

# Mansfield District Council

Stephen Davies  
Plans Team  
The Planning Inspectorate  
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Bristol  
BS1 6PN

Our Ref  
Your ref:  
When calling please ask for:  
Martyn Saxton  
Tel: [REDACTED]  
Email:  
[REDACTED]

Date: 19 December 2018

Dear Stephen,

## **Mansfield District Local Plan: Submission**

I am pleased to submit the Mansfield District Local Plan to the Secretary of State for Examination, in accordance with Section 20 (1) of the Planning and Compulsory Purchase Act 2004 and Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The following key submission documents are available electronically by utilising the hyperlinks in the attached Local Plan examination – Index of Documents:

- The Publication draft Local Plan (2013-2033)
- Policies Maps
- Sustainability Appraisal
- Habitats Regulation Screening Report
- Duly made representations received on the Publication Draft Local Plan document (pursuant to Regulation 20)
- The Regulation 22 Consultation Statement

In addition in the key submission documents there is a range of supporting evidence and procedural documents, these are also listed in the attached Local Plan examination – Index of Documents with hyperlinks provided to the Councils website. A hard copy of the Local Plan and Policies Maps will be sent by post along with a USB containing all documents included in the examination library. Hard copies of other documents can be provided on request.



All documents are immediately available for public inspection on the Councils website and at the Councils main offices. The key submission documents (excluding the representations made under Regulation 20) will be made available at deposit venues as soon as practically possible.

Since consultation on the Publication Draft Local Plan, the Council has updated or produced the following additional documents. These, along with any previous versions available at Publication stage are included in the submission documentation referred to above. For clarity these documents are:

| <b>Document Reference Number</b> | <b>Document Name</b>                                      |
|----------------------------------|---|
| S8                               | Mansfield Sustainability Appraisal Addendum 2018          |
| DTC4                             | Duty to Cooperate Statement of Compliance (December 2018) |
| H2                               | Housing Technical Paper Addendum 2018                     |
| IN2                              | Education Technical Paper 2018                            |
| SE6                              | Vision and Objectives Background Paper 2018               |

The Council considers that these do not materially alter the substance of the Local Plan publication draft and do not impact upon the overall Sustainability Appraisal or other impact assessments.

The publication draft Local Plan was supported by the Whole Local Plan and Community Infrastructure Levy Viability Assessment 2018 (V1) however further evidence has been commissioned and will be submitted once available. It is also proposed to combine the Housing Technical Paper 2018 (H1) and Housing Technical Paper Addendum 2018 (H2) into a Housing Topic Paper to support the Examination process and will be submitted in the New Year.

I can confirm that notification of the submission of the Local Plan will be sent to all those persons who made representations on the Local Plan Publication Draft (Regulation 20), this will take place as soon as reasonably possible.

The Council has appointed Ian Kemp as Programme Officer to organise and administer the examination into the Mansfield District Local Plan under the guidance of the appointed Inspector. Ian's contact details are:

Ian Kemp

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Wychbold

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WR9 7TA

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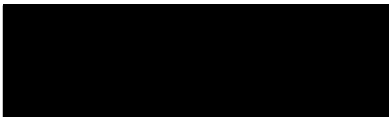
Email: [dkemp@icloud.com](mailto:dkemp@icloud.com)

The Council formally request that, in accordance with Section 20 (7C) of the 2004 Planning and Compulsory Purchase Act (as amended by Section 112 of the Localism Act 2011), the Inspector present modifications needed to ensure that the Local Plan is 'Sound'. A number of proposed modifications have been submitted alongside the Local Plan for submission many of which the Council consider are minor.

At this stage it is anticipated that hearings could commence at the end of May 2018 to take account of the local elections and arrangements are in place to ensure key staff availability at this time. The hearing sessions are expected to last approximately three weeks. The proposed venue for the examination hearings is the Council Chamber at the Civic Centre. This is publicly accessible and has previously been used effectively for planning appeal hearings. In the event that the hearings attract large numbers of people, alternative venues will need to be considered in consultation with the Inspector.

I look forward to working with the Planning Inspectorate to deliver an efficient examination into the Mansfield District Local Plan. If there are any queries at this stage, please contact Katie Mills, the Planning Policy Team Leader on the details provided below.

