 (What	Amend supporting text to read:	Respond to statutory consultee comments	Consultee PD/29	Minor

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		evidence has informed this policy?)	<del>6C's Design Guide</del> <b>Nottinghamshire County Council Highway Design Guide documents: Foreword, Part 1, Part 2 &amp; Part 3</b> ”	/ error.		
M98	Policies map (Policy IN6)	Policies Map  Local Green Space – Forest Park IN6 (n)	Amend boundary	To align with changes to local wildlife site boundary for which the LGS is designated for (LWS updated November 2018)	Officers	<b>Main</b>
<b>Natural Environment</b>						
M99	169	Policy NE1 (2)	Amend policy wording to read:  “Development <b>within in a landscape policy zone</b> , in accordance with ....”	To insert wording omitted in error.	Officers	<b>Main</b>
M100	170	New paragraph between 10.5 and 10.6	Added text within new paragraph in supporting text to read:  “ <b>Land on the fringe of any of the urban areas will of course have a different character to that in the centre. Proposed development on the urban fringe, adjacent to landscape policy zones, will also need to ensure that the layout and design of</b>	Respond to comment	Consultee PD/49	<b>Minor</b>

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			<b>new development respects, and where possible, enhances, the character of the surrounding area. Also see the local plan design chapter and policies.”</b>			
M101	171	Figure 10.1	Correct Figure 10.1 (Landscape character policy zones) to include missing LPZs in the south of the district (e.g. Oakham, Lindhurst and Rainworth areas).	Correct mapping error to align with evidence.	Officers/ informal observation by developer.	Minor
M102	172	Table 10.1	Amend wording in table:  Remove Objective 12 Add objectives 11 and 14	To correct error.	Officers	Minor
M103	174	Policy NE2(6)	Amend policy wording to read:  “...including ancient woodland and veteran trees, unless the need for, and the benefits of, the development clearly outweigh the loss or harm <b>there are wholly exceptional reasons and a suitable compensation plan exists.”</b>	To align with changes in NPPF (2018) paragraph 175 (c) to reflect change in wording which further strengthens protection of irreplaceable habitats.	Consultee PD/170	Main
M104	180	Table 10.3	Remove Objective 7	To correct error.	Officers	Minor
M105	180	Table 10.3 (What evidence has informed this policy?)	Amend date on evidence:  “The Conservation of Habitats and Species Regulations, 2010 as amended <b>2017</b> ”	To update evidence	Officers	Minor



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M106	182	Paragraph 10.34	Change the website link at the end of paragraph 10.34.  <del>“<a href="https://www.gov.uk/check-if-property-is-affected-by-coal-mining">https://www.gov.uk/check-if-property-is-affected-by-coal-mining</a>”</del> <b>“<a href="https://www.gov.uk/guidance/planning-applications-coal-mining-risk-assessments">https://www.gov.uk/guidance/planning-applications-coal-mining-risk-assessments.</a>”</b>	Update and replace with accurate information provided by consultee.	Consultee PD198	Minor
M107	182	Paragraph 10.38	Amend supporting text to read:  “The <del>district</del> <b>majority of Nottinghamshire</b> has particulate matter air pollution (PM2.5) above World Health Organisation (WHO) standards...”	Amend text to accurately reflect evidence (Nottinghamshire JSNA, topic Air Quality 2015).  The level of PM2.5 for the district (6.5µgm <sup>3</sup> ) is currently below WHO guidelines (10µgm <sup>3</sup> ) based on 2015 Defra modelled background levels.	Officers	Minor
M108	182	Paragraph 10.39	Add additional reference to the publication of a supplementary planning document (SPD).  Add wording within supporting text at end of paragraph to read:  <b>“An Air Quality and Emissions Mitigation Guidance for Developers Supplementary Planning Document (SPD) will provide further</b>	Respond to comment and Nottinghamshire Rapid Health Impact Assessment of Mansfield District Council Publication draft 2013-2033. Also through further	Consultee PD/15	Main

