

# Mansfield District Council

Mansfield District Local Plan  
2013 - 2033

## Consultation Statement

Regulation 22 (1)(c)

November 2018

[www.mansfield.gov.uk](http://www.mansfield.gov.uk)



**Mansfield**  
District Council

# **Mansfield Local Plan 2013 to 2033**

## **Statement of Consultation (Regulation 22)**

### **1.0 Introduction**

- 1.1 This statement sets out how the council has involved residents and key stakeholders in preparing the Mansfield District Local Plan 2013 to 2033 in accordance with Regulations 18 and 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 1.2 This statement meets Regulation 22 (1)(c) and demonstrates that consultation on the preparation of the Local Plan has been undertaken in accordance with the relevant Regulations and the adopted Statement of Community Involvement (SCI) (June 2017).
- 1.3 The SCI document sets out how the council will consult and involve the public and statutory consultees in planning matters. Full details of the current adopted SCI can be viewed here:  
<http://www.mansfield.gov.uk/CHttpHandler.ashx?id=9459&p=0>

### **Structure of statement**

- 1.4 The statement of consultation comprises four separate annexes dealing with each stage of consultation as follows:
- Annex 1: Mansfield District Local Plan - Scoping Report: available for public consultation June/ July 2015 (under Regulation 18)
  - Annex 2: Mansfield District Local Plan - Consultation Draft: available for public consultation between 11 January and 22 February 2016, and 3 August and 14 September 2016 (under Regulation 18)
  - Annex 3: Mansfield District Local Plan - Preferred Options: available for consultation between 2 October and 10 November 2017 (under Regulation 18)
  - Annex 4: Presents a summary of the key issues raised by representations made on the Mansfield District Local Plan 2013 to 2033 - Publication Draft: available for consultation between 20 September and 1 November 2018 (under Regulation 19).
- 1.5 Each of the annexes explains:
- who was invited to make representations and how (Regulation 22 (1)(c)(i) and (ii))
  - a summary of the main issues raised by those persons (Regulation 22 (1)(c)(iii)) and

- how those issues have been addressed in the preparation of the Local Plan (Regulation 22 (1)(c)(iv)).

1.6 In relation to the formal consultation on the Publication Draft under Regulation 19, Annex 4 includes details on the number of representations made and a summary of the main issues (Regulation 22 (1)(c)(v)). Also provided is a council response to the issues raised.

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

## **Statement of Consultation**

### **Annex 1: Local Plan Scoping Report**

**September 2018**

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

## **A1.1 Introduction**

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

## **A2.2 How did we consult?**

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

### Making copies of documentation available for inspection

A2.3 Copies of the document and the questionnaire were made available to view at the following venues. A poster was also placed at these venues to advertise this.

- Mansfield District Council - Civic Centre, Chesterfield Road South;
- Clipstone Village Library - First Avenue;
- Forest Town Library - Clipstone Road West;
- Ladybrook Library - Ladybrook Place;
- Mansfield Library - West Gate;
- Mansfield Woodhouse Library - Church Street;
- Rainworth Library - Warsop Lane; and
- Market Warsop Library - High Street.

### Letters

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

### Website

A1.5 A PDF copy of the document was available to view and download from the council's website. The document was also available on the Local Plan Consultation Portal to allow people to comment online.

### Posters

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

### Public notice (Chad Newspaper)

- A1.7 A public notice was advertised in the Mansfield Chad on Wednesday 3 July 2015. This gave detail of the consultation event and where copies of the document were available for viewing.

### Social Media (Facebook and Twitter)

- A1.8 The Planning Policy Facebook page 'Mansfield – planning for the future' was updated during the consultation period to notify people about the consultation and provide them with links to the report.
- A1.9 Tweets were also sent via the Planning Policy Twitter account (@MDC\_Planning) to help raise awareness of the consultation.

### **Who Responded?**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Question 4 - Is a plan period to 2033 appropriate?**

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

**Question 5 - Do you have any other comments?**

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

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

## **Appendix A1**

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

## Local Plan Scoping Report

- All persons / organisations consulted (letters)

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

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

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

- All persons / organisations consulted (emails)

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

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

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

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

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Mr	Edward	Parkin	Wheeldon Quality Homes
Mr	John	Parr	
Mr	Michael	Peach	
Mr	Mark	Pemberton	Manstfield and Ashtfield Strategic Partnership
	Mary	Penford	Ladybrook Neighbourhood Management Team
		Philip Colledge	
Mr	Bob	Pick	BPS
Mr.	Andrew	Pitts	Environment Agency - Lower Trent Area
	Sue	Place	
Mr	Luke	Plimmer	Martineau
Mr	David	Poole	Royal Mail Group PLC
Mr	Dennis	Pope	
Mr	Dennis	Pope	Nathaniel Lichfield & Partners
Mr	Michael	Powis	Nottinghamshire Police
Mr	David	Pratt	Mansfield District Council
	D	Prior	Waterman Burrow Crocker Ltd.
Mr	Andrew	Pritchard	East Midlands Councils
	Melys	Pritchett	Savills
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Mr	John	Proctor	Fisher Hargreaves Proctor
Mr	Robert	Purser	
Mr	Adam	Pyrke	Colliers CRE
Mrs	Pamela	Quigg	
Mrs	Beverley	Randall	
Mr	Richard	Raper	Richard Raper Planning
Mrs	Diane	Revill	
Ms	Vicki	Richardson	
Cllr	Stuart	Richardson	Mansfield District Council
Mr		Rickersey	
Cllr		Rickersey	
	Hamish	Robertshaw	DTZ
Captain	Gary	Rockey-Clewlou	Salvation Army
Mr	Chris	Rolle	
Ms	Laura	Ross	Dev Plan
Ms	Laura	Ross	
Mrs	Maureen	Rouse	Park Area Residents Association
Mr	Rob	Routledge	Mansfield District Council
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	Karen	Russell	
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Mr	Martyn	Saxton	Mansfield District Council
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Mr	Wayne	Scholter	Aldergate Property Group
Mr	Matt	Scott	
	Claire	Searson	English Heritage
Mrs	Ann	Sewell	Mansfield Woodhouse Society
Ms	R	Sharpe	Turning Point
	Karen	Shaw	
Mr	Peter	Shaw	
Mr	Thomas	Shead	
Cllr	Ian	Sheppard	Mansfield District Council
Mr	Andrew	Shirley	Country Land and Business Association Ltd
Mr	T E	Shuldham	Shuldham Calverley (Retford)
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Cllr	Andy	Sissons	Mansfield District Council
Mr	Nick	Sladen	Sladen Estates
Cllr	John	Smart	Mansfield District Council
Cllr	David	Smith	Mansfield District Council
Mr	Bob	Smith	Mansfield Preservation Committee
Ms	Beverley	Smith	Mansfield District Council
Mr	Richard E	Smith	Central Networks (EME)
Mr	Bob	Smith	Sherwood Archaeological Society
Mr	J	Smith	Poppleston Allen
Mr	Robert	Smith	
	James	Smith	Peveril Securities
Mrs	Claire	Snowdon	Clegg Construction
		Stags Ltd	
Mr	Steve	Staines	Friends, Families and Travellers and Traveller Law Reform Project
	Charlotte	Stanton	Stanton Planning Urban & Rural Consultancy
	David	Staniland	Knight Frank
	C. B & V	Stansfield	
	June	Stendall	
Ms	Jill	Stephenson	Network Rail
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Mr	James	Stevens	Home Builders Federation Ltd

<b>Title</b>	<b>Given Name</b>	<b>Family Name</b>	<b>Company / Organisation</b>
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Mr	Paul	Stone	Signet Planning
	Liberty	Stones	Fisher German LLP
	Linda	Stretton	Shirebrook Town Council
	Alison	Stuart	Nottinghamshire County Council
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Mr	Mark	Sutcliffe	
Mr	Peter	Sutcliffe	Mansfield Woodhouse Community Development Group
Mr	Tom	Swallow	BNP Paribas Real Estate
Mr	Alister	Sykes	Bloor Homes
Mr	Paul	Tame	National Farmers Union
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Mr	Robert	Taylor	Plot Of Gold Limited
	Stuart	Taylor	Environment Agency - Lower Trent Area
Mr	Stuart	Taylor	
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Mr	Matthew	Tubb	
Mrs	Tracey	Tucker	
Mr	Andrew	Tucker	
Mrs	Tracey	Tucker	
Mr	Neil	Turner	Regionally Important Geological Sites Group
Mrs	Michelle	Turton	Mansfield District Council
Mr	David	Tye	
Mr	Alan	Wahlers	
Mr	Scott	Wakelin	
	Jo	Waldron	Mansfield District Council
Mr	Bernard	Wale	
Mr	Bernard	Wale	
Ms	Sue	Walker	Strategic Land Partnerships
Cllr	Sidney	Walker	Mansfield District Council
Ms	Sue	Walker	Strategic Land Partnership
Mr	Malcolm	Walker	Peacock and Smith
Mr	Keith	Wallace	
Cllr	Stuart	Wallace	Mansfield District Council
	Vilna	Walsh	Firstplan
Mr	Richard	Walters	Hallam Land Management Ltd
Cllr	Sonya	Ward	Mansfield District Council
	Alison	Warren	Nottinghamshire County Council
		Warsop Estate	Warsop Estate
Mr	Ian	Watson	
Mr	Charles	Watson	Rae Watson Development Surveyors
		Welbeck Estates Co Ltd	Welbeck Estates Co Ltd
Mrs	K	Weller	Nottingham Mencap
Mr	Michael	Wellock	
Mr	Robert	Westerman	Robert Westerman
Mrs	Liz	Weston	
Cllr	Andy	Wetton	Mansfield District Council
Mr	Matthew	Wheatley	Derbyshire and Nottinghamshire Local Enterprise Partnership
	Carolyn	White	Sherwood Forest Hospital Trust
Mr	Chris	White	CB Richard Ellis Ltd
Mr	Christopher	Whitmore	Andrew Martin Associates
Mr	John	Whyler	Longhurst Group
Mr	Colin	Wilkinson	Royal Society for the Protection of Birds
Mr	Mark	Wilkinson	
Mr	Leigh	Williams	
Ms	Dawn	Williams	Severn Trent Water Ltd
Mr	Alex	Willis	BNP Paribas Real Estate
Mrs	Trudy	Wilson	
	Nina	Wilson	Nottinghamshire County Council
Mr	Stuart	Wiltshire	Ashfield District Council
Mr	Philip	Winstanley	NHS Nottingham County
		Wm Morrisons	Wm Morrisons Supermarkets plc
Mr	B	Woodcock	Nether Langwith Parish Council
Dr	Mike	Woodcock	
Ms	Helen	Woolley	Country Land and Business Association Ltd
Miss	Sharon	Worthington	
Cllr	Martin	Wright	Mansfield District Council
	Jo	Wright	Mansfield and Ashfield Strategic Partnership
Cllr	Lesley	Wright	
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<b>Title</b>	<b>Given Name</b>	<b>Family Name</b>	<b>Company / Organisation</b>
Miss	Jane	Yeomans	
			Derbyshire County Council
			Nottinghamshire Unemployed Workers Centre
			D.I.A.L Mansfield and District
			Victim Support Mansfield & Ashfield
			Sherwood Communities Development Trust
			Mansfield Woodhouse Community Development Group
			South Mansfield Community Centre
			Malcolm Sargison Resource Centre
			Nottingham Community Housing Association (NCHA)
			Nottinghamshire Domestic Violence Forum
			Dial-a-Ride
			Derbyshire and Nottinghamshire Chamber of Commerce
			Nottinghamshire Biological and Geological Records Centre
			Metropolitan Housing Trust
			Civil Aviation Authority
			East Midlands Housing Association
			British Telecommunications / Openreach
			Arkwright Society
			Derwent Housing Association Limited
			Derbyshire County Council
			Severn Trent Water Ltd
			Mobile Operators Association
			N Power
			Severn Trent Water Ltd
			Society for the Protection of Ancient Buildings
			Ancient Monuments Society
			Design Council
			E.ON Energy Ltd
			Rethink
			Colliers CRE
			The Council for British Archaeology
			Tribal MJP
			The Georgian Group
			Ashfield Land Ltd
			Hopkins Solicitors
			Meden Valley Making Places Ltd
			Energy Saving Trust
			National Grid (Land and Development Team)
			E.ON Central Networks
			Friends of the Earth
			Mansfield Town FC
			Sport England
			RPS (Leeds)
			Pegasus Planning Group
			Robert Doughty Consultancy
			CgMs Consulting
			Homes - Antill
			Marrons Solicitors
			The Warsop Estate
			Jas.Martin & Co
			Coal Authority
			Lambert Smith Hampson
			England Athletics
			Rushcliffe Borough Council
			Network Rail
			The Coal Authority
			Mono Consultants Ltd

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

## **Statement of Consultation**

### **Annex 2: Local Plan Consultation Draft**

**September 2018**

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B: Consultation Draft Document - consultation media

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

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

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## **A2.1 Introduction**

A2.1 The Mansfield 'Local Plan Consultation Draft ' document was available for public consultation between 11 January - 22 February 2016 and 3 August - 14 September 2016 under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

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

## **A2.2 How did we consult?**

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

### Making copies of documentation available for inspection during the consultation

A2.4 Copies of the document and the questionnaire were made available to view at the following venues and a poster was also placed at these venues to advertise this:

- Mansfield District Council Civic Centre - Chesterfield Road South;
- Clipstone Village Library - First Avenue;
- Forest Town Library - Clipstone Road West;
- Ladybrook Library - Ladybrook Place;
- Mansfield Library - West Gate;
- Mansfield Woodhouse Library - Church Street;
- Rainworth Library - Warsop Lane; and
- Market Warsop Library - High Street.

### Emails and letters

- A2.5 Emails and letters were sent either electronically or by post explaining the purpose of the consultation to 631 individuals and organisations registered on the local plan database, as set out in Appendix A.

### Website

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

### Summary document

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

### Posters

- A2.8 As well as the documents and questionnaires, posters to publicise the consultation event were displayed at the Civic Centre and the libraries. A copy of the poster is included in Appendix B. Posters of proposed local plan housing and employment allocations were displayed at locations near to these sites, for example on lampposts or bus stops, so that these were visible to local residents. These signs gave information about consultation events and how to comments on the local plan consultation draft.

### Public notice (Chad Newspaper)

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

### Social media (Facebook and Twitter)

- A2.10 The Planning Policy Facebook page 'Mansfield – planning for the future' was updated during the consultation period to notify people about the consultation and provide them with links to the report.
- A2.11 Tweets were also sent via the Planning Policy Twitter account (@MDC\_Planning) to help raise awareness of the consultation.

### Informal topic-based sessions

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

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

### Consultation events

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

**Table A2.1: Consultation drop-in sessions**

Venue	Date	Time	Wards covered
Civic Centre	11/01/2016	8am - 12pm	Oakham, Kings Walk, Berry Hill and Sandhurst
Warsop Town Hall	2/02/2016	4pm - 7pm	Warsop Carrs, Netherfield, Market Warsop and Meden
Kingsway Hall	10/02/2016	4pm - 7pm	Maun Valley, Kingsway, Newlands and Holly
William Kaye Hall	9/02/2016	4pm - 7pm	Brick Kiln, Ladybrook, Grange Farm, Broomhill and Penniment
Mansfield Library	18/01/2016	8:30am - 12:30pm	Newgate, Portland, Carr Bank and Woodlands
Mansfield Library	29/01/2016	evening	All wards (presentation to the Mansfield and North Notts Society for Deaf People)

Turner Hall	11/02/2016	4pm - 7pm	Manor, Hornby, Yeoman Hill, Woodhouse, Park Hall and Peafields
Landmark Centre, Pleasley	3/02/2016	4pm - 7pm	Abbott, Bull Farm & Pleasley Hill and Sherwood
The Heath Oak Tree	21/01/2016	12pm - 4pm	Oak Tree, Ling Forest, Eakring, Racecourse, Ransom Wood and Lindhurst
Civic Centre	26/01/2016	3pm - 7pm	All
Civic Centre	27/01/2016	4pm - 7pm	All
Civic Centre	28/01/2016	8am - 12pm	All

## **A2.3 Who responded?**

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

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

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

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

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

Chapter/ Section/ Policy	No of responses and objections - (in brackets)	Key issues raised	How we have responded to them
<b>1- Introduction</b>	<b>3</b>	<b>None</b>	
<b>2 - Mansfield district now</b>	<b>11</b>	Request to mention health and water environment including flood risk	These matters will be addressed in the Local Plan Publication Draft
<b>3 - Vision, objectives and strategic priorities</b>	<b>198 / (79)</b>	<ul style="list-style-type: none"> <li>• the use of underused greenfield land should be avoided.</li> <li>• the need to identify the main environmental protection issues and opportunities.</li> <li>• the vision should be clearer how the environment will be protected and enhanced.</li> <li>• vision needs to include the challenges and aspirations for the district and the objectives set by the River Basin Planning process (RBMP).</li> <li>• vision needs to say more about health and lifestyles and sports and recreation provision.</li> <li>• objective 1 which is to encourage population growth and support growth in the local economy is not compatible with other objectives in particular those related to the environment.</li> <li>• the scale of proposed housing development is too high.</li> <li>• ensuring adequate infrastructure can be made available to achieve the objectives.</li> </ul>	We have undertaken a comprehensive review of the issues and challenges facing the district as well as the opportunities available to address these. In response to this and the comments received during the consultation draft, we revised the vision and objectives of the local plan. These were subject to further consultation through the Preferred Option stage (Oct. – November 2017) and updated in the Publication Draft Local Plan.

Chapter/ Section/ Policy	No of responses and objections - (in brackets)	Key issues raised	How we have responded to them
<b>4 - Our Strategy</b>			
<b>Policy S1: Sustainable development</b>	<b>14/(1)</b>	<ul style="list-style-type: none"> <li>• need to strengthen protection and enhancement of natural assets and land with ecological value including blue and green infrastructure network, sensitive sites and species</li> <li>• greenfield sites to be protected</li> <li>• unsustainable development to be prevented</li> <li>• policy should be broader to cover all policy aspects of the Local Plan</li> <li>• Shouldn't allow any additional housing development beyond objectively assessed housing need (OAHN)</li> </ul>	<p>Policy S1 has been replaced by a simplified Policy S2 in the Publication Draft Local Plan in order to align with the NPPF and to guide the approach of the local planning authority towards working with applicants and other stakeholders.</p> <p>The suite of policies in the local plan is intended to be read as a whole, setting out the framework for sustainable development in Mansfield district.</p>
<b>Policy S2: Scale of new development</b>	<b>68/(36)</b>	<ul style="list-style-type: none"> <li>• the need for housing not justified</li> <li>• scale of proposed housing development too high</li> <li>• proposed growth will impact on character of Market Warsop, Rainworth and neighbourhoods of Mansfield</li> <li>• infrastructure can't cope</li> <li>• impacts on traffic</li> <li>• the objectively assessed housing need (OAHN) was too low and may need to be increased to take account of a more optimistic economic forecast, to facilitate more affordable housing, and to provide a range of site sizes and market locations</li> </ul>	<p>The Council has prepared a Housing Technical Paper which explains how the housing target was established. It also sets out a revised housing target incorporating a buffer to enable the housing target to be met over the plan period.</p> <p>Infrastructure requirements are addressed in the Infrastructure Delivery Plan which is published to accompany the Publication Draft Local Plan.</p> <p>Potential highway impacts have been assessed through the Transport Study which accompanies the Publication Draft Local Plan. Key issues have been considered and addressed through site selection process and policy approach</p>

Chapter/ Section/ Policy	No of responses and objections - (in brackets)	Key issues raised	How we have responded to them
			taken in the Publication Draft Local Plan.
<b>Policy S3: Settlement hierarchy</b>	4/(1)	<ul style="list-style-type: none"> <li>• good agricultural land will be lost at Radmanthwaite.</li> <li>• support for focusing development towards the Mansfield Main Urban Area and to Market Warsop.</li> </ul>	<p>No change in the settlement hierarchy is proposed. Addressed by policy S1 in the Publication Draft Local Plan.</p> <p>Agricultural land quality is addressed through policy S5 – Development in the countryside (Publication Draft Local Plan) and as part of the site selection process.</p>

Chapter/ Section/ Policy	No of responses/ objections( )	Key issues raised	How we have responded to them
<b>Policy S4: Distribution of new development</b>	<b>101/(73)</b>	<ul style="list-style-type: none"> <li>• scale of development allocated to Market Warsop, Pleasley, Rainworth and Ladybrook too high</li> <li>• there is insufficient infrastructure available in these settlements to cope with the additional population.</li> <li>• traffic congestion would also increase.</li> <li>• housing development should be spread around</li> <li>• loss of countryside and greenfield sites with consequent impact on agricultural and ecological resources</li> <li>• support for focusing most development at Mansfield which is the Main Urban Area</li> <li>• a number of alternative housing and employment sites were put forward</li> </ul>	<p>The distribution of new development is addressed by Policy S2 (Spatial Strategy) in the Publication Draft Local Plan and is based on information in the 2011 census. Policy S2 directs the majority of growth to the Mansfield urban area followed by Market Warsop and limits growth in the remaining Warsop Parish settlements.</p> <p>The council has undertaken a comprehensive Housing and Employment Land Availability Assessment (HELAA) which has identified and assessed suitable, available and achievable housing and employment land over a 15 year period. This HELAA considered all alternative housing and employment sites put forwarded during the 2016 Consultation Draft and also additional sites which were consulted on during the Preferred Options Consultation (2017).</p> <p>This helped set out a new spatial distribution strategy in the subsequent Preferred Options Consultation which has informed the Publication Draft Local Plan.</p>
<b>Policy S5: Affordable housing</b>	<b>9/(6)</b>	<ul style="list-style-type: none"> <li>• current policy wording is too permissive</li> <li>• fails to ensure that new development will adequately contribute to addressing an affordable housing shortfall – that an increase in proportion of affordable housing.</li> </ul>	<p>Policy H4 of the Publication Draft Local Plan sets out a revised policy approach which recognises the current potential viability issues in the district, but provides flexibility to respond to changing circumstances. The Policy is based on evidence set out in the Mansfield Whole</p>

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

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

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

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

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

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

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

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

Chapter/ Section/ Policy	No of responses/ objections( )	Key issues raised	How we have responded to them
<b>M3: Allocations for new homes in Mansfield</b>			
M3(a)  Former Mansfield Brewery (part), Great Central Way	<b>1</b>	<ul style="list-style-type: none"> <li>• Potential flood risk</li> </ul>	<p>This site was assessed as ‘developable’ in the HELAA (Site Ref 1) and was included as a preferred site in the Preferred Options Consultation (see Annex 3).</p> <p>A detailed flood risk assessment has been prepared (Mansfield Central Area Flood Risk Review, 2018).</p> <p>The western portion of this development is considered as a housing allocation in policy H1 of the <i>Publication Draft Local Plan</i> – development site H1(i) Former Mansfield Brewery (part a).</p> <p><i>The eastern portion of this site (east of Great Central Road) has been granted PiP and is being treated as a commitment in the Publication Draft Local Plan (Policy H2) – Former Mansfield Brewery (part B).</i></p>
M3(b)  Mansfield General Hospital, West Hill Drive	<b>1</b>	<ul style="list-style-type: none"> <li>• Further heritage assessment required</li> </ul>	<p>Planning permission has been granted for this site. Work commenced Sept 2016.</p> <p><i>Treated as a commitment in the Publication Draft Local Plan (Policy H2) – Former Mansfield General Hospital.</i></p>
M3©  Spencer Street	<b>0</b>	No comments received.	Assessed as ‘not available’ in the HELAA (Site Ref 3). Agent contacted but no response. Not included in preferred option consultation nor allocated in the Publication Draft Local Plan.

Chapter/ Section/ Policy	No of responses/ objections( )	Key issues raised	How we have responded to them
M3(d) Victoria Street	<b>1</b>	<ul style="list-style-type: none"> <li>Justification required for exempting developments below 10 dwellings from affordable housing requirements.</li> </ul>	This site was assessed as 'developable' in the HELAA (Site Ref 4) and was included as a preferred site in the Preferred Options Consultation (see Annex 3). Application withdrawn and now assessed as 'not achievable'; thus not included as a housing allocation in the Publication Draft Local Plan.
M3© Abbey Primary School, Abbey Road	<b>0</b>	No comments received.	Assessed as 'not suitable' due to access issues. Not included in preferred option consultation. Not included as a housing allocation the Publication Draft Local Plan.
M3(f) Broomhill Lane	<b>1/(1)</b>	<ul style="list-style-type: none"> <li>Land around Broomhill Lane is poorly lit. Design should incorporate Lane to avoid anti-social behavior issues</li> </ul>	<p>Phase 3 of the Centenary Lane regeneration scheme.</p> <p>This site was assessed as 'developable' in the HELAA (Site Ref 6) and was included as a preferred site in the Preferred Options Consultation (see Annex 3)</p> <p>Issues around Broomhill Lane will be addressed through the development management process.</p> <p>Allocated in Policy H1(h) of Publication Draft Local Plan. Policy wording addresses comments raised, as appropriate.</p>
M3(g) Former Ravensdale Middle School, Ravensdale Road	<b>3/(2)</b>	<ul style="list-style-type: none"> <li>Loss of playing pitch</li> <li>Density too high</li> <li>Appropriate mitigation measures for adjacent local wildlife site.</li> </ul>	Assessed as 'not available' due to allow discussion of potential new school. Not included in preferred option consultation. Former playing pitches assessed as surplus in Playing Pitch Assessment and Playing Pitch Action Plan (2016).

Chapter/ Section/ Policy	No of responses/ objections( )	Key issues raised	How we have responded to them
M3(h) Former Sherwood Hall School, Stuart Avenue	1	<ul style="list-style-type: none"> <li>Any development proposed on the site should create links through to the adjacent multi user recreational route which runs along the former mineral railway line.</li> </ul>	Assessed as 'not suitable' due to access issues. Not included in preferred option consultation. Not included as a housing allocation in the Publication Draft Local Plan.
M3(i) Helmsley Road, Rainworth	9(6)	<ul style="list-style-type: none"> <li>Poor access</li> <li>Impact on local infrastructure</li> <li>Land stability</li> </ul>	Assessed as 'not available' and 'unsuitable' in the HELAA (Site Ref 9) due to multiple landowners (not all engaged) and restricted access arrangements. Not included as a housing allocation in the Publication Draft Local Plan.
M3(j) Former Victoria Court Flats, Moor Lane	1	<ul style="list-style-type: none"> <li>Need to create links with into the adjacent Moor Lane Recreation Ground, and ensure it mitigates any negative impact on this open space.</li> </ul>	Assessed as 'unlikely to be achievable' in the HELAA (Site Ref 10). Not included in preferred option consultation. Not included as a housing allocation in the Publication Draft Local Plan.
M3(k) Bellamy Road Recreation Ground	2(2)	<ul style="list-style-type: none"> <li>Loss of open space and playing pitch</li> </ul>	<p>This site was assessed as 'developable' in the HELAA (Site Ref 11) and was included as a preferred site in the Preferred Options Consultation (see Annex 3)</p> <p><i>Allocated in Policy H1(k) of Publication Draft Local Plan. Loss of open space to be compensated onsite/nearby.</i></p>
M3(l) Broomhill Lane Allotments	3	<ul style="list-style-type: none"> <li>Highway impacts</li> <li>Incorporate Broomhill lane into the design to avoid anti-social behavior and safety issues</li> </ul>	<p>Assessed as 'unsuitable' until sufficient evidence is provided that no longer needed as allotments.</p> <p>Not included in preferred option consultation. Not included as a housing allocation in the Publication Draft Local</p>

Chapter/ Section/ Policy	No of responses/ objections( )	Key issues raised	How we have responded to them
			Plan.
M3(m)  Clipstone Road East, Crown Farm Way	<b>2/(2)</b>	<ul style="list-style-type: none"> <li>• Highway impacts</li> </ul>	<p>This site was assessed as ‘developable’ in the HELAA (Site Ref 13) and was included as a preferred site in the Preferred Options Consultation (see Annex 3).</p> <p>Resolution to grant planning permission subject to a S106 agreement; progress is being made on signing agreement.</p> <p><i>Allocated in Policy H1 (a) of Publication Draft Local Plan.</i></p>
M3(n)  Cox’s Lane, Mansfield Woodhouse	<b>3/(2)</b>	<ul style="list-style-type: none"> <li>• Impact on landscape</li> <li>• Highway impacts</li> </ul>	<p>This site was assessed as ‘developable’ in the HELAA (Site Ref 14) and was included as a preferred site in the Preferred Options Consultation (see Annex 3).</p> <p>Potential highway impacts are addressed through the Transport Study published to accompany the Publication Draft Local Plan. Local highway issues will be addressed through the development management process. Evidence on landscape character is provided as part of the Landscape Addendum (2015) and is covered by Policy NE1 of Publication Draft Local Plan.</p> <p><i>Allocated in Policy H1(s) of Publication Draft Local Plan.</i></p>
M3(o)  Abbott Road / Brick Kiln Way	<b>18/(17)</b>	<ul style="list-style-type: none"> <li>• Loss of greenspace</li> <li>• Impact of traffic and highway safety</li> <li>• Impact on character and wildlife</li> <li>• Increased risk of flooding</li> </ul>	<p>Assessed as ‘potentially achievable’ in the HELAA (ref 15).</p> <p><i>Allocated in Policy H1(g) of Publication</i></p>

Chapter/ Section/ Policy	No of responses/ objections( )	Key issues raised	How we have responded to them
		<ul style="list-style-type: none"> <li>Existing covenant restricting development</li> </ul>	<p><i>Draft Local Plan. Policy wording reflects evidence and comments raised, as appropriate.</i></p>
M3(p) Ladybrook Lane / Jenford Street	<b>3/(2)</b>	<ul style="list-style-type: none"> <li>Impact of increased traffic on Abbott Road which is an accident black spot.</li> <li>Impact upon infrastructure especially green spaces and playing areas.</li> <li>Impact on existing properties/area.</li> <li>Hedgerows and trees to be retained where possible, or replaced to encourage wildlife, enhance the area and screen increased noise levels from the Abbott Road onto Hall Barn Lane.</li> </ul>	<p>The landowners have confirmed that the site is no longer available for development. Not included in preferred option consultation. Not included as a housing allocation in the Publication Draft Local Plan.</p>
M3(q) Meadow Avenue	<b>3/(2)</b>	<ul style="list-style-type: none"> <li>Loss of playing pitch</li> <li>Site no longer available</li> </ul>	<p>The landowners have confirmed that the site is no longer available for development. Not included in preferred option consultation. Not included as a housing allocation in the Publication Draft Local Plan.</p>
M3© Bilborough Road	<b>1/(1)</b>	<ul style="list-style-type: none"> <li>Loss of playing pitch</li> </ul>	<p>The landowners have confirmed that the site is no longer available for development. Not included in preferred option consultation. Not included as a housing allocation in the Publication Draft Local Plan.</p>
M3(s) Pump Hollow Road / Newlands Road	<b>8/(6)</b>	<ul style="list-style-type: none"> <li>Loss of allotments</li> <li>Highway impact.</li> </ul>	<p>This site was assessed as 'developable' in the HELAA (Site Ref 19) and was included as a preferred site in the Preferred Options Consultation (see Annex 3)</p> <p>Site has been granted planning permission (2016/0038/NT). Site treated as</p>

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

Chapter/ Section/ Policy	No of responses/ objections( )	Key issues raised	How we have responded to them
Street			<p>Consultation (see Annex 3).</p> <p>Planning permission granted for 63 dwellings (2016/0262/ST). Site treated as commitment in Publication Draft Local Plan Policy H2 – Sandy Lane.</p>
M3(x) Sherwood Close	<b>1/(1)</b>	<ul style="list-style-type: none"> <li>• Over development</li> <li>• Loss of natural break</li> <li>• Impact on wildlife</li> <li>• Highway impacts and safety concerns</li> </ul>	<p>This site was assessed as ‘developable’ in the HELAA (Site Ref 24) and was included as a preferred site in the Preferred Options Consultation (see Annex 3).</p> <p>Potential highway impacts are addressed through the Transport Study published to accompany the Publication Draft Local Plan. Local highway issues will be addressed through the development management process.</p> <p>Allocated in Policy H1(n) - Sherwood Close – of Publication Draft Local Plan. An application is currently being determined (2017/0827/FUL).</p>
M3(y) Ladybrook Lane / Tuckers Lane	<b>1/(1)</b>	<ul style="list-style-type: none"> <li>• Any development proposed on the site should create links with the adjacent public open space, and ensure it mitigates any negative impact on the public open space.</li> </ul>	<p>Assessed as ‘developable’ in the HELAA. Not included in list of Preferred Sites to allow consideration of replacement school on site.</p> <p><i>NB: Further discussions about school provision indicate that the site can be redeveloped for residential use and subsequently has been included as allocated site H1(o)- Ladybrook Lane/ Tuckers Lane – in the Local Plan Publication Draft (see Annex 3 – Site Ref</i></p>

Chapter/ Section/ Policy	No of responses/ objections( )	Key issues raised	How we have responded to them
			<p>25).</p> <p>Open space provision would be considered as part of the development management process and informed by open space policy IN4.</p>
<p>M3(z)</p> <p>Windmill Lane (former nursery)</p>	<p><b>3/(1)</b></p>	<ul style="list-style-type: none"> <li>• Potential impact on adjoining Park Conservation Area</li> <li>• Highway impacts</li> </ul>	<p>Assessed as 'developable' in the HELAA. Included in list of Preferred Sites (Site Ref 26).</p> <p>The potential impact on the setting of the adjoining conservation area has been considered by the Council's Conservation Officer and determined that any potential negative impacts can be mitigated through design at the planning application stage.</p> <p>Potential highway impacts are addressed through the Transport Study published to accompany the Publication Draft Local Plan. Local highway issues will be addressed through the development management process.</p> <p>Planning permission granted for 23 homes (2017/0738/FUL). Site treated as commitment in Publication Draft Local Plan Policy H2 – Land at Windmill Lane (former nursery).</p>
<p>M3(aa)</p> <p>Sherwood Avenue</p>	<p><b>0</b></p>	<p>No comments received.</p>	<p>Assessed as 'developable' in the HELAA. Included in list of Preferred Sites (Site Ref 27a).</p> <p>Site has been included as allocated site Policy H1© – Land at Red Ruth Drive - in</p>

Chapter/ Section/ Policy	No of responses/ objections( )	Key issues raised	How we have responded to them
			the Local Plan Publication Draft (see Annex 3-Site Ref 27a).
M3(ab)  Debdale Lane / Emerald Close	<b>1/(1)</b>	<ul style="list-style-type: none"> <li>• Highway impact</li> </ul>	<p>Assessed as ‘developable’ in the HELAA. Included in list of Preferred Sites (Site Ref 28).</p> <p>Site has been included as allocated site Policy H1 (q) – South of Debdale Lane – in the Local Plan Publication Draft (see Annex 3-Site Ref 28).</p> <p>Potential highway impacts are addressed through the Transport Study published to accompany the Publication Draft Local Plan. Local highway issues will be addressed through the development management process.</p>
M3(ac)  Sherwood Rise (adjacent Queen Elizabeth Academy), Mansfield Woodhouse	<b>6/(3)</b>	<ul style="list-style-type: none"> <li>• Loss of view</li> <li>• Loss of countryside</li> <li>• Landscape mitigation actions</li> </ul>	<p>Assessed as ‘developable’ in the HELAA. Included in list of Preferred Sites (Site Ref 29).</p> <p><i>N.B. Concerns about the deliverability of the site and impact on heritage mean that the site is no longer proposed for allocation in the Publication Draft Local Plan.</i></p>
M3(ad)  Old Mill Lane / Stinting Lane	<b>9/(7)</b>	<ul style="list-style-type: none"> <li>• Landscape mitigation actions</li> <li>• cumulative negative impact on the Maun Valley Local Nature Reserve paths</li> <li>• cumulative negative impacts on the River Maun</li> <li>• pedestrian safety-access concerns / increased traffic onto Old Mill Lane and New Mill Lane dangerous.</li> </ul>	<p>Assessed as ‘developable’ in the HELAA. Included in list of Preferred Sites (Site Ref 29; see Annex 3).</p> <p>Would form part of larger strategic site. Landscape mitigation measures as set out in the Landscape Addendum 2015 will be considered. Appropriate mitigation</p>

Chapter/ Section/ Policy	No of responses/ objections( )	Key issues raised	How we have responded to them
		<ul style="list-style-type: none"> <li>pedestrian safety-access concerns / increased traffic onto Old Mill Lane and New Mill Lane dangerous.</li> </ul>	<p>measures to address potential negative impacts on River Maun and Maun Valley LNR paths will also be addressed as appropriate.</p> <p>Potential highway impacts will be addressed through the Transport Study which be published to accompany the Publication Draft Local Plan. Local highway issues will be addressed through the development management process.</p> <p><i>NB: Concerns about the deliverability on site mean that the site is no longer proposed for allocation.</i></p>

Chapter/ Section/ Policy	No of responses/ objections( )	Key issues raised	How we have responded to them
M3(ae) New Mill Lane / Sandlands	12(10)	<ul style="list-style-type: none"> <li>• cumulative negative impact on the Maun Valley Local Nature Reserve paths</li> <li>• cumulative negative impacts on the River Maun</li> <li>• Cumulative highway impact from local housing development proposals</li> <li>• pedestrian safety-access concerns / increased traffic onto Old Mill Lane and New Mill Lane dangerous.</li> <li>• Pedestrian safety-no pavement on New Mill Lane</li> <li>• Slope of site – increased risk to River Maun water quality</li> <li>• Impact on landscape and wildlife</li> <li>• Pylons are a health hazard</li> <li>• Substantial infrastructure investment required</li> </ul>	<p>Assessed as ‘developable’ in the HELAA. Included in list of Preferred Sites (Site Ref 31 - See Annex 3). Will form part of larger strategic site.</p> <p>Potential highway impacts will be addressed through the Transport Study which be published to accompany the Publication Draft Local Plan. Local highway issues will be addressed through the development management process.</p> <p>The Publication Draft Local Plan will be informed by an Infrastructure Delivery Plan which will address infrastructure issues.</p> <p>The number of homes that could be built on site has been reduced to account for the pylons.</p> <p>Water quality issues will be addressed at the development management stage.</p> <p><i>NB: Concerns about the deliverability of the site mean that the site is no longer proposed for allocation.</i></p> <p><i>Would form part of larger strategic site.</i></p>

Chapter/ Section/ Policy	No of responses/ objections( )	Key issues raised	How we have responded to them
M3(af) Radmanthwaite Road / Oxclose Lane	<b>49 (44)</b>	<ul style="list-style-type: none"> <li>• Loss of natural break between Pleasley and Radmanthwaite</li> <li>• Scale of housing not justified</li> <li>• Impact on wildlife</li> <li>• Risk of flooding</li> <li>• Loss of agricultural land</li> <li>• Impact on local highways</li> <li>• inadequate access at the junctions of Oxclose Lane and Radmanthwaite with Chesterfield Road</li> <li>• Impact on local services and infrastructure</li> <li>• There are more suitable sites along the Mansfield Ashfield Regeneration Route which should be developed in preference to this site.</li> <li>• There are more suitable sites along the Mansfield Ashfield Regeneration Route which should be developed in preference to this site.</li> <li>• Land stability</li> </ul>	Assessed as 'unsuitable' in the HELAA due to access issues. Not included in preferred option consultation. Not included in the Publication Draft Local Plan.