Yours sincerely



Martyn Saxton

Director of Place and Wellbeing

Contact Katie Mills –Planning Policy Team Leader

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

Email: 

Telephone: 

## Supporting Evidence Documents for Local Plan 2013 - 2033

### **Submission Documents**

- S1 - Mansfield District Local Plan Publication Draft (September 2018)
- S2 - Schedule of Proposed Main and Minor Modifications to the (Submission) Local Plan (2018)
- S3a - Mansfield District Local Plan Publication Draft - Policies Map (September 2018)
- S3b - Mansfield District Local Plan Publication Draft - Policies Map Reverse (September 2018)
- S4a - Mansfield District Local Plan Publication Draft - Policies Map: Proposed Modifications Version (December 2018)
- S4b - Mansfield District Local Plan Publication Draft - Policies Map (Reverse): Proposed Modifications Version (December 2018)
- S5 - Mansfield District Local Plan 2013-2033 Consultation Statement: Regulation 22 (1)(c) (2018)
- S6 - Mansfield District Local Plan Regulation 19 Representations (2018)
- S7a - Representations Received to the Publication Draft Regulation 19 Consultation – Representor Order (2018)
- S7b - Representations Received to the Publication Draft Regulation 19 Consultation – Policy Order (2018)
- S8a - Mansfield Pre-Submission Sustainability Appraisal Report (2018)
- S8b - Mansfield Pre-Submission Sustainability Appraisal - Non-Technical Summary (2018)
- S8c - Mansfield Pre-Submission Sustainability Appraisal - Appendices (2018)
- S8d - Mansfield Pre-Submission Sustainability Appraisal - Technical Appendix (2018)
- S9 - Mansfield Local Plan Sustainability Appraisal Addendum (2018)
- S10 - Habitat Regulations Screening Report (2018)
- S10a - Habitat Regulations Assessment Screening Report - Natural England Letter (2018)
- S11 - Natural England's Advice Notes on the Sherwood ppSPA (2014)
- S12 - Submission Letter (2018)

## **Key Supporting Documents**

K1 - PAS Legal Compliance Checklist (December 2018)

K2 - PAS Soundness Self-Assessment Checklist (December 2018)

K3 - Statement of Community Involvement (SCI) (2017)

K4 - Local Development Scheme (2018)

K5 - Equalities Impact Assessment (EQIA) (2018)

K6 - Mansfield Today (2018)

## **Duty to Cooperate**

DTC1 - Nottingham Outer Statement of Common Ground (2018)

DTC2 - Nottingham Outer Housing Market Area Memorandum of Understanding (2017)

DTC3 - Duty to Cooperate Statement (2018)

DTC4 - Duty to Cooperate Statement of Compliance (December 2018)

DTC5 - Bolsover Statement of Common Ground (2018)

DTC6 - Mansfield and Ashfield Clinical Commissioning Group Statement of Common Ground (2018)

DTC7 - Historic England Statement of Common Ground (2018)

DTC8 - Nottinghamshire County Council Statement of Common Ground (2018)

DTC9 - Bassetlaw District Council Statement of Common Ground, 2018

## **Annual Monitoring Reports**

AMR1 - Housing Monitoring Report (2018)

AMR2 - Employment Monitoring Report (2018)

AMR3 - Retail Update (2018)

AMR4 - Authority Monitoring Report and Local Plan Baseline (2018)

## **Design**

D1 - Building for Life 12: Third Edition (2015)

## **Employment**

E1 - Nottingham Core HMA and Nottingham Outer HMA Employment Land Forecasting Study (2015)

E2a - Mansfield Employment Land Review (2017)

E2b - Mansfield Employment Land Review - Annex 1: Site Assessment Summaries (2017)

E3 - Employment Technical Paper (2018)

E4 – Ashfield and Mansfield Joint Economic Strategy – A Plan for growth (2016)

E5 - The D2N2 Local Enterprise Partnership Strategy for Growth 2013 - 2033

## **Green Infrastructure & Environment**

ENV1 - Mansfield Landscape Character Assessment (2010)

ENV2 - Mansfield Landscape Character Assessment Addendum (2015)

ENV3a - Designating Local Green Space Technical Paper (2015)

ENV3b - Local Green Spaces - Statement of Consultation (2015)

ENV4 - Designating Local Green Space Addendum (2018)

ENV5 - Mansfield Green Infrastructure Study (2018)

ENV6 - Mansfield Final Playing Pitch Strategy Assessment (2016)

ENV7- Addendum to the Final Playing Pitch Strategy Assessment - Applying Sport England's national development calculator (2018)

ENV8 - Mansfield Final Playing Pitch Strategy Action Plans (2016)

ENV9a - Mansfield Community Open Space Assessment (2018)

ENV9b - Mansfield Community Open Space Assessment - Non-Technical Summary (2018)

## **Heritage**

HT1a - Mansfield Heritage Impact Assessment: Part A (2018)

HT1b - Mansfield Heritage Impact Assessment: Part B (2018)

## **Housing**

H1 - Mansfield Housing Technical Paper (2018)

H2 - Mansfield Housing Technical Paper Addendum (2018)

H3 - Mansfield Housing Needs of Particular Groups (2018)

H4 - Nottingham Outer Strategic Housing Market Assessment (2015)

H5 - Nottingham Outer Demographic Update Paper (2017)