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			<b>guidance for policy implementation.”</b>	discussions with Nottinghamshire County Council.		
M109	183	Paragraph 10.41	Add text (end of paragraph) to read: <b>“Development proposals should take into account the Environment Agency’s Source Protection Zone (SPZ) and Safe Guarding Zone policy, the principles of the Water Framework Directive and River Basin Management Plan for the Severn River Basin.”</b>	Respond to comment	Consultee PD/243	<b>Minor</b>
M110	183	Table 10.4 (What evidence has informed this policy?)	Amend reference for supporting evidence: <del>“The Nottinghamshire Joint Strategic Needs Assessment, 2017</del> <b>“The Nottinghamshire Joint Strategic Needs Assessment - Air quality, 2015”</b>	To correct an error.	Officers	<b>Minor</b>
<b>Historic Environment</b>						
M111	186	Paragraph 11.4 (6 <sup>th</sup> bullet)	Amend supporting text to read: <del>“Working to reduce the number of heritage assets on the Buildings-Heritage at Risk Register; and encouraging their sympathetic maintenance and restoration;”</del>	Respond to statutory consultee comments and to correct terminology.	Consultee PD/280	<b>Minor</b>
<b>Climate Change</b>						
M112	195	Policy CC1 (1)	Amend policy wording to read: <del>“...provided there is are no significant cumulative</del>	Amend wording to take account of significant impacts	Officers	<b>Main</b>

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			adverse impacts <b>alone and in-combination</b> , in terms of:"	alone and in combination: Corrected error due to omission of wording.		
M113	196	Paragraph 12.8	Amend supporting text (add text to end of paragraph) to read:  "Taller turbine will be supported within areas identified as potentially suitable for wind turbines subject to meeting criteria within part 1 (a-k)."	Respond to comments	Consultees PD/136, PD/140, PD/150	Minor
M114	196	Paragraph 12.9	Amend text to read:  "... <del>RSBP</del> <b>RSPB</b> ."	To correct spelling mistake.	Consultee PD/161	Minor
M115	200	Table 12.2	Add Objective 13	To correct error.	Officers	Minor
M116	201	Paragraph 12.19	Add text (end of paragraph) to read:  "In order for surface water needs to be managed sustainably, the design of SuDS should take into account impacts from climate change, including consequences of extreme rainfall, so that new developments can safely accommodate floods which exceed the design capacity of the sewers. The Natural drainage paths are important for informing the location of SuDS."	Respond to comments	Consultee PD/240	Minor
M117	202	Table 12.3	Add Objective 13	To correct error.	Officers	Minor
M118	204	Table 12.4	Add Objective 13	To correct error.	Officers	Minor
M119	207	Paragraph 13.5 (2nd sentence and last sentence)	Amend supporting text to read:  "It <del>will</del> <b>has</b> established a Growth Board which will keep under review the delivery of housing..."	Update text to reflect current situation	Officers	Minor

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			"The council <del>will</del> <b>has</b> also established developer forums intended to improve the understanding..."			
<b>Appendices</b>						
M120	210	Appendix 1 – Saved policies of the 1998 Local Plan superseded by the Mansfield Local Plan 2013 to 2033  Table A1.1	Add table number to Table A1.1.	Previously omitted	Officers	Minor
M121	216	Appendix 2 – Glossary of terms	Add text definitions for 'Affordable housing' in the Glossary to read:  "Housing, whether for <b>sale</b> , rent or shared ownership, <b>for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers</b> <del>provided at a cost considered affordable in relation to incomes that are average or below average, or in relation to the price of general market housing. The NPPF defines affordable housing as social rented, starter homes affordable rented an intermediate housing, provided for eligible households whose needs are not met by the market.</del> Eligibility is determined with regard to local incomes and local housing prices. <b>The NPPF defines</b>	To align with NPPF 2018	Officers	Minor