Chapter/ Section/ Policy	No of responses/ objections( )	Key issues raised	How we have responded to them
<b>Policy M4: Allocation of employment land in Mansfield</b>			
M4 (a) Anglia Way	0	No comments received.	Site assessed as 'not available' in the HELAA and will be removed from proposed allocations. Not included in preferred option consultation. Not included in the Publication Draft Local Plan.
M4 (b) Ratcher Hill Quarry (south east), Southwell Road West	2/(1)	<ul style="list-style-type: none"> <li>• Potential impact on Strawberry Hills Heaths SSSI</li> <li>• Loss of ecologically important site</li> </ul>	<p>Site included in preferred option consultation (Site 40).</p> <p><i>Site has been included as allocated employment site (Policy E2a) in the Local Plan Publication Draft (see Annex 3-Site Ref 28).</i></p>
M4 (c) Ransom Wood Business Park, Southwell Road West	1	<ul style="list-style-type: none"> <li>• Potential impact on Strawberry Hills Heaths SSSI</li> </ul>	<p><i>The site is protected under Local Plan policy E4 of the Local Plan Publication Draft for continued employment uses as falls within Ransom Wood Business Park.</i></p>
M4 (d) Ratcher Hill Quarry (south west), Southwell Road West	1	<ul style="list-style-type: none"> <li>• Potential impact on Strawberry Hills Heaths SSSI</li> </ul>	<p>Site assessed as 'deliverable' in the HELAA 2017. Included in list of Preferred Sites (Site 40). Impact on SSSI will be addressed through the development management process.</p> <p><i>Site has been included as allocated employment site (Policy E2a) in the Local Plan Publication Draft (see Annex 3-Site Ref 28). The policy refers to the need to create landscaped habitat buffers between the employment site and the adjacent wildlife sites.</i></p>

M4 (e) Sherwood Oaks Business Park, Southwell Road West	0	No comments received.	The site has not been promoted through the Housing and Economic Land Availability process, however the site is protected for continued economic use under Local Plan Policy E4 as it is within Sherwood Oaks Business Park.
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Chapter/ Section/ Policy	No of responses/ objections( )	Key issues raised	How we have responded to them
Mansfield Central Area policies			
Policy MCA1 Mansfield Central Area	<b>15/(11)</b>	<ul style="list-style-type: none"> <li>• Central area designation is confusing with overlap with the town centre</li> <li>• Poor car parking is a constraint to the town centre</li> <li>• criterion (c) should read: 'Improve energy efficiency and resilience to flooding and climate change, and adopt low carbon technologies that are consistent with Policy CC2, where applicable' OR Replace the term ' low carbon technologies' with 'low carbon housing technologies, e.g. insulation, solar panels, green roofs' .</li> </ul>	<p>The central area concept and designation has been deleted from the Publication Draft Local Plan and subsumed into Policy S4: delivering key regeneration sites; Policy E1: Enabling Economic development; and Policy RT4: Mansfield town centre improvements. Policy S3: Supporting economic and housing growth through urban regeneration also applies; this references improving resilience to climate change. Policy P5: climate change and new development addresses consideration of low carbon technologies.</p> <p>The council will work with partners to develop a town centre strategy which will address car parking provision as part of preparing a comprehensive masterplan as set out in Policy RT2.</p>
MCA1 (a) Stockwell Gate North	<b>1/(1)</b>	<ul style="list-style-type: none"> <li>• Concerned that the Old Meeting House Unitarian Chapel is contained within the Stockwell Gate North land allocation.</li> <li>• Considers that the conservation area should include the land and buildings of the Old Meeting House Unitarian Chapel.</li> <li>• Concerned that conservation isn't a priority in towns and cities.</li> </ul>	<p>Policy RT6(a) of the Publication Draft Local Plan deals with this proposed allocation and addresses comments raised, as appropriate. The policy is also informed by the Heritage Impact Assessment (2018).</p> <p>The Old Meeting House is listed by association as it is within the curtilage of and attached to a listed structure. The listed status of these structures awards them considerable protection, which also extends to their setting.</p>

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

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

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

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

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

Chapter/ Section/ Policy	No of responses/ objections( )	Key issues raised	How we have responded to them
			safeguarded in the LTP implementation plan 2011-15. The protected transport schemes, in which the Dukeries Line is one of them, have been reviewed and reported to, and endorsed by the County Council's Transport and highway Committee (Sept 2016).
<b>Policy W2: Allocations for new Homes in Warsop Parish</b>			
W2(a): Wood Lane (Miners Welfare, Church Warsop)	<b>4/(1)</b>	<ul style="list-style-type: none"> <li>• Impact on landscape</li> <li>• Lack of local infrastructure</li> </ul>	<p>The site has been considered through the HELAA 2017 and was assessed has been suitable and available for development. The site has been identified as a preferred site (Site Ref 33-See Annex 3).</p> <p>Appropriate landscape mitigation measures as set out in the Landscape Addendum 2015 will be considered.</p> <p>Infrastructure requirements are addressed in the Infrastructure Delivery Plan which published to accompany the Publication Draft Local Plan.</p> <p><i>NB: Site has been granted Permission in Principle and is being treated as a commitment in the Draft Publication Local Plan Policy H2 – Wood Lane, Church Warsop.</i></p>
W2 (b): Sherwood Street/ Oakfield Lane	<b>5/(5)</b>	<ul style="list-style-type: none"> <li>• Loss of informal recreation space</li> <li>• Incompatible with adjoining Oaklands centre</li> </ul>	The site was assessed as 'not available' in the HELAA 2017. New landowner's details

Chapter/ Section/ Policy	No of responses/ objections( )	Key issues raised	How we have responded to them
			<p>unknown. Not included as preferred site.</p> <p><i>NB: Contact has been made with the landowner and the site is now available for development. The site is a proposed housing allocation in the Local plan Publication Draft Policy H1(w) - Sherwood Street/ Oakfield Lane, Market Warsop. Open space addressed in policy wording.</i></p>
W2(c) Stonebridge Lane/ Sookholme Lane	<b>70/(62)</b>	<ul style="list-style-type: none"> <li>• Impact of scale of development on character of Market warsop</li> <li>• Loss of Greenspace</li> <li>• Loss of agricultural land</li> <li>• Highway impacts</li> <li>• Lack of local infrastructure</li> <li>• Impact on SSSI</li> <li>• Flood risk</li> <li>• Impact on environment including historic hedgerows</li> <li>• Impact on landscape</li> <li>• Land stability</li> </ul>	<p>The site has been considered through the HELAA 2017 and was assessed as suitable and available for development.</p> <p>Included as a preferred site (Site Ref 35- see Annex 3)</p> <p><i>NB: The site is a proposed housing allocation in the Local plan Publication Draft (Policy H1v refers). Resolution to grant planning permission subject to a s106 agreement (2017/0816/OUT). Where appropriate policy wording has been provided to address a number of the issues raised.</i></p>
W2(d): Sookholme Lane/ Sookholme Drive	<b>74/(68)</b>	Comments as above.	Responses as for site W2(c) above.
<b>Policy W3: Allocations for employment land in Warsop Parish</b>			
W3(a): Mansfield Lane( Former railway station)	<b>5/(4)</b>	<ul style="list-style-type: none"> <li>• Would prejudice reopening of railway station</li> <li>• Poor access</li> </ul>	<p>The site has been assessed as not suitable in the HELAA due to access issues. Not included in preferred option consultation.</p> <p>Not included in the Publication Draft Local Plan.</p>

Chapter/ Section/ Policy	No of responses/ objections( )	Key issues raised	How we have responded to them
			The Dukeries Line is safeguarded in the LTP implementation plan 2011-15, as re-endorsed by the County Council's Transport and Highway Committee (Sept 2016).
W3(b): Oakfield Lane	<b>3/(2)</b>	<ul style="list-style-type: none"> <li>• Potential contamination</li> <li>• Additional land available adjacent to this site which can be used for employment</li> </ul>	<p>Site excluded at Stage 1 of the HELAA as the site is beyond the railway line which forms a strong southern boundary for Market Warsop.</p> <p>Land off Oakfield Lane was considered as part of the HELAA (ref 43) but was rejected at the Preferred Options stage as it was beyond the railway line which forms the strong southern boundary to Market Warsop. Reconsidered for employment use as a result of comments received.</p>
<b>Policy WDC1: Market Warsop district centre mix of uses</b>	<b>2</b>	<ul style="list-style-type: none"> <li>• Disagree with the requirement for a minimum percentage of units to be within Class A1.</li> </ul>	Policy RT8: District and local centres of the Publication Draft Local Plan addresses this comment.
<b>Policy WDC2: Market Warsop district centre improvements</b>	<b>1</b>	<ul style="list-style-type: none"> <li>• A specific shopfront policy is also needed.</li> </ul>	Policy P8: Shop front design and signage of the Publication Draft Local Plan addresses this comment.
<b>Policy WDC3: Allocations for retail sites at Market Warsop</b>	<b>1/(1)</b>	<ul style="list-style-type: none"> <li>• Increased traffic generation with impacts on safety and heritage assets</li> <li>• Lack of car parking</li> </ul>	<p>Policy RT8: District and local centres of the Publication Draft Local Plan addresses development proposals within district and local centres.</p> <p>Potential highway impacts are addressed through the Transport Study which be published to accompany the Publication Draft Local Plan.</p>

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

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

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

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

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

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

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

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			<p>included on the policies map of the Publication Draft Local Plan and aim to avoid sensitive areas.</p> <p>The methods used to inform the mapping of these wind turbine potential areas (East Midlands Low Carbon energy Opportunities and Heat Mapping for Local Planning Areas Across the East Midlands: Final Report 2011) were done in consultation with Natural England and were also guided by a steering group. It takes into consideration a draft Sherwood possible potential special protection boundary for nightjar and woodlark. It also excludes other sensitive areas, for example: ancient woodland, heritage assets and associated visual buffers around settlements which relate to landscape and visual sensitivity.</p>
<p><b>Policy CC2: Standalone and community wide energy regeneration</b></p>		<p>Support for policy CC2 which seeks to maximise opportunities for renewable and low carbon energy. In identifying areas suitable for wind energy the plan should make clear what criteria has been used to determine the suitable areas.</p> <p>Areas that may not be suitable for wind generation, have been identified on Figure 8.2 which we assume is based on bird sensitivity data.</p>	<p>See comments as above.</p> <p>Figure 8.2 from the Consultation Draft Local Plan has been revised to take account of comments and now features on the Policies Map. Supporting text has been revised and addresses the need to consider bird sensitivity data when considering renewable energy proposals.</p>

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

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		<ul style="list-style-type: none"> <li>• 'any other relevant waste policies [not specified in comment]</li> <li>• the Government's position that not all renewable development (i.e. bioenergy) is low carbon and may give rise to adverse climate change impacts (para. 1.8 and 1.9 UK Bioenergy Strategy April 2012, DECC, Defra, Draft quoted).</li> </ul> <p>Recommended policy amendments include:</p> <ul style="list-style-type: none"> <li>• Ensure the policy reflects comments in the NPPG and Bioenergy strategy.</li> <li>• Make clear that waste development for renewable energy will be expected to comply with Nottinghamshire and Nottingham Waste Core Strategy and any other relevant waste policies'</li> <li>• Include an explicit reference to the need for biomass schemes to comply with relevant national sustainability policies</li> <li>• Ensure that policy will not support schemes where a renewable energy proposal would fail to offer real savings in greenhouse gas emissions or prejudice longer-term decarbonisation.</li> </ul>	<p>Mansfield District Council Local Plan forms part of the overall development plan for the district together with the Nottinghamshire and Nottingham Waste Core Strategy. Biomass schemes would fall within the remit of the Nottinghamshire and Nottingham Waste Core Strategy.</p>

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

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		<p>development circumstances as well as economic issues and therefore decisions need to be made on a site by site basis as to what is inappropriate.</p> <ul style="list-style-type: none"> <li>In the absence of local SuDS guidance in Nottinghamshire, interim national guidance should be used: Sustainable Drainage Systems: non-statutory technical standards for sustainable drainage systems (March 2015)</li> </ul>	
<b>Policy CC4: Impact of development on water</b>	<b>6/(1)</b>		
<b>Policy CC4: Impact of development on water</b>		Amend Policy CC4 (Impact on the water environment) to read: Proposals for development will be supported where they incorporate appropriate sustainable drainage systems (SuDS) in order to minimise and manage flooding and improve water quality, compliment water efficiency measures and benefit biodiversity.	Revised wording for policy CC3: Sustainable drainage systems of the Publication Draft Local Plan addresses these comments.
<b>Policy CC4: Impact of development on water</b>		Considers that the rivers need to be monitored for silt build up etc. especially in areas where new houses are to be built.	Revised wording for policies CC3 (Sustainable drainage systems) and NE3 (Pollution and land instability) of the Publication Draft Local Plan address the need for development to take account of water quality. Supporting text accompanying these policies has also been included to address this issue in relation to

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

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

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

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

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

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

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			and playing fields in the local plan.
<b>Natural Environment Section - Introduction</b>		<ul style="list-style-type: none"> <li>Suggests that the important role of Friends Groups in supporting and promoting community involvement in green spaces is recognised.</li> </ul>	This is recognised in the Community Open Space Assessment (2018) in relation to promoting community cohesion and supporting good quality open spaces.
<b>Policy NE1: Landscape character.</b>	8/(1)		
<b>Policy NE1:</b>		<ul style="list-style-type: none"> <li>Paragraph 9.6 should read ‘Landscape sensitivity and landscape condition’. Amend paragraph 9.7: To ‘ It is important that impacts are assessed by means of detailed surveys’ should be added, ‘which may include further more fine grained landscape character assessment or landscape capacity studies’</li> </ul>	Supporting text to revised Policy NE1 of the Publication Draft Local plan addresses these comments.
<b>Policy NE1:</b>		Amend the first sentence of paragraph 9.8 as follows: ".....southern Magnesian limestone national character area (NCA30)".	Explanatory text box for Policy NE1 of the Publication Draft Local plan addresses these comments.

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

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

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

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			<p>enhancements whilst demonstrating GI gains and minimising adverse impacts on sensitive areas. Thus, the approach should be one which protects, reinforces and enhances the important assets and their functions, the connectivity (through and to) green corridors, and the interconnected relationships between the green assets that make up these networks.</p> <p>The potential allocation of this site was considered through the HELAA 2017 but has not been taken forward as a site allocation in the Publication Draft Local Plan.</p>
<b>Policy NE2: Green infrastructure</b>		<ul style="list-style-type: none"> <li>• Objects to policy NE2 on the basis that the current GI approach is too holistic and fails to note the individual attributes of parcels of land within each zone.</li> </ul>	<p>More detail is provided through the supporting evidence (Green Infrastructure Study 2018), addressing comments raised.</p>
<b>Policy NE2: Green infrastructure</b>		<ul style="list-style-type: none"> <li>• Support for policy NE2 which recognises the benefits of Green Infrastructure (GI) and encourages the provision of multi-functional GI and enhancement of the overall network.</li> </ul>	<p>Support noted.</p>
<b>Policy NE2: Green infrastructure</b>		<ul style="list-style-type: none"> <li>• Where development will lead to the loss of any green space, consideration should be given to contribution of green space to the overall strategic GI network and its role in providing ecosystem services.</li> </ul>	<p>Revised Policy IN2: Green infrastructure of the Publication Draft Local Plan addresses this comment.</p>

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<b>Policy NE2: Green infrastructure</b>		<ul style="list-style-type: none"> <li>• Welcome the recognition of the green infrastructure links from the district to Pleasley Vale, Pleasley Park and Shirebrook into Derbyshire as shown in Picture 9.3.</li> </ul>	Comments noted.
<b>Policy NE2: Green infrastructure</b>		<p>Current wording does not give adequate protection and contribution to GI network. Recommendations include:</p> <ul style="list-style-type: none"> <li>• Policy wording need to make clear that proposals that would harm the GI network will be refused</li> <li>• Policy wording needs to make explicit that, where relevant, criteria a-e are all requirements.</li> <li>• Change wording: '..clearly show how they address...' should be amended to read "clearly show how they adequately address...'</li> <li>• Significant weight will be placed on protecting the Strategic Green Infrastructure Network, not least for its economic, social and environmental benefits. Inappropriate development will not be allowed within or in the vicinity of the strategic green infrastructure network. Where development is acceptable within or in the vicinity of the strategic green infrastructure network it will be expected to enhance existing areas</li> </ul>	<p>Revised Policy IN2: Green infrastructure of the Publication Draft Local Plan addresses these comments.</p> <p>The NPPF makes clear the need for plans to be positively prepared. The policy IN2 makes clear that development proposals should satisfactorily demonstrate that key criteria can be met in order to be supported. Criteria have been made more explicit and detailed to ensure clearer implementation, including ensuring new linkages are created and/or gaps restored.</p>

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

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

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

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

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

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

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

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		<p>references to green infrastructure should be changed to include blue infrastructure. Also considers that the policy should cover smaller developments.</p>	<p>based (green) and water-based (blue) infrastructure. Policy IN2 relates to all development, as appropriate.</p> <p>Additionally, policy CC4: Protection, restoration and enhancement of the river and waterbody corridors more directly addresses blue infrastructure in relation to new development. Policy NE2: Biodiversity and Geodiversity addresses the need for development to support, where possible, net gains in biodiversity and avoid loss.</p> <p>It is envisaged that a Biodiversity and Green Infrastructure SPD will support policy implementation.</p>
<b>Policy NE2: Green infrastructure</b>		<ul style="list-style-type: none"> <li>Suggests that an area to the west of Mansfield is included within the green infrastructure network, and is given conservation protection if possible.</li> </ul>	<p>These suggested additions have been reviewed and considered in accordance with the methodology used to identify and map strategic GI. Please see the Green Infrastructure Study (2018).</p> <p>The strategic GI network is included on the policies map of the Publication Draft Local Plan.</p>
<b>Policy NE2: Green infrastructure</b>		<ul style="list-style-type: none"> <li>Picture 9.3 needs to recognise how Mansfield's green infrastructure extends into Bassetlaw. BDC is very open to co-operating over how these corridors can be enhanced.</li> </ul>	<p>This figure in the supporting text for policy IN2: green infrastructure Publication Draft Local Plan has been revised to recognise cross boundary connections outside the district, including Bassetlaw district.</p> <p>The evidence base supporting policy IN2 (Green Infrastructure Study 2018) provides more detail with regards to cross boundary</p>

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

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

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

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

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

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		<p>the current and potential demand for residents of the district'.</p> <ul style="list-style-type: none"> <li>• Basing the number of new plots on the number of currently paid-up tenants is inappropriate as not all allotments require the payment of an annual fee, and some individuals may hold several plots on behalf of others.</li> <li>• Limiting individuals to one plot may increase demand in an area if they had been growing on behalf of others.</li> <li>• Significant development in an area is likely to increase the demand for allotments by far more than the 20%/5 plot buffer anticipates.</li> <li>• The policy should be reworded to prevent any net loss in allotment space within an area, anticipate significant future use of allotments, and ensure that account is made of tenants who hold multiple plots and who are currently using a plot without being paid-up tenants.</li> <li>• The policy should specifically state that: "development proposals will not be permitted where doing so could jeopardise the achievement of the objective to provide sufficient allotments to meet the current and potential demand for residents of the</li> </ul>	

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

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

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		<p>under NE5(e) should be extended to cover the whole of Forest Road Park including the orchard and wild flower meadow.</p> <ul style="list-style-type: none"> <li>• This comment refers to local green space designation NE5(e).</li> <li>• Considers that Forest Road Recreation Ground Cricket Field should be formally designated as it covers all criteria.</li> </ul>	<p>It has been re-assessed as part of the local plan publication draft stage. The boundary remains unchanged as the rest of the open space has recently been afforded Fields in Trust legal protection.</p>
<p><b>Policy NE5: Protection of Local greenspace</b></p>		<ul style="list-style-type: none"> <li>• Recommendations are made to change the supporting text to policy NE5(k) - Spa Ponds local green space. This is to ensure that the text is accurate according to the site's recreational use and historical significance.</li> <li>• The text should be amended to read: Remove the reference to fishing, and add "conservation volunteering" to the recreational opportunities, to read: "recreational opportunities including conservation volunteering, walking and horse riding."</li> <li>• Amend "It has special historic significance, being part of Richard II's hunting grounds" to read: "It has special historic significance within the context of Clipstone Park and the associated medieval peel enclosure and King's Houses. King</li> </ul>	<p>Text has been amended to reflect the recommended revisions to ensure the text is accurate. Added reference to 'organised community conservation volunteering events' in order to emphasise that these are community led and regularly occurring as a social recreational events. Thus, demonstrably unique to how the area is used.</p>

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		Edward II had the ponds constructed in 1316, and was one of many Plantagenet Kings to frequent Kings Clipstone and make use of the royal hunting grounds of Clipstone Park."	
<b>Policy NE5: Protection of Local greenspace</b>		<ul style="list-style-type: none"> <li>It is recommended that the policy wording and standard of this policy are reviewed based on the following concerns: Based on the wording, there is a risk that a net loss of green space containing natural assets (e.g. ecological communities, networks and species and other benefits e.g. flood alleviation) could take place. As such, developments should only be granted that promote a net gain in the asset across the Mansfield area [district] (i.e. a net gain in biodiversity or green space).</li> </ul>	<p>Policy IN6: Designated local green space Publication Draft Local Plan relates to the specific designation of 'local green space' of which sites must meet specific criteria (see Designating Local Green Space Technical Paper).</p> <p>The protection and enhancement of green spaces is more appropriately covered under a combination of policies such as: green infrastructure (policy IN2), open space (IN3 and IN4), biodiversity and geodiversity (NE2). Policy NE2 addresses net gains in biodiversity.</p>
<b>Policy NE5: Protection of Local greenspace</b>		<ul style="list-style-type: none"> <li>This policy appears to apply only to a number of larger 'flagship' parks, but there are smaller, less well-resourced parks (such as Bull Farm, and many others) which also provide a vital community resource and worthy of this policy designation.</li> </ul>	<p>Local Green Space designation is considered during the preparation or review of local and neighborhood plans. An initial call for LGS nominations took place in 2015. Comments were received regarding local green space designation during the local plan consultation draft and the preferred options consultation stages. A range of types and sizes of green and open spaces were considered for designation.</p> <p>The council will consider further LGS nominations if submitted during the</p>

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

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

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			<p>face of climate change.</p> <p>Additionally, policy P5 (Climate change and new development) in the local plan publication draft addressed the need for new development to provide flexibility to allow for future adaptation. Addressed adaptation of species mixes in supporting text table (Sustainability measures and design of new development).</p>
<p><b>Policy NE6: Protection of Trees</b></p>		<ul style="list-style-type: none"> <li>• Policy is not sufficiently robust to offer adequate protection of trees, especially ancient trees.</li> <li>• Policy to read - 'Consent for works to protected trees will only be granted where:' add wording to criterion (c) - 'proposed works/felling are in accordance with ....and 'with the approval of the Woodland Trust/Ancient Tree Inventory'. add wording to criterion (d) - 'Replacement is made with Native UK trees, sourced from within the UK (to ensure bio-security) and appropriate tree species are selected for the area concerned.'</li> </ul>	<p>This policy was not carried forward into the local plan publication draft as the protection of TPO and trees within conservation areas is already covered by national legislation.</p> <p>The protection of ancient woodland and veteran trees is covered by policy NE2: Biodiversity and geodiversity Publication Draft Local Plan. The Woodland Trust Veteran Tree Inventory is referenced in the Supporting information table for policy NE2.</p>
<p><b>Policy NE6: Protection of Trees</b></p>		<ul style="list-style-type: none"> <li>• Policy wording should be amended to ensure that para. 9.47 (supporting text) is adequately addressed. Policy wording should be amended to "will be granted" to "will only be granted".</li> <li>• Policy should also make it clear that works to protected species will be</li> </ul>	<p>This policy was not carried forward into the local plan publication draft as the protection of TPO and trees within conservation areas is already covered by national legislation.</p>

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## **A2.5 Alternative sites**

- A2.5.1 Some 24 identifiable (i.e. which were accompanied by a plan or valid description) alternative housing and employment sites were submitted during the consultation exercise. These were subsequently captured by a “Call for Sites” exercise undertaken in late 2016, and included within the Housing and Employment Land Availability Assessment (HELAA) 2017. This process also reassessed the sites identified in the Consultation Draft. Table A2.3 overleaf lists the alternative sites submitted, their relevant HELAA reference number and indicates whether they were preferred sites for allocation. Preferred sites were subject to further consultation as part of the next preferred options stage (see Annex 3).
- A2.5.2 The HELAA assesses sites for their availability, suitability and achievability. Where sites have been assessed as not available, not suitable for not achievable they cannot be included in the list of preferred sites. Some sites have been assessed as not achievable but it is acknowledged that there would be significant benefits to their development. Consideration will be given to designating such sites as ‘regeneration sites’ to identify them as sites where the development potential will be explored.

**Table A2.3 Alternative sites submitted during Consultation Draft Local Plan Consultation**

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

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

## **Appendix A**

### **Schedule of consultees invited to comment on the Consultation Draft Document**

Title	Given Name	Family Name	Company / Organisation
Mr	Leigh	Williams	
Mrs	Trudy	Wilson	
Mr	Alan	Bishop	Homes and Communities Agency
	Stuart	Taylor	Environment Agency - Lower Trent Area
Mr	Stuart	Taylor	Environment Agency
Mr	Thomas	Shead	
			Network Rail
			Derbyshire and Nottinghamshire Local Enterprise Partnership
Mr	Matthew	Wheatley	
	Alison	Warren	Nottinghamshire County Council
Mr	Matt	Bartle	The Football Association
Mr	John	Huband	England and Wales Cricket Board
Mr	Peter	Shaw	Rugby Football Union
Mr	Colin	Corline	Lawn Tennis Association
			England Athletics
Mr	Chris	Rolle	Nottinghamshire County Council
Mr	Gary	Limbert	England Hockey
	Carol	Doran	Rugby Football League
Mr	Ricky	Stevenson	Nottinghamshire Football Association
Mr	Alistair	Hollis	Bowls England
	Graham	Paling	Western Power Distribution
	Steven	Ball	Western Power Distribution
			National Grid (Land and Development Team)
Mr	Paul	Cudby	
Mr	Jeremy	Wayman	Network Rail
Mr	Stuart	Ashton	Harworth Estates (UK Coal)
Mr	Clive	Wood	Nottinghamshire County Council
Ms	Ursilla	Spence	Nottinghamshire County Council
Mr	Nick	Crouch	Nottinghamshire County Council
Ms	Carolyn	Marshall	Forestry Commission
Mr	Patrick	Chandler	Sherwood Forest Trust
Ms	Cathy	Gillespie	Nottinghamshire County Council
Mr	Gareth	Broome	Nottinghamshire County Council
Mr	Carl	Cornish	Royal Society for the Protection of Birds
Mr	Adrienne	Bennett	Forestry Commission
Ms	Barbara	Brady	Nottinghamshire County Council
Ms	Jade	Gresham	Sport Nottinghamshire
		Unknown	Nottingham City Council
Ms	Christine	Smith	Friends of Carr Bank Park
Ms	Jill	Duckmanton	Friends of Fisher Lane Park
Ms	Sharon	Rowton	Friends of Fisher Lane Park

Title	Given Name	Family Name	Company / Organisation
Ms	Jill	Johnson	Friends of Forest Road Park
Ms	Pam	Johnson	Friends of The Carrs
Mr	Ray	Hallam	Friends of The Hermitage
Mr	Liam	Skillen	Friends of the Hornby Plantation
Ms	Shannon	Macfarlane	Friends of Yeoman Hill Park
Ms	Sarah	Spurry	Maun Conservation Group
Ms	Freda	Jackson	Oak Tree Conservation Group
Ms	Jill	Usher	Peafield Community Association
Ms	Veronica	Goddard	Peafield Community Association
Mr	Richard	Smith	Forest Town Nature Conseravtion Group
Mr	Steve	Horne	Warsop Footpaths Group
Mr	Mike	Benner	Campaign for Real Ale
Mr	James	Hollyman	Harris Lamb
		Unknown	Ashfield Land Ltd
Mr	Michael	Burrow	Savills L&P Ltd
Mr	Michael	Askew	Lambert Smith Hampson
			Lambert Smith Hampson
			Radiocommunications Agency (Midlands and East Anglia)
Mr	Luke	Plimmer	SGH Martineau LLP
			AECOM (acting for the Highways Agency)
Mr	Darren	Abberley	Defence Infrastructure Organisation (Strategic Asset Management Team)
		Unknown	
	Jo	Rice	Planning Issues
Mr	M	Miller	Terence O'Rourke PLC
		Unknown	The Planning Bureau Limited
Mrs	Susan	Chambers	Highways England
		Unknown	Tribal MJP
			fft Friends Families and Travellers
Mr	Chris	Thomas	Chris Thomas Ltd
		unknown	British Sign and Graphics Association
		Unknown	National Grid (Land and Development Team)
		Tesco Stores Ltd	Tesco Stores Ltd
		Peveril Securities	Peveril Securities
		Wm Morrisons Supermarkets plc	Wm Morrisons Supermarkets plc
		Stags Ltd	C/O Signet Planning
		Sainsbury's Supermarkets Ltd	C/O Indigo Planning
		Warsop Estate	Warsop Estate
	Hallam Land	Commerical	Hallam Land Management Ltd

Title	Given Name	Family Name	Company / Organisation
	Management and	Estates Group	
Mr	Robert	McClure	INEOS Upstream Ltd
	Anna	McComb	Ministry of Defence
Mr	David	Tye	NHS Property Services
	Nichola	Traverse-Healey	Ministry of Defence
			Barton Willmore
			Country Land and Business Association Ltd
Mr	Peter	Evans	Crown Europe
Mr	Trevor	Witts	"Groundwork Creswell
Miss	Anna	Harding-Cox	
Mr	Oliver	Mitchell	Planware Ltd
Mr	Paul	Cronk	House Builders Federation
Mr	Richard	Burke	Citi Development
Mr	Paul	Hurcombe	Severn Trent Water Ltd
Ms	Dawn	Williams	Severn Trent Water Ltd
			AMEC Environment & Infrastructure UK Limited
Ms	Laura	Kelly	
Mr	W J	Hazzledine	
		Unknown	E.ON Energy Ltd
	Sue	Green	House Builders Federation
Mr	Phillip	Matthews	Citrus Group Ltd
Mr	Richard	Labbett	Aldi Stores Limited
	Natural	England	Natural England
		Unknown	HOME Housing Association
Mr	Andy	Chick	East Midlands Trains
Mr	Edward	Parkin	Wheeldon Quality Homes
		Unknown	Derwent Housing Association Limited
	Robert	Biggs	Derbyshire County Council
		Unknown	Derbyshire County Council
	Richard	Campbell	Derbyshire County Council
		Unknown	Arkwright Society
Mr	Ian	Goldstraw	Derbyshire County Council
	David	Dale	Derbyshire County Council
	Rachel	Hoskin	Natural England
Ms	Joy	Hutchinson	Dennis Rye Ltd.
Mr	Ralph	Jones	Peveril Securities
	James	Smith	Peveril Securities
Mr	A J	Britton	W. R. Evans (Chemist) Ltd.
	Chris	Massey	Derbyshire County Council
	D	Prior	Waterman Burrow Crocker Ltd.