H6 - Site Selection Technical Paper (2018)

H6a - Site Selection Technical Paper - Appendix H (2018)

### **Housing and Economic Land Availability Assessment (HELAA)**

HE1 - Mansfield Housing and Economic Land Availability Assessment (HELAA) - Final Methodology Report (2018)

HE2 - Mansfield Housing and Economic Land Availability Assessment (HELAA) - Summary of Sites (2018)

### **Gypsy & Traveller**

GT1 - Mansfield Gypsy and Traveller Accommodation Needs Assessment (2017)

GT2 - Mansfield Gypsy and Traveller Technical Paper (2018)

GT3 - Mansfield Gypsy and Traveller Development Plan Document (DPD) (2018)

GT4 - Sustainability Appraisal (SA) for the Mansfield Gypsy and Traveller Site Allocation Development Plan Document (DPD) (2018)

### **Retail & Centres**

R1 - Mansfield Retail and Leisure Technical Paper (2018)

R2 - Mansfield Retail Viability Study (2016)

R3a - Mansfield Retail and Leisure Study - Main Report (2011)

R3b - Mansfield Retail and Leisure Study - Executive Summary (2011)

R3c - Mansfield Retail and Leisure Study - Appendix 1: Local Policy Review (2011)

R3d - Mansfield Retail and Leisure Study - Appendix 2: Retail Update (2011)

R3e - Mansfield Retail and Leisure Study - Appendix 3: Framework for Monitoring PPS4 Indicators (2011)

R3f - Mansfield Retail and Leisure Study - Appendix 4: Study Area Maps (2011)

R3g - Mansfield Retail and Leisure Study - Appendix 5: Quantitative Need Data Tables (2011)

R3h - Mansfield Retail and Leisure Study - Appendix 6: Household Survey Results (2011)

R4 - Mansfield District Retail and Commercial Leisure Study Addendum (2014)

R5 - Mansfield District Retail and Commercial Leisure Study Update (2017)

R6 - Town Centre Survey (2011)

R7 - Town Centre Survey (2014)

R8a - D2N2 Visitor Accommodation Strategy - Report of Key Findings (2017)

R8b - D2N2 Visitor Accommodation Strategy - Executive Summary (2017)

R8c - D2N2 Visitor Accommodation Strategy - Technical Appendices (2017)

### **Transport**

T1a - Mansfield Transport Study - Stage 1: Baseline and Reference Case (2018)

T1b - Mansfield Transport Study - Stage 2: Local Plan Growth (2018)

T2 - Nottinghamshire County Council Highway Design Guide: Foreword, Part 1, Part 2 & Part 3

T3 - Mansfield Air Quality Impact Assessment Local Plan Junctions Effects (2018)

### **Infrastructure**

IN1 - Mansfield Infrastructure and Delivery Plan (IDP) (2018)

IN2 - Education Technical Paper (2018)

### **Viability**

V1 - Mansfield Whole Plan & Community Infrastructure Levy Viability Assessment (2018)

V2 - Updated Whole Plan Viability Assessment (to follow)

### **Water & Energy**

C1 - Mansfield Strategic Flood Risk Assessment (2008)

C1a - Mansfield Strategic Flood Risk Assessment - Appendix A: Citizens Panel (2008)



C1b - Mansfield Strategic Flood Risk Assessment - Appendix B: Overview Map (2008)

C1c - Mansfield Strategic Flood Risk Assessment - Appendix C: Jun 2007 Flooding Photos (2008)

C1d - Mansfield Strategic Flood Risk Assessment - Appendix Dn: EA Flood Zone Maps (2008)

C1e - Mansfield Strategic Flood Risk Assessment - Appendix Ds: EA Flood Zone Maps (2008)

C1f - Mansfield Strategic Flood Risk Assessment - Appendix E - River Maun Flood Mapping Study (2008)

C1g - Mansfield Strategic Flood Risk Assessment - Appendix Fn: Indicative Flood Risk (2008)

C1h - Mansfield Strategic Flood Risk Assessment - Appendix Fs: Indicative Flood Risk (2008)

C1i - Mansfield Strategic Flood Risk Assessment - Appendix G: Key Structures (2008)

C1j - Mansfield Strategic Flood Risk Assessment - Appendix H: Low Flow Watercourse (2008)

C1k - Mansfield Strategic Flood Risk Assessment - Appendix I: Ecology (2008)

C1l - Mansfield Strategic Flood Risk Assessment - Appendix Jn: Biodiversity Enhancement Strategy (2008)

C1m - Mansfield Strategic Flood Risk Assessment - Appendix Js: Biodiversity Enhancement strategy (2008)

C2 - Mansfield Addendum to the Strategic Flood Risk Assessment (2018)

C3 - Mansfield Water Cycle Study - Scoping Report (2009)