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			<p>affordable housing as follows:</p> <p><b>Affordable housing for rent:</b> meets all of the following conditions: a. the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); b. the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and c. it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes, affordable housing for rent (i.e. Affordable Private Rent) is expected to be the normal form of affordable housing provision.</p> <p>Starter homes: is housing as defined in Sections 2 and 3 of the Housing and Planning Act 2016 and any subsequent secondary legislation made under these sections.</p> <p><b>Discounted market sales housing:</b> is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.</p> <p><b>Other affordable routes to home ownership:</b> is</p>			

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			<p><b>housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent).</b></p> <p><del>Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime.</del></p> <p><del>Affordable rented housing: is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent.</del></p> <p><del>Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity, other low cost homes for sale and intermediate rent.</del></p>			
M122	216	Appendix 2 – Glossary of terms	<p>Add text definitions for ‘Transport Assessment’, ‘Transport Statement’ and the threshold applied for each type in the Glossary to read:</p> <p><b>“Transport Statement - A Transport statement (TS) should set out the transport issues relating to a proposed development site (existing</b></p>	Respond to statutory consultee comments.	Consultee PD/30	<b>Minor</b>

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			<p>conditions) and details of the development proposals (proposed development. A TS will be normally be required for the following types and scale of development  <a href="http://www.nottinghamshire.gov.uk/media/131232/4_part_2_0.pdf">http://www.nottinghamshire.gov.uk/media/131232/4_part_2_0.pdf</a></p> <p><b>“Transport Assessment - A transport assessment (TA) will normally be required for larger developments likely to have impacts over a wide area</b>  <a href="http://www.nottinghamshire.gov.uk/media/131232/4_part_2_0.pdf">http://www.nottinghamshire.gov.uk/media/131232/4_part_2_0.pdf</a></p>			
M123	216	Appendix 2 – Glossary of terms	<p>Add text definitions for ‘Highway Authority’ in the Glossary to read:</p> <p><b>“Highway Authority - An organisation responsible for the maintenance and safety of public roads as defined in the Highways Act 1980. Highways England is responsible for main trunk roads (e.g. motorways). In Mansfield district, Nottinghamshire County Council is the local highways authority responsible for all other roads and public rights of way. Duties include, for example: maintaining the safety and usability of highways, highway drainage, maintaining records and providing comments on planning applications.”</b></p>	Respond to statutory consultee comments.	Consultee PD/30	<b>Minor</b>
M124	216	Appendix 2 – Glossary of terms	<p>Add text definitions for ‘Nottinghamshire County Council Highway Design Guide’ in the Glossary to read:</p>		Officers	<b>Minor</b>

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			<p><b>“Nottinghamshire County Council Highway Design Guide - Sets out the general principles and minimum standards for the layout and dimensions of roads and paved areas in residential and industrial developments. <a href="http://www.nottinghamshire.gov.uk/transport/roads/highway-design-guide">http://www.nottinghamshire.gov.uk/transport/roads/highway-design-guide</a>”</b></p>			
M125	216	Appendix 2 – Glossary of terms	<p>Add text definitions for ‘Major development’ in the Glossary to read:</p> <p><b>“Major development - includes applications for minerals and waste. It also includes housing development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more and number of dwellings is unknown. It includes non-residential development with floorspace of 1,000m<sup>2</sup> or more, or a site of 1 hectare or more, or as otherwise defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015.”</b></p>	Respond to comment.	Consultee PD/332	Minor
M126	216	Appendix 2 – Glossary of terms	<p>Add text definitions for ‘Minor development’ in the Glossary to read:</p> <p><b>“Minor development – includes development that falls below the thresholds for major development, or as otherwise defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015. This may include, for example, householder applications, change of use.”</b></p>	Respond to comment.	Consultee PD/332	Minor
M127	224	Appendix 3 –	Add table number to Table A3.1.	Previously omitted.	Officers	Minor