Title	Given Name	Family Name	Company / Organisation
	Suzy	Taylor	H. J. Banks
		Unknown	British Broadcasting Corporation (BBC)
Mr	T E	Shuldham	Shuldham Calverley (Retford)
Mrs	R	Waterhouse	Cuckney Parish Council
		Unknown	E.ON Central Networks
		Unknown	Society for the Protection of Ancient Buildings
Mr	Lee	O'Connor	Grants of Shoreditch Ltd
		Unknown	BT Group Plc
		Unknown	Ancient Monuments Society
Mr and Mrs	Maurice	Hill	C/o Ian Baseley Associates
Ms	Sue	Walker	Strategic Land Partnerships
Ms	Bev	Butler	Fusion Online Ltd
Ms	Bev	Butler	Dev Plan UK
Mr	R	Fletcher	
Mr	Paul	Leeming	Carter Jonas
	Katie	Chew	Planning Potential
Mr	Tim	Cleeves	Royal Society for the Protection of Birds
Ms	Chris	Quinsee	
Prof.	M	Palmer	Association for Industrial Archaeology
Mr	Phil	Kershaw	Transco
Mr	Robert	Jays	William Davis Ltd
Mr	Steve	Beard	Sport England
		Unknown	Sport England
Mr	Steven	Beard	Sport England
Mr	Andrew	Pritchard	East Midlands Councils
Mr	Paul	Tame	National Farmers Union
			Country Land and Business Association Ltd
Ms	Helen	Woolley	
Mr	Colin	Williams	Taylor Wimpey East Midlands
Mr	J	Edmond	Marrons Solicitors
Mr	Alister	Sykes	Bloor Homes
	Liberty	Stones	Fisher German LLP
		Unknown	Severn Trent Water Ltd
		Unknown	Severn Trent Water Ltd
Mr	Andy	Hall	Forestry Commission (EMC)
		Unknown	National Golf Centre
	Roslyn	Deeming	Natural England
Mr	Dave	Skepper	Stagecoach East Midlands
Ms	Katie	Adderley	The British Wind Energy Association
	Rebecca	Housam	Savills

Title	Given Name	Family Name	Company / Organisation
	Hamish	Robertshaw	Cushman and Wakefield
Ms	Vicki	Richardson	
Mr	Oliver	Quarmby	St James Securities Ltd Colliers CRE
Mr	Chris	Clavert	Pegasus Planning Group
Ms	Laura	Ross	Dev Plan
Ms	Claire	Norris	Lambert Smith Hampson
Ms	Jill	Stephenson	Network Rail
	David	Staniland	Knight Frank
Mr	Mark	Sutcliffe	
Ms	Annette	Elliott	The Co-Operatives Estates
Ms	Beverley	Smith	Mansfield District Council
Mr	Peter	Mansbridge	Mansfield District Council
Ms	Trish	Green	APTCCO
Mrs	Sarah	Nelson	Mansfield BID Company Ltd
Ms	Pauline	Wright	Mansfield District Council
Professor	Michael	Dutton	
Mr	Andrew	Shirley	Country Land and Business Association Ltd
		Unknown	Derbyshire County Council
Mr	Peter	Mercer	National Gypsy Traveller Federation
Ms	Alice	De La Rue	Derbyshire Gypsy Liaison Group
		Unknown	Friends of the Earth
	Max	Goode	Fairhurst
	Kayleigh	Brown	Fairhurst
Mr	Mark	Brown	Carmalor Group
Mr	Andrew	Lowe	Nottinghamshire Wildlife Trust
Mrs	Claire	Snowdon	Clegg Construction
Mr	J	Smith	Poppleston Allen
	Melys	Pritchett	Savills
Mr	J	Lodge	Nottinghamshire Fire & Rescue Service
Mr	John	Proctor	Fisher Hargreaves Proctor
Ms	Jayne	Green	Job Centre Plus - Nottinghamshire District
		Unknown	OFSTED (Early Years)
Mrs	K	Weller	Nottingham Mencap
Mr	John	Holmes	Oxalis Planning Ltd
		Bower and Rudd	
Mr	Richard	Bowden	Bowden Land
Mr	Chris	Thompson	Ramblers Association
	C	Turner	Nottinghamshire Rural Community Council

Title	Given Name	Family Name	Company / Organisation
Mr	Richard	Hall	Planning and Design Group
	Claire	Hutt	Planning and Design Group
		Unknown	Worldwide Leisure
Mr	Barrie	Woodcock	Nether Langwith Parish Council
Mr	Richard	Burns	Arba Developments
	Joan	Taylor	Nottinghamshire Older People's Advisory Group
		Unknown	Ashfield Links Forum
		Unknown	East Midlands Housing Association
			Rethink
Mr	Steve	Field	Trent Barton Buses
Mrs	Moira	McCullagh	
	Carolyn	White	Sherwood Forest Hospital Trust
Ms	Janice	Herbert	Sherwood Forest Hospitals NHS Trust
		Unknown	Home to Home Respite Care
	Lisa	Atkins	Nottingham and Nottinghamshire Advocacy Alliance
Mr	Jason	Bates	Jackson Building Centres
Mr	Neil	Oxby	Ashfield District Council
Mr	Stuart	Wiltshire	Ashfield District Council
	Jo	Wright	Mansfield and Ashfield Strategic Partnership
		Unknown	Derbyshire and Nottinghamshire Chamber of Commerce
Reverend	David	Fudger	Churches Together
Mr	John	Pryor	
		Unknown	Stonham Housing Association
Mr	Charles G	Dawson	Harrop White Valance & Dawson
Mr	John	Sankey	John Sankey Estate Agents
		Unknown	Civic Society
Mr	Graham	Whyborn	Futures
Ms	Sue	Harrison	Bryan & Armstrong
		Unknown	Nottinghamshire Probation Trust - Mansfield
Mr	Andrew	Tucker	Mansfield District Council
Mrs	Liz	Weston	Mansfield District Council
Ms	Carolyn	Hallam	
Mr	John	John Vanags	
		Unknown	Black & Ethnic Minority Advisory Group
	Wynne	Garnett	
	Veronica	Goddard	Navi Saheli
Ms	Vanessa	Blaker	Alzheimers Society

Title	Given Name	Family Name	Company / Organisation
		Unknown	North Nottinghamshire Society for Deaf People
Mr	Peter	Robinson	Central Nottinghamshire MIND
		Unknown	North Nottinghamshire Independent Domestic Abuse Services
Mr	Adrian	Sipson	Lister Group - Estate Agents
Mr	Mark	Bilton	Bilton Hammond
		Unknown	Hopkins Solicitors
		Unknown	Citizens Advice Bureau
Mr		Howard	Age Concern Nottinghamshire
Mrs	Rebekah	O'Neill	Four Seasons Centre
		Unknown	Mansfield and North Notts Counselling Service
Mr	Gordon	Slack	
Mrs	Maureen	Rouse	Park Area Residents Association
Ms	Mary	Button	West Notts Friends of the Earth
		Unknown	Park Area Residents Association
		Unknown	Maunside Tenants and Residents Association
		Unknown	Sure Start Ravensdale
Mr	Meirion	Parry	
		Unknown	Victim Support Mansfield & Ashfield
Mr	Michael	Powis	Nottinghamshire Police
Mr	Kevin	Brown	Nottinghamshire Police
Mr	Oliver	Oaksford	
Mr	Jack	Poxon	East Titchfield Community Action Group
Mr	S	Holding	
		Unknown	Woodhouse Road Family Life Centre
		Unknown	Mansfield Welfare Rights
Mr	Howard	Baggaley	Baggaley Construction
	Joanne	Hardwick	Corner House Care Home
Ms	Gillian	Bullimore	Severn Trent Water Ltd. (Mansfield)
Mr	J	Norman	Mansfield Taxi Branch Transport & General Workers Union
Mr	K	Krishan	ACE of Mansfield
Mrs	Kim	Palce	
Ms	Hillary	Yeomans	
		Unknown	Social Services
		Unknown	Adult Deaf and Visual Impairment Team
Miss	Jane	Yeomans	
Mr	William	Hill	
		Unknown	Rathbone Society

Title	Given Name	Family Name	Company / Organisation
Mr	Bob	Smith	Sherwood Archaeological Society
Mr	Bob	Smith	Mansfield Preservation Committee
Mr	Robert	Smith	
Mrs	Petra	Lucas	B & F Travel
	J	Radford	
		Unknown	The Mansfield Sand Group
Mr	Jon	Boulton	Mansfield Sand
Mr	John	Fareham	
		Unknown	Mansfield & Ashfield Env. Action Group
Mr	David	Martin	
Mr	Leslie	Amber	
Mr	Richard	Childs	
	E	Kistner	
Mrs	Mavis	Beddoe	
Mr	Trevor	Askew	
Mr	Don	Osborne	
Mr	Jonathon	Sims	JKD Builders Ltd
Mr	Keith	Lumsdon	
		Unknown	Sherwood Communities Development Trust
		Unknown	South Mansfield Community Centre
Mrs	Lesley	Salmon	
Mr	Peter	Frost	
Mr	Gordon	Howlett	
Mr	Matt	Scott	
Mr	Roger	Hextall	
Mr	H	Briginski	
Mrs	Beverley	Randall	
Mr	Graham	Headworth	
	W	Bellamy	
			The Coal Authority
Mr	Michael	Peach	
Mrs	Pamela	Quigg	
	Barbara	Gallon	The Victorian Society
Mr	Philip	Bishop	
Mr		Rickersey	
Mr	Carl	Chadwick	
Mr	W J	Plant	
		Unknown	Mansfield Town FC
Ms	Lynne	Fenks	
Mr	Andy	Matthews	

Title	Given Name	Family Name	Company / Organisation
Mr	Timothy	Downes	Mansfield District Council
	Jo	Waldron	Mansfield District Council
	Kath	Jephson	Jephson Mansfield Ltd
Ms	R	Sharpe	Turning Point
			Ladybrook Neighbourhood Management Team
Ms	Lorna	Carter	Ladybrook Neighbourhood Management Team
	Mary	Penford	William Kaye Community Centre
	Sharron	Reynolds	William Kaye Community Centre
Mr	D	Lamb	Aaeron/Elite Cars
		Unknown	D.I.A.L Mansfield and District
		Unknown	Nottinghamshire Royal Society For the Blind
Mr	Richard	Kay	Stagecoach East Midlands
		Unknown	Crossroads Care (North Notts)
Mr	G	Ambler	123 Taxis
			Mansfield & District Hackney Carriage & Private Hire Association
Mr	J	Sobolewski	Mansfield Mediation Group
	Karen	Formon	Mansfield Mediation Group
	Clare Heyting /	Alison Clarke	Jigsaw Support Scheme
Mr	Michael	Burns	
Mr	Keith	Wallace	Mansfield Ramblers
			West Titchfield Neighbourhood Management Team
Ms	Samantha	Prewett	West Titchfield Neighbourhood Management Team
Captain	Gary	Rockey-Clewlow	Salvation Army
Ms	Kath	Boswell	West Titchfield Neighbourhood Forum
Mr	Martyn	Thurman	Mansfield District Council
Mrs	Kath	Jephson	Mansfield 2020
	Val	Moss	
	J	Gregson	
	Alistair	Kingsway	Kingsway Community Project
Mr	Shlomo	Downen	Forest Town Nature Conseravtion Group
			Forest Town Community Council's Planning Sub-Committee
Mr	Shlomo	Downen	
Mr	Shlomo	Downen	
Ms	June	Hawkins	Forest Town Community Council
Ms	Pauline	Marples	Forest Town Heritage Group
Mr	Steve	Hymas	
Mrs	Diane	Revill	
	Reg	Giles	
Ms	Nancy	Douglas	Garibaldi School
Ms	Gail	Wakelin	
Mr	Scott	Wakelin	

Title	Given Name	Family Name	Company / Organisation
Mrs	Janice	Leary	
	C. B & V	Stansfield	
Mr	Bryn	Coleman	Nottinghamshire Fire & Rescue Service
Ms	Sandra Denise	Hubbard	
Ms	April	Godfrey	
	June	Stendall	
Mr	D	Urton	
Mr	Paul	Topliss	Mansfield District Council
Mrs	Michelle	Turton	Mansfield District Council
	Phil	Cook	Mansfield District Council
	Hayley	Barsby	Mansfield District Council
Mr	Mark	Wilkinson	Mansfield District Council
Mr	Ken	Brown	Mansfield District Council
Mr	Steve	Clarke	
Mr	Philip	Colledge	Mansfield District Council
Mr	Shaun	Hird	Mansfield District Council
Ms	Alison	North	Mansfield District Council
			Mansfield and Ashfield Strategic Partnership
Mr	Mark	Pemberton	
Mr	David	Pratt	Mansfield District Council
Mr	Robert	Purser	Mansfield District Council
Mr	Martyn	Saxton	Mansfield District Council
Cllr	Brian	Lohan	Mansfield District Council
	Mandy	Mellor	Mansfield District Council
Mrs	Catherine	O'Brien	Mansfield District Council
Ms	Kira	Besh	
Mr	Dean	Bellingham	Mansfield District Council
Mr	Philip	Delaney	Mansfield District Council
Mr	Perry	Bown	Mansfield District Council
Mr	Kenneth	Brown	Mansfield District Council
Mr	John	Krawczyk	Mansfield District Council
Cllr	Sharron	Adey	Mansfield District Council
Cllr	Terry	Clay	Mansfield District Council
Cllr	Martin	Wright	Mansfield District Council
Mrs	Tracey	Tucker	
Mr	Rob	Routledge	Mansfield District Council
Executive Mayor	Kate	Allsop	Mansfield District Council
Cllr & Deputy Mayor	Mick	Barton	Mansfield District Council
Cllr	Nick	Bennett	Mansfield District Council

Title	Given Name	Family Name	Company / Organisation
Cllr	Peter	Crawford	Mansfield District Council
Cllr	Stephen	Garner	Mansfield District Council
Cllr	Sally	Higgins	Mansfield District Council
Cllr	Ron	Jelley	Mansfield District Council
Cllr	John	Kerr	Mansfield District Council
Cllr	John	Smart	Mansfield District Council
Cllr	David	Smith	Mansfield District Council
Cllr	Roger	Sutcliffe	Mansfield District Council
Cllr	Andrew	Tristram	Mansfield District Council
Cllr	Andy	Wetton	Mansfield District Council
Ms	Mariam	Amos	Mansfield District Council
Mr	Mick	Andrews	Mansfield District Council
Mr	Michael	Avery	Mansfield District Council
Mr	Paul	Barker	Mansfield District Council
Cllr	Joyce	Bosnjak	Mansfield District Council
Cllr	Katrina	Atherton	Mansfield District Council
Cllr	Vaughan	Hopewell	Mansfield District Council
Cllr	Stuart	Richardson	Mansfield District Council
Cllr	Sonya	Ward	Mansfield District Council
Cllr	Amanda	Fisher	Mansfield District Council
	Glynn	Bacon	Mansfield District Council
	Helen	Sisson	Mansfield District Council
Mr	David	Evans	Mansfield District Council
		Philip Colledge	Mansfield District Council
Cllr	Barry	Answer	Mansfield District Council
Cllr	Kevin	Brown	Mansfield District Council
Cllr	Stephen	Harvey	Mansfield District Council
Cllr	Sean	McCallum	Mansfield District Council
Cllr	Lee	Probert	Mansfield District Council
Cllr		Rickersey	Mansfield District Council
Cllr	Dave	Saunders	Mansfield District Council
Cllr	Ian	Sheppard	Mansfield District Council
Cllr	Andy	Sissons	Mansfield District Council
Cllr	Sidney	Walker	Mansfield District Council
Cllr	Stuart	Wallace	Mansfield District Council
Cllr	Lesley	Wright	Mansfield District Council
Cllr	Ann	Norman	Mansfield District Council
	Diane	Revill	
Ms	Sally	Dilks	Mansfield District Council
Ms	Sally	Dilks	

Title	Given Name	Family Name	Company / Organisation
Mr	David	Malkin	
Ms	Elaine	Konieczny	
Mr	Peter	Lamb	
Mr	Jack	Hurton	
		Hopkinson and Brookes	
Mr	Mark	England	
Mr	Mick	Beresford	Bull Farm Neighbourhood Management Team
Mr	John	Eadson	
Mr	Malcolm	Drabble	
Mr	V & J	Brown	PleasleyHillConsortium
Mr	M L	Currie	
Mrs		Collins	Albert Street Residents Association
	Barbara	Nestor	
		Unknown	Hard to Reach Groups Project
		Unknown	Mansfield Woodhouse Community Development Group
		Unknown	Mansfield Woodhouse Community Development Group
Mr	Peter	Sutcliffe	Manor Sport and Recreation Centre
	C	Paterson	
Mr	Nicholas	Shelley	
Mr	George Alan	Lawson	
Mr	Derek	Birkin	
Mr	John	Parr	
Mrs	Tracey	Tucker	
		Hughes	
Mr	Paul	Russell	Rippon Homes
Mr	Christopher	Dennis	
			Mansfield Woodhouse Millennium Green Trust
Mr	Bob	Thacker	
	Karen	Russell	
Mr	Andrew	Clifford	
Ms	Tracey	Hartley	
Miss		Gundel	Perlethorpe-cum-Budby Parish Meeting
Ms	Julie	Guy	
	K	Shepherd	
Mrs	Veronica	Goddard	
Mr	David	Ellis	
Mr	Giovanni	Loperfido	
Mr	Martin	Bell	
		Unknown	Dial-a-Ride

Title	Given Name	Family Name	Company / Organisation
Ms	Rosy	Carter	Lowland Derbyshire and Nottinghamshire Local Nature Partnership
		Carter	Lowland Derbyshire and Nottinghamshire Local Nature Partnership
	Karen	Shaw	Nottingham City Council
Mr	Mark	Bannister	Homes and Communities Agency
Mr.	Andrew	Pitts	Environment Agency - Lower Trent Area
	Penny	Thorpe	Environment Agency - Lower Trent Area Rushcliffe Borough Council
	Alison	Stuart	Nottinghamshire County Council
Mrs	Sally	Gill	Nottinghamshire County Council
	Nina	Wilson	Nottinghamshire County Council
	Chris	Jackson	Nottinghamshire County Council
Mr	Peter	Gaw	Nottinghamshire County Council
Mr	Robin	Riley	Nottinghamshire County Council
Mr	David	Pick	Nottinghamshire County Council
Ms	Suzanne	Osborne-James	Nottinghamshire County Council
Mr	Andrew	Norton	Nottinghamshire County Council
Mr	Malcolm	Dillon	Nottinghamshire County Council
Mr	Richard	Lilley	
Ms	Tania	Barlow	Warsop Parish Council
Mr	Micheal	Johnson	Warsop Infotech Group Warsop Neighbourhood Management Team
Mr	Stuart	Moody	
		Unknown	Sure Start Meden Valley
Mrs	Beverley	Lilley	
Mrs	Bev	Young	
Mr	David	Bowring	Bowring Transport Limited
Mrs	Karen	Thompson	
Mr and Mrs	D	Crookes	
Mr	Tony	Field	
Mrs	R	Dawson	Old Warsop Society
Mr	Richard	Green	A Green and Sons
Mr	G	Savage	Church Warsop Community Centre
Mrs	P	Johnson	Church Warsop TRA
Mrs	Maureen	Wood	Meden Vale Community Association
	Jennifer	Jeffrey	Shirebrook Town Council
		Unknown	Malcolm Sargison Resource Centre
Miss	Sharon	Worthington	
Mrs		Tinker	Norton Parish Meeting
Mr	Micheal	Johnson	

Title	Given Name	Family Name	Company / Organisation
Mr and Mrs	M	Robinson	
mrs	margaret	bingham	
Mr	Michael	Wells	
Mr	Paul	Cullen	
Mr	Michael	Brown	
Ms	Alwyn	Brettel	
		Unknown	North Nottinghamshire Health Authority
		Unknown	Mansfield & Ashfield District Primary Care Trust
Mr	W	Hewitt	Mansfield Hackney Carriage Association
Mr and Mrs		Watson	
	Luba	Hayes	Nottinghamshire Community Health
	Charles	Cannon	Ransom Wood Estates Ltd
		Unknown	Mansfield 2020
Mr	James	Bray	NHS Nottinghamshire County
Mr	Bruce	Watson	
			Mansfield and Ashfield Clinical Commissioning Group
Ms	Ruth	Lloyd	
Mr	Mark	Yates	NHS England
Mrs		Jones	Rainworth Parish Council
Mr	Richard	thomas	
	Jennifer	Howe	
Mr	David	Chalmers	Forestry Commission
Mrs	Linda	Stretton	Edwinstowe Parish Council
		Unknown	Nottinghamshire Fire & Rescue Service
			Mansfield and Ashfield Clinical Commissioning Group
Ms	Lucy	Dadge	
Mr	Alan	Wahlers	
	C	Anstey	Trustees of Robert Thomas
Dr	Mike	Woodcock	
Mrs	Sharon	Stewardson	Clipstone Parish Council
	Barbara	Pepper	
Mr	Malcolm	Hackett	Greenwood Community Forest
Mr		Healthcote	Rufford Parish Council
		Unknown	Nottingham Community Housing Association (NCHA)
Mr	Matthew	Tubb	Newark & Sherwood District Council
Mr	Matthew	Norton	Newark & Sherwood District Council
			Newark & Sherwood District Council
Mr	Matthew	Tubb	Newark & Sherwood District Council
Mr	John	Thorniwell	JMT Design

Title	Given Name	Family Name	Company / Organisation
Mr	John	Clarke	Allen Clarke Farming
Mr	N	Wheelhouse	Wheelhouse.co.uk
	Ruth	Hawkins	Nottinghamshire Healthcare NHS Trust
Mr	Nick	Sandford	The Woodland Trust
Mr	Nick	Sandford	Woodland Trust
Mr	Douglas	Rooke	
Mrs	Helen	Cooke	British Horse Society
		Unknown	North British Housing Association
	Joanna	Gray	Gedling Borough Council
Mr	Thomas	Dillarstone	Gedling Borough Council
	Wayne	Scholter	Aldergate Property Group
Mr	Wayne	Scholter	Aldergate Properties
Mr	James	Norris	Ramblers Association
		Unknown	Nottinghamshire Police
Mr	Bernard	Wale	
		Unknown	Leicester Housing Association Limited
Mr	Peter	Homa	NHS Queens Medical Centre
		Unknown	Metropolitan Housing Trust
			Royal Society for the Blind
Mr	Ian	Keetley	(Nottinghamshire)
			Nottinghamshire Domestic Violence
		Unknown	Forum
Mr	Marjeet	Johal	T N Corporation Ltd
	Graham	Walley	Nottingham Natural History Museum
			Nottinghamshire Biological and
		Unknown	Geological Records Centre
Ms	Caroline	Harrison	Natural England
Mr	Richard	Hensall	Strelley Systems
Mr	Dave	Winter	NHS Trust
	David	Lawson	Broxtowe Borough Council
Mr	Mark	McGovern	SSA Planning
Mr	Robert	Westerman	Robert Westerman
		Unknown	Nottinghamshire Historic Gardens Trust
Mrs	Emilie	Carr	Historic England
	Claire	Searson	English Heritage
Ms	Liz	Banks	Oxalis Planning Ltd
Mr	Christopher	Whitmore	Andrew Martin Associates
Mr	John	Whyler	Longhurst Group
Mr	Colin	Wilkinson	Royal Society for the Protection of Birds
Mr	Stuart	Perry	Anglia Regional Co-op Society Ltd
Ms	Katie	Delaney	
Ms	Jane	Evans	Three

Title	Given Name	Family Name	Company / Organisation
		Unknown	Vodafone Ltd
		Unknown	Vodafone and 02
		Unknown	Civil Aviation Authority
Mr	Anthony	Greaves	Hallam Land Management Ltd
		Unknown	HM Inspectorate of Mines
Mr	Nick	James	Health and Safety Executive
Mrs	Helen	Fairfax	North East Derbyshire District Council
		Unknown	North East Derbyshire District Council
		Unknown	Chesterfield Borough Council
Mr	Chris	Chambers	Shorts
Mrs	Helen	Fairfax	Bolsover District Council
Mr	Paul	Stock	North County Homes Group Limited
	Charlotte	Stainton	Stainton Planning Urban & Rural Consultancy
Mr	Tom	Bannister	Bassetlaw District Council
		Welbeck Estates Co Ltd	Welbeck Estates Co Ltd
Mr	Gary	Staddon	Lafarge Aggregates
Mr	Simon	Evans	Gleeson Homes Regeneration
Mr	Sebastian	Hanley	Dialogue
Mr	Malcom	Lawson	The Ramblers Association - Mansfield and Sherwood Group
	David	Rixon	Vincent & Gorbing
Mr	Alex	Willis	BNP Paribas Real Estate
Mr	Peter	Foster	O2 UK Ltd
		Unknown	Telefonica O2 UK Limited
		Unknown	Hutchison 3G UK Ltd
Mr	Moiz	Khanbhai	
	Alla	Hassan	Plan Info News
		Unknown	N Power
		Unknown	Arqiva
		Unknown	British Telecommunications / Openreach
Mr	Mark	Fisher	Lawn Tennis Association
Mr	James	Stevens	Home Builders Federation Ltd
	Lance	Saxby	Energy Saving Trust
Mr	Paul	Lewis	Church Commissioners
		Unknown	Department for Transport
		Unknown	Ben Bailey Homes
Ms	A	Jackson	Planning Inspectorate
	Irvine	James	
	Sue	Place	Nottinghamshire County Council
Mr	Roland	Hassall	Oak Tree Neighbourhood Management

Title	Given Name	Family Name	Company / Organisation
			Team
Miss	Charlotte	Boyes	Planning Potential
Mr	Shahin	Ahad	
Mrs	Ann	Sewell	Mansfield Woodhouse Society
Mr	Raymond	Cole	Fields in Trust
		Unknown	Asda Properties Holdings Plc
Mr	Neil	Wells	Cushman and Wakefield
Mr	William	Steel	Cushman and Wakefield
Mr	Nick	Desmond	Bride Hall Holdings Limited
Mr	Julian	Stephenson	Montagu Evans LLP
Mr	Anthony	Salata	Jorden Salata
		Unknown	The Georgian Group
Mr	Alex	Jackman	EE
Lord	Tony	Berkeley	Rail Freight Group
		Unknown	Mobile Operators Association
		Unknown	Design Council
	Vilna	Walsh	Firstplan
Ms	Rose	Freeman	The Theatres Trust
Mr	Ross	Anthony	The Theatres Trust
Mr	Tom	Hyde	Building Research Establishment
		Unknown	The Council for British Archaeology

## **Appendix B:**

### **Consultation Draft Document- Consultation media**

Letter / email:

## Mansfield District Council

«AddressBlock»

Our Ref: MDLP/CD  
Your Ref: «Person\_ID»  
When calling please ask for:  
Rob Routledge

Dear Sir / Madam,

6 January 2016

### **Mansfield District Local Plan – Consultation Draft**

As a stakeholder on our Local Plan database, we want to make you aware of the current consultation on the above document which will help shape the future development of Mansfield district. The document contains a vision and strategy that sets out how the council would like the district to look in 2033, as well as proposed development sites and planning policies.

We want to make sure that you have the opportunity to let us know what you think, so we are consulting on the plan for a six week period. This is in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

You can make comments on the Local Plan Consultation Draft from **11 January 2016** to **22 February 2016**. All comments received will be used to inform the Publication Draft of the plan which will be published later this year. More information can be found on our website at [www.mansfield.gov.uk/localplan](http://www.mansfield.gov.uk/localplan).

You can view the document and comment online by visiting our Consultation Portal: [http://mansfield.objective.co.uk/portal/mdp/consultation\\_draft](http://mansfield.objective.co.uk/portal/mdp/consultation_draft). Your username is: «Username»

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

You can view a copy of the document at the Civic Centre, Chesterfield Road South Mansfield, NG19 7BH, as well as at all libraries across the district during advertised opening hours throughout the consultation period.

We are holding a number of public exhibitions, highlighting what is happening in various parts of the district. Details of these are attached as Appendix A.

Mansfield District Council, Civic Centre, Chesterfield Road South, Mansfield, Nottinghamshire NG19 7BH  
t: 01523 463463 w: [www.mansfield.gov.uk](http://www.mansfield.gov.uk)



**Mansfield**  
District Council

We are also hosting special sessions for stakeholders, to address the issues of housing, retail, employment, environment and infrastructure. Appendix B contains a list of all of these events. Please let us know, by phone or e-mail which session/s you would wish to attend so that we know how many people to expect.

We'd prefer to receive your comments via our Consultation Portal, however if you wish to write to us, please e-mail [lp@mansfield.gov.uk](mailto:lp@mansfield.gov.uk) or write to the Planning Policy Manager, Mansfield District Council, Civic Centre, Chesterfield Road South, Mansfield, NG19 7BH. Please clearly state which policy or paragraph of the plan that each comment refers to and provide a summary of any complex issues that you raise.

Comments sent by post should reach us no later than **17:00 on 22 February 2016**. The online deadline is **23:59** on the same day. Please note that any comments you make may be made publicly available.

Yours Faithfully



Rob Routledge,  
Planning Policy Manager

#### Appendix A – Public exhibition timetable

Venue	Date	Time	Wards covered
Civic Centre	11/01/2016	8am - 12pm	Oakham, Kings Walk, Berry Hill and Sandhurst
Warsop Town Hall	12/01/2016	12pm - 4pm	Warsop <del>Carrs</del> , Netherfield, Market Warsop and Meden
Kingsway Hall	13/01/2016	12pm - 4pm	Maun Valley, Kingsway, Newlands and Holly
William Kaye Hall	14/01/2016	12pm - 4pm	Brick Kiln, <del>Ladybrook</del> , Grange Farm, Broomhill and <del>Pennington</del>
Mansfield Library	18/01/2016	8:30am - 12:30pm	Newgate, Portland, <del>Carr</del> Bank and Woodlands
Turner Hall	19/01/2016	8am - 12pm	Manor, Hornby, Yeoman Hill, Woodhouse, Park Hall and <del>Reaxfields</del>
<del>Blessley</del> Landmark	20/01/2016	8am - 12pm	Abbott, Bull Farm & <del>Blessley</del> Hill and Sherwood
The Heath	21/01/2016	12pm - 4pm	Oak Tree, Ling Forest, <del>Eakring</del> , Racecourse, Ransom Wood and Lindhurst
Civic Centre	26/01/2016	3pm - 7pm	All
Civic Centre	27/01/2016	4pm - 7pm	All
Civic Centre	28/01/2016	8am - 12pm	All

#### Appendix B – Stakeholder event timetable

Venue	Date	Time	Topic covered
Civic Centre	15/01/2016	10am - 12pm	Retail
Civic Centre	15/01/2016	2pm - 4pm	Employment
Civic Centre	22/01/2016	10am - 12pm	Environment and green infrastructure
Civic Centre	25/01/2016	10am - 12pm	Housing
Civic Centre	25/01/2016	2pm - 4pm	Infrastructure

# Mansfield District Council

«Title» «Given\_Name» «Family\_Name»  
«Position»  
«Company\_\_Organisation»  
«Address\_Line\_1»  
«Address\_Line\_2»  
«Address\_Line\_3»  
«Post\_Town»  
«Post\_Code»

Our Ref: MDLP/CD2  
Your Ref: «Person\_ID»

Date: 19 July 2016

Dear Sir / Madam,

## Mansfield District Local Plan – Consultation Draft and supporting documents

As you are listed on our local plan database, we want to make you aware of the current consultation on the above documents. The local plan document will help shape the future development of Mansfield district and contains a vision and strategy that sets out how the council would like the district to look in 2033, as well as proposed development sites and planning policies.

We consulted you on the local plan earlier this year, but have now re-opened the consultation in order that it can be read alongside the supporting documents that were prepared to inform the plan.

These documents are:

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

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

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

Kate Allsop – Executive Mayor

Mansfield District Council, Civic Centre, Chesterfield Road South, Mansfield, Nottinghamshire NG19 7BH  
T: 01623 463463 W: [www.mansfield.gov.uk](http://www.mansfield.gov.uk)



**Mansfield**  
District Council

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

You can view the documents and comment online by visiting our Consultation Portal: <http://mansfield.objective.co.uk/portal/mdp>. Your username is: «**Username**»

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

You can view a copy of each document at the Civic Centre, Chesterfield Road South Mansfield, NG19 7BH, as well as at all libraries across the district during advertised opening hours throughout the consultation period. A list of the libraries is shown in Appendix A below.

We'd prefer to receive your comments via our Consultation Portal, however if you wish to write to us, please e-mail [lp@mansfield.gov.uk](mailto:lp@mansfield.gov.uk) or write to the Planning Policy Team, Mansfield District Council, Civic Centre, Chesterfield Road South, Mansfield, NG19 7BH. Please clearly state which document you are commenting on, as well as which policy or paragraph that each comment refers to and provide a summary of any complex issues that you raise.

Comments sent by post should reach us no later than **17:00 on 14 September 2016**. The online / email deadline is **23:59** on the same day. Please note that any comments you make may be made publicly available.

Yours Faithfully



Tracey Tucker,  
Senior Planning Policy Officer

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

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

Summary document:

# MANSFIELD DISTRICT LOCAL PLAN TO 2033



## Consultation draft: Summary Leaflet

Consultation starts 11 January 2016 and ends 22 February 2016

[www.mansfield.gov.uk/localplan](http://www.mansfield.gov.uk/localplan)



**Mansfield**  
District Council

## Mansfield District Local Plan

**Mansfield District Council** is producing a document called the Local Plan to guide future development in the district to 2033. It will ensure new homes, jobs and services are located in the most sustainable locations, along with the necessary infrastructure and facilities.

We have developed our Local Plan - Consultation Draft which maps out **Mansfield's future and we** are keen to seek your views.

**This leaflet provides a** summary of the proposals and describes how you can submit your comments.



### OUR VISION:

By 2033 major change within the district will have brought about positive economic, social and environmental regeneration by responding to local needs, reducing deprivation and improving the quality of life for all.



## Why should you get involved?

Planning shapes the places where we live, work, and socialise. It improves the social, economic and natural environment of communities.

The council is required to produce a document called the 'Mansfield Local Plan' to guide development in the district to 2033.

When adopted (or agreed) by the council it will replace the

current Mansfield District Local Plan 1998 and will be used to determine planning applications. This will help the council to direct development to where it is needed and help prevent unsuitable developments.

Your views are important to us so please visit [www.mansfield.gov.uk/localplan](http://www.mansfield.gov.uk/localplan) and give your comments.