C4a - Mansfield Low Carbon Energy Opportunities and Heat Mapping for Local Planning Areas across the East Midlands (2011)

C4b - Mansfield Low Carbon Energy Opportunities and Heat Mapping for Local Planning Areas across the East Midlands - Chapter 1 - 4 Maps (2011)

C4c - Mansfield Low Carbon Energy Opportunities and Heat Mapping for Local Planning Areas across the East Midlands - Chapter 5 Maps (2011)

C4d - Mansfield Low Carbon Energy Opportunities and Heat Mapping for Local Planning Areas across the East Midlands - Appendix 1.1 - 4.4 (2011)

C4e - Mansfield Low Carbon Energy Opportunities and Heat Mapping for Local Planning Areas across the East Midlands - Mansfield District Heat Map (2011)

C4f - Mansfield Low Carbon Energy Opportunities and Heat Mapping for Local Planning Areas across the East Midlands - Mansfield District Wind Opportunity Plan (2011)

- C5a - Mansfield Central Area Flood Risk Review (2018)
- C5b - Mansfield Central Area Hydraulic Modelling Report (2018)
- C5c - Mansfield Central Area Flood Risk Review - Flood Zone Extents (2018)
- C5d - Mansfield Central Area Flood Risk Review - 1 in 20 Year AEP (2018)
- C5e - Mansfield Central Area Flood Risk Review - 1 in 100 Year AEP (2018)
- C5f - Mansfield Central Area Flood Risk Review - 1 in 100 Year AEP +CC (UE) (2018)
- C5g - Mansfield Central Area Flood Risk Review - 1 in 100 Year AEP +CC (HC) (2018)
- C5h - Mansfield Central Area Flood Risk Review - 1 in 100 Year AEP +CC (HC) Blockage at Littleworth (2018)
- C5i - Mansfield Central Area Flood Risk Review - 1 in 100 Year AEP +CC (HC) Blockage at A6009 (2018)
- C5j - Mansfield Central Area Flood Risk Review - 1 in 1000 Year AEP (2018)

### **Committee Papers**

- CP1 - Overview and Scrutiny Committee 2: Local Plan Update & Revised Local Development Scheme (Sep 2016)
- CP2 - Overview and Scrutiny Committee 2: Local Plan Update, Local Development Scheme and Statement of Community Involvement (Feb 2017)
- CP3 - Overview and Scrutiny Committee 2: Draft Local Plan Preferred Options Consultation Presentation (Apr 2017)
- CP4 - Overview and Scrutiny Committee Place: Local Plan - Local Development Scheme Update (Aug 2017)
- CP5 - Overview and Scrutiny Committee Place: Gypsy and Traveller DPD (Jul 2018)
- CP6 - Overview and Scrutiny Committee Place: Publication Draft Local Plan (Aug 2018)
- CP7 - Portfolio Holder for Regeneration: Statement of Community Involvement (Apr 2017)
- CP8 - Portfolio Holder for Regeneration: Local Development Scheme (Apr 2017)
- CP9 - Portfolio Holder for Safer Communities: Consultation on Preferred Options Local Plan (Sep 2017)
- CP10 - Portfolio Holder for Safer Communities: Local Plan – Local Development Scheme (Sep 2017)

CP11 - Portfolio Holder for Safer Communities: Approval of the Brownfield Land Register and Associated Consultation (Sep 2017)

CP12 - Portfolio Holder for Safer Communities: Gypsy and Traveller Site Allocation DPD (May 2018)

CP13 - Portfolio Holder for Safer Communities: Local Plan - Local Development Scheme (May 2018)

CP14 - Portfolio Holder for Safer Communities: Publication Draft Local Plan (Sep 2018)

CP15 - Standards Committee: Proposed Introduction of a Growth Delivery Group & Developer Forum (Jul 2018)

### **Supporting Evidence (Health and Community)**

SE1 - Rapid Health Impact Assessment (September 2018)

SE2 - Fast Food Outlets and Obesity - Mansfield Briefing (2018)

SE3 - Nottinghamshire Joint Health and Wellbeing Strategy 2018 - 2022 (2018)

SE4 - Nottinghamshire Joint Strategic Needs Assessment - Excess weight in children, young people and adults (2016)

SE5 - Nottinghamshire Joint Strategic Needs Assessment - Air quality (2015)

SE6 - Vision and Objectives Background Paper (2018)

### **Previous Consultations**

PC1 - Mansfield District Local Plan Scoping Report (2015)

PC2 - Mansfield District Local Plan Consultation Draft (2016)

PC3 - Local Plan Consultation Draft: Alternative Options Paper (2016)

PC4 - Mansfield District Local Plan Preferred Options (2017)

PC5 - Statement of Fact (2018)

PC6 - Statement of Representation (2018)