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		Objective and policy links  Table A3.1				
M128	224	Appendix 3 – Objective and policy links	Delete and insert updated Table A3.1.  Replace with attached Appendix B.	To correct error.	Officers	Minor
M129	226	Appendix 4 – Health impact assessment checklist  Table A4.1	Add table number to Table A4.1	Previously omitted	Officers	Minor
M130	230	Appendix 5 - Housing Trajectory  Table A5.1	Add table number to Table A5.1.	Previously omitted	Officers	Minor
M131	230	Appendix 5 – Housing Trajectory	Delete Trajectory and replace with the attached at Appendix A	To provide updated trajectory	Officers	Main
M132	240	Appendix	Amend text to read:	To respond to	Consultee PD/287	Main

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		8 – Masterplanning requirements  1 <sup>st</sup> paragraph (second sentence)	<p><del>“Preparation of masterplans will involve the active participation and input of all relevant stakeholders, including the council, landowners, developers, the local community, service providers and other interested parties</del> <b>need to be informed by detailed discussions with the Highways Authority and relevant evidence taking into account any historic and natural environment constraints and taking the opportunity to enhance where possible these environments. Preparation will involve the active participation and input from all relevant stakeholders including the council, landowners, developers, the local community, service providers, relevant statutory consultees and other interested parties.”</b></p>	statutory consultee comment.		
M133	241	Appendix 8 – Masterplanning requirements  Part 2 (2 <sup>nd</sup> paragraph)	<p>Add text (end of paragraph) to read:</p> <p><b>“The masterplans will be kept under review as further detailed technical work is undertaken. As such they may change in future.”</b></p>	Respond to comments and clarify approach.	Consultee PD/107	<b>Minor</b>
M134	241	Appendix 8 - Appendix 8 – Masterplanning requirements	<p>Add text (Part 2 between first and second paragraphs) to read:</p> <p><b>“The masterplans are for indicative purposes only and are expected to be subject to alteration following a full detailed assessment of site opportunities and constraints (including archaeological evaluation).”</b></p>	Respond to statutory consultee comment and further correspondence with consultee to clarify previous points raised.	Consultees PD/286 and PD/284	<b>Main</b>

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		(Part 2)				
M135	244	Appendix 8 – Masterplanning requirements  (Figure A8.1 Pleasley Hill Farm master plan)	Delete and amend master plan map and add text below the map key to read:  <b>“The development of the Pleasley site will include commercial uses on land that will be located across both sides of the Mansfield and Ashfield Regeneration Route (MARR). The Council expects these commercial areas to be designed to a high standard and as part of demonstrating the quality and robustness of design proposals, applicants will need to demonstrate that a series of options have been thoroughly explored.</b>  <b>Three key design principles will guide design proposals:</b> <ul style="list-style-type: none"> <li>- Human scale;</li> <li>- Ease of pedestrian and cycle movement, including across the MARR; and</li> <li>- Creating a local connection.</li> </ul> <b>A strong emphasis will be placed on creating an environment that is of a human scale where the need for vehicular access does not compromise those on foot and those on a bicycle. This will include a strong movement strategy for enabling people to cross the MARR easily, directly and comfortably. The character of the MARR will need to change as it passed through the allocated site area; calming vehicle speeds and creating a more human scale environment. Options may include the use of tree planting, the use of different</b>	This is to ensure that the principle of pedestrian connectivity to the commercial area is not lost as it is not shown on the masterplan.	Officers through discussions with developers	<b>Main</b>