## What is the Consultation Draft document?

The Consultation Draft contains a vision and strategy that sets out how the council would like the district to look in 2033. The development strategy includes the following:

- Distribution and allocation of residential development and employment land, with a focus on the urban areas of Mansfield and Market Warsop

- New retail development in Mansfield town centre
- Policies for making decisions on planning applications.

- 7,520 new homes
- 42 hectares of new industrial land
- **New offices**
- New retail development in **Mansfield town centre and** the district centres
- New infrastructure, services and facilities
- Policies for making decisions on planning applications

### So far...

We've gathered a lot of evidence over the last few years in order to produce this draft. We have also consulted on our Scoping Report which asked you for your thoughts on what the plan should contain.

We will continue to consult you at key stages of the Local Plan production process as set out below.

Local Plan – Scoping Report, Summer 2015

Submission to Government, Summer 2016

Local Plan – Consultation Draft, early 2016

Independent Examination, Autumn 2016

Local Plan – Publication Draft, Spring 2016

Adoption, Winter 2016

The council will use the adopted local plan policies to determine all future planning applications.



### Why is the council planning for development?

The council's Local Plan will comply with national planning guidance (called the National Planning Policy Framework) which has a presumption in favour of sustainable development. 'Sustainable' means ensuring that lives for ourselves don't mean worse lives for future generations.

### How much development are we planning for?

The Local Plan - Consultation Draft proposes that 7,520 new homes and 42 hectares of employment land will be developed in the district by 2033. The district also needs 26,000 sqm of office floorspace and 32,200 sqm for retail and related uses.

We have already agreed for some planning developments to go ahead. So, this Local Plan will only need to cover enough land for:

- 2,837 new homes
- 10 hectares of industrial land
- 31,400 sqm of retail and related uses

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

We will try wherever possible to develop within built up areas. We will also protect green and open spaces in our Local Plan. However we don't have enough urban land to develop on, so we also need to build on the edges of our towns.

We will propose that new developments make best use of existing infrastructure.

Areas that are at risk of flooding, or have significant wildlife value, have been protected from development.

### Will the roads and other infrastructure cope?

Understanding whether there is sufficient infrastructure available (such as transport, energy, water and sewer capacity, school places, doctors etc) is part of the evidence base which informs our Local Plan.

We are required to produce an 'Infrastructure Delivery Plan' alongside the Local Plan. This will set out the infrastructure required to deliver the development proposed in the Local Plan and when it will come forward.

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

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

However development must go somewhere, and we have tried to ensure that the most important views and open spaces are protected.

New development can actually enhance an area and boost property values by helping to fund new facilities, services and improvements to local parks etc.

We have proposed a range of 'development management' policies which will minimise the impact upon existing residents when development eventually happens.



## Mansfield District Local Plan

# Why build more houses when people can't afford to buy them?

Our research shows that Mansfield's population is due to grow by 6,500 over the plan period. We must make sure that enough homes are built, in the right places, so that you, and your children, have the opportunity to live where you choose to.

Our plan seeks to ensure that a proportion of new homes on each site are affordable for people who are unable to rent or buy on the

## We need more jobs for local people!

The Local Plan also proposes sites for new employment development. Just like we did with housing, we had to find out how many jobs would need to be provided by the end of the plan period.

Most of the sites we propose to allocate are on existing employment parks, although there will also be some new jobs provided at large mixed use developments south of Berry Hill, and at Penniment Farm which have already got planning permission.

open market. Our research also tells us that any more than 20% would make sites too expensive to develop.

The Local Plan sets out development requirements up to 2033 so not all the new houses will be built at once.

## Will there be any new shops in the town centre?



The town centre is a key regeneration area and we will encourage growth over the plan period. There are a number of important development sites where this can take place.

The Local Plan also proposes to help increase the attractiveness of the town centre by making it more



accessible, allowing a wider range of uses, protecting its cultural assets and seeking a range of physical improvements.

It is intended that the following vision will be delivered through public and private investment in Mansfield, guided by the Local Plan.

## OUR VISION:

By 2033 Mansfield town centre will offer an enhanced range of shops and leisure facilities, attracting more visitors who spend more money in both the day-time and night-time economies.

There will be a wider range of uses that appeal to more people, especially families, arranged and managed in a way that helps people feel safe.

Improvements to public spaces, the market and Mansfield's historic buildings will have enhanced the overall appeal of the town centre and helped celebrate the positive aspects of the historic environment.

A growing number of people living and working within the central area of Mansfield will support its businesses and shops, including those with longer opening hours which underpin Mansfield's thriving early evening economy.

Access to the town centre from the wider central area and beyond will be clear, more pedestrian and cycle friendly and focused on sustainable transport modes, with strategic car parks helping to reduce the amount of cars in the town.

Visiting the centre of Mansfield will be a positive, social experience for all, including tourists exploring the wider area.

### But there are already too many empty shops!

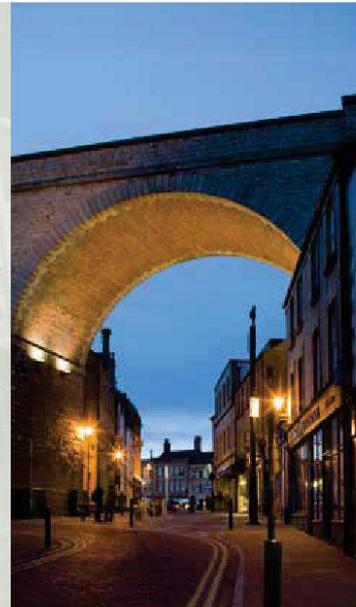
We have taken the amount of vacant shops into account when looking at how many sites we need to identify for new development.

### Will there be a site identified for Gypsy's and Travellers?

Our evidence base suggests that we do not need to allocate a specific site. The plan does however include a policy to ensure future needs can be met if they arise.

### Will derelict and vacant sites be developed?

The sites we have identified for development contain a combination of previously developed (or brownfield) land and underutilised greenfield sites within the existing built up areas. We have also identified a small number of greenfield sites on the edge of the built up areas. This combination of sites will give the development industry plenty of choice as well as meaning that derelict sites are earmarked for regeneration. Policies have been written to encourage developers to build on brownfield sites first, but we have to make sure that there is a choice of sites



### What about Warsop?

Our evidence base tells us that we need to direct some new development to Warsop parish and ensure the needs of its population are met. This new development will be focused upon the urban area of Market Warsop as far as possible, but due to a lack of available land there will be some new houses on fields to the west of the market town. Market Warsop will also get some new shops and jobs.

Warsop is also having a Neighbourhood Plan, prepared on behalf of Warsop Parish Council. This will provide more detailed and locally specific policies for the area.

### How can I find out if land near my house will be affected?

There's a list of development sites on the next few pages, but you can see this in more detail on our website.

You can also attend an exhibition to see the plans and talk to the planning team - the dates and venues are also shown on our website. Please visit: [www.mansfield.gov.uk/localplan](http://www.mansfield.gov.uk/localplan).

### Will you be protecting our wildlife, important green spaces and historic buildings?

Yes we have a range of policies that will protect, and even seek improvements to, a whole host of important features. These include green infrastructure, parks, wildlife sites, listed buildings and conservation areas.

## Existing planning permissions

All existing proposals with planning permission (or commitments) have an important role to play in meeting the development needs of the district. These commitments make up over half of our housing and employment requirements.

## What does this mean for where you live?

The council's Local Plan Consultation Draft identifies potential sites for housing, employment and mixed use development, with the majority of

these sites focused in and around the Mansfield urban area. These can be seen on the following plans.

### Warsop Parish

465 new homes and around 3 hectares (ha) of industrial land proposed:

Residential sites identified at:

**W2(a)**

Wood Lane (Miners Welfare), Church Warsop (30—40 homes)

**W2(b)**

Sherwood Street / Oakfield Lane, Market Warsop (30—40 homes)

**W2(c)**

Stonebridge Lane / Sookholme Lane, Market Warsop (225—270 homes)

**W2(d)**

Sookholme Lane / Sookholme Drive, Market Warsop (180—220 homes)

Industrial land identified at:

**W3(a)**

Mansfield Road (former railway station), Market Warsop (0.7 ha)

**W3(b)**

Oakfield Lane (land adjacent recycling depot), Market Warsop (2.0 ha)

### Market Warsop district centre

Small scale development of approximately 700 sqm of retail floorspace and 100 sqm of food and drink leisure floorspace will be focused on or close to the district centre.

At:

**WDC3(a)**

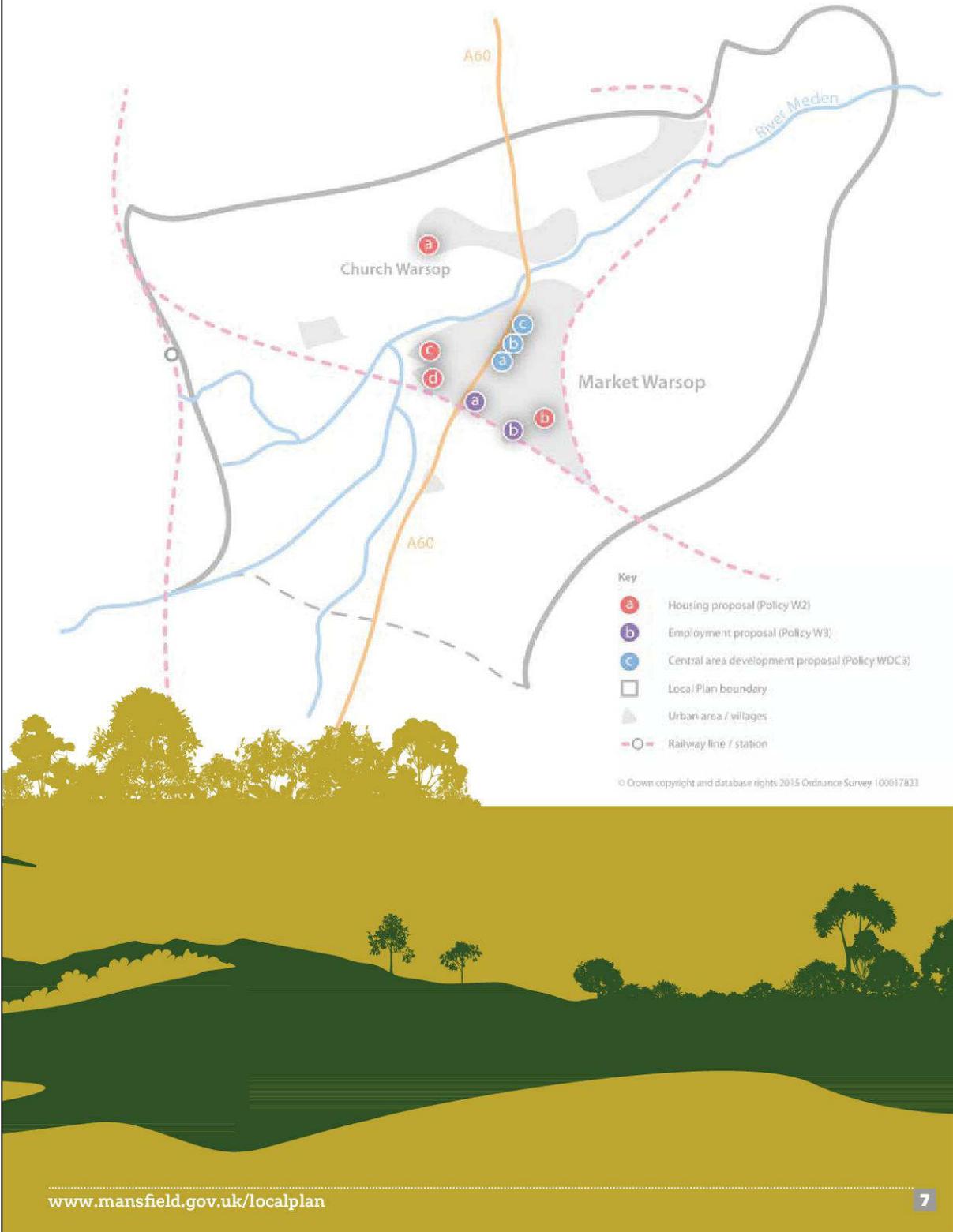
High Street (land adjacent Crate and Grapes PH), Market Warsop (200 sqm)

**WDC3(b)**

Church Street (car park), Market Warsop (300 sqm)

**WDC3(c)**

Burns Lane / Church Street, Market Warsop (300 sqm)



## Mansfield urban area

2,370 new homes and around 9 hectares (ha) of industrial land proposed.

Residential sites identified at:

**M5(a)**

Former Mansfield Brewery (part),  
Great Central Road, Mansfield  
(60 - 90 homes)

**M5(b)**

Former Mansfield General Hospital,  
West Hill Drive, Mansfield  
(45 - 55 homes)

**M5(c)**

Spencer Street, Mansfield  
(50 - 60 homes)

**M5(d)**

Victoria Street, Mansfield  
(40 - 50 homes)

**M5(e)**

Abbey Primary School, Abbey Road,  
Mansfield  
(50 - 70 homes)

**M5(f)**

Broomhill Lane, Mansfield  
(60 - 75 homes)

**M5(g)**

Former Ravensdale Middle School,  
Ravensdale Road, Mansfield  
(100 - 120 homes)

**M5(h)**

Former Sherwood Hall School,  
Stuart Avenue, Mansfield  
(80 - 95 homes)

**M5(i)**

Helmsley Road, Rainworth  
(75 - 100 homes)

**M5(j)**

Former Victoria Court Flats, Moor  
Lane, Mansfield  
(45 - 60 homes)

**M5(k)**

Bellamy Road Recreation Ground,  
Mansfield  
(50 - 70 homes)

**M5(l)**

Broomhill Lane Allotments (part),  
Mansfield  
(25 - 30 homes)

**M5(m)**

Clipstone Road East / Crown Farm  
Way, Mansfield  
(165 - 195 homes)

**M5(n)**

Cox's Lane, Mansfield Woodhouse  
(15 - 20 homes)

**M5(o)**

Abbott Road / Brick Kiln Lane,  
Mansfield  
(70 - 100 homes)

**M5(p)**

Ladybrook Lane / Jenford Street,  
Mansfield  
(75 - 105 homes)

**M5(q)**

Meadow Avenue, Mansfield  
(10 - 20 homes)

**M5(r)**

Bilborough Road, Mansfield  
(20 - 25 homes)

**M5(s)**

Pump Hollow Road / Newlands  
Road, Mansfield  
(50 - 70 homes)

**M5(t)**

Hall Barn Lane, Mansfield  
(125 - 180 homes)

**M5(u)**

Sandy Lane / Alcock Avenue,  
Mansfield  
(20 - 25 homes)

**M5(v)**

Sandy Lane / Garratt Avenue,  
Mansfield  
(65 - 80 homes)

**M5(w)**

Sandy Lane / Shaw Street, Mansfield  
(35 - 45 homes)

**M5(x)**

Sherwood Close, Mansfield  
(15 - 20 homes)

**M5(y)**

Ladybrook Lane / Tuckers Lane,  
Mansfield  
(25 - 35 homes)

**M5(z)**

Windmill Lane (former nursery),  
Mansfield  
(20 - 30 homes)

**M5(aa)**

Sherwood Avenue, Mansfield  
(230 - 270 homes)

**M5(ab)**

Debdale Lane / Emerald Close,  
Mansfield  
(30 - 35 homes)

**M5(ac)**

Sherwood Rise (adjacent Queen  
Elizabeth Academy), Mansfield  
Woodhouse  
(145 - 175 homes)

**M5(ad)**

Old Mill Lane / Stinting Lane,  
Mansfield  
(145 - 200 homes)

**M5(ae)**

New Mill Lane / Sandlands,  
Mansfield  
(115 - 160 homes)

**M5(af)**

Radmanthwaite Road / Oxclose  
Lane, Mansfield  
(315 - 375 homes)

Industrial land identified at:

**M6(a)**

Anglia Way, Mansfield  
(1.9 ha)

**M6(b)**

Ratcher Hill Quarry (south east),  
Southwell Road West, Mansfield  
(2.1 ha)

**M6(c)**

Ransom Wood Business Park,  
Southwell Road West, Mansfield  
(1.6 ha)

**M6(d)**

Ratcher Hill Quarry (south west),  
Southwell Road West, Mansfield  
(0.5 ha)

**M6(e)**

Sherwood Oaks Business Park,  
Southwell Road West, Mansfield  
(2.7 ha)

**Berry Hill & Penniment Farm**

The council has already approved planning permission for a large development of 1,700 new homes and 17 hectares of employment land at Berry Hill to the south of the district, and 430 new homes, 39,216 sqm employment floorspace and 84 sqm retail floorspace at Penniment Farm to the west of the district.

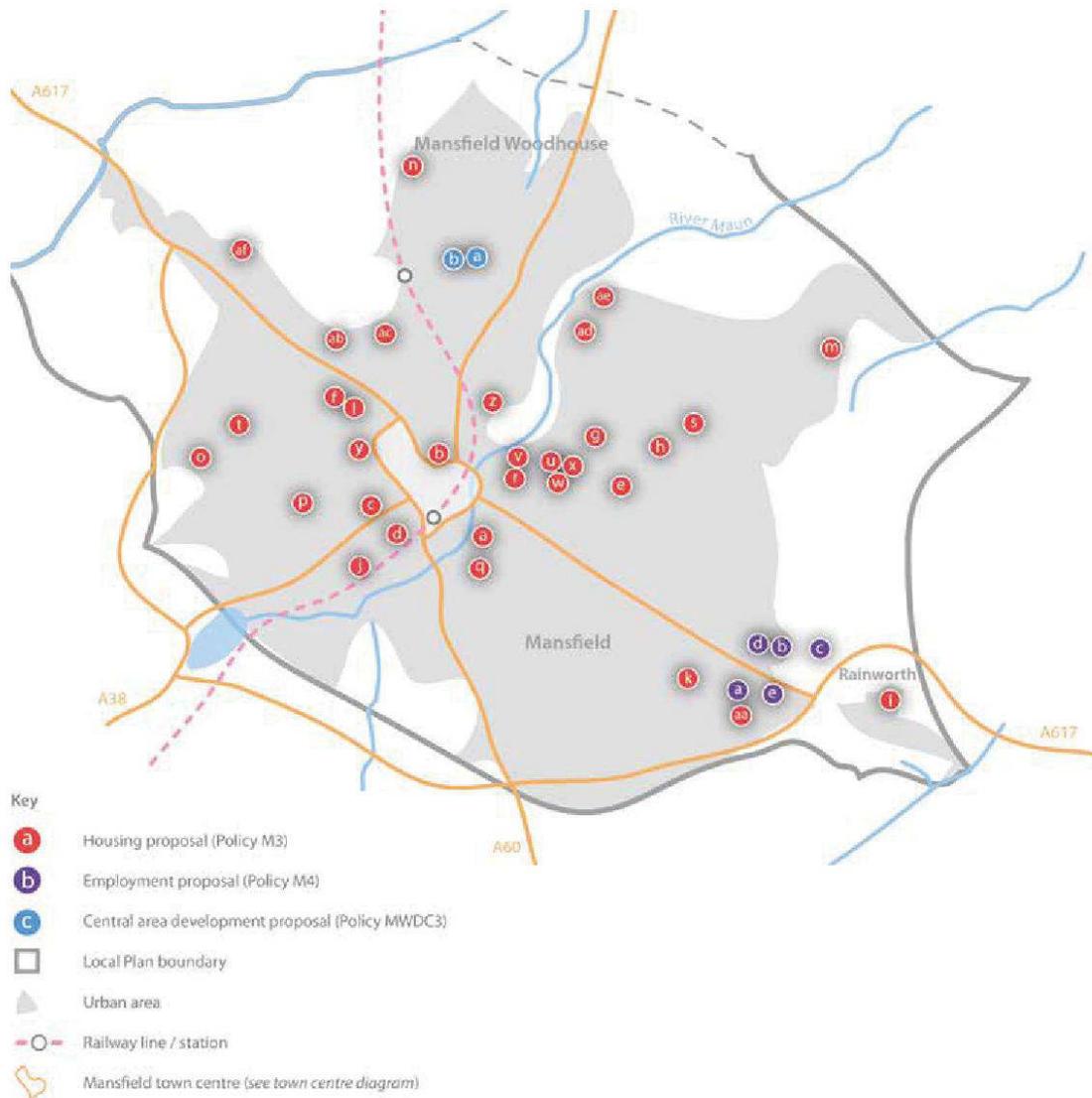
## Mansfield Woodhouse district centre

Small scale development of approximately 350 sqm of retail floorspace and 80 sqm of food and drink leisure floorspace will also be focused on the district centre. There is also planning permission for a small supermarket nearby on the A60.

At:

**MWDC3(a)**  
 Welbeck Road (land at Morrison's)  
 Mansfield Woodhouse  
 (350 sqm)

**MWDC3(b)**  
 Station Street, Mansfield  
 Woodhouse  
 (80 sqm)



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[www.mansfield.gov.uk/localplan](http://www.mansfield.gov.uk/localplan)

## Mansfield central area

Around 23,335 sqm of new retail and food and drink leisure floorspace proposed:

**MCA1(a)**  
Stockwell Gate North, Mansfield  
(16,500 sqm)

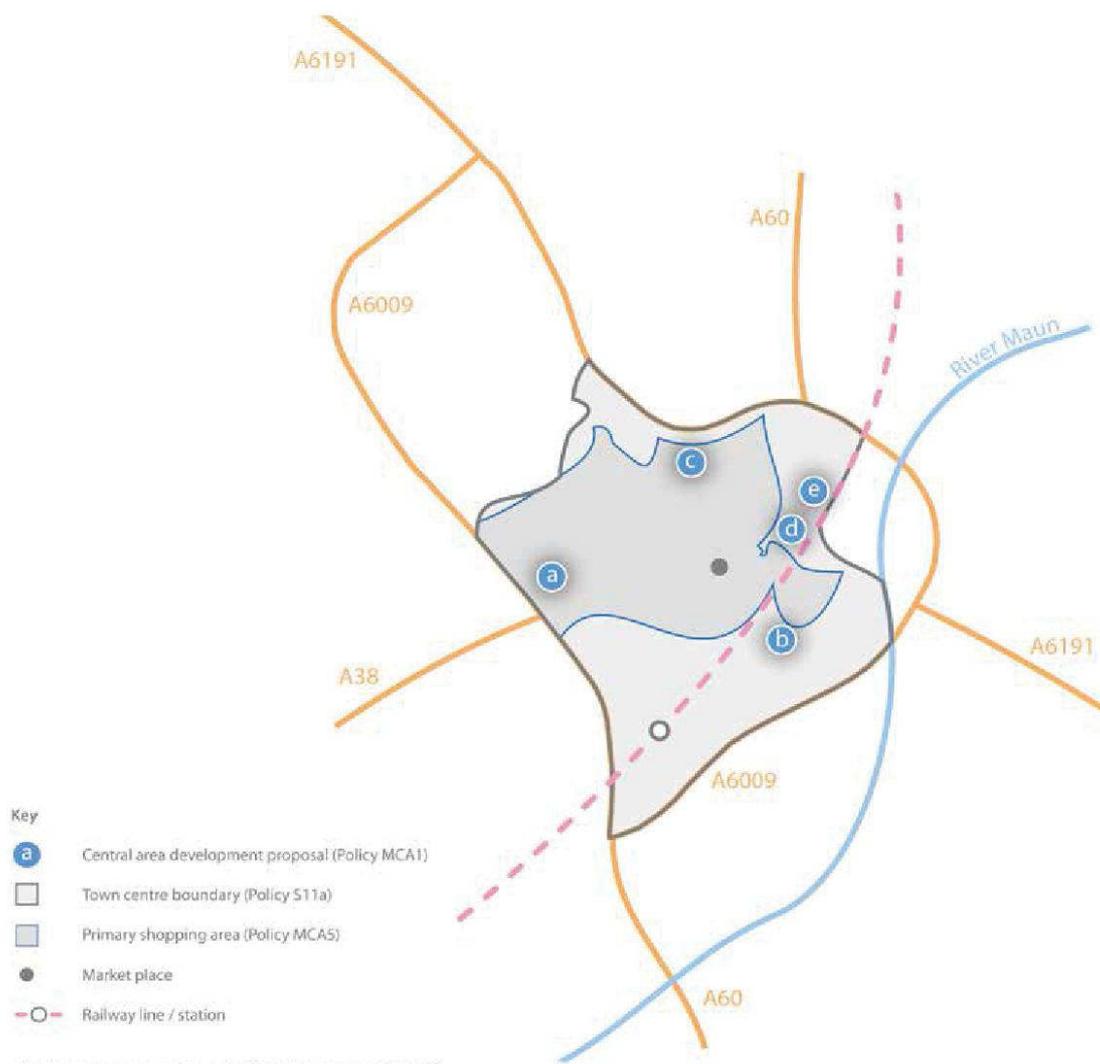
**MCA1(b)**  
White Hart Street, Mansfield  
(3,895 sqm)

**MCA1(c)**  
Clumber Street, Mansfield  
(2,000 sqm)

**MCA1(d)**  
Toothill Lane, Mansfield  
(800 sqm)

**MCA1(e)**  
Handley Arcade, Mansfield  
(150 sqm)

We also intend for 4,300sqm of currently vacant floorspace to be brought back into use.



## Have your say

We want to hear from you. There are a number of ways you can submit your comments.

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

If you require assistance in submitting your comments please contact the Planning Policy team. You can also contact your local ward Councillor for further advice.

If you would like to be added to our Consultee Database, please register at <http://mansfield.objective.co.uk/common/register.jsp> or contact the Planning Policy team.

### View the full document

The full document is available on line [www.mansfield.gov.uk/localplan](http://www.mansfield.gov.uk/localplan), at the Civic Centre, and at libraries across the district.



### Submit your comment form:

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

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

### Email:

Please email your completed comment form to [lp@mansfield.gov.uk](mailto:lp@mansfield.gov.uk)

### Post:

Please send your completed comment form to  
Planning Policy  
Mansfield District Council  
Civic Centre  
Chesterfield Road South  
MANSFIELD  
NG19 7BH



## Next steps...

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

A Publication document will be produced and there will be a further round of public consultation on the soundness of the Local Plan.

The Local Plan will then be submitted to the Secretary of State, along with the comments made on the document, and an Examination in Public will be held. This will give an independent Planning Inspector the opportunity to test the soundness of the Local Plan, ensuring it is justified, effective and consistent with national policy.

For further information please contact the Planning Policy team:

Planning Policy  
Mansfield District Council  
Civic Centre  
Chesterfield Road South  
MANSFIELD  
NG19 7BH  
Tel: 01623 463195  
Email: [lp@mansfield.gov.uk](mailto:lp@mansfield.gov.uk)

We may be able to provide this information in larger print, in Braille, on audio tape or CD or in another language.

Contact: 01623 463463  
Minicom: 01623 463444  
Email: [mdc@mansfield.gov.uk](mailto:mdc@mansfield.gov.uk)



Poster:

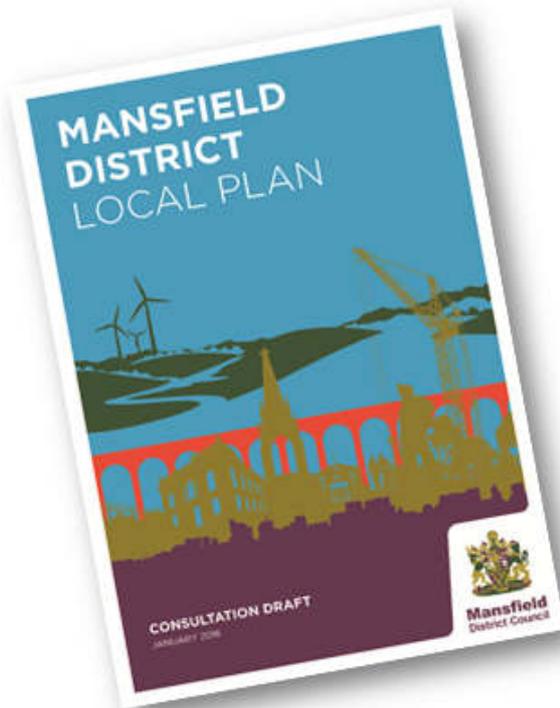
## Have your say on the new Mansfield District Local Plan!

The Local Plan is an important planning document that will help shape the future development of Mansfield district, up to 2033.

It will ensure new homes, jobs and local services are located in the most sustainable locations, along with the necessary infrastructure and facilities.

We have developed our Local Plan – Consultation Draft which maps out the areas future and we are keen to seek your views.

It is available here and online at:  
<http://mansfield.objective.co.uk/portal/mdlp>



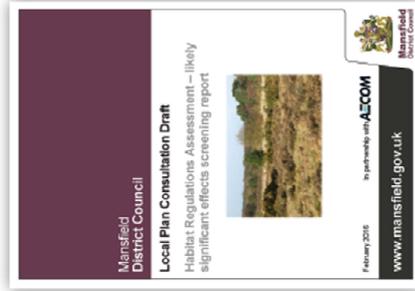
Please send your comments to:  
Planning Policy Team, Mansfield District Council, Civic Centre,  
Chesterfield Road South, Mansfield, NG19 7BH  
**by 22 February 2016**



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



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



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



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

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

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

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

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

by **14th September 2016**



**Mansfield**  
District Council

Example of a site notice:

# New homes



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

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

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

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

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

[www.mansfield.gov.uk](http://www.mansfield.gov.uk)



**Mansfield**  
District Council

## **MANSFIELD DISTRICT COUNCIL**

### **Mansfield District Local Plan – Consultation Draft**

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

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

#### **Council offices**

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

#### **Libraries**

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

at [www.mansfield.gov.uk/localplan](http://www.mansfield.gov.uk/localplan)

and on the council's local plan consultation website:

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

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

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

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

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

If you have any queries about the document please telephone 01623 463195 or email [lp@mansfield.gov.uk](mailto:lp@mansfield.gov.uk)



**Mansfield**  
**District Council**

## **MANSFIELD DISTRICT COUNCIL**

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

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

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

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

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

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

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

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

#### **Council offices**

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

#### **Libraries**

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

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

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

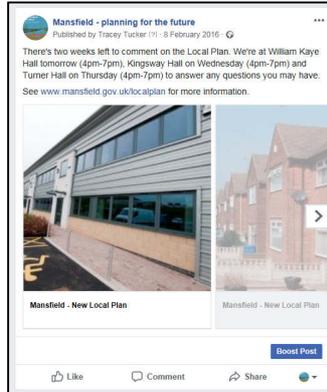
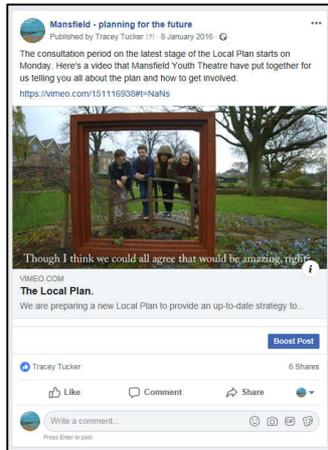
If you have any queries about the documents please telephone 01623 463195 or email [lp@mansfield.gov.uk](mailto:lp@mansfield.gov.uk)



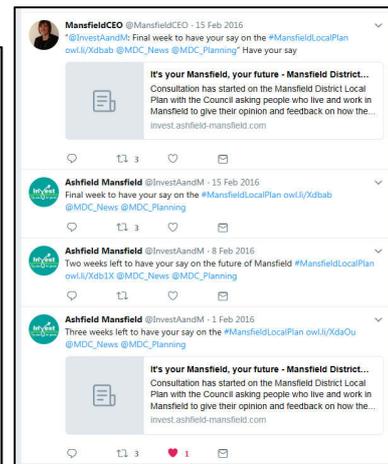
**Mansfield  
District Council**

## Social media:

- **Facebook** (six posts)



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



**Appendix C:**

**Representations received on Interim Sustainability Appraisal**

3 August - 14 September 2016

Comments received	MDC Response
<p><b>Paul Cullen</b></p> <p>After looking through the Sustainability Appraisal of Mansfield District Plan, Interim SA Report, February 2016, page 7 map 2.1 Location of GP facilities in Mansfield and Warsop, it only identifies one GP Surgery on Warsop Lane in Rainworth and we have two in Rainworth, the other GP's Surgeries is Hill View Surgery Kirklington Road, Rainworth, both of these GP's surgeries fall within the Newark and Sherwood boundary but obviously I understand why these should be included as residents in the Mansfield District boundary of Rainworth do use these two GP surgeries I believe Aecom need to be aware that two GP's surgeries are in the village of Rainworth and not one.</p>	<p>Feedback noted. The SA has been updated to reflect accessibility to this additional GP service.</p> <p><b>Action</b> – update appraisal findings and site assessments</p>
<p><b>Natural England</b></p> <p>We acknowledge that the framework includes references to biodiversity but geodiversity appears to have been omitted yet is referred to elsewhere in the report. The Framework refers to soils, but does not reference 'Best and Most Versatile' agricultural land. The Plan should set out that agricultural land of lower value should be used for development in preference to the best and most versatile land.</p> <p>We have no detailed comments to make at this stage but are pleased that the report uses our Impact Risk Zones in the commentary for the sites listed.</p>	<p>Clarification provided to the SA Framework that 'soil' includes consideration of Best and Most Versatile agricultural land.</p> <p><b>Action</b> – Revise SA Framework.</p>
<p><b>Mr C Chadwick and Mr J Plant</b></p> <p>Paragraph 6.3.18 states that an estimate of the dwelling capacity of the priority zones in the Technical Report indicated that no more than the upper quartile of zones would be needed to meet the housing requirement. All other sites were therefore discounted at this stage. We disagree with the Council's approach taken on this matter.</p> <p>The Technical Report of Locations for Additional Housing Land in Mansfield District has not been consulted upon. There has therefore been no opportunity for stakeholders and interested parties to comment upon the methodology. The SA does not outline the reasons for taking this approach or assess the</p>	<p>'A new call for sites and their assessment through a formal Housing and Employment Land Availability Assessment (HELAA) has taken place. This updates and replaces the previous SHLAA and technical report approach identifying additional housing land in the district. The HELAA considers a wider range of sites and its methodology was also consulted on (July-September 2016).</p>

Comments received	MDC Response
<p>sustainability implications of doing so.</p> <p>The land to the rear of High Oakham Hill is considered to be a reasonable alternative to those sites proposed to be allocated in the Local Plan and should be considered on its own merits, as opposed to just being part of a wider 'zone'</p>	<p>Public consultation of preferred sites and the criteria used to inform these will also take place in 2017. The Sustainability Appraisal process helps inform this.'</p>
<p><b>Karen Hardy – Let Warsop Speak</b></p> <p>Comments relate largely to the Plan approach, rather than the SA findings.</p>	<p>N/a</p>
<p><b>Bettina Lange – CPRE</b></p> <p>The Sustainability Appraisal Non-Technical Summary reports at 2.1.3 that average net housing completions were 245 per annum 2011- 2015, and at 2.1.4 that just over 500 completions per annum will be needed in the next 5 years and just under 400 dpa thereafter. This means that completions would have to be between just under and just over twice the recent average. It is unclear how this very significant increase is to be achieved.</p>	<p>Updates to completion figures will be addressed through updates to related evidence base. The SA utilised information provided in the evidence documents supporting the draft Plan. The comments relate to delivery of such targets rather than the SA process or findings.</p> <p>No action required.</p>
<p><b>Bettina Lange – CPRE</b></p> <p>The Interim SA Report Non-Technical Summary concludes at 4.1.14 that, sites allocated on the south eastern edge of Market Warsop could have significant negative effects upon Hills &amp; Holes &amp; Sookholme Brook SSSI.</p> <p>The CPRE are not convinced that these two sites need or should be allocated to meet housing needs.</p>	<p>The comments refer to the SA findings rather than opposing the process or factual information presented. Consequently, there are no changes to be made to the SA.</p> <p>The SA is a decision aiding tool, and not the sole source of evidence.</p> <p>No action required.</p>

Comments received	MDC Response
<p><b>Scarlett Griffiths – Highways England</b></p> <p>Within the SA Highways England welcomes the overarching emphasis on encouraging sustainable transport and undertaking transport assessment work where relevant. This will help to ensure that the operation of the SRN is safeguarded.</p>	<p>Comments welcomed. No action required.</p>
<p><b>Historic England – Rosamund Worrall</b></p> <p>Table 4.1 - The Built and Natural Heritage topic is welcomed as a Key Sustainability Issue in Table 4.1 and, similarly, the thrust of SA Objective SA7 in Table 4.2 is also welcomed. However, Historic England would recommend that the sub criteria be revised from ‘protect and enhance’ to ‘conserve and enhance’ in line with NPPF terminology for the historic environment. In addition it would be helpful if it could be made clear at this stage that archaeology falls within the Built and Natural Heritage topic to make provisions throughout the document, and especially within Section 6.</p>	<p>Objective SA7 has been amended in line with suggested text. Clarification made in relation to the need to consider archaeology.</p> <p><b>Action</b> – Revise SA Framework.</p>
<p>Table 5.3 - The conclusion of this table in relation to the compatibility of SA7 and Local Plan Objective 5 (very compatible) is not disputed. However, the associated text in Para 5.2.5 does not address the identified incompatible outcome of Local Plan Objective 5 and SA1. Additional information/analysis explaining this conclusion and any mitigation, including recommendations for subject areas where further assessment may be required, should be included for clarity. In addition, it is not clear how the balance of ‘very incompatible’ and ‘incompatible’ have been reached in respect of SA7 and LP Objective 1 and SA1 and LP Objective 5 since they are essentially equivalents of each other. Further clarification on this point is recommended for the avoidance of doubt.</p>	<p>Objective compatibility matrix updated to reflect comments.</p> <p><b>Action</b> - update compatibility assessment</p>

Comments received	MDC Response
<p>Section 6.2 - S1 information, especially Para 6.2.3, is rather woolly and could perhaps emphasise the three golden threads of the NPPF more clearly to provide an overview for the interim SA and the LP policies. It would be useful to refer to any site assessment methodologies used to inform the evidence base as part of the LP process so far in this section.</p>	<p>Comments noted by MDC Planning Policy Team and will be used to help inform policy revisions.</p> <p><b>Action:</b> Update as per revised assessment of policies when available.'</p>
<p>Page 108 - The Built and Natural Heritage section separates the two subjects in the analysis despite them being a single SA objective. As a result, in Para 7.1.41 the impact on the natural landscape is considered insignificant due to a focus on urban areas, but this then means there is the potential for adverse impact on heritage assets (designated and non-designated) within those urban areas. Since the two subjects are included in a single objective, the synergy between the two should be set out more clearly and the heritage asset issue addressed within that paragraph. There would then be better links with subsequent paragraphs, particularly Paras. 7.1.44 and 7.1.47.</p>	<p><b>Action</b> – Update SA findings to draw out the links between built and natural heritage</p>
<p><b>Nottinghamshire County Council – Nina Wilson</b></p> <p>The County Council considers the Sustainability Appraisal should consider the presence or, and implications of, MSA/MCAs and would suggest that it could be included as a sub criteria for SA Objective 8. Natural Resources. This would contribute to the Local Plan process taking account of minerals sterilisation and could negate the need for developments to meet the requirements of DM13 as they come forward for planning permission. The County Council would stress the MSA/MCAs do not preclude non-minerals development. In fact, depending on the scale of proposed development, the presence of the mineral indicated by the MCA/MSA, has the potential to benefit the non-minerals development through prior extraction. This is particularly the case if prior extraction is considered early within the development process (which the SA and allocations process can play a part in).</p>	<p>Comments noted. SA framework updated to reflect potential effects on Mineral resources. Site assessment framework updated to identify potential sterilisation of minerals.</p> <p><b>Action</b> – Update site assessment to include minerals safeguarding areas. Include as criteria for determining all new sites.</p>

Comments received	MDC Response
<p><b>Planning and design group – Welbeck Estates Company Ltd</b></p> <p>Support given to the SA Framework and the findings of the SA, in particular for policies NE7 and NE8.</p> <p>It is possible to release urban boundary sites and successfully mitigate effects upon biodiversity (SA6) and landscape character (SA7-8).</p>	<p>Comments and support noted.</p>
<p><b>Planning and design group – Welbeck Estates Company Ltd</b></p> <p>We support the recommendation that takes a more proactive approach towards developments that seek to remediate contaminated land and in particular those that incorporate an element of uses that are less sensitive.</p>	<p>Comments and support noted.</p>
<p><b>Phoenix Planning (UK) Ltd - Owners of land between New Mill Lane and Old Mill Lane</b></p> <p>Table 6.6 of the SA sets out the housing site options considered and the rationale behind the allocations. For site 13/1 Old Mill Lane / Stinting Lane it is concluded that this site is allocated as it can make a contribution to open space and is close to public open space and good access to local facilities and jobs. For site 13/3 New Mill Lane / Sandlands the SA states that the site can make a contribution to open space, is close to public open space and good access to local facilities / jobs (walking distance) and would provide an opportunity to improve road safety on New Mill Lane. We are in agreement with such conclusions.</p>	<p>Comments noted.</p>
<p><b>Phoenix Planning (UK) Ltd - Owners of land between New Mill Lane and Old Mill Lane</b></p> <p>Whilst we are in agreement with conclusions for sites 13/1 and 13/2, it is considered the site 13/2 has identical benefits and accordingly should also be allocated.</p> <p>Within the SA, only the adjacent sites, site 13/1 and 13/3 have been assessed against the criteria. My client's site 13/2 has been excluded from this assessment.</p> <p>It is considered that there is no justification for allocating sites 13/1 and 13/2 and excluding site 13/2 (from the appraisal).</p> <p>It is considered that there has been limited justification for excluding site 13/2 from development whilst allocating sites 13/1 and 13/3 and it has been demonstrated by this representation that site 13/2 performs equally in sustainability and deliverability terms.</p>	<p>'A new call for sites and their assessment through a formal Housing and Employment Land Availability Assessment (HELAA) has taken place. This updates and replaces the previous SHLAA and technical report approach identifying additional housing land in the district. The HELAA considers a wider range of sites including this site and its methodology was also consulted on (July-September 2016).</p> <p>Public consultation of preferred</p>

Comments received	MDC Response
	sites and the criteria used to inform these will also take place in 2017. The Sustainability Appraisal process helps inform this.'
<p><b>Strutt and Parker - Mr G A Blagg and Son</b></p> <p>We consider that the Warren Farm and Peafield Lane Sites are reasonable alternatives for housing allocations in the Local Plan and should therefore be assessed through the sustainability appraisal. We note that in the Council's Assessment of Locations for Additional Housing Land (2015) Zone 14 - Warren Farm, ranked 11th and Zone 11 - which includes Peafield Lane, ranked 13th. Furthermore, Peafield Lane was top ranked for deliverability and Warren Farm ranked fourth. However, the Council decided to identify sites for further assessment and Sustainability Appraisal from the top 10 ranked areas. We consider that this approach has resulted in reasonable alternatives being excluded from the process and is therefore not legally compliant with Regulation 12 of The Environmental Assessment of Plans and Programmes Regulations 2004. In order to comply with the regulations we recommend that an assessment of the sites forms part of the next stage of the plan making process.</p>	<p>'A new call for sites and their assessment through a formal Housing and Employment Land Availability Assessment (HELAA) has taken place. This updates and replaces the previous SHLAA and technical report approach identifying additional housing land in the district. The HELAA considers a wider range of sites including this site and its methodology was also consulted on (July-September 2016).</p> <p>Public consultation of preferred sites and the criteria used to inform these will also take place in 2017. The Sustainability Appraisal process helps inform this.'</p>

**Appendix D:**

**Representations received on Interim Habitat Regulations Assessment**

3 August - 14 September 2016

Full Name	Subject	Summary of Comments	MDC Response
Peter Olko	general	The fragility of habitats and the loss of interconnectivity to support wildlife communities' is illustrated today 14/09/2016 by the Daily Telegraph, which states that "one in six wild species" are at risk of disappearing quote: Great Crested Newt – only 75,000 remaining; Water vole – numbers dropped by 90pc in recent years; Hedgehog –declined 97pc since fifties.	Noted.
Peter Olko	Para 2.2.1, 2.2.1	We note that Mansfield has no Natural 2000 site within its boundary (Para 2.1.1) but has within close proximity – 0.7km "Birklands and Bilhaugh SAC and the Sherwood Forest Natural Area7....Together, this cluster of designated sites and priority habitats form an important biodiversity reservoir within Nottinghamshire (Para 2.2,1) – which we agree with.	Noted.
Peter Olko	Para 5.3.21, 5.6.2	We agree that there ought to be a vision as outlined with Para 5.3.21. So that "a future for the Sherwood Forest area where the outstanding natural and cultural heritage is nationally and internationally recognised – where vibrant communities, economic regeneration and environmental enhancement thrive together in this inspiring natural setting". We believe that greater importance ought to be given, knowing the wildlife decline we face, that this paragraph ought to be rewritten to emphasise that this natural setting should take priority over these areas, which should not :Para 5.6.2 quite correctly places a duty on local authorities to "Work together" to preserve, maintain and re-establish habitats for wild birds and to ensure that these areas are not further degraded. We would indeed add they should be enhanced and the time frame work be beyond the time span of this plan.	Noted

Full Name	Subject	Summary of Comments	MDC Response
Peter Olko	Para 6.4.3	<p>Para 6.4.3 – correctly lays out the framework for protection and prevention of fragmentation of wildlife sites: “Policy NE7 of the Local Plan requires the prioritisation of the protection and avoidance fragmentation of the ecological network by development. Areas have been incorporated into the strategic green infrastructure network to discourage their development and prevent fragmentation of the nightjar and woodlark habitat in the district. The Council has commenced initiatives to deliver a strong network of natural green infrastructure in Mansfield district, incorporating the large number of existing accessible natural open spaces and woodlands around the district and the ongoing development and promotion of a strong managed green infrastructure network through the Green Infrastructure &amp; Biodiversity SPD facilitated by Policy NE2.</p>	Noted.
Peter Olko	Page 67	<p>Concluding Para. We note on Page 67, Map of “LOCATION OF BIRKLANDS AND BILHAUGH SAC AND POSSIBLE POTENTIAL SHERWOOD SPA” that the council have suggested that to increase connectivity of these important areas, additional areas be introduced (Shown Hatched) who’s purpose is to “Avoid development in order to prevent fragmentation of the Sherwood ppSPA and also to prioritise the enhancement of habitat connectivity and promote sensitive management”. This proposed strategy only improved connectivity “East to West” and does nothing to link the two important wildlife areas north and south of Clipstone and also Edwinstowe. In order to promote better connectivity, increase flight and movement corridors and provide a larger environmental asset capable of taking Mansfield forward into the next century we propose that 2 additional areas are introduced and protected from development, which will provide North-south Corridor links. These are detailed on the Map below, reproduced from your Map on Page 67.</p>	<p>These are not exclusion areas, as such. Rather they are areas within which the HRA suggests the Council should generally discourage, and avoid allocating, new housing or built employment. These areas were chosen because the gaps are relatively small and thus vulnerable to fragmentation. The separation between the two parts of the ppSPA either side of Clipstone and Edwinstowe is much larger and (within Mansfield District) encompasses urban areas such as Newlands. For this reason it is considered not appropriate to include this zone in relation to the ppSPA. Suggested areas to rather be considered as a wider Local Plan work.</p>

Full Name	Subject	Summary of Comments	MDC Response
Peter Olko	general	Having seen & read, we support the submission from "Only Solution LLP's" submission in its entirety (HRA/2,3,4,5,6,7)	Noted.
Nick Crouch	Para 5.2.32, 5.3.53, 5.5.19, 5.3.58, table 5.5, appendix B	Comments from Natural England should be sought on the HRA. Regard should be had to the following recommendations in particular: 1) The text box after paragraph 5.2.32 regarding supporting text for Policy NE9; 2) Paragraph 5.3.53 and the text box after paragraph 5.5.19 regarding the wording of Policy NE7; 3) Paragraph 5.3.58 regarding the wording of Policy NE8; 4) The same recommendations as above summarised in Table 5-5 and Appendix B	Noted.
Shlomo Downen	Para 3.2.3	It is stated in Paragraph 3.2.3 that a risk-based approach and MDC's associated decision tree / advice papers and associated risk-based approach are to be followed for planning applications. As the HRA is premised on this fundamental assumption, it is important that the principle of following the decision tree / advice papers and associated risk-based approach is explicitly adopted within the Local Plan.	Noted. Not a comment on the HRA. Recommendations in the HRA Scoping Report will inform the emerging Local Plan approach to policy wording and its implementation.
Shlomo Downen	General omission of Sherwood Forest West	In terms of plans and projects considered for impacts on the ppSPA, the HRA should include consideration of the plans for the proposed 'Sherwood Forest West' development which are envisioned to include "700-800 new dwellings to the west, split between land north of Eaking Road and land east of Jubilee Road North" and "6.9ha of employment land as an extension of the successful Crown Farm Industrial Estate" as set out at <a href="https://www.whatdotheyknow.com/request/pre_application_correspondance_r">https://www.whatdotheyknow.com/request/pre_application_correspondance_r</a>	Any additional preferred sites brought forward through a revised local plan site selection process will be taken into account in an updated HRA.

Full Name	Subject	Summary of Comments	MDC Response
Shlomo Downen	Para 4.3.4	<p>The HRA does not appear to assess or list all of the potential adverse impact on protected bird species considered as part of the Rufford Incinerator inquiry (PINS ref 2102006). Particularly, no explicit consideration or mention is made of the impacts of tall buildings, light pollution from buildings and vehicles, and disturbance caused by employees entering sensitive areas on their lunch breaks. As noted at the inquiry, birds will often steer clear of large buildings because such structures can harbour predator birds, and the impacts of light and tall buildings on protected species were not ruled out [IR1139 &amp; IR1146]. Furthermore, we note that disturbance from artificial lighting was listed as a likely qualifying feature considered to be sensitive to changes in the Habitats Regulations Assessment for the Joint Nottinghamshire and Nottingham Waste Core Strategy and Nottinghamshire Minerals Core Strategy Preliminary Screening Report (July 2011) available from: <a href="http://cms.nottinghamshire.gov.uk/hra.pdf">http://cms.nottinghamshire.gov.uk/hra.pdf</a></p>	<p>Most of these impacts are intrinsically associated with the proximity of development and were already captured in the discussion of 'urbanisation' effects of proposed sites within 400m. We do not consider that people on lunch breaks are a significant source of disturbance, particularly since the most disturbing impact of walkers is those who bring dogs, which will not be the case with the vast majority of workers.</p>
Shlomo Downen	Para 3.3.6; 5.3.55; 5.3.60	<p>The HRA needs updating to take account of the comments of the Nottinghamshire Wildlife Trust (MDLP/CD/242) and Forest Town Nature Conservation Group (MDLP/CD/194) which explain how the ppSPA issue and the protection of woodlark and nightjar is not adequately addressed in the Local Plan Consultation Draft version of NE7. The HRA draft's recommended improvements to NE7 could move things forward, but would not be sufficient on their own to provide the level of protection expected by Regulation 9(A) of the Habitat Regulations (2010) 2012 amendment. NE7 should explicitly state that planning consent shall be refused for proposals where unacceptable impact on Woodlark and/or Nightjar and their habitat has not been ruled out.</p>	<p>It is considered that the consultee's proposed change to NE7 goes beyond the requirements of Regulation 9(A), which simply says the local authority should take 'such steps in the exercise of their functions as they consider appropriate'. While it does say that competent authorities 'must use all reasonable endeavours to avoid any ... deterioration of habitats of wild birds' it also says that 'appropriate account must be taken of economic and recreational requirements'. An absolute prohibition (without allowing for any over-riding economic justification, for example) would therefore be</p>

Full Name	Subject	Summary of Comments	MDC Response
			<p>vulnerable to legal challenge if included as policy. It would however be something that could and would be taken into account in EIAs when considering significant effects and in the vast majority of cases the practical result would probably be the same.</p>

Full Name	Subject	Summary of Comments	MDC Response
Shlomo Downen	Para 5.5.11; 5.5.13; 5.5.15	<p>It is not safe to conclude as the HRA has done that the Lindhurst development was adequately addressed as there is further research and planning decisions that post-date the committee meeting where the matter was previously investigated and various matters were left to be addressed at the reserved matters stage. The 27th February 2012 Secretary of State decision regarding land south of Wallisdown Road, Poole, Dorset (PINS Ref: APP/Q1255/V/10/2138124) states that: "18. The Secretary of State agrees with the Inspector (IR13.54) that the two key elements in the mitigation package are the no-cat or dog covenant and the cat/people proof fence and, for the reasons given in IR13.55-13.57, he agrees with her conclusion in IR13.58 that little weight can be placed on the long term effectiveness of the no-cat or dog covenant in preventing the keeping of these pets within the new development. He therefore considers that any mitigation scheme would need to be heavily reliant on the efficacy of the cat/people proof fence..." "21. Not only does the Secretary of State agree with the doubts raised by the Inspector relating to these two potential access points, but he also shares the concerns of NE and the RSPB regarding the more general efficacy of a linear fence (IR7.22-7.33)...having regard to the requirements of the Habitats Regulations, the Secretary of State gives significant weight to the advice from NE with regard to the proposed mitigation measures and agrees with their overall conclusion (IR7.69) that the proposed development on its own is likely to have a significant adverse effect on the integrity of the international sites." "27. ...The Secretary of State has carefully considered all the evidence and submissions on whether the proposal meets the legal test set out in section 61 of the Habitats Regulations 2010 and considers that it is inherent in the proposal and the mitigation measures as currently proposed that adverse effects cannot be excluded. It is not part of the applicant's case that the development must be carried out for imperative reasons of overriding public interest. The Secretary of State is thus unable to conclude that that the proposed development, either on its own or in combination with other schemes, would not have a significant adverse effect on the integrity of the international sites and he is therefore unable to conclude that it complies with the requirements of the Habitats Regulations..."</p> <p>The Secretary of State decision which post-dates the Planning Committee meeting for the Lindhurst development shows that the mitigations intended for Lindhurst (e.g. cat fences)</p>	<p>The point with regard to the Local Plan HRA is that the Lindhurst development already has planning permission and is thus outside the practical control and influence of the Local Plan and its HRA. Outstanding issues with Lindhurst are more appropriately dealt with via the ongoing planning consent process. Most of the consultee's cited text relates to Dorset Heathlands SPA and it is important to remember that Sherwood Forest is not an SPA (nor formally proposed as an SPA) and therefore is not subject to the same legal standard of protection as the Dorset Heathlands SPA.</p>

Full Name	Subject	Summary of Comments	MDC Response
		<p>are of uncertain efficacy, and this matter needs to be fully considered as part of the HRA, including in relation to the Lindhurst development. Furthermore, research carried out by the Birklands Ringing Group that post-dates the consideration of the issues at the outline stage of the Lindhurst development also indicates that Nightjar travel further and are more sensitive to disturbance than previously thought (see Footnote 42 on Page 40 of the HRA for an example of relevant post-Lindhurst research). Similarly, this needs full consideration as a part of the HRA, including in relation to the Lindhurst development.</p>	
Shlomo Downen	Para 5.5.12	<p>The submission of Planning application 2016/0435/NT in August 2016 suggests that planning consent 2010/0197/NT for 215 dwellings at Clipstone Road East is considered to be extant by the Applicant, and so the question of whether or not the outline permission is in fact expired should be reassessed within the HRA.</p>	Noted

Full Name	Subject	Summary of Comments	MDC Response
Karen Hardy	whole document - re Market Warsop and local plan not HRA	<p>comments re Local Plan not HRA: Reading the updated proposals for Mansfield District Council's Local Plan, and specifically relating to Market Warsop and surrounding settlements we are saddened to note that nothing has been further added or genuinely proposed to ensure that the Local Plan will enhance the environment around Market Warsop. In the initial consultation early 2016 there was no specific plans or proposals for infrastructure improvements. The highways did not have a completed plan or proposal. Within the Local Plan it was clear that no further funding for health, education, or lifestyle had been apportioned for Market Warsop and surround. The only definite was housing, which there remains no factual evidence that the number of houses proposed for Market Warsop is needed. The Local Plan has not taken into account any of the housing that has been developed whilst the plan has been in preparation. Within the new proposals there remains no indication of infrastructure improvements all be it that they will be left up to developers when their plans are submitted. MDC continues to allow developers to submit major plans when the Local Plan hasn't been agreed. Move urban boundaries without consultation, so that developments can easily fit into advised areas. MDC have refuted claims from residents of Warsop that they haven't been properly consulted even though they produced a second consultation exhibition following an outcry by some residents that the first hadn't been advertised adequately. MDC has agreed that Warsop Parish Council can produce a Neighbourhood Plan and yet they are not prepared to wait for this plan finality before considering a huge development. There seems little sense in the waste of time and money for this process if it isn't going to be heard and used as it should be. There is need for regeneration in Warsop, which includes housing, businesses and retail and yet MDC are intent on ploughing ahead with housing developments before the area is able to cope. With the proposed development at Thoresby (by the same developer), improvements will be necessary in Warsop and these improvements cannot be left to the whim of a developer that has categorically stated they are only interested in the housing development and reopening the train station. It is evident that MDC do not acknowledge the significance of the SSSI site that lies adjacent to the proposed development at Sookholme and Stonebridge. There have been regular correspondence and information sharing between the developers and the planning department at MDC to</p>	Noted

Full Name	Subject	Summary of Comments	MDC Response
		<p>an extent where an EIA has been dismissed as unnecessary. There is proof that the Ecology survey undertaken by the developers Pegasus is less than basic and even people with no academic training can refute articles within the survey. Are recent sightings of water vole activity along the banks of the River Meden and Slow Worm sightings in the fields going to be ignored? Both rarely spotted in the Nottinghamshire area let alone in MDCs countryside. Only 50 separate square km of land in the whole of Nottinghamshire have had reports of slow worms in them, bear in mind how large an area Nottinghamshire is. This isn't about how we care about such creatures; but more that development are asked for more thorough ecological surveys in their need to take away Mansfield and its surrounding areas countryside. The Hills and Holes SSSI may not seem relevant or important to the powers in Mansfield and beyond but it is an area at the edge of Warsop, Sookholme, Warsop Vale and Church Warsop that has significance to the local people and who would want to pass this priceless area untouched onto their offspring. Many do not understand, or appreciate the scientific quality of the area but do understand the outstanding beauty. We are aware of the rare plants that grow in the area and the need for the area to flood for regeneration of some of the flora. However, any development close by will interfere with natural flooding and bring forth contaminants/pollutants. There are many migrating birds that use the Hills and Holes, either as a stop-over, or breeding ground. Small mammals are also in abundance and we know further downstream lives the water vole, which is unlikely to move back upstream if the development goes ahead. The ecological survey negated the environment for reptiles; newts, snakes, lizards etc. and yet they are in abundance. Not only in the proposed fields, but some are on the Hills and Holes. The two proposed fields are grade 2 agriculture land, which the Government has advised against using for development and which in 2013 was deemed unsuitable for housing. Yet fields of Grade 3 quality soil that are available for development have been side lined for not being in the right place!!! If MDC aren't going to challenge the government about our need, or lack of need for some many houses they should not be encouraging quality agricultural land for development. There are around 100 empty properties within Warsop, and around 900 in the district it is therefore the councils duty to utilise these properties and find funding for regeneration before allowing</p>	

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

Full Name	Subject	Summary of Comments	MDC Response
Planning and Design Group	Parad forest West	<p>Our predominant view is that to ensure a sound plan that the emergent situation has changed somewhat in respect of the sites and infrastructure that lie within 200m of the informal pSPA.</p> <p>Our submitted representations to the Local Plan throughout this year concerning land east of Jubilee Way North, known as 'Sherwood Forest West' highlight a site which is in proximity to the informal pSPA, albeit with built development situated outside of its boundaries. Here it is proposed by a conscientious consortium to enhance habitat areas significantly as part of this green led development, opening up major opportunities for net biodiversity gains, accessible green space, recreational facilities vastly and long term management measures. The proposals would actually safeguard the habitats in this area, and resolve the longstanding conflicts that have been affecting them, for instance, management inconsistencies, trespassing across areas that are most precious and accessibility issues in the areas that are not. The proposals have already been the subject of extensive scoping with Nottinghamshire Wildlife Trust, as a key party involved in this area, to advance the realities of this concept. The proposals, carefully conceived, would go far above and beyond baseline mitigation requirements. There would be no requirement to amend the wording of Policy NE8 of the Local Plan, effectively this would reiterate a law; a legislative framework that is already robust and in place. If the District Council is taking an obligatory approach to screening the informal pSPA in a similar vein to the Birklands and Bilhaugh Special Protection Area (SPA), then consideration of the promoted land at 'Sherwood Forest West' would be prudent.</p>	Any additional preferred sites brought forward through a revisited local plan site selection process will be taken into account in an updated HRA.



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

## **Statement of Consultation**

### **Annex 3: Preferred Options Consultation**

**September 2018**



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### **Appendices**

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

B: Preferred Options consultation media

C: Consultation responses received on the Sustainability Assessment

D: Consultation responses received on the Habitat Regulations Assessment

## **A3.1 Introduction**

- A3.1.1 The Preferred Options document<sup>1</sup> was available for consultation between 2 October – 10 November 2017 under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
- A3.1.2 The supporting Sustainability Appraisal and Habitats Regulation Assessment were also consulted upon at the same time.

## **A3.2 How did we consult?**

- A3.2.1 We consulted all organisations and persons on the council's database This included the specific and general consultation bodies as set out in Appendix A.
- A3.2.2 Copies of the document were made available to view at the following venues.
- Mansfield District Council – Civic Centre, Chesterfield Road South
  - Clipstone Village – First Avenue
  - Forest Town Library – Clipstone Road West
  - Ladybrook Library – Ladybrook Place
  - Mansfield Library – West Gate
  - Mansfield Woodhouse Library – Church Street
  - Rainworth Library – Warsop Lane
  - Market Warsop Library – High Street

### Emails and letters

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

### Website

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

### Summary leaflet

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

### Posters

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

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

### Site notices

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

### Adverts in community newsletters

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

### Social media

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

### Postcards

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

### Electronic screens

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

### Local plan video

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

### Press release

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

### Consultation events

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

**Table A3.1: Consultation events**

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

### **A3.3 Who responded?**

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

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

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

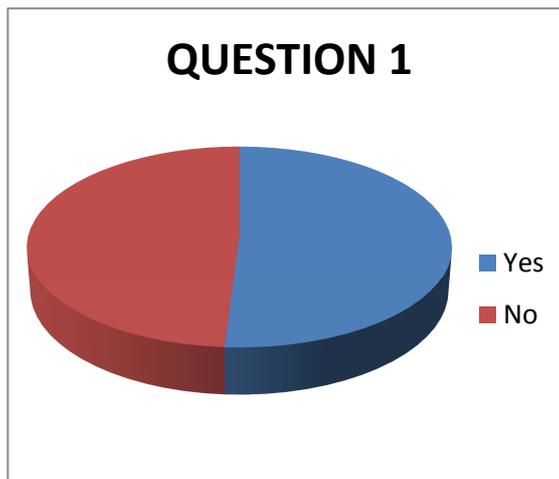
- Section A3.5: Summary of comments on preferred option -Vision
- Section A3.6: Summary of comments on preferred option strategic priorities and objectives
- Section A3.7: Summary of comments on the scale and distribution of housing
- Section A3.8: Summary of comments on selection of preferred sites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

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

### A3.5 Summary of comments on preferred option vision

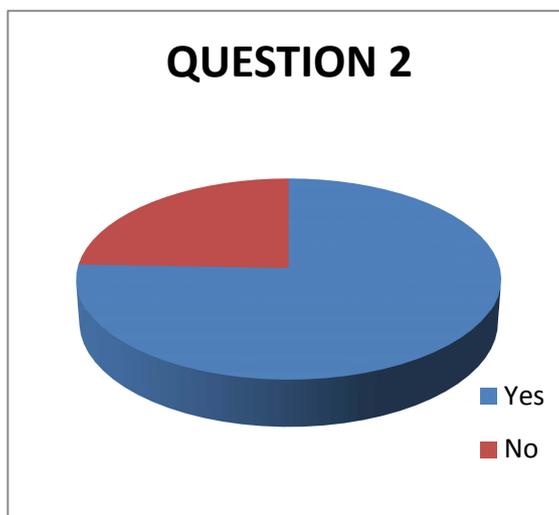
#### QUESTION 1 – Do you support the proposed vision for the district up until 2033?

	% Answer	Count
<b>Yes</b>	50.98%	52
<b>No</b>	49.02%	50
<b>Total</b>	<b>100.00%</b>	<b>102</b>



#### QUESTION 2 – Should any changes be made?

	% Answer	Count
<b>Yes</b>	75.58%	65
<b>No</b>	24.42%	21
<b>Total</b>	<b>100.00%</b>	<b>86</b>



#### Suggested changes to the vision:

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

##### Roads and infrastructure

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

**MDC response:**

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

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

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

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

Environmental issues

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

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

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

**MDC response:**

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

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

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

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

A reference to climate change and resilience has been added.

Social and economic issues

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

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

**MDC response:**

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

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

The vision refers to the important role of education.

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

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

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

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

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

Regeneration

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

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

- retaining flexibility for any future sites that may come forward

**MDC response:**

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

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

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

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

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

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

Recreation

- constructing a reservoir as a recreational area for residents

**MDC response:**

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

**Additional comments on the vision:**

- A3.5.3 One respondent stated that whilst the changes proposed would affect their childhood memories, they could see the need to plan for the future.
- A3.5.4 A number of respondents commented on the vision to say that certain sites should be removed from the plan. These comments will be considered against those particular sites. One such respondent suggested that this wasn't a vision but a

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

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

**MDC response:**

We welcome the comments of support received.

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

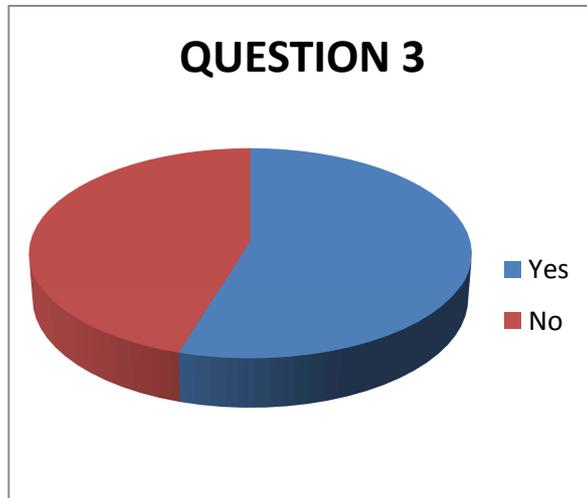
The reference to the Mansfield and Ashfield Sustainable Community Strategy will be removed from the plan. It is agreed that this is now out of date, and since the Localism Act came into force, is no longer a document that the local plan has to take into consideration.

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

### A3.6 Summary of comments on strategic priorities and objectives

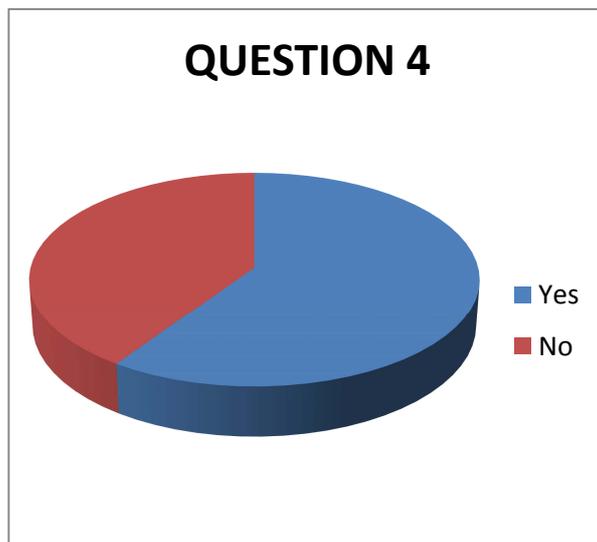
**QUESTION 3 – Do you agree that the identified strategic objectives are appropriate for the district?**

	% Answer	Count
<b>Yes</b>	54.65%	47
<b>No</b>	45.35%	39
<b>Total</b>	<b>100.00%</b>	<b>86</b>



**QUESTION 4 – Should any changes be made?**

	% Answer	Count
<b>Yes</b>	59.42%	41
<b>No</b>	40.58%	28
<b>Total</b>	<b>100.00%</b>	<b>69</b>



#### **Suggested changes to the strategic priorities:**

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

##### Strategic Priority 1

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

**MDC response:**

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

Strategic Priority 2

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

**MDC response:**

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

Strategic Priority 3

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

**MDC response:**

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

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

#### Strategic Priority 4

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

#### **MDC response:**

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

#### Strategic Priority 5

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

#### **MDC response:**

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

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

### **Strategic Objectives**

#### Objective 1

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

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

**MDC response:**

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

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

Sport England support for Objective 1 is noted.

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

Objective 2

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

**MDC response:**

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

Sport England’s support for Objective 2 is noted.

### Objective 3

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

#### **MDC response:**

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

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

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

#### Objective 4

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

#### **MDC response:**

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

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

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

#### Objective 5

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

#### **MDC response:**

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

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

## Objective 6

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

### **MDC response:**

Noted.

## Objective 7

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

### **MDC response:**

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

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

allotments).

Natural England's response is noted.

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

### Objective 8

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

### **MDC response:**

The Environment Agency comments are noted.

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

### Objective 9

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

### **MDC response:**

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

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

### Objective 10

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

### **MDC response:**

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

### Objective 11

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

**MDC response:**

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

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

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

Objective 12

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

**MDC response:**

Natural England's response is noted.

Objective 13

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

**MDC response:**

Noted.

Objective 14

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

**MDC response:**

Natural England's comments are noted.

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

**Additional comments on the strategic objectives:**

A3.6.2 A number of consultees supported the objectives but did not make comments. Among these were the Environment Agency and Ashfield District Council.