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			<p>surface materials and street furniture (such as more modestly scaled lighting columns), carriageway narrowing, in line parking (which in turn will support the vitality of the commercial facilities) and gateway features. Applicants will be expected to work closely with the Council and the Highways Authority to explore options which will be informed by appropriate precedents.</p> <p>“Particular attention must be afforded to the accessibility of these commercial uses, in particular access by foot and by bicycle from adjacent residential areas. To ensure a high degree of accessibility on foot and by bicycle the connections between residential development and the commercial areas will require careful consideration to ensure that routes are direct, convenient, generous, attractive, well-lit and overlooked; thereby guarding against isolated, non-direct and unpleasant routes that pass to the rear of buildings and associated service areas. The arrangement of commercial buildings and plots must not compromise the need to create a permeable block structure that allows direct connections to be made. In addition, the design of the commercial area must ensure that those arriving by bike are afforded secure and overlooked parking facilities that are located as close to the entrance as car parking spaces.</p> <p>A strong, Forest inspired landscape strategy will create a local connection. Where appropriate, this will sensitively and creatively integrate the</p>			

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			<b>surface water management strategy.”</b>			
M136	250	Appendix 8 – Masterplanning requirements  Figure A8.6 Three Thorns Hollow Masterplan	Amend figure and key to add reference to wind turbines located nearby to the south of the proposed development and add text within master plan regarding amenity of future residents (i.e. due to wind turbine flicker).	Respond to comments.	Consultees PD/10, PD/11 and PD/183	Minor
M137	250	Appendix 8 – Masterplanning requirements  Figure A8.6	Amend master plan with regards to: <ul style="list-style-type: none"> <li>- Clarify access arrangements</li> <li>- Amend key: delete reference to <del>village green</del> and replace with <b>open space</b></li> <li>- Amend site boundary as per MM17</li> </ul>	Respond to comments.	Consultees PD/215 and PD/209	Minor
M138	256	Appendix 10 – Protected sports pitches  Table A10.1	Add table number to Table A10.1.	Previously omitted.	Officers	Minor
M139	261	Appendix	Include reference to people with disabilities within	Respond to	Consultee PD/19	Minor

Modification Reference (updated)	Document Page Number	Policy/ Paragraph/ Table/ Figure/ Policies map	Modified text (deleted text shown as struck through, additional text shown in bold).	Reasons for modification	Source of modification (including representation no. if applicable)	Type of modification
		11 – The Mansfield Green Space Standard	<p>explanation notes b, c, and e. Amend text to read:</p> <p>“b)...permeability of layout, <b>access for people with disabilities</b>, etc.).”</p> <p>“c) ...a range of ages, <b>disabilities</b> and abilities, as it relates....”</p> <p>“e)...a range of ages, <b>disabilities</b> and abilities where feasible.”</p>	comment.		
M140	264	Appendix 12 – local green space designations  Table A12.1	Add table number to Table A12.1.	Previously omitted.	Officers	<b>Minor</b>
M141	266	Appendix 13 – Monitoring framework  Table A13.1	Add table number to 13 Table A13.1.	Previously omitted.	Officers	<b>Minor</b>
M142	280	Appendix 13 – Monitoring framework  Indicator for Policy IM1 (Monitorin	<p>Amend trigger for indicator ‘Supply of deliverable specific housing sites’ to read:</p> <p><del>“Less than 3 years supply</del> <b>Below 4 years for 3 years in a row”</b></p>	Respond to comments.	Consultee PD/232	<b>Minor</b>

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		g and review of the Local Plan)				