A3.6.3 Another comment received stated:

- there was a perceived need for large amounts of employment land at the time of the 1998 Local Plan yet much of this has failed to be delivered, as well as more recent proposals at Markham and along the MARR; and
- jobs and employment opportunities create a demand for housing but not vice versa.

A3.6.4 The respondent also questioned why the Nottingham Outer Strategic Housing Market Assessment 2015 was used as evidence for the plan rather than the Mansfield District Housing Needs Assessment 2013/2014 and assumed that this means that the housing required would be to serve the needs of those commuting to Nottingham rather than local residents.

A3.6.5 They went on to ask why the public/private housing initiative involved at Pleasley failed to provide the required mix of social and private sector housing.

**MDC response:**

We welcome the support for our strategic objectives.

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

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

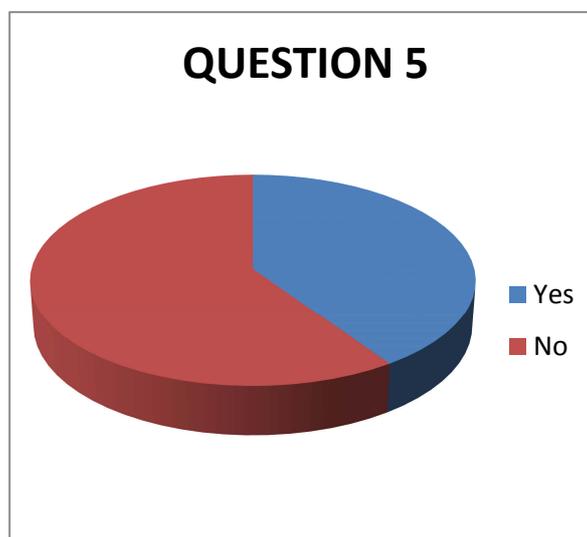
It should be noted that since drafting this response the council has decided to adopt the new standardised housing methodology to assess local housing needs - see the separate Housing Technical Paper prepared to accompany the Publication Draft Local Plan.

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

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

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

	% Answer	Count
<b>Yes</b>	40.54%	30
<b>No</b>	59.46%	44
<b>Total</b>	<b>100.00%</b>	<b>74</b>



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

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

### Too High

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

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

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

**MDC response:**

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

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

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

Too Low

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

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

**MDC response**

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

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

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

**Other comments**

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

**MDC response:**

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

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

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

#### **MDC response**

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

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

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

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

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

### MDC response

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

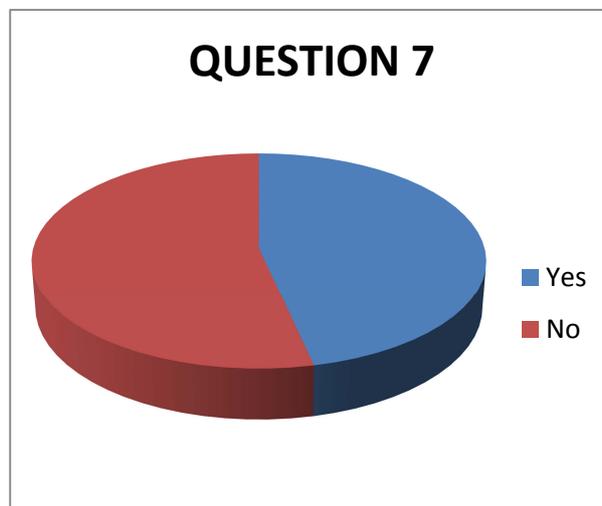
A3.7.8 Members of the public also considered that:

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

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

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

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



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

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

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

**MDC response**

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

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

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

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

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

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

**MDC response**

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

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

**MDC response**

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

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

**MDC response**

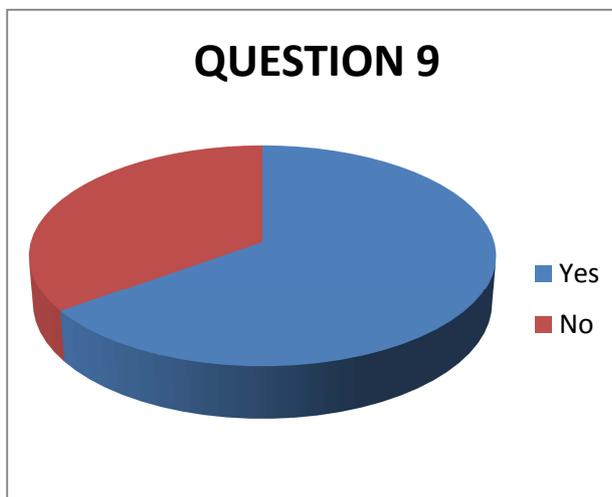
Assessment of the Historic Environment was carried out through the Sustainability Appraisal with input from the MDC Conservation Officer; the impact on the historic environment from the preferred sites was considered to be less than significant.

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

## A3.8 Summary of comments on selection of preferred sites

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

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



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

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

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

### **MDC response:**

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

A3.8.3 The HBF and developers raised several concerns:

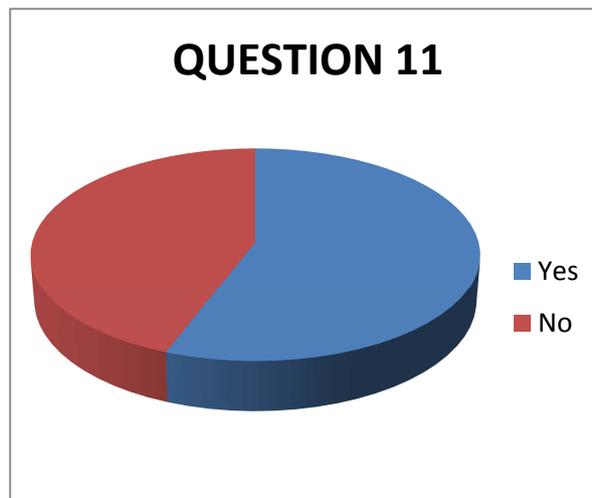
- risks associated with an over reliance on previously developed land;
- the need to balance the desire for regeneration with meeting development needs;
- constraints or technical details to the delivery of sites within settlement boundaries;
- sites within settlement boundaries may not be in areas of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

### MDC response

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

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

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



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

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

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

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

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

### MDC response

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

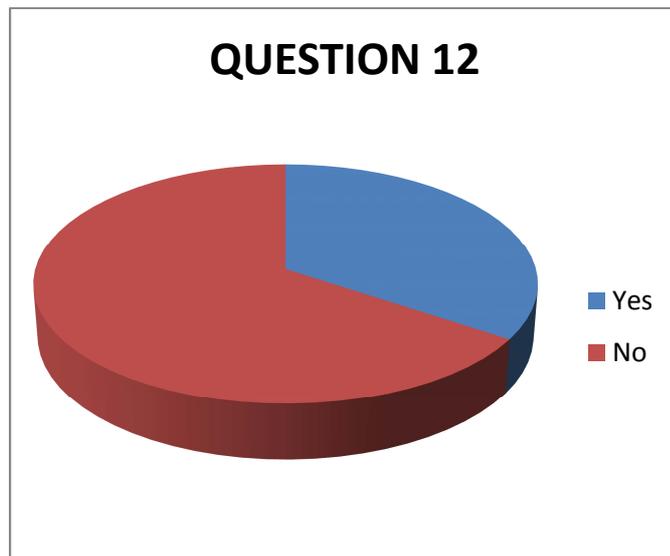
Paragraph 17 of the NPPF also sets out that planning should “proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs” and the intrinsic value of the countryside needs to be balanced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

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

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

### QUESTION 12 – Have we identified all reasonable options?

	% Answer	Count
<b>Yes</b>	34.33%	23
<b>No</b>	65.67%	44
<b>Total</b>	<b>100.00%</b>	<b>67</b>



### General Issues

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

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

**MDC response:**

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

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

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

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

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

**MDC response:**

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

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

Approach

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

A3.8.11 Members of the public also identified that:

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

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

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

**MDC response:**

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

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

Roads and Infrastructure

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

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

**MDC response:**

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

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

Warren Farm

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

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

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

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

**MDC response**

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

Housing

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

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

A3.8.18 Members of the public commented that:

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

### **MDC response**

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

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

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

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

### Heritage

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

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

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

### **MDC response**

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

### Other comments

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

A3.8.22 Members of the public commented that:

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

**MDC response**

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

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

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

## **A3.9 Summary of comments on preferred option housing sites**

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

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

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

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

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

## Summary of comments and Mansfield District Council responses

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

		<p>Publication Draft Local Plan (Policy H1v refers).</p> <p>Resolution to grant planning permission subject to a s106 agreement (2017/0816/OUT).</p>
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<b>Land off Netherfield Lane (Site 51)</b>	<b>No of responses</b>	<b>MDC response</b>
<b>Objections</b>	2	
Loss of open space/ playing pitches		The development of this site will not result in the loss of open space.
Visual impact on the landscape		<p>The site is located in a 'conserve' Landscape Policy Zone (SH29) although it is located adjacent to the Market Warsop urban area. This is considered in the Site Selection Paper.</p> <p>Relevant requirements from the Landscape Character Assessment will be set out in the Local Plan.</p>
Loss of agricultural land / open countryside		This is considered in the Site Selection Paper. The council has attempted to ensure that the best quality agricultural land is not identified for development. However, some loss is inevitable if the district's housing and employment needs are to be met.
Impact on character of the area		The development of this site will result in a change in character of the immediate site from agriculture to residential use. Proposal is in keeping with adjacent residential use.
Too much development on the site		The identified density is considered appropriate.
Impact on biodiversity/ wildlife		No designated sites immediately adjacent or within the site. The site will need to be surveyed for protected species, habitats and invasive species. Known records of protected species within the vicinity.
Impact on highways		A general assessment of suitability in terms of highway access and potential impacts was undertaken through the HELAA process. The Local Plan has been informed by the Mansfield Transport Study which addresses transport and highway impacts. Detailed access and local highway impacts will be considered at the planning application stage.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

A3.9.1 Four new sites were promoted by landowners:

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

**MDC response:**

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

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

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

**MDC response:**

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

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

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

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

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

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

**MDC response:**

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

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

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

**MDC response:**

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

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

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

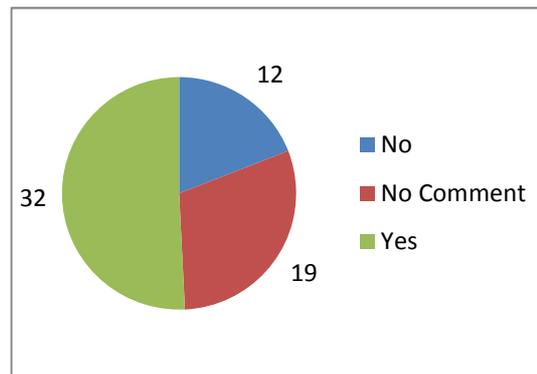
Land at Church Lane was included as part of the HELAA review. However, it was considered unsuitable for development due to the flooding risk.

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

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

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

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



#### Summary of comments and Mansfield District Council response

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

#### **MDC response:**

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

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

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

**MDC response:**

Support noted.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

No sites were submitted.

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

No comments were received.

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

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

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

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

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

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

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

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

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

	Elizabeth	Newman	Natural England
Miss	Sharon	Worthington	
	Karen	Russell	
			Sport England
	Max	Goode	Fairhurst
	Rebecca	Housam	Savills
	Hamish	Robertshaw	Cushman and Wakefield
Mr	James	Stevens	Home Builders Federation Ltd
Mrs	Tracey	Tucker	
	Glynn	Bacon	Mansfield District Council
	Nichola	Traverse-Healey	Barton Willmore
	Kayleigh	Brown	Fairhurst
Mr	Richard	Hall	Planning and Design Group
Mr	Oliver	Mitchell	Planware Ltd
Mrs	Kath	Jephson	
Mr	Bob	Thacker	Mansfield Woodhouse Millennium Green Trust
Mr	Mark	McGovern	SSA Planning
Mr	Michael	Askew	Lambert Smith Hampson
			Lambert Smith Hampson
Ms	Laura	Ross	Dev Plan
Ms	Laura	Kelly	AMEC Environment & Infrastructure UK Limited
	Sue	Green	House Builders Federation
Mr	Ross	Anthony	Theatres Trust
Mr	James	Norris	Ramblers Association
Mr	Alex	Willis	BNP Paribas Real Estate
Ms	Rosy	Carter	Lowland Derbyshire and Nottinghamshire Local Nature Partnership
			Ashfield District Council
Mr	Neil	Oxby	
Mrs	Diane	Revill	
Miss	Anna	Harding-Cox	
	Nina	Wilson	Nottinghamshire County Council
Mr	Matthew	Tubb	Newark & Sherwood District Council
	Chris	Jackson	Nottinghamshire County Council
	Roslyn	Deeming	Natural England
Mr	Thomas	Shead	
	Helen	Sisson	Mansfield District Council
Mr	Bruce	Watson	
Mr	Richard	O'Callaghan	Woodland Trust
	Jo	Waldron	Mansfield District Council
Mr	Darren	Abberley	AECOM (acting for the Highways Agency)
Mrs	Helen	Fairfax	Bolsover District Council
			Rushcliffe Borough Council
			Network Rail
Mr	Matthew	Wheatley	Derbyshire and Nottinghamshire Local Enterprise Partnership
Ms	Ruth	Lloyd	Mansfield and Ashfield Clinical Commissioning Group
Mr	Mark	Yates	NHS England
Mr	Paul	Hurcombe	Severn Trent Water Ltd
Mr	Matthew	Norton	Newark & Sherwood District Council
Mr	David	Evans	Mansfield District Council
	Alison	Warren	Nottinghamshire County Council
Mr	Matt	Bartle	The Football Association
Mr	John	Huband	England and Wales Cricket Board
Mr	Peter	Shaw	Rugby Football Union

Mr	Colin	Corline	Lawn Tennis Association England Athletics
Mr	Gary	Limbert	England Hockey
	Carol	Doran	Rugby Football League
Mr	Ricky	Stevenson	Nottinghamshire Football Association
Mr	Alistair	Hollis	Bowls England
Mr	Stuart	Wiltshire	Ashfield District Council
Mr	Steven	Beard	Sport England
Mr	Alan	Bishop	Homes and Communities Agency
		Carter	Lowland Derbyshire and Nottinghamshire Local Nature Partnership
	Claire	Hutt	Planning and Design Group
Mr	Matt	Scott	
	Charlotte	Stainton	Stainton Planning Urban & Rural Consultancy
Mrs	Sarah	Nelson	Mansfield BID Company Ltd
	Jo	Wright	Mansfield and Ashfield Strategic Partnership
Cllr	Barry	Answer	Mansfield District Council
Cllr	Kevin	Brown	Mansfield District Council
Cllr	Stephen	Harvey	Mansfield District Council
Cllr	Sean	McCallum	Mansfield District Council
Cllr		Rickersey	Mansfield District Council
Cllr	Dave	Saunders	Mansfield District Council
Cllr	Ian	Sheppard	Mansfield District Council
Cllr	Andy	Sissons	Mansfield District Council
Cllr	Sidney	Walker	Mansfield District Council
Cllr	Stuart	Wallace	Mansfield District Council
Cllr	Ann	Norman	Mansfield District Council
			Newark & Sherwood District Council
Mr	Giovanni	Loperfido	
Mr	William	Steel	Cushman and Wakefield
	Graham	Paling	Western Power Distribution
	Steven	Ball	Western Power Distribution
	Anna	McComb	NHS Property Services
Mr	Matthew	Tubb	Newark & Sherwood District Council
	David	Lawson	Broxtowe Borough Council
			INEOS Upstream Ltd
Mr	David	Dale	Derbyshire County Council
Mr	Chris	Clavert	Pegasus Planning Group
	Alla	Hassan	Plan Info News
Mr	Richard	Burns	Oakham Homes Ltd
Mr	Adrian	Sipson	
Mr	David	Rixon	Vincent & Gorbing
	Jennifer	Jeffery	Shirebrook Town Council
			fft Friends Families and Travellers
	Richard	Campbell	Derbyshire County Council
	Diane	Revill	
	Lance	Saxby	Energy Saving Trust
Mr	Peter	Gaw	Nottinghamshire County Council
Mr	Robin	Riley	Nottinghamshire County Council
Mr	Dave	Skepper	Stagecoach East Midlands
Mr	David	Pick	Nottinghamshire County Council
Mr	Paul	Cudby	National Grid (Land and Development Team)
Mr	Bryn	Coleman	Nottinghamshire Fire & Rescue Service
Mr	Dave	Winter	NHS Trust

Ms	Suzanne	Osborne-James	Nottinghamshire County Council
Mr	Stuart	Ashton	Harworth Estates (UK Coal)
Mr	Andrew	Norton	Nottinghamshire County Council
Mr	Clive	Wood	Nottinghamshire County Council
Ms	Ursilla	Spence	Nottinghamshire County Council
Mr	Nick	Crouch	
Ms	Carolyn	Marshall	Forestry Commission
Mr	Patrick	Chandler	Sherwood Forest Trust
Ms	Cathy	Gillespie	Nottinghamshire County Council
Mr	Gareth	Broome	Nottinghamshire County Council
Mr	Carl	Cornish	Royal Society for the Protection of Birds
Mr	Adrienne	Bennett	Forestry Commission
Ms	Barbara	Brady	Nottinghamshire County Council
Mr	Meirion	Parry	
Mr	Gordon	Slack	
Ms	Jade	Gresham	Sport Nottinghamshire
Ms	Sally	Dilks	Mansfield District Council
Ms	Pauline	Wright	Mansfield District Council
			Nottingham City Council
			Vodafone and 02
Mr	Alex	Jackman	EE
mrs	margaret	bingham	
Mrs	Karen	Thompson	
Professor	Michael	Dutton	
Ms	Jill	Duckmanton	Friends of Fisher Lane Park
Ms	Sharon	Rowton	Friends of Fisher Lane Park
Ms	Jill	Johnson	Friends of Forest Road Park
Ms	Pam	Johnson	Friends of The Carrs
Mr	Ray	Hallam	Friends of The Hermitage
Mr	Liam	Skillen	Friends of the Hornby Plantation
Ms	Shannon	Macfarlane	Friends of Yeoman Hill Park
Ms	Sarah	Spurry	Maun Conservation Group
Ms	Freda	Jackson	Oak Tree Conservation Group
Ms	Jill	Usher	Peafield Community Association
Ms	Veronica	Goddard	Peafield Community Association
Mr	Richard	Smith	Forest Town Nature Conseravtion Group
Mr	Steve	Horne	Warsop Footpaths Group
Peter	Raymond	Sutcliffe	
Mrs	Silvija	Mills	
Mr	James	Gibson	
Miss	Jacky	Walton	
	Lian	Nixon-Chater	
Mr	Bill	Hallett	
Mrs	Jane	Dale	
Mr	David	Spivey	
Mr	David	Jones	
	Joann	Plowright	Mansfield 2020
Mrs	Jenny	Sturgess	
Mr	Jonathan	Abbott	Taylor Wimpey East Midlands
Ms	Ann	Evans	
Mr	Phil	Middlemiss	Hall Barn / High Flying Group
Miss	Sally	Neale	
Mr	Peter	Hatfield	
Mrs	Clair	Bradford	

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

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

	Valerie	Hurst	
Ms	Vivien	Melling	
Ms	Elizabeth	Mosley	
Ms	Bernadette	Canning	
Mrs	Marlene	Bradley	
Mr	Richard	Green	
Mrs	Marlene	Bradley	
	Chris	Sakkal -Appleby	
Mr and Mrs	John	Liffen	
			Tall Trees Mobile Home Park
Mr	Richard	Carrington	
Mr	Lee	Topham	
	Lyn	Sanderson	
Mrs	L	Zupancic	
Mr	Brian	Calvert	
Mr	John	Chapman	
Mrs	Janet	Chapman	
	Patricia	Hall	
Mrs	Sharon	Mellors	
Mrs	Deb	Wing	
Mr	Trevor	Pritchard	
Mr	Christopher	Heseltine-James	
Mr	John	Shead	
Mr	Elliot	Tebbs	Mansfield Skatepark Action Group
Mr	John	Bryant	
Mr	Simon	Thompson	
Mr	Paul	Jagus	
Miss	Anna	Sanderson	
Mr	Shlomo	Downen	Forest Town Nature Conservation Group (FTNCG)
			Only Solutions LLP
Mr	Shlomo	Downen	
Mrs	Lesley	Froggatt	
Mr	Paul	Froggatt	
Mr	Mark	Fretwell	Ancient Tree Inventory/Woodland Trust
Mr	Mark	Gilberthorpe	
Mrs	Jena	Williams	
Mr	Michael	Williams	
Mr	Michael	Parkin	
Mr	C	Dixon	
Mr	Daniel	Hallgarth	
Mr	John	Thurston	
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Mrs	Patricia	Kirby	
Mr	Nicholas	Crew	
Mrs	Marie	Revill	
Mr	Tim	Revill	
Mr	Bryan	Smith	
Mr	Ross	Kirby	
Mrs	Mandy	Plummer-Jones	
Mrs	Hazel	Robinson	St Lawrence PCC
Mrs	Susan	Hunt	
Mrs	Ruth	Lloyd	
Mr	Paul	Kirby	

Mr	Mark	Etches	
Mrs	Vicky	Burlinson	
Mrs	Nikki	Hughes	
Mr	Derek	Lawson	
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Mrs	Gail	Lawson	
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	Sharon	Phippen	
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Mr	H	Barber	
Mr	Daryl	Fossick	Severn Trent Water Ltd
Mr	John	Chadbourne	
	Nikki	Kilday	
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Mr	Riley	Peter	Friends of Forest Road Park
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	Liz	Harrison	
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	Trudi	Booth	
	Karen	Buttery	
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	M	Brudenell
Mr & Mrs		Bagshaw
Ms	Tina	Sharpe
	S	Adams
Mr	Thomas	Barlow
Mr	Micheal	Beaven
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Mr	Michael	Walker
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Mrs	Joy	Inskip
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Ms	Evelyn	Strickland
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Planware Ltd

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Mr	David	Hardwick	
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Mr	David	Borrill	
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Mr	Christopher	Leatherland	
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Mr	Andrew	Blackamore	
Mr	Paul	Harrison	
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Ms	Jean	Peace	
Ms	Susan	Widdowson	
	I	Benzie	
Mr	David	Munnings	
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Mr	Darren	Oxley	
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Mr	Andrew	Elder	
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Mr	Peter	Olko	
Mrs	Veronica	McGowan	
Ms	Shona	Brooks	
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Mr	Ian	Marriott	
	Margaret	Henshaw	
Mr	Andrew	Antcliff	
Mr	Andre	Perrons	
Mr	John	Fenyn	
Mr	David	Howell	
Ms	Valerie	Harrison	
Ms	Christine	Clark	
Mr	Darren	Peace	
	Toni	Porter	
Ms	Anne	Harrison	
Mrs	Anne	Priestman	
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Mr	Jamie	Pert	Planning Potential
	Beverley	Lovell	Planning Potential
	Rachael	Martin	ID Planning
	Ellen	Hudspith	Campaign for Real Ale
Ms	Kay	Oreilly	

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

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	Derbyshire County Council	Development Plans Team	Derbyshire County Council
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Mr	Andy	Foster	
Mr	Hugh	Henderson	
Mr	Michael	Forbes	
Ms	Joanne	Deans	
Mr	Christopher	Hatton	
Mr	John	Pilgrim	
	Ravi	Karir	Marrons Planning
Mr & Mrs		Broughton	
Mr	Jon	Godby	
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		Town Planning	Rapleys LLP
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Mr	Robert	Smith	Sherwood Archaeological Society
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Mr	David	Munnings	
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mr	frank	ceney	
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Mrs	Janet	Broadhead	
Public Health Manager (NCC)	Jenny	Charles Jones	Public Health Nottinghamshire County Council
Ms	Andrea	Brown	
Mrs	Sally	Fennell	
mr	terry	dean	nottinghamshire healthcare nhs foundation trust
Mr	Graham	Kirk	
Mr	Test	Test	
Mr	Timothy	Ball	
Mr	Roy	Butler	
Mr	John	Pilgrim	
	Francesca	Wray	The Sirius Group
	Catherine	Renfrew	GL Hearn Limited
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			Notts Police and Crime Commissioner
			Theatres Trust
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Mr	Mike	Smith	B & R Property
Mr	Simon	Betts	Scott Wilson
Mr	David	Boden	Boden Associates

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Mr	Giles	Brockbank	Hunter Page Planning Ltd
Mr	Mike	Best	Turley Associates (Birmingham)
Mr	Simon W	Chadwick	Signet Planning
Mr	John	Church	John Church Planning
Mr	Stephen	Coult	Browne Jacobson LLP
	M	Crook	MSC Planning
	Sophie	Truth	RPS (Leeds)
Mr	Ollie	Barnes	Pegasus Planning Group
Mr	Ian	Watson	FPD Savills
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Ms	J	Hodson	JVH Planning
	John	Holmes	Oxalis Planning Ltd
Mr	Mark	Jackson	Cushman and Wakefield
Mr	Tony	Jackson	Jackson Design
Mr	Nick	Keightley	Maber Associates Ltd
Mr	Graham	Lamb	G.L.Hearn Property Consultants
			Cerda Planning
Mr	Jim	Lomas	DLP Consultants
Mr	Chris	Palmer	White Young Green
Mr	Richard	Raper	Richard Raper Planning
Ms	Laura	Ross	
			Robert Doughty Consultancy
			GVA Grimley (Birmingham)
			Tetlow King Planning Ltd
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			Antony Aspbury Assoc. Ltd
			CgMs Consulting
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Mr	Malcolm	Walker	Peacock and Smith
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Mr	Christopher	Cave	
Mr	Mike	Downes	Antony Aspbury Assoc. Ltd
			Barnes Chartered Surveyors
			Homes - Antill
			Marrons Solicitors
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Mr	N.J.B.	Carnall	W A Barnes
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Mr	Robert	Fletcher	Ian Baseley Associates
Mr	James	Hobson	Signet Planning
Mr	Rob	Hughes	Ian Baseley Associates
Mr	P	Jackson	Hallam Land Management Ltd
Ms	Heather	Blakey	Barton Wilmore
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			Botany Commercial Park Ltd
Mr	Geoffrey	Bilton	Bilton and Hammond
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Mr	Paul	Stone	Signet Planning

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Mr	Peter	Frampton	Framptons Jas.Martin & Co
	Damien	Holdstock	Entec UK Ltd
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Mr	Dennis	Pope	Nathaniel Lichfield and Partners
	Stuart	Booth	JWPC Limited
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	Lucie	Jowett	Peacock and Smith
Mr	Lee	Crawford	Persimmon PLC
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Mr	Steve	Simms	SSA Planning Limited
Miss	Emma	Thorpe	
Miss	Katrina	Crisp	Indigo Planning Nathaniel Lichfield and Partners
	Philip	Neaves	Felsham Planning and Development
Mr	Steve	Lewis-Roberts	Pegasus Planning Group
Mr	John	Coleman	William Davis Ltd
Mr	Shlomo	Downen	Forest Town Community Council
Cllr	Darren	Langton	
Mr	John	Booth	Phoenix Planning Ltd
Mr	Nick	Pleasant	NJL Consulting
Mr	Colin	Hall	
Mr	David	Smith	Indigo Planning
Mr	Philip	Lawson	
Mr	Darren	Abbott	Freeths LLP
Miss	Alison	Wright	
Mr	Neil	Arbon	DPDS Consulting Group
Mr	Andrew	Gore	Marrons Planning
Mr	Chris	Calvert	Pegasus Planning Group
Mr	Richard	Ling	Richard Ling & Associates
Mr	David	Rixson	Vincent & Gorbng
	Liberty	Stones	Fisher German LLP
	Rachel	Ford	Planning Potential
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Mr	Rob	Routledge	Routledge Planning Consultancy
Mr	Neil	Hogbin	Fisher German LLP
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	Luke	Brafield	DPDS Consulting Group
Mr	Kevin	Tomlinson	
Mr	Michael	Simpson	Community Health Partnerships
Miss	Sarah	Allsop	DLP Planning Ltd
Mrs	Paula	Daley	Phoenix Planning (UK) Ltd
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Mr	Kieran	Henry	
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Mr	Jacob	Ashley	
Miss	Beth	Lambourne	
Mr	Andy	Morgan	jmarchitects
Mr	Chris	Francis	West & Partners
Mr	Nick	Grace	GraceMachin Planning & Property
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Mr	Antony	Aspbury	Aspbury Planning Limited
Mr	Andrew	Cooke	Dovetail Architects Ltd
Mr	Nigel	Dutton	
Mr	Daniel	Lacey	DL Design Studio
Mr	Kevin	Stoke	
Mr	Mike	Downes	Aspbury Planning Ltd
Miss	Sophie	Drury	Signet Planning
Mr	Chris	Darley	Nathaniel Lichfield And Partners
Mr	Hugh	Kisby	TK Building Management Consultants Ltd
			Ellis Riley & Son
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			KPW Architects
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Mr	Stephen	Haslam	Mitchell & Proctor
Mr	Richard	Bayes	
Mr	Paul	Harris	Cadsquare Midlands Limited
Miss	Nicola	Macleod	Guy St John Taylor Associates
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Mr	Neil	Arbon	DPDS Consulting Group
Mr	Chris	Jesson	Planning & Design group
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Mr	Philip	Butler	PBA Ltd
	Joanne	Althorpe	Marrons Planning
Mr	Robert	Bealby	J Bealby & Sons Ltd
Mr	Steve	Lewis-Roberts	Pegasus Group
	MHW	Cannon	Mansfield Realisations
Ms	Frances	Cunningham	Network Rail
Mr	Michael	Woodcock	M Woodcock 2015 Settlement
Mr	Richard	Green	
Ms	Jane	Yeomans	

Miss	Alison	Wright	Taylor Wimpey UK Ltd
Mr	Darren Abbot	Chris Warmsley	Freeths LLP
Mr	Stephen	Clarke	Dukeries Homes
Mr	Paul	Stone	Stone
Mr	Andrew	Harvey	David Wilson Homes
Mr	Kevin	Tomlinson	
Miss	Sarah	Allsop	DLP Planning Ltd
Mr	John	Booth	Phoenix Planning
Mr	Anthony	Salata	Jorden Salata
Mr	Paul	Cullen	
Ms	Sophie	Horsley	Strutt & Parker LLP
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Mr	Chris	Clavert	Peagasus Planning Group
			Planning & Design Group (UK) Limited
Miss	Sarah	Hunt	Planning & Design Group (UK) Limited
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			Newline Architects
Mr	Simon	Birch	CBP Architects
Mr	R	Hill	
Mr	Steve	Thrower	Marble Property Services Ltd
Mr	J	Holmes	Oxalis Planning Ltd.
			Lathams
Mr	BRUCE	MALIN	LATIMERPLANNINGLLP
	Andrew	Tonge	Self Architects
Mr	Carl	Holloway	Holloway Foo Architects
Mrs	Rachael	Walton	Vertical Edge Design
			Mansfield Sand Company Limited
Mr	J S	Bostock	
Mr	David	Formon	Building Design Consultancy Ltd
	Jayne	Francis-Ward	
Mr	Joseph	Kansal	Agency Sales Ltd
			Strata Homes Yorkshire Ltd.
Miss	Jade	Henshaw	DSP Architects
			Easi-Hire Limited
Miss	Rachel	Jones	Simply Planning Ltd.
			Allied Freehold Property Trust Ltd.
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			Jackson Design Associates
			Aldergate Projects ltd.
Mr	Richard	Hall	Planning and Design Group (UK) Ltd.
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			Toray Textiles (Europe) Ltd.
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			Kevin R Twigger & Associates
			Rippon Homes Ltd
Mrs	S	Lammiman	Carlton Design Architecture Ltd
			Regal Sherwood Oaks Limited Formerly Sandora Limited
			Montpelier Land Limited

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

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

Hermitage Property & Developments  
Jay Ashall Associates

## Appendix B – Preferred Options consultation media

Letter / email:

### Mansfield District Council

<p>«field_4» «field_5» «field_6» «field_7» «field_8» «field_9» «field_10» «field_11» «field_12» «field_13»</p>	<p>Our Ref: MDLP/PO Your Ref: «person_id»</p> <p>When calling, please ask for: Katie Mills</p> <p>Date: 28 September 2017</p>
--	---

Dear Sir / Madam,

**Mansfield District Local Plan – Preferred Options Consultation**

As you are listed on our Local Plan database, we want to make you aware of the current consultation on the above document which will help shape the future development of Mansfield district. The Local Plan Preferred Options consultation document contains a revised vision that sets out how the council would like the district to look in 2033. The revised objectives help to deliver the vision and guide the selection of the preferred residential and employment sites to meet the district's housing and employment requirements for the plan period.

We want to make sure that you have the opportunity to let us know what you think, so we are consulting on the plan for a six week period. This is in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

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

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

Your username is: «field\_2»

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

Kate Allsop – Executive Mayor

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

  
**Mansfield**  
District Council

You can view a copy of the document at the Civic Centre, Chesterfield Road South Mansfield, NG19 7BH, as well as at all libraries across the district during advertised opening hours throughout the consultation period. A list of the libraries is attached as appendix A.

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

We'd prefer to receive your comments via our Consultation Portal, however if you wish to write to us, please e-mail [lp@mansfield.gov.uk](mailto:lp@mansfield.gov.uk) or write to the Planning Policy, Mansfield District Council, Civic Centre, Chesterfield Road South, Mansfield, NG19 7BH.

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

Yours Faithfully

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

Katie Mills, Planning Policy Team Leader

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

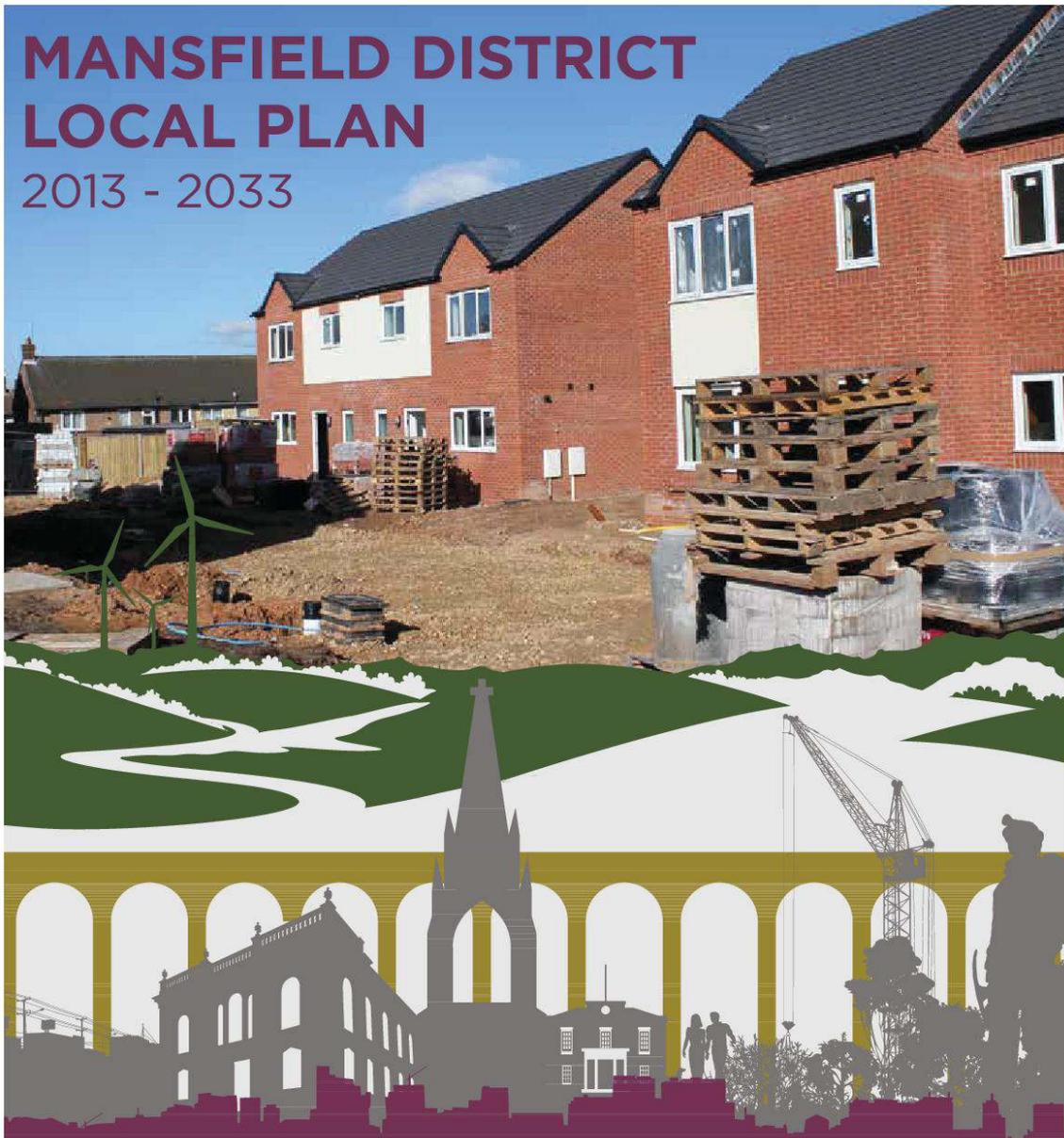
Mansfield Library	Four Seasons Centre, West Gate, Mansfield, Nottinghamshire, NG18 1NH	01623 651337
Rainworth Library	Warsop Lane, Rainworth, Mansfield, Nottinghamshire, NG21 0AD	01623 791038
Ladybrook Library	Ladybrook Lane, Mansfield, Nottinghamshire, NG18 5JH	01623 622835
Warsop Library	High Street,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

#### Appendix B - Public exhibition timetable

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

Summary leaflet:

# MANSFIELD DISTRICT LOCAL PLAN 2013 - 2033



## Preferred Options: Summary Leaflet

Consultation starts 2 October 2017 and ends 10 November 2017



[www.facebook.com/mymansfieldfuture](http://www.facebook.com/mymansfieldfuture)



[@MDC\\_Planning](https://twitter.com/MDC_Planning)

[www.mansfield.gov.uk/localplan](http://www.mansfield.gov.uk/localplan)



**Mansfield**  
District Council

## OUR VISION:

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

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

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

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

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

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



## Why should you get involved?

The council is required to produce a document called the Mansfield District Local Plan to guide development in the district to 2033.

When adopted (or agreed) by the council it will replace the current Mansfield District Local Plan 1998 and will be used to determine planning applications. This will help to direct development to where it is best located and help to prevent unsustainable developments.

Your views are important to us so please visit

[www.mansfield.gov.uk/localplan](http://www.mansfield.gov.uk/localplan) and give your comments.



## So far...

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

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

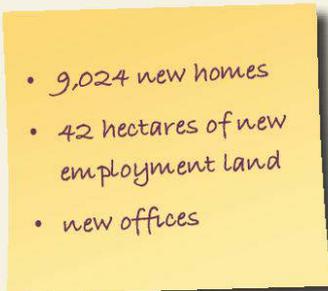


### What is the Preferred Options consultation document?

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

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

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



[www.mansfield.gov.uk/localplan](http://www.mansfield.gov.uk/localplan)

### How much development are we planning for?

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

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

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

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

### Why do we need more houses?

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



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

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

## Will the roads and other infrastructure cope?

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

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

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

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

## How do we decide which land to allocate?

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

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



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

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

## Will derelict and vacant sites be developed?

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

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

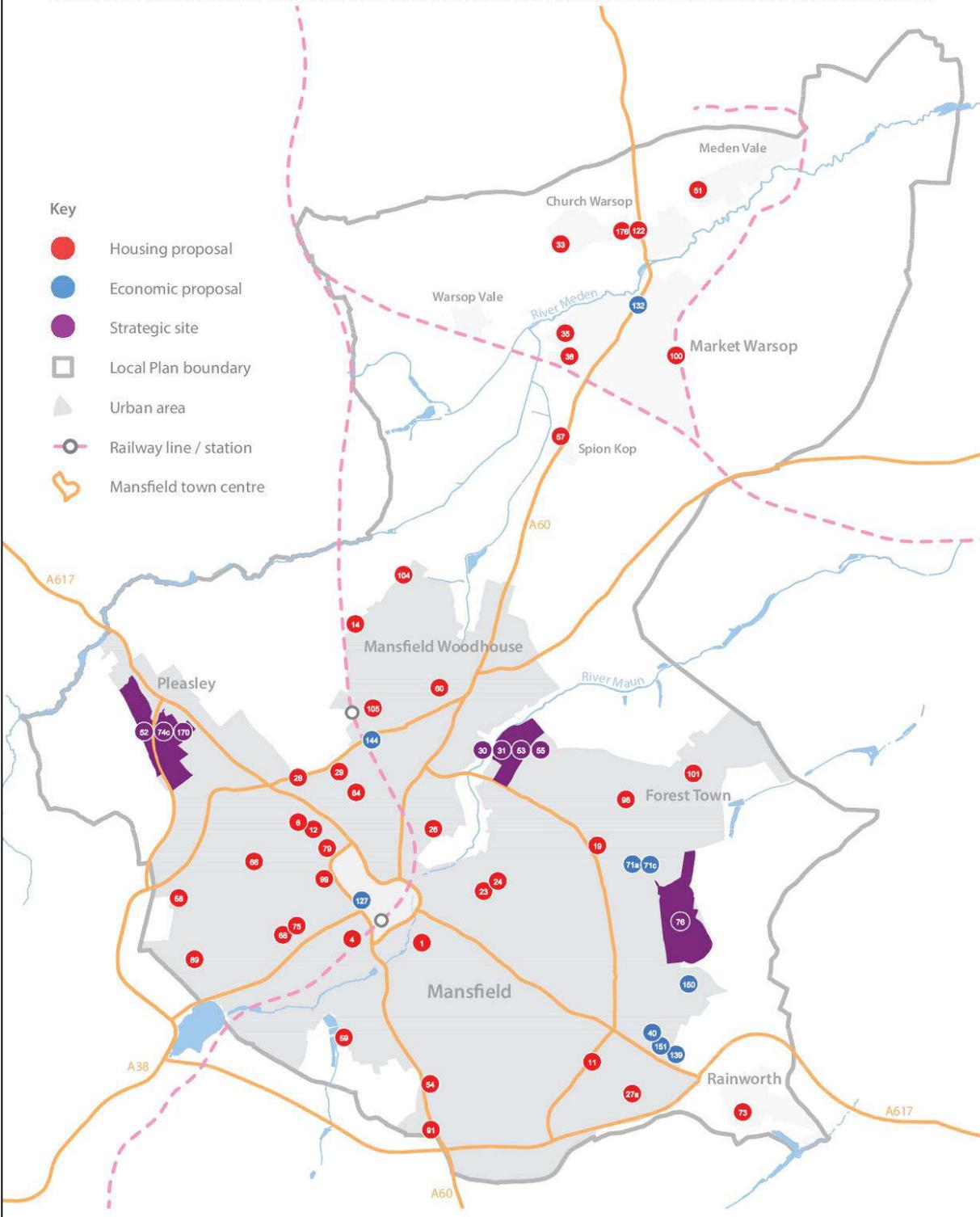
## What does this mean for where you live?

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

You can also attend an exhibition to see the plans and talk to the Planning team — the dates and venues are also shown on our website. Please visit:

[www.mansfield.gov.uk/localplan](http://www.mansfield.gov.uk/localplan)

**Mansfield District Local Plan**



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[www.mansfield.gov.uk/localplan](http://www.mansfield.gov.uk/localplan)

## Mansfield urban area

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

### Strategic sites identified at:

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

### Residential sites identified at:

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

### Employment land identified at:

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

## Warsop Parish

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

Residential sites identified at:

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

Economic site identified at

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



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

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

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



## What next?

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

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

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

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

The local plan will then be submitted to the Secretary of State, along with the comments made on the document, and an Examination in Public will be held. This will give an independent planning inspector the opportunity to test the soundness of the local plan.

## Mansfield District Local Plan

# Have your say! We want to hear from you!

Comments must be received by 5pm on 10 November 2017. We cannot guarantee that comments received after this deadline will be considered.

If you require assistance in submitting your comments please contact the Planning Policy team. You can also contact your local ward Councillor for further advice.

If you would like to be added to our Consultee Database, please register at

<http://mansfield.objective.co.uk/common/register.jsp>

or contact us.

### View the full document

The full document is available online

([www.mansfield.gov.uk/localplan](http://www.mansfield.gov.uk/localplan)), at the Civic Centre, and at libraries across the district.

### Submit your comment form:

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

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

### Contact us:

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

[lp@mansfield.gov.uk](mailto:lp@mansfield.gov.uk)

(01623) 463195 / 463182 / 463322

## Come along to an exhibition and find out more

### 10 October

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

### 11 October

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

### 12 October

Pleasley Landmark  
(1.30pm to 7pm)

### 13 October

Forest Town Methodist Church  
(9am to 2pm)

### 16 October

I-centre  
(11am to 5pm)

### 18 October

Warsop Town Hall  
(1pm to 7pm)

### 24 October

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

### 25 October

Oak Tree Leisure Centre  
(1pm to 6pm)

### 26 October

Warsop Town Hall  
(2pm to 7pm)

### 27 October

Pleasley Landmark  
(9am to 2pm)

### 31 October

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

### 1 November

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

### 2 November

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

### 7 November

I-centre  
(9am to 2pm)

### 9 November

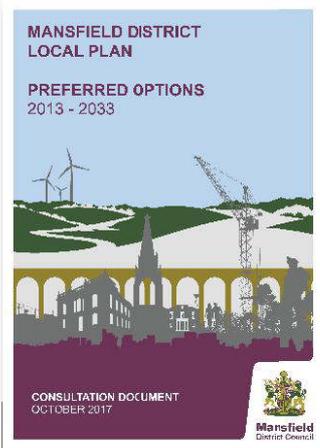
Oak Tree Leisure Centre  
(2pm to 6pm)

Poster:



# Local Plan Preferred Options 2013 - 2033

## Consultation 2 October to 10 November 2017



*Your plan*

*Your future*

*Your Mansfield*

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

Find out more, and submit your comments at [www.mansfield.gov.uk/localplan](http://www.mansfield.gov.uk/localplan)

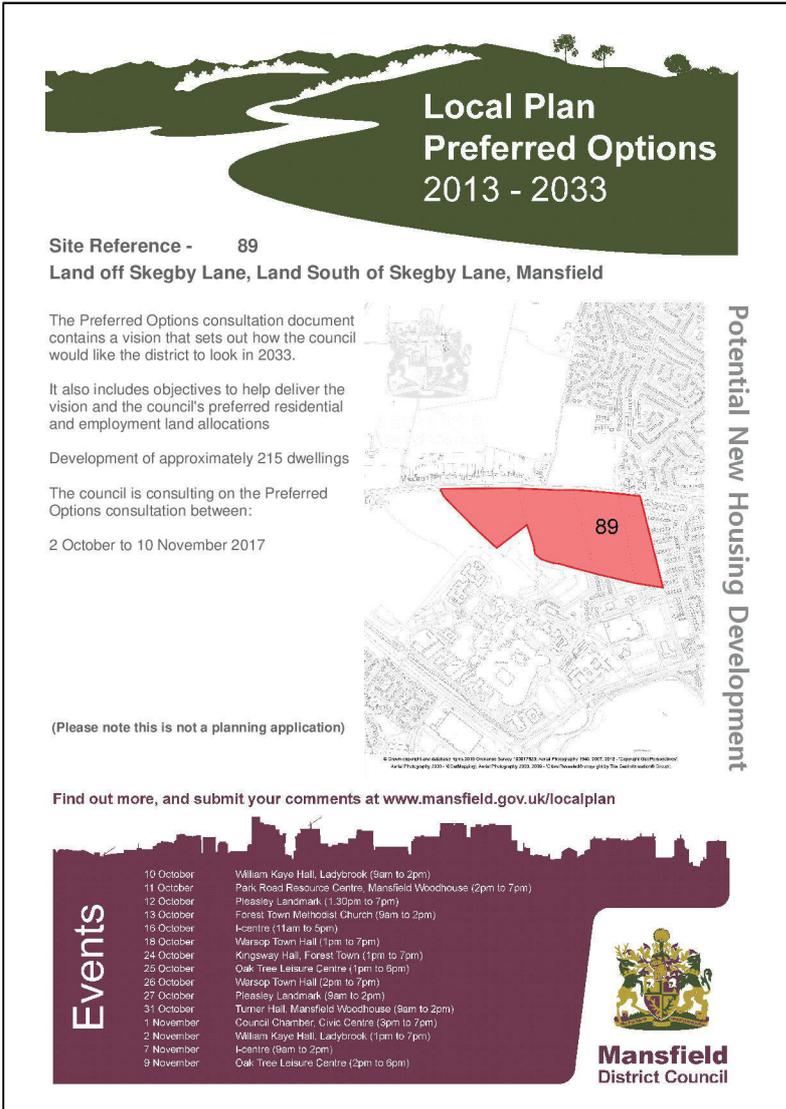


Date	Location and Time
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7 November	I-centre (9am to 2pm)
9 November	Oak Tree Leisure Centre (2pm to 6pm)



**Mansfield District Council**

Example of a site notice:



**Local Plan Preferred Options 2013 - 2033**

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

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

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

Development of approximately 215 dwellings

The council is consulting on the Preferred Options consultation between:

2 October to 10 November 2017

(Please note this is not a planning application)

**Potential New Housing Development**

Find out more, and submit your comments at [www.mansfield.gov.uk/localplan](http://www.mansfield.gov.uk/localplan)

**Events**

10 October	William Kaye Hall, Ladybrook (9am to 2pm)
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7 November	Leosnra (9am to 2pm)
9 November	Oak Tree Leisure Centre (2pm to 5pm)

**Mansfield District Council**



Example of social media posts:

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

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

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



👤 451 people reached Boost Post

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

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



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

👤 329 people reached Boost Post

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

Here's a video showing a bit more information about the Local Plan Preferred Options. Don't forget that we'd like to know your opinion so please register on our consultation portal (<http://mansfield.objective.co.uk/portal/>) to submit your comments  
<https://www.facebook.com/mymansfielduk/videos/1083882241746137/>



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

1,994 Views

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

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

👤 43 people reached Boost Unavailable

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

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




👤 177 people reached Boost Post

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

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



2

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

1

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

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

**Planning Policy** @MDC\_Planning · 2 Oct 2017  
The #MansfieldLocalPlan preferred options consultation starts today. Visit [mansfield.gov.uk/localplan](http://mansfield.gov.uk/localplan) to find out more!

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

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

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

1

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



1 2 1

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

Postcard:

**THE LOCAL PLAN PREFERRED OPTIONS 2013 - 2033**



*Your plan, Your future, Your Mansfield*

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

[www.mansfield.gov.uk/localplan](http://www.mansfield.gov.uk/localplan)



**Mansfield**  
District Council

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

 David and Sue Patterson (aged 53 and 49)

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

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

---

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

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

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

Press releases:

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## Have your say on housing blueprint

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

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



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

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

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

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

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

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

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

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

Published on 28 September 2017

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6 CHAD

www.chad.co.uk Wednesday, October 18, 2017

Local plan

# Chance to speak out and

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

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

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

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

A public consultation will take place until November 10. When agreed by the council, it will replace the current Mansfield District Local Plan 1998 and will be used to determine planning applications.

This will help the council to direct development to where it is needed and help prevent 'unsuitable developments'.

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

**7,500**  
new homes could be built in the area

## Mayor calls for residents to express their views

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

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

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

"It's important that either

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

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

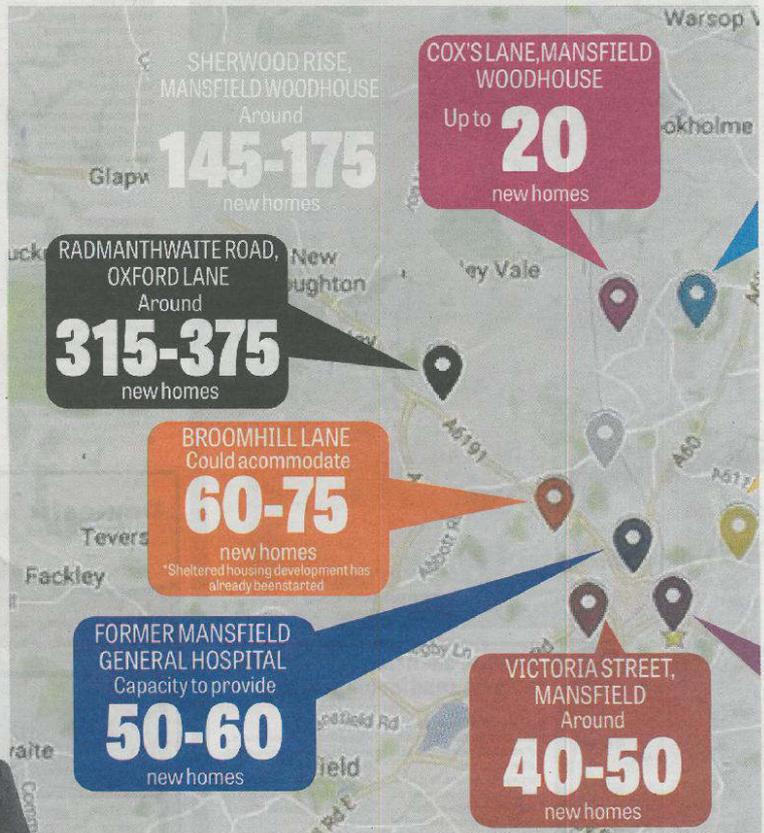
"A number of events are being held across the district and you are invited to any one of them.

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

To comment on the plan visit [www.mansfield.gov.uk/localplan](http://www.mansfield.gov.uk/localplan)



Mansfield Mayor, Councillor Kate Allsop



## What does the draft local plan say?

**Housing development**  
In terms of additional housing for the future, it is expected that population growth will generate a need for about 7,500 new homes between 2013 and 2033. The council has already allocated about two thirds of this number through planning applications - but around 2,800 are

still needed. The plan sets out where these new developments could be built, including up to 90 new homes on the former Mansfield Brewery site on Great Central Road, up to 55 new homes on the site of the former Mansfield General

**2,800**  
new homes are still needed

Hospital on West Hill Drive and up to 375 on land near Radmanthwaite Road and Oxclose Lane.

### Affordable housing

Planning permission for ten or more dwellings will be granted if at least 20 per cent of the dwellings on greenfield sites, or ten per cent on previously developed land, are affordable.

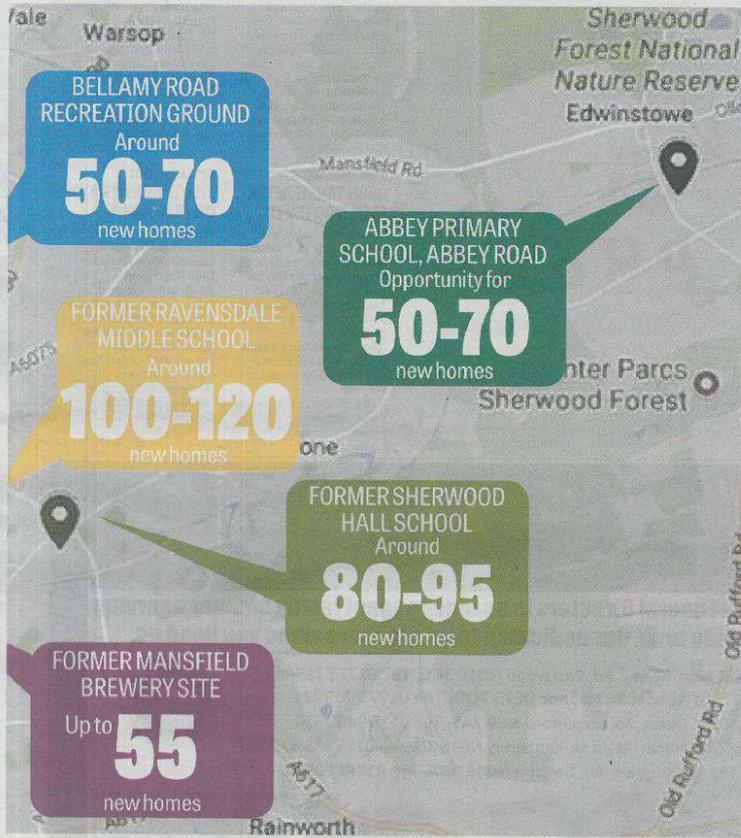
### Protecting green spaces

The council says areas that are at risk of flooding, or have significant wildlife value, have been protected from development. Open community spaces will not be built on.

### Employment

Most of the sites they propose to allocate are on existing employment parks.

# have your say



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

### Improvements to the town centre

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

Better cycling and parking facilities will also be provided and traffic calming measures will be put in place. The improvements will be funded by both public and private investment in Mansfield. Key sites include the former Mansfield Brewery on Great Central Road, Stockwell Gate



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

### Warsop

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

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

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Here is a full list of proposed developments:

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

**Residential sites:**  
Fields Farm, Abbot Road (200 homes); Land to the rear of High Os-

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Bellamy Road Recreation Ground, where 64 homes could be built

# Update: Have your say on local plan

**Mansfield residents have been urged to have their say on where more than four thousand new homes could be built in the town.**

If given the go-ahead it will be used to determine planning applications.

The full Preferred Options document is available online and at the Civic Centre. A public consultation will take place until November 10.

Here is a full list of proposed developments:

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

**Residential sites:**  
Fields Farm, Abbot Road (200 homes); Land to the rear of High Os-

Kham Hill (39 homes); Three Thorn Hollow Farm (190 homes); Land off Skeby Lane (215 homes); Caudwell Road (42 homes); Land south of Clipstone Road East (313 homes); Former Mansfield Brewery (23 homes); Victoria Street (63 homes); Centenary Lane (93 homes); Bellamy Road Recreation Ground (64 homes); Broomhill Lane Allotments (part) (35 homes); Land at Cox's Lane (20 homes); Pump Hollow Road Allotments (64 homes); Sandy Lane (63 homes); Sherwood Close (32 homes); Land at Windmill Lane (37 homes); Land at Redruth Drive (99 homes); Debdale Lane/Emerald Close (32 homes); Sherwood Rise (87 homes); Former Evans Halsbaw site (66 homes); Land off Ley Lane (15 homes);

Pheasant Hill/Highfield Close (98 homes); Harrop White Road Allotments (10 homes); Kirkland Avenue Industrial Park (20 homes); Former Mansfield Hosiery Mill car park and Electricity Board workshops and social club (29 homes); Land off Rosemary Street (10 homes); Land to the rear of 66-70 Clipstone Road West (10 homes); Land at 18 Burns Street (12 homes); Land at 7 Oxclose Lane (17 homes).

**What is the preferred option plan and what it means for Mansfield**

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

It includes the council's preferred residential and employment land allocations - as listed above. It is an updated version of a draft local plan, which was consulted on during 2016. Changes include no longer pro-

**Employment land:**  
Land at Ratcher Hill Quarry (south west) (0.75 hectares); Site A Long Stoop Way (2.28 hectares); Site C Long Stoop Way (0.6 hectares); Former bus station (2.22 hectares); Frontage to Ransom Wood Business Park (1.4 hectares); Land off Sherwood Street (0.23 hectares); Ratcher Hill Quarry (2.55 hectares); Car park opposite Birch House (0.22 hectares).

posing to build on school sites. Once the council has considered comments on the Preferred Option document, it will publish a Publication Draft Local Plan. Councillor Bill Drewett, portfolio holder for safer communities, said: "This is an important document which is likely to affect every resident in some way across the district. We want to hear from you so do take a look."

## Appendix C – Consultation responses received on the Sustainability Assessment

Comment ID	Organisation	Comment: Do you have any comments on the Sustainability Appraisal report?	Response
PO/235	Historic England	SA - There are discrepancies in the SA which require amending since they are confusing / misleading at present. The Site Appraisal Framework set out in Appendix II sets out 7a as landscape and 7b as heritage whereas SA summary Tables pp.26-28 and the Appendix III pro forma assessment sheets show 7a as heritage and 7b as landscape. As such, it is not entirely certain whether outcomes shown refer to the correct element or not.	Appendix II will be amended to clarify.  Heritage should be 7a and Landscape should be 7b as per the proformas and the summary table (which correlate with one another). The outcomes shown are therefore correct.
PO/12		I fully support the Sustainability Appraisal.	Noted
PO/94		Every effort should be made to enable good public transport is available. Accessibility is a key success to any site.	Noted.
PO/129		The SA provides information on individual sites and identifies the issues which fall outside of the objectives of the plan. However these appear to be disregarded in a number of sites and mitigation and enhancement are used to justify the site selection, although it is not clear what this means or how it will be achieved.	The SA is a decision aiding tool. It is one of several factors that the Council must take into consideration in selecting sites for allocation. The rationale for site selections is presented in the SA.
PO/128	Forest Town Nature Conservation Group (FTNCG)	<ul style="list-style-type: none"> <li>•The concerns raised by FTNCG regarding the Vision and Objectives are not adequately reflected in the Interim Sustainability Appraisal, e.g. at Table 3.1. [These comments seek to clarify what is meant by 'under-used greenfield land' as referred to in para. 3.14 of the Local Plan Consultation Draft.]</li> <li>•The concerns raised by FTNCG regarding the unsuitability of building at Land at Old Mill Lane and Stinting Lane are not adequately reflected in the Interim Sustainability Appraisal, e.g. on Pages 26 and 27. For example, we do not agree that development at Old Mill Lane / Stinting Lane would have a significant positive impact in relation to SA3 as new public green spaces could come at the expense of existing green spaces such as the walk along Stinting Lane between the ancient hedgerows and at Spa Ponds Nature Reserve. The walk along Stinting Lane Ancient Hedgerows between Old</li> </ul>	<p>This term has been clarified in the Local Plan.</p> <p>The summary table referred to at pages 26/27 sets out a high level assessment of potential constraints and opportunities relating to site options. This is based upon objective criteria as much as possible to allow for a comparison between sites.</p> <p>At the time of assessment, no loss of recognised green infrastructure was identified. Therefore, no potential constraints were identified relating to green space. Following an update to the dataset, the site now falls within an area identified as Green Infrastructure. All site appraisals have been updated accordingly.</p> <p>Criteria SA5 relates to access to 'community facilities'. This does not include consideration of locally valued walking</p>

		<p>Mill Land and New Mill Lane is valued not only for its status as part of our Natural Capital, but also as part of our Social Capital (SA5). Development would have a significant negative effect on this Social Capital, yet this is not reflected in the Sustainability Appraisal. Similarly, the adverse impacts on Community Safety (SA4) and significant adverse impacts on sense of place (SA7) are also absent from the Sustainability Appraisal. The flood mitigation function of the fields running between Stinting Lane and the River Maun are not reflected in the Sustainability Appraisal, and the increase to flood risk and run-off that would arise were these sites to be developed is understated and the potential ability of SUDS to mitigate any impacts are overstated. We strongly disagree with the sustainability assessment in relation to AECOM 67 and SA7. In relation to SA7(a), Stinting Lane makes an important contribution as a natural heritage asset, including as a pair of ancient hedgerows, and development would result in significant negative effects. In relation to SA7(b), both Stinting Lane and the rest of the land at Old Mill Lane are valued as making an important positive contribution to the local landscape - development would have a significant negative effect. We cannot agree with the Sustainability Appraisal's suggestion that housing development could possibly have a positive effect.</p> <p>•The concerns raised by FTNCG regarding the unsuitability of building at Warren Farm are not adequately reflected in the Interim Sustainability Appraisal. The significant negative effect on health (SA2) of building on Warren Farm is understated in the Sustainability Appraisal - it should be noted that there are many health enhancing activities, including walking, cycling, and horseriding, that would be adversely affected by major development at Warren Farm. Similarly, the Social Capital (SA5) and the Cultural Value (SA3) of the Spa Ponds Nature Reserve would be diminished by development at Warren Farm. Warren Farm has always played an important role in relation to the historic landscape, e.g. as seen from Beeston Lodge, and development at Warren Farm would have a significant</p>	<p>routes.</p> <p>SA4 relates to land stability and is scored accordingly.</p> <p>SA7 relates to impacts on heritage assets. The assessment was undertaken by the Councils Conservation Officer. 'Sense of Place' is a qualitative factor that was not included as a criterion in the site options assessment process.</p> <p>The landscape assessment is based upon landscape character evidence which suggests this area (site 67) lies in a zone identified for potential enhancement. Actual impacts would however be dependent upon scheme design and layout.</p> <p>The criteria for health (SA2) relates to access to health services/GP. The criterion uses objective measurements to provide a consistent comparison between site options.</p> <p>The loss of open space and recreational opportunities is picked up by SA3 in the site assessment matrix. The appraisal has been updated to reflect updates to the Green Infrastructure network data.</p> <p>The interim SA does not contain a full assessment of the Plan. It is a supporting document to a focused consultation on specific elements of the Plan (mainly site options). The consideration of green infrastructure impacts as part of the site assessment process is high level to allow for comparison and to identify potential constraints and opportunities. An assessment of the effects of the Plan 'as a whole' upon Green Infrastructure will be provided in the full SA Report.</p>
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		<p>negative effect on the landscape and sense of place (SA7).</p> <p>•As a general point, the Sustainability Appraisal fails to grapple with the central question regarding whether the Plan would actually deliver sustainable improvements to Green Infrastructure, and whether these improvements will genuinely constitute 'net gains' for nature that more than offset losses. Many of the policies being proposed could potentially be unsustainable as defined by the NPPF, i.e. coming at the expense of future generations.</p>	
PO/131		I fully support the views of FTNCG	See response to PO/128
PO/133	<p>Planning sub-Committee</p> <p>Forest Town Community Council</p>	<p>FTCC notes the statement made in the Preferred Options Consultation Document (Page 2) that: "Following the consultation the preferred sites will be assessed as part of the transport study which will consider how the transport network is likely to operate in the future with local plan preferred sites in place". It is therefore important that the traffic implications of further development on the western side of Mansfield is also considered, including options to improve the flow of traffic to enable more development to take place to the west of Mansfield, as currently there seems to be an imbalance that favours development on the eastern side of Mansfield.</p> <p>For future consultations it will be important to resolve potential transport network issues arising from greater development on the western side of Mansfield, e.g. as part of a process of comparison with the current suggestion that development takes place primarily to the east of the district.</p> <p>It is also important that transport impacts arising from outside of Mansfield are fully and appropriately taken into account, e.g. developments in Ashfield (including near Derby Road), Newark &amp; Sherwood (including Clipstone), and of course also in nearby Derbyshire (including Chesterfield, Bolsover and Shirebrook).</p> <p>Consideration will also need to be given to other</p>	Any new transport studies and evidence will be taken into consideration in the next stages of SA work. Findings will be presented in the SA Report.

		infrastructure requirements, including school places.	
PO/136		I support the views of FTCC	See response to PO/128
PO/166		House prices in the area will not survive in this area. being where it is.	There are no specific comments about the SA to address.
PO/160		Will not work?	There are no specific comments about the SA to address.
PO/165		Are the site sustainability appraisals referred to aspirational or realistic? Could these be modified to help the process of identifying Tier 1 and Tier 2 development options?	<p>The appraisal methodology is mostly objective and based upon set thresholds. The purpose of the site assessment is to identify constraints and opportunities and allow for a consistent comparison between options.</p> <p>The SA is only one of several important factors in determining which sites are to be allocated. It is a decision aiding tool, and therefore, using the results to rank sites into tiers is not considered appropriate.</p> <p>The appraisal is considered to be realistic. Any assumptions about enhancement and mitigation have been made clear in the site assessment matrix at Appendix II.</p>
PO/176		I have not read this Appraisal so am unable to comment.	N/A
PO/223		<p>Please refer to my comments under the Housing and mixed sites section.</p> <p>(Objects to the Pleasley Hill Farm site.)</p>	Comments noted with regards to development in the Pleasley Hill Area. Potential effects on biodiversity and landscape are acknowledged in the SA. Mitigation and enhancement measures will need to be secured in support of development. Appropriate suggestions will be included within the SA Report.

SA related comments made against the housing sites.