**Appendix A – Housing Trajectory 2013 – 2033 (Modification ref M131)**

	Completions					Next Five Years																				
Years Remaining	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1						
Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20						
Location	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	Plan Period	Post Plan	Total			
<b>Large Site Completions - Those Large Sites not included in HELAA</b>	112	59	83																				254	254		
<b>Small Sites - Both completions and projections</b>	27	27	65	92	55	74	74	74																488	488	
<b>Windfall Allowance</b>											38	38	38	38	38	38	38	38	38	38				380	380	
<b>Mansfield Urban Area - Completed Sites</b>	104	130	150	202	45	42	0	0	0	0	0	0	0	0	0	0	0	0	0	0				673	673	
<b>Mansfield Urban Area - Under construction and Permission Granted</b>	0	0	35	38	112	390	296	258	264	261	238	230	241	208	170	115	115	115	85	85				3256	415	3671
<b>Mansfield Urban Area - Pending Decision</b>	0	0	0	0	0	0	0	20	15	18	20	59	84	25	25	25	25	25	25	5				371	0	371
<b>Mansfield Urban Area - Proposed Allocations</b>	0	0	0	0	0	0	0	0	0	80	130	195	255	278	251	273	242	204	131	100				2139	840	2979
<b>Warsop Parish - Completed Sites</b>	54	39	59	41	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				219	219	
<b>Warsop Parish - Under construction and Permission Granted</b>	0	0	0	0	0	7	50	94	76	80	80	90	14	10	6	0	0	0	0	0				507	0	507
<b>Warsop Parish - Pending Decision</b>	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0				10	0	10
<b>Warsop Parish - Proposed Allocations</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	15	11	0	0	0				36	0	36
<b>Gross Completions</b>	297	255	392	373	238	513	420	446	355	439	506	622	632	559	500	466	431	382	279	228				8333	1255	9588
<b>Losses</b>	2	1	1	6	1	3																		14	0	14
<b>Net Completions</b>	295	254	391	367	237	510	420	446	355	439	506	622	632	559	500	466	431	382	279	228				8319	1255	9574
<b>Cumulative Net Completions</b>	295	549	940	1307	1544	2054	2474	2920	3275	3714	4220	4842	5474	6033	6533	6999	7430	7812	8091	8319						
<b>Annual Requirement</b>	325	325	325	325	325	325	325	325	325	325	325	325	325	325	325	325	325	325	325	325				6500		
<b>Cumulative Requirement</b>	325	650	975	1300	1625	1950	2275	2600	2925	3250	3575	3900	4225	4550	4875	5200	5525	5850	6175	6500						
<b>Monitor - no of dwellings above or below annual requirement.</b>	-30	-71	66	42	-88	185	95	121	30	114	181	297	307	234	175	141	106	57	-46	-97						
<b>Manage - Annual requirement taking account of cumulative net completions</b>	325	327	331	327	325	330	318	310	298	293	279	253	207	147	78	-7	-125	-310	-656	1591						



## Appendix B – Relationship between objectives, policies and strategic priorities (Modification ref M128)

Table A3.1 Relationship between objectives, policies and strategic priorities

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

		<b>HE2 - Pleasley Vale area regeneration</b>	
<b>2</b>	<b>Contribute to creating a stronger, more resilient local economy by bringing forward a diverse range of employment sites to reflect the changing economy and ensuring that residential areas are accessible to employment, education and training opportunities.</b>	<b>E1 - Enabling economic development</b> <b>E2 - Sites allocated as new employment areas</b> <b>E3 - Retaining land for employment uses: Key and general employment areas</b> <b>E4 - Other industrial and business development</b> <b>E5 - Improving skills and economic inclusion</b> <b>S2 - The spatial strategy</b> <b>S3 - Urban regeneration</b> <b>S5 - Development in the countryside</b> <b>P4 - Comprehensive development</b> <b>H6 - Specialist housing</b> <b>SUE1 - 3 - Strategic urban extensions</b> <b>HE2 - Pleasley Vale area regeneration</b>	<b>SP3</b>
<b>3</b>	<b>Increase the range and choice of housing throughout the urban areas and villages to better meet the needs of the whole community, through the provision of more diverse market, affordable, and specialist housing so creating inclusive, mixed neighbourhoods.</b>	<b>H1 - Housing allocations</b> <b>H2 - Committed housing sites</b> <b>H3 - Housing and density mix</b> <b>H4 - Affordable housing</b> <b>H5 - Custom and self-build homes</b> <b>H6 - Specialist housing</b> <b>H7 - Houses in multiple occupation and bedsit accommodation</b> <b>H8 - Accommodation for Gypsies, Travellers and Travelling Showpeople</b> <b>S2 - The spatial strategy</b> <b>S5 - Development in the countryside</b> <b>SUE1 - 3 - Strategic urban extensions</b>	<b>SP1, SP2</b>
<b>4</b>	<b>Conserve and enhance the identity, character and diversity of the district's historic and cultural heritage assets and their settings.</b>	<b>HE1 - Historic environment</b> <b>HE2 - Pleasley Vale area regeneration</b> <b>P8 - Shop front design and signage</b> <b>S5 - Development in the countryside</b>	<b>SP9, SP15</b>