Comment ID	Organisation	SA related comment	Response
PO/97		<p>(Site 55)</p> <p>The Sustainability Appraisal deals specifically with our clients site - Tall Trees Mobile Homes as AECOM Site 52 and MDC Site ID 55. Generally, we agree with the assessment save for SA6 and SA9. Our clients site is not covered by any such biodiversity designation. That part of the site contained within ID55 is manicured grassland most of which has the benefit of planning permission for static caravans. Development of the site will not have a 'significant negative effect'. The biodiversity interest is located within the River Maun valley and valley sides not on our clients land. Whilst there may be flood issues in the River Maun valley, it sits some 20 metres lower than our clients land. Flooding will not occur on our clients land and development of our clients land would not worsen a flood situation elsewhere. We believe this Appraisal should be reassessed.</p>	<p>Aecom ID is Site 42 not 52.</p> <p>SA6 – The site falls within the criteria for '<i>potential significant effects</i>'. (27m to Maun Valley Local Nature Reserve and is adjacent to Maun Woodlands LWS).</p> <p>The site options assessment is to highlight high level constraints and to give an indication as to the <u>potential</u> significance of effects and the issues that the Council should consider. This does not mean that effects will definitely occur.</p> <p>SA9 – The scoring is correct against the site criteria for flooding (which does not differentiate between the proportion of sites falling into areas of flood risk). However, it is acknowledged that only a very small portion of the site falls within areas at risk of flooding. This has been clarified on the proforma for SA9 and in the summary to make it clear that flood risk is unlikely to be a significant issue.</p>
PO/126		<p>(Site 53)</p> <p>It is not accepted that the development would lead to a substantial loss of Grade2/3 agricultural land as set out in the SA/SEA summary. The agricultural use of these areas are low level grazing at present, and as a part of the overall availability of such land across Mansfield, Nottinghamshire, or the region, it is not considered that the development of this site can be considered as substantial.</p>	<p>The SA proforma summary for site 53 does not state that 'substantial' loss of agricultural land would occur (though the reference to Grade 2 is incorrect – all land is Grade 3). It is scored negative as per the thresholds in the site methodology – i.e. it contains Grade 3 land. The summary for site 67 (Which incorporates site 53 and several other sites) does state that the loss of agricultural land would be 'substantial'. Whilst this is a somewhat subjective issue, the total loss is in the order of 23ha. A loss of 20ha best and most versatile land is considered significant by DEFRA. The criterion does not differentiate between the use of</p>

			<p>agricultural land, simply the grade of land. As this area is all categorised as Grade 3, a negative effect is likely. It is not known whether the land is grade 3a or 3b, but a precautionary approach is taken in the absence of specific local evidence. In the context of the region, it is certainly not substantial, but incremental loss of agricultural land can contribute to bigger cumulative impacts.</p>
PO/109		<p>For sites such as AECOM34 (ID30) where it could be expected that run off water could endanger water quality in the River Maun and potentially increase the risk of flooding (at Packmans Bridge ),so how does the SA assess these impacts (see doc G,page 26).This deliverability issues-also see NPPF flooding policies</p>	<p>There are no site criteria looking at water quality, as the potential for pollution is dependent upon a pathway being identified. At this high level of assessment it is not possible to make these judgements.</p> <p>Downstream flooding is not included in the site assessment criteria. All sites could potentially lead to increased flooding downstream, though it is presumed that policy requirements would limit this. Without flood modelling it is not possible to accurately predict impacts and fairly compare site options.</p>
PO/237	Historic England	<p>HELAA 26, Land at Windmill Lane - The SA identifies this site as having a positive effect on the historic environment, and the SA Summary in the Preferred Options paper sets out "there are no environmental constraints identified". The site lies within The Park Conservation Area which does not seem to be picked up on in any of the Preferred Options documents and on the basis of low density development undertaken in the early part of the 21st century it is not clear whether 37 units could be achieved on this site without causing substantial harm to the Conservation Area. No reference is made to the relevant Conservation Area Management Plan for The Park CA which includes design guidance. There are TPOs within, or at the boundary, of the site too all of which contribute to the CA. As such, it is not clear how any impact on the development has been</p>	<p>The Councils Conservation Officer completed the assessment of the impact on heritage assets for each of the sites using the agreed methodology.</p> <p>The SA site assessment proformas state that the site is derelict, which is why a potential positive effect is identified.</p> <p>The council has commissioned a Heritage Impact Assessment which will inform the Local Plan.</p>

		considered in relation to the impact on significance of heritage assets in terms of NPPF requirements for considering the historic environment in the plan making process, and in relation to how a "positive" effect was concluded in the SA.	
PO/245	Historic England	HELAA 105, Land at 7 Oxclose Lane - The SA identifies this as having a 'neutral' impact on the historic environment. It is not clear how any impact on the significance of the Conservation Area and nearby Listed Buildings has been taken into account.	<p>The Councils Conservation Officer completed the assessment of the impact on heritage assets for each of the sites using the agreed methodology.</p> <p>Site is derelict and does not contribute positively to the setting of the Conservation Area or listed buildings.</p> <p>The council has commissioned a Heritage Impact Assessment which will inform the Local Plan.</p>
PO/242	Historic England	HELAA 60, Land off Ley Lane - The SA identifies this as having a negative impact on the historic environment. Notwithstanding the negative outcome in the SA, it is not clear how any impact on the significance of the Conservation Area has been taken into account.	<p>The negative effects are related to the proximity to areas of archaeological significance.</p> <p>The council has commissioned a Heritage Impact Assessment which will inform the Local Plan.</p>
PO/238	Historic England	HELAA 23, Sandy Lane - The SA identifies this as having a neutral impact on the historic environment. It is not clear how any impact on the significance of the setting of the nearby Grade II* has been considered or how the impact on that significance has been assessed, or whether 63 dwellings could be achieved on the site without causing any harm to the significance of the heritage asset. If it is possible to mitigate any harm through scale, layout and design then this should be explored in the SA and set out clearly to inform the Plan process.	<p>The Councils Conservation Officer completed the assessment of the impact on heritage assets for each of the sites using the agreed methodology.</p> <p>The council has commissioned a Heritage Impact Assessment which will inform the Local Plan.</p>
PO/239	Historic	HELAA 28, Debdale Lane/Emerald Close - The SA identifies this as having a neutral impact on the historic	Debdale Hall is well screened by trees and is over 300m from the site. Site is relatively small and contained parcel of

	England	environment. It is not clear how any impact on the significance of the setting of nearby Listed Buildings at Debdale Hall has been taken into account either individually, or cumulatively with sites 29 and 64.	land, which does not contribute to the open setting of the Hall.  Cumulative impacts are not identified as part of the site assessment process.  The council has commissioned a Heritage Impact Assessment which will inform the Local Plan.
PO/240	Historic England	HELAA 29, Sherwood Rise - The SA identifies this as having a negative impact on the historic environment. Notwithstanding the negative outcome in the SA it is not clear how any impact on the significance of the setting of nearby Listed Buildings at Debdale Hall has been taken into account either individually, or cumulatively with sites 28 and 64.	Proforma explains that potential impacts on the setting of heritage assets could occur. Clarity now provided that this relates to Debdale Hall.  Cumulative impacts are not identified as part of the site assessment process.  The council has commissioned a Heritage Impact Assessment which will inform the Local Plan.
PO/236	Historic England	HELAA 33, Wood Lane (Miners Welfare) -The SA identifies no significant effects on heritage assets or setting and the HELAA and Site Selection paper offer no other evidence on the matter. As such, it is not clear how any impact of the development on the Grade I church and the Church Warsop Conservation Area has been considered in relation to the heritage significance of those assets.	Clarity provided. No immediate heritage assets close to the site, and the site is not likely to be visible from heritage assets in Church Warsop including the Grade 1 Church of St Peter and Paul.  The council has commissioned a Heritage Impact Assessment which will inform the Local Plan.
PO/236	Historic England	HELAA 132 - The SA identifies 'no significant effects' on heritage assets or setting and the HELAA and Site Selection paper offer no other evidence on the matter. As such, it is not clear how any impact of the development on the non-designated heritage asset (local list) has been considered in relation to the heritage significance of the former cinema building. Has there been any consideration of the Plan setting out a requirement for the retention of the façade or	The Councils Conservation Officer completed the assessment of the impact on heritage assets for each of the sites using the agreed methodology.  The council has commissioned a Heritage Impact Assessment which will inform the Local Plan.

		whole building as part of any redevelopment proposal?	
PO/241	Historic England	HELAA 54, Former Evans Halshaw Site - The SA identifies this as having a neutral impact on the historic environment. It is not clear how any impact on the significance of the Mansfield Cemetery PAG and its Listed Buildings has been taken into account.	SA proforma covers this – <i>‘Site is near to Historic Park and Garden but no significant impacts likely. Also within a woodland TPO which the design will need to be sympathetic to’.</i>  The council has commissioned a Heritage Impact Assessment which will inform the Local Plan.
PO/190		<p>I note the summary sheets for each site and did discuss the details set out for Site No. 57 with [REDACTED] (who was very helpful) at your consultation event held at the Civic Centre last week. I think we both agreed that the 'significant negative effects' upon landscape character as a statement in the summary was actually incorrect from the assessment made and the word 'significant' should be deleted. In my opinion, any harm to landscape character resulting from development would be minimal (it is basically scrub land with a few trees) in the context that the site sits between established houses, particularly along its frontage. If the site is developed, especially for bungalows, then I consider it could be much enhanced by additional planting, particularly of a structural nature at the rear.</p> <p>I would also slightly question the reference to potential for surface water flooding in the summary in view of the history of the site, its location in Flood Zone 1 and the comments contained in the Addendum to the SFRA, the interpretation of which, I think is more negative in the summary than stated in the actual SFRA report.</p> <p>I note that in the summaries of some sites where possible constraints to development are described, these are followed by further comments relating to the potential for mitigation</p>	<p>Word significant removed.</p> <p>The site falls within an area of concentrated run-off, which triggers a potential minor negative effect.</p> <p>Additional sentence added to site proforma to discuss potential for mitigation.</p>

		measures to be introduced. Sites 104, 35 and 36 being examples of this approach. In the case of site 57, and some others, the potential for mitigation measures is not referred to but in reality easily achieved. I would therefore suggest a more consistent approach in terms of the content of the summaries be adopted.	
PO/243	Historic England	HELAA 64, Pheasant Hill and Highfield Close - The SA identifies this as having a negative impact on the historic environment but it is not clear what assets have been considered. There would be an impact on the GII Mill Bank Cottage and its adjoining boundary wall and possibly cumulative impact along with sites 28 and 29 in respect of the setting of Debdale Hall. It is not clear how the significance of heritage assets has been considered, or how the impact of the proposal on that significance has been assessed.	SA refers to non-designated assets. Clarity added that this is Queen Elizabeth Grammar School and Pavillion). Additional clarity provided relating to Mill Bank Cottage. Impacts on Debdale Hall are considered unlikely.  The council has commissioned a Heritage Impact Assessment which will inform the Local Plan.
PO/129		(Various references to the SA in this comment),  I object to the inclusion of Site 73, Three Thorn Hollow Farm in the Local Plan / Preferred Options, for development of 7.14Ha with 190 homes and offer the following in support of this objection - This site has been Included as preferred site despite only coming forward at the end of 2016 and there having been no public consultation in respect of its suitability. The site was included in the Suitability Assessment and is a preferred option despite issues identified which should negate its suitability for development. Therefore I would raise the following observations in respect of the information detailed in the SA - "Good Access to MARR" - Access to Site 73 is anticipated to be from Blidworth Lane, an over used country lane with a hazardous junction on to Southwell Road to access the MARR	The site appraisal is a high level assessment of constraints and opportunities. It is a decision-aiding tool.  Proximity to the A1677 MARR in the SA site methodology does not reflect site access issues. This criteria is to identify sites that are well related to the strategic network.  The site is 219m from a bus stop. Criteria does not consider the quality of access such as lighting and footpaths.  Congestion associated with individual sites or the Plan as a whole is not discussed in this focused interim SA Report (August 2017). These issues will be addressed in the full SA Report that will accompany the Regulation 19 Consultation on the Plan.  The SA identifies that the land is Grade 3 and a negative

	<p>roundabout (B6020/A617/B6191) where the SA has already identified 'significant issues'. This junction is affected at peak times by congestion on Southwell Road and is particularly dangerous for traffic turning right. Impact from this congestion affects residential properties along Southwell Road to the Village Centre and poses dangers to school children at relevant times despite traffic calming measures already in place. Blidworth Lane is a frequently used route for traffic to the conurbation, Nottingham, the M1 and nearby business parks via Blidworth, despite the roads quality and difficult exit junctions at either end. Increased traffic using this route impacts on the narrow main streets in both Rainworth and Blidworth shopping areas with insufficient car parking areas except at the roadside causing further problems. Reference is made within the Plan, to encouragement of healthier lifestyles and the use of cycle networks and walking to work. This could pose significant risks to pedestrians and cyclists crossing roads to access the suggested 'nearby' employment - Risks at Blidworth Lane, Southwell Road and particularly the A617 MARR road. Access to public transport - There is no access to public transport from the site and this is only available with limited services from Southwell Road - via Blidworth Lane which has no footpaths or street lighting and has its existing traffic issues as already detailed. Bus services along Southwell Road at peak times restrict further the flow of traffic. Consideration of additional public transport services along Blidworth Lane would increase the traffic issues on that route with consequential dangers from high speeds and difficulties overtaking even stationary vehicles at bus stops. The SA states that this development is 'not predicted to have significant effect on congestion. I believe that this needs further consideration, as 190 properties with the likelihood of at least one resident in employment and the potential for</p>	<p>impact is recorded on the corresponding site proforma.</p>
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		<p>more including adult children from each household. As a result of the points raised, there is a high likelihood that vehicle traffic would be drastically affected especially at peak times. Many references are made within the Plan and SAs to the close proximity and access to a primary road network, however Objective 9 of plan is to reduce traffic, improve Public transport and the use of cycle routes, which this site does not support. In previous reports comment was made that where this objective could not be achieved for a development, it 'should not add to issues with unsustainable development in outlying areas or increase reliance on cars'.</p> <p>SSSI location on Southern boundary - There would be little scope for future development at this location given the limitations in place with the adjoining SSSI. I understand that future allowances would also have to be made for a potential SPA and risks to a heritage monument, again resulting in a failure to meet Objective 12.</p> <p>Infrastructure - There is none in place as this is a Rural Greenfield site of agricultural land used for food production and part of the local landscape.</p> <p>Contribute to the vitality of Rainworth - Rainworth falls mainly under the NSDC area, and has its own individual village community and identity, as previously commented on. The proposed development of 190 houses with no supporting infrastructure is more likely to overwhelm the vitality of Rainworth impacting on the availability of services, given the lack of resources and development which has already taken place. The SA identifies that the only GP in the area is already at capacity and only one place of worship (both in the NSDC area), with limited schools serving a large area. Further GP services with any capacity are a significant distance away again creating further reliance on vehicles.</p> <p>The neighbourhood parade and District centre (also NSDC area), offers little except food retailers and mini markets which are not easily accessible from the proposed site due</p>	
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		<p>to existing properties and a lack of access, therefore increasing vehicle reliance. The isolated nature of the site and a lack of resources could also restrict social inclusion with the village community. There are limited opportunities for employment within Rainworth and all opportunities appear to be on the Mansfield side of the MARR. I understand that there are no employment or commercial sites identified in Rainworth, and other village industrial sites at Blidworth cause additional problems regarding traffic congestion due to unsuitable minor roads. Rainworth is a village community on the outskirts of Mansfield surrounded by farmland which helps to protect its individual identity. The proposed Rural Greenfield site would have a massive impact on this landscape and its loss impact significantly on the existing residents, whose health and wellbeing is overlooked. It is not clear why the SA does not identify the quality of the agricultural land to be lost, as it is productive farmland used for food production. From the previous consultation regarding the proposed Local Plan and scoping reports, the NFU contributed information regarding on farm renewable energy and the better use of land to meet other government targets, which could be considered a more appropriate for this site (if not to continue for agriculture), given the issues identified. In a recent MDC newsletter, details were given of a Green Flag award with comment which should be consider regarding this site, that they were "very proud of our parks and open spaces and local nature reserves and realise just how important they are to people living and working in the district", I purchased my home in 2013, as a new build property, and am aware that there were significant restrictions placed on the development (4 bungalows on a redeveloped site) and on the homeowners use of the property to protect the local area and its residents regarding unsocial activities and inappropriate development.</p>	
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		These same restrictions must surely be applied to and likely prohibit the considered development of the rural location at site 73. This rural location was the main appeal of my property purchase, with Rainworth and the immediate area offering little else in respect of employment or social facilities. Should any plans for development on site 73 be taken forward, I for one would seriously consider relocating away from the area.	
PO/288	Nottinghamshire County Council	(Site 188)  The Interim SA Report scores the site as significant negative for SA6 Biodiversity Designated Sites, which is of considerable concern. It is unclear why the Interim SA Report has scored the site as positive under SA6 Biodiversity Enhancement as no detail is provided as to what such enhancements may entail.	At this level of appraisal, broad constraints and opportunities are identified, not specific measures that could/would be implemented. As recorded on the site proforma for Site AECOM76, the developable area falls within areas identified as potentially suitable for biodiversity enhancement. There is a presumption that development could provide an opportunity for such enhancements to be secured and implemented, which is reflected by a positive score for SA6. However, the site appraisal does not relay actual effects that will occur as a result of the Plan. These are dependent upon which sites are allocated and the policies that are established to support their allocation. These factors will be addressed in the full SA Report.
PO/244	Historic England	HELAA 99, 18 Burns Street - The SA identifies this as having a neutral impact on the historic environment. It is not clear whether HER has been consulted and, in terms of the Plan vision and objectives, whether opportunities to better reveal, enhance or record have been considered for the non-designated heritage asset.	Site is not identified as a non-designated heritage asset.
PO/235	Historic England	HELAA 122, Moorfield Farm - The SA identifies no significant effects on heritage assets or setting and the HELAA and Site Selection paper offer no other evidence on the matter. As such, it is not clear how any impact of the development on the Grade I church and the Church Warsop Conservation Area has been considered in relation to the	The Councils Conservation Officer completed the assessment of the impact on heritage assets for each of the sites using the agreed methodology.  The council has commissioned a Heritage Impact Assessment which will inform the Local Plan.

		heritage significance of those assets. The north side of the road is open and currently contributes to significance of both assets.	
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## Appendix D – Consultation responses received on the Habitat Regulations Assessment

Comment ID	Organisation	Comment: Do you have any comments on the Habitats Regulations Assessment report?	Response	Further information
PO/12		I feel it is important that the Local Plan preserves the natural environment and local wildlife for future generations.	Noted; this is partly the purpose of the HRA analysis.	
PO/146		Whatever comments/decisions Notts Wildlife Trust make I will agree to	Noted.	
PO/128	Forest Town Nature Conservation Group (FTNCG)	We maintain our previous concerns regarding the HRA and do not feel that they have been adequately addressed. To the extent that the HRA relies upon a rigorous 'risk-based' approach being applied (with issues being addressed through mitigation and good design or refused when this cannot be confirmed to be sufficient to protect wildlife interests) this is only valid if this is actually delivered through planning policies and as such if that is not subsequently included in the policy appraisal then the HRA will need significant revision to take into account the substantial harm that could arise from inappropriate development being allowed which could harm Woodlark and Nightjar and the habitat they rely upon for nesting and foraging.	Noted – policies are being updated at the moment.	This objector essentially has no confidence that the current risk-based approach to planning applications around Sherwood ppSPA will actually be used unless that risk-based approach is enshrined in actual policy. No change to the HRA is needed but the Council will need to satisfy itself that the existing risk-based approach is captured in Local Plan policy.
PO/131		I fully support the views of FTNCG	See response to PO/128	
PO/219	Ransomwood Estates UK Ltd	We are very concerned that the planning policy team is lacking a basic understanding of the importance of local habitats and in particular the mosaic that supports a great variety of	Not entirely applicable to the HRA. The authors of the HRA are familiar with the habitat needs of nightjar and woodlark.	Does not agree with the distribution of housing to the east and centre of the district, and is concerned over the impact on Mansfield's economy.

		species as well as those species such as the Nightjar, Woodlark, Gosshawk etc.		
PO/249	Welbeck Estates Co Ltd	<p>The findings in the HRA are in line with our expectations when preparing our proposals for Site 76 Jubilee Way North. The site will substantiate a net gain for the provision of good quality habitat on the eastern edge of Mansfield, while safeguarding the existing Strawberry Heaths SSSI from the extensive trespassing that exists, through redirection of routes and securing boundaries. There is no anticipated impact upon the Birklands and Bilhaugh SAC given the extensive areas of recreation that exist in the area as the alternative.</p> <p>As far as the 'possible potential' SPA location that exists, the proposals at Site 76 Jubilee Way North should be able to demonstrate a net gain for the nightjar and woodlark populations through the provision of good quality habitat on the golf course and remaining area of colliery spoil tip that will not be developed.</p> <p>The emphasis on this site is that ecological opportunities exists, not threats.</p>	Noted.	
PO/138	Only Solutions LLP	To the extent that the HRA relies upon a rigorous 'risk-based' approach being applied (with issues being addressed through mitigation and good design or refused when this cannot be confirmed to be sufficient to protect wildlife interests) this is only valid if this is	Noted – policies are being updated at the moment.	<p>Refers to this document: <a href="http://mansfield-consult.objective.co.uk/file/4716607">http://mansfield-consult.objective.co.uk/file/4716607</a></p> <p>This objector essentially has no confidence that the current risk-based approach to planning applications</p>

		<p>actually delivered through planning policies and as such if that is not subsequently included in the policy appraisal then the HRA will need significant revision to take into account the substantial harm that could arise from inappropriate development being allowed which could harm Woodlark and Nightjar and the habitat they rely upon for nesting and foraging.</p> <p>Only Solutions therefore believes that either a planning policy should be introduced to ensure that the SPA Decision Tree process is applied, with proposals that are deemed unacceptable through this process refused planning permission, or the HRA needs to be re-run on the basis that the SPA Decision Tree process will not be followed or will not have teeth capable of preventing inappropriate development that could harm relevant wildlife interests in relation to species and their habitats.</p> <p>Looking at the entry for Shlomo Downen, Paragraph 3.2.3 and MDC's response (page 69, Appendix 4, Document I), where we highlight the relevance and indeed the central importance of the SPA Decision Tree and associated risk-based approach, MDC's reply misses the point. If the HRA is based on a faulty premise (i.e. that a development proposal would be handled by planning officers in a manner which it might not be handled) then the HRA needs to be re-run or the</p>		<p>around Sherwood ppSPA will actually be used unless that risk-based approach is enshrined in actual policy. No change to the HRA is needed but the Council will need to satisfy itself that the existing risk-based approach is captured in Local Plan policy.</p> <p>In addition a reference is made to a response to the previous consultation in which the responded stated that 'NE7 should explicitly state that planning consent shall be refused for proposals where unacceptable impact on Woodlark and/or Nightjar and their habitat has not been ruled out'. In this further response Only Solutions LLP clarify that they did not intend 'unacceptable harm' to mean that development should always be prohibited where there is a negative impact on nightjar or woodlark but only where the Council deems that impact to be 'unacceptable'. This is a useful clarification but introduces a level of nuance to the decision making process as to when an impact is, and is not, 'unacceptable' (since the response seems to accept that there will be times when an adverse impact could be deemed acceptable) that is best judged case-by-case for each application rather than in a blanket definition in policy.</p>
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		<p>premise made good, otherwise the HRA's conclusions are rendered meaningless. It is therefore not appropriate for MDC to dismiss our comment on the SPA Decision Tree issue as 'not being a comment on the HRA'.</p> <p>Looking at MDC's response within the entry for Shlomo Downen, Paragraphs 3.3.6; 5.3.55; and 5.3.60 (page 71), it appears MDC once again misunderstands the point that was made in our submissions. A requirement to rule out unacceptable harm is not equivalent to an "absolute prohibition" of development where any harm might arise. MDC fails to explain the difference between adopting our suggestion and not doing so, despite MDC's acknowledgement that there would be a difference in practice in some cases were our suggestion to be taken up.</p> <p>Where these (and other) issues can potentially be addressed through the design of the development, it is important that the relevant policies relating to design ensure that these issues are actually addressed rather than simply 'considered' or 'taken into account'.</p>		
PO/151		<p>Yes! I feel that the assessment report has over looked some of the issues that the people of Warsop have raised regarding some of the wildlife habitations</p>	<p>General non-specific ecological point rather than about the HRA.</p>	

PO/142		After seeing habitats reports for Stonebridge and the failure of the EIA undertaken around goose farm in Warsop where water voles are present I do not believe MDC are using due diligence surrounds habitats and protected species. They appear to do the minimum required which frankly is not good enough.	General non-specific ecological point rather than about the HRA.	
PO/163		Make sure any Ecology reports are properly carried out - and hold developers to imposed conditions rather than giving them carte blanche once building as started.	Not a comment on the HRA but rather on the Council's application of planning policy.	
PO/176		I have not read this Assessment report so am unable to comment	N/A	

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

## **Statement of Consultation**

### **Annex 4: Local Plan Publication Draft**

**November 2018**



**Mansfield**  
District Council

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B: Publication Draft - consultation media

C: Representations received on Sustainability Appraisal

D: Representations received on Habitat Regulations Assessment

E: Representations received on the Publication Draft

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## **A4.1 Introduction**

- A4.1.1 The Mansfield District Local Plan Publication Draft was made available for public consultation between 20 September and 1 November 2019 under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
- A4.1.2 This document sets out how Regulation 19 was met, and meets Regulation 22 (1)(c)(v).
- A4.1.3 The supporting Sustainability Appraisal and Habitats Regulations Assessment were also consulted upon at the same time.

## **A4.2 How did we consult?**

- A4.2.1 We consulted all organisations and persons on the council's local plan database. This list included the specific and general consultation bodies as set out in Appendix A.

### Making copies of documentation available for inspection during the consultation

- A4.2.2 Copies of the document, and other supporting documents were made available to view at the following venues and a poster was also placed at these venues to advertise this:

- Mansfield District Council Civic Centre - Chesterfield Road South;
- Clipstone Village Library - First Avenue;
- Forest Town Library - Clipstone Road West;
- Ladybrook Library - Ladybrook Place;
- Mansfield Library - West Gate;
- Mansfield Woodhouse Library - Church Street;
- Rainworth Library - Warsop Lane;
- Market Warsop Library - High Street, and
- Warsop Town Hall – Church Street.

- A4.2.3 The other supporting documents made available were:

- Policies Map
- Inset Maps
- Consultation Statement (Regulation 19)
- Sustainability Appraisal (including Non-technical summary and all appendices)
- Habitats Regulations Assessment Screening Report
- Equalities Impact Assessment
- Whole Plan and Community Infrastructure Levy Viability Assessment
- Statement of Fact
- Statement of Representation

### Emails and letters

- A4.2.4 Emails and letters were sent either electronically or by post explaining the purpose of the consultation to 1,192 individuals and organisations registered on the local plan database, as set out in Appendix B.

### Website

- A4.2.5 A PDF copy of the local plan consultation document was available to view and download from the council's website ([www.mansfield.gov.uk/localplanpublication](http://www.mansfield.gov.uk/localplanpublication)). The document was also available on the Local Plan Consultation Portal to allow people to comment online (<https://mansfield.objective.co.uk/portal>).

### Posters

- A4.2.6 As well as the documents, posters to publicise the consultation event were also displayed at the Civic Centre, Warsop Town Hall and the libraries. A copy of the poster is included in Appendix B.

### Press release

- A4.2.7 A press release was issued by the district council. This was picked up by the local newspaper who ran two articles during the consultation period. There was also an article in the Mayor's newsletter.

### Social media (Facebook and Twitter)

- A4.2.8 The Planning Policy Facebook page 'Mansfield – planning for the future' was updated every weekday during the consultation period to notify people about the consultation and provide them with links to the report.
- A4.2.9 Tweets (mirroring the Facebook posts) were also sent via the Planning Policy Twitter account (@MDC\_Planning) to help raise awareness of the consultation.

## **A4.3 Who responded?**

- A4.3.1 The council received responses from 64 individuals and organisations on the Local Plan Publication Draft document over the consultation period amounting to some 341 separate representations.
- A4.3.2 In addition, three representations were received on the SA and one on the HRA. These are set out in Appendices C and D.

## A4.4 What was said and what was our response?

A4.4.1 Table A4.1 below sets out the key issues raised on each policy and how the council has responded. All representations and responses are set out in Appendix E.

**Table A4.1: Schedule of key issues raised on the Publication Draft Local Plan Document**

Section / Policy	Key issues	Our response
1 Introduction	<p>A number of consultees objected as they considered that the consultation had not been carried out correctly; objectors identified that the online software had been difficult to use and verbal comments made at consultation events had not been recorded.</p> <p>One respondent considered the plan not legally compliant as the HRA does not adequately assess the potential impact of development upon woodlark and nightjar and their habitats in light of SoS decision APP/Q1255/V/10/2138124.</p> <p>One objection was on the grounds of the Duty to Cooperate. The objector identified that the Statement of Common Ground did not extend to Bassetlaw, Bolsover and North East Derbyshire councils and referenced the SHMA (2015) rather than the housing target in the Local Plan. This respondent also considered that the vision should be amended to ensure that the supply of housing is grown.</p>	<p>Consultation has been carried out in accordance with the Statement of Community Involvement. Where individuals have had difficulty using the online software we have explored alternative methods to enable comments to be made. All representations to the Local Plan need to be made in writing in order for the process to be open and transparent.</p> <p>The council, in partnership with specialist consultants, has produced a Habitats Regulations Assessment Screening Report (S9). This has also been carried out in consultation with Natural England at all stages of the process (HRA Screening Report Section 4.4). Whilst there is no legal requirement to do so, for completeness and good practice, and to respond to Natural England's advice on taking a risk-based approach, the report also considers impacts upon the land informally known as the Sherwood possible potential Special Protection Area (ppSPA), an area which is known to support woodlark and nightjar. It concluded that no adverse effects will arise from the Local Plan either alone or in combination with other plans and projects.</p> <p>A revised Statement of Common Ground for the HMA (DTC1), which refers to the new standardised methodology calculated housing target, has currently been signed by our HMA partners. We have drawn up SoCGs with other neighbouring authorities (DTC5/DTC8/DTC9) .It is considered that the Vision appropriately addresses housing supply.</p>
2 Vision, issues and objectives		
3 The spatial strategy		
S1 - Presumption in favour of	<ul style="list-style-type: none"> <li>The policy should be amended so that it clearly states that</li> </ul>	It was considered that an overarching policy would give the issue of

Section / Policy	Key issues	Our response
sustainable development	<p>unsustainable development will be refused.</p> <ul style="list-style-type: none"> <li>• The policy should be deleted as it repeats national guidance</li> <li>• The supporting text should be redrafted so that the competing views of statutory consultees doesn't lead to sustainable development being refused.</li> </ul>	<p>sustainable development significant emphasis and would set out the council's approach clearly for developers. The inclusion of Policy S1 meets NPPF (2012) paragraph 15. It is considered that it is appropriately worded.</p>
S2 – The spatial strategy	<ul style="list-style-type: none"> <li>• Forest Town should be included as a separate settlement</li> <li>• Growth should be directed to locations with good public transport such as the railway stations rather than access to the MARR/M1</li> <li>• Evidence from the D2N2 Economic and Policy Review (2018) indicates a lower level of employment growth and should be used to inform housing numbers</li> <li>• Reference to “up to 17,240 sqm of retail and leisure floorspace” should be amended to “at least 17,240 sqm”</li> <li>• Developers and the HBF considered that the 2016-based household projections should be used to assess local housing need</li> <li>• Employment land requirements are too high as the vacancy rate of 10% is too high and the requirement has not been viability tested.</li> <li>• The plan fails to put the town centre first.</li> </ul>	<p>It is considered appropriate that Forest Town is treated as part of the Mansfield Urban Area as there is no break between it and the rest of the urban area. Growth has been focussed on locations with good access to the MARR and M1 to encourage employment growth; public transport improvements will be included as part of developments where appropriate. The current D2N2 Strategic Economic Plan has been used to inform the housing target; it is not considered appropriate to use a document which is under review and has not yet been finalised.</p> <p>It is proposed to suggest a modification (M7) to amend the Policy to read “at least 17,240 sqm of retail and leisure floorspace”. It is considered that the retail policies place the town centre first.</p> <p>An addendum to the Housing Technical Paper (August 2018) (H2) has been prepared regarding the release of the 2016 based household projections. As the Government have proposed that, until a new methodology has been published, local housing need is based on the 2014-based projections it is proposed to continue to use the 325dpa housing target and undertake a review of the Local Plan once the new methodology is available.</p> <p>The Nottingham Core HMA and Nottingham Outer HMA Employment Land Forecasting Study (2015) (E1) has applied industry standard vacancy rates based on consultation with local commercial agents; it is considered to be a robust study. Viability has been tested through the Mansfield Whole Plan &amp; Community Infrastructure Levy Viability Assessment (2018) (V1); while many employment schemes are not viable they are generally operator led and where provided on mixed use schemes will be assisted by viability on the residential element.</p>
S3 – Urban regeneration	The key issue raised was in relation to the application of the	It is proposed to make this change as it would clarify the approach to

Section / Policy	Key issues	Our response
	<p>policy only to 'previously developed land'; landowners considered that the policy should also address other underused or derelict land, including that which is defined as greenfield.</p>	<p>be taken to land within the settlement boundary (M8). Additional supporting text will also be added to reiterate the situation with regards to surplus land that is currently designated for other purposes (e.g. as open space or employment) where other policies set out the approach to be taken (M9).</p>
<p>S4 – Delivering key regeneration sites</p>	<p>One landowner with interests in the town centre considered that the policy fails to place the town centre first as required by the NPPF. In particular they consider that:</p> <ul style="list-style-type: none"> <li>• The White Hart site should not be considered as a regeneration site due to its size and presence of listed buildings;</li> <li>• The Portland Gateway site should not be considered as a regeneration site as it includes existing industrial and retail development.</li> <li>• Not all the sites are suitable for retail development.</li> </ul>	<p>It is not considered that the identification of these areas for regeneration automatically means that existing buildings will be demolished. Instead a programme of identifying opportunities for redevelopment and enhancement will be undertaken with the various landowners. The plan should be read as a whole; retail policies will be used to determine applications for main town centre uses.</p>
<p>S5 – Development in the countryside</p>	<ul style="list-style-type: none"> <li>• Forest Town is not identified as its own settlement</li> <li>• Policy S5 needs to be clear as to what types of renewable energy are acceptable</li> <li>• The types of development that are considered acceptable in the countryside should be expanded to clearly state that certain types of development will be acceptable in certain circumstances. There is also concern that the policy only allows for limited development beyond the settlement boundaries, this approach runs counter to the proactive approach required by the framework to significantly boost the supply of housing</li> </ul>	<p>There is no natural break between the settlement that makes up the Mansfield urban area and it has therefore not been identified as an individual settlement.</p> <p>To ensure the policy aligns with the NPPF a modification M11 has been suggested to S5 1(m).</p> <p>It is considered that all future planning applications will be assessed against the Local Plan unless material considerations indicate otherwise. The Policy is considered to be NPPF compliant by setting out the overall pattern, scale and quality of development.</p>
<p>4 Place making</p>		
<p>P1 – Achieving high quality design</p>	<ul style="list-style-type: none"> <li>• Reference should be made to Lifetime Neighbourhoods, the policy should also reiterate paragraph 60 of the NPPF 2012</li> <li>• Objects that all new allocations need to have site specific design guides.</li> </ul>	<p>The Council has introduced Building for Life 12 which doesn't assess internal aspects of design and layout of new homes; it does require applicants to create integrating neighbourhoods. It is not appropriate to reiterate the NPPF in the Local Plan.</p> <p>The Local Plan needs to be read as a whole Chapter 4 Place making includes policies which requires all new major development sites to be assessed against Building for Life 12 or the Mansfield Place making</p>

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		principles. The seven largest local plan site allocations have indicative masterplans at Appendix 8 of the document to help guide development. On any large site of 5 or more hectares or 150 dwellings a masterplan for the whole site will be required to be submitted as part of any planning application in accordance with policy P4 (2).
P2 – Safe, healthy and attractive development	No comments received.	-
P3 – Connected developments	The policy has generally been supported. One representation stated that this policy would be difficult to implement due to the highway authorities criteria for public adoption.	No objection has been received from the highway authority and they have been consulted throughout the preparation of the Local Plan.
P4 – Comprehensive development	The policy fails to provide flexibility for the delivery of strategic sites.	It is expected that as part of submitting a planning application that a framework is provided for the layout and delivery of the site.
P5 - Climate change and new development	A number of consultees supported the policy including Barratts Development and Severn Trent Water; Severn Trent Water especially supported paragraph 4.42 and Table 4.5. However Severn Trent Water also considered that the higher optional standard of 110 litres of water use per day should be included.	Support for