		<p>P1 - Achieving high quality design</p> <p>P2 - Safe, healthy and attractive development</p> <p>RT4 - Mansfield town centre improvements</p>	
5	<p>Ensure that all new development achieves a high standard of design and amenity which reflects local context, circumstances and opportunities to create healthy, safe and attractive neighbourhoods.</p>	<p>P1 - Achieving high quality design</p> <p>P2 - Safe, healthy and attractive development</p> <p>P3 - Connected developments</p> <p>P4 - Comprehensive development</p> <p>P5 - Climate change and new development</p> <p>P6 - Home extensions and alterations</p> <p>P7 - Amenity</p> <p>P8 - Shop front design and signage</p> <p>H3 - Housing and density mix</p> <p>H5 - Custom and self-build homes</p> <p>H7 - Houses in multiple occupation and bedsit accommodation</p> <p>RT4 - Mansfield town centre improvements</p> <p>RT11 - Hot food takeaways</p>	SP15
6	<p>Safeguard and enhance the vitality and viability of the district's town, district and local centres particularly through regeneration opportunities, in ways that help meet the consumers' needs. Attracting new and varied uses to bring increased activity, footfall and vibrancy into these locations, with a focus on cultural, residential and leisure activities to complement the retail and service role of these centres.</p>	<p>S2 - The spatial strategy</p> <p>RT1 - Main town centre uses</p> <p>RT2 - Mansfield town centre strategy</p> <p>RT3 - Mansfield town centre primary shopping area</p> <p>RT4 - Mansfield town centre improvements</p> <p>RT5 - Accessing Mansfield town centre</p> <p>RT6 - Retail and leisure allocations</p> <p>RT7 - Retail and leisure commitments</p> <p>RT8 - District and local centres</p> <p>RT9 - Neighbourhood parades</p> <p>RT10 - Retail parks</p> <p>RT12 - Visitor economy</p>	SP4

		<p>S3 - Urban regeneration</p> <p>S4 - Delivering key regeneration sites</p> <p>P1 - Achieving high quality design</p> <p>P2 - Safe, healthy and attractive development</p>	
7	<p>Improve the health and wellbeing of the district's population and reduce health inequalities by ensuring residents and visitors have better opportunities to take exercise through convenient access to a range of good quality green space, green corridors, trails, leisure and community facilities and the countryside through appropriately designed places and well planned green infrastructure.</p>	<p>IN2 - Green infrastructure</p> <p>IN3 - Protection of community open space and outdoor sports provision</p> <p>IN4 - New community open space and outdoor sports provision</p> <p>IN5 - Allotments</p> <p>IN6 - Designated local green space</p> <p>IN7 - Local shops, community and cultural facilities</p> <p>RT9 - Neighbourhood parades</p> <p>RT11 - Hot food takeaways</p> <p>S5 - Development in the countryside</p> <p>P1 - Achieving high quality design</p> <p>P2 - Safe, healthy and attractive development</p> <p>P3 - Connected developments</p> <p>P5 - Climate change and new development</p> <p>P7 - Amenity</p> <p>H3 - Housing and density mix</p>	<p>SP8, SP12, SP13, SP15</p>
8	<p>Ensure new development minimises, and is resilient to, the adverse impacts of climate change by adopting measures to appropriately address renewable and low carbon energy generation, flood mitigation, green infrastructure, resource and waste management.</p>	<p>P5 - Climate change and new development</p> <p>CC1 - Renewable and low carbon energy generation</p> <p>CC2 - Flood risk</p> <p>CC3 - Sustainable drainage systems</p> <p>CC4 - River and waterbody corridors</p> <p>P1 - Achieving high quality design</p> <p>P2 - Safe, healthy and attractive development</p> <p>IN1 - Infrastructure delivery</p>	<p>SP7</p>

9	<p>Reduce the need to travel and support improvements to transport accessibility so that people can move around, across and beyond the district easily and sustainably, including by public transport, walking and cycling. Locating new development taking account of those areas of the highway network that are identified as being very congested with little capacity for expansion and managing impacts on air quality. Providing parking for vehicles to meet appropriate local needs and avoiding impacts on local highway safety.</p>	<p>IN1 - Infrastructure delivery</p> <p>IN2 - Green infrastructure</p> <p>IN8 - Protecting and improving the sustainable transport network</p> <p>IN9 - Impact of development on the transport network</p> <p>IN10 - Car and cycle parking</p> <p>S2 - The spatial strategy</p> <p>S5 - Development in the countryside</p> <p>P1 - Achieving high quality design</p> <p>P2 - Safe, healthy and attractive development</p> <p>P3 - Connected developments</p> <p>P4 - Comprehensive development</p> <p>P5 - Climate change and new development</p> <p>RT5 - Accessing Mansfield town centre</p>	SP5
10	<p>Deliver the infrastructure requirements of the district's future population including access to high speed broadband.</p>	<p>IN1 - Infrastructure delivery</p> <p>IN2 - Green infrastructure</p> <p>IN3 - Protection of community open space and outdoor sports provision</p> <p>IN4 - New community open space and outdoor sports provision</p> <p>IN5 - Allotments</p> <p>IN7 - Local shops, community and cultural facilities</p> <p>IN8 - Protecting and improving the sustainable transport network</p> <p>IN10 - Car and cycle parking</p> <p>IN11 - Telecommunications and broadband</p> <p>P5 - Climate change and new development</p>	SP6, SP8, SP13, SP14, SP15
11	<p>Protect the vitality, identity and setting of the villages by safeguarding important areas of open land and enabling access to key community facilities and services.</p>	<p>S2 - The spatial strategy</p> <p>S5 - Development in the countryside</p> <p>RT9 - Neighbourhood parades</p>	SP11

		<p><b>IN5 - Allotments</b></p> <p><b>IN7 - Local shops, community and cultural facilities</b></p> <p><b>NE1 - Protection and enhancement of landscape character</b></p>	
<b>12</b>	<p><b>Protect, enhance, restore and maintain important natural resources, in and adjoining the district including wildlife, soil, air quality and geological resources, and the network of habitats and designated sites.</b></p>	<p><b>S2 - The spatial strategy</b></p> <p><b>S5 - Development in the countryside</b></p> <p><b>IN2 - Green infrastructure</b></p> <p><b>NE2 - Biodiversity and geodiversity</b></p> <p><b>NE3 - Pollution and land stability</b></p> <p><b>NE4 - Mineral safeguarding areas</b></p>	<p><b>SP12, SP14, SP10</b></p>
<b>13</b>	<p><b>Encourage new development to be water sensitive by addressing water efficiency, protecting and enhancing the natural environment and reducing flood risk and pollution, whilst at the same time ensuring the effective design and location of sustainable urban drainage systems (SuDS) and naturalising the river environment to create a more attractive healthy environment for residents.</b></p>	<p><b>CC2 - Flood risk</b></p> <p><b>CC3 - Sustainable drainage systems</b></p> <p><b>CC4 - River and waterbody corridors</b></p>	<p><b>SP6</b></p>
<b>14</b>	<p><b>Conserve and enhance the quality of the district's landscape character and key landscape features by positively addressing National Character Area profiles and landscape policy actions within the Sherwood and Magnesian Limestone landscape areas through the design and location of new developments.</b></p>	<p><b>NE1 - Protection and enhancement of landscape character</b></p> <p><b>S5 - Development in the countryside</b></p>	<p><b>SP11</b></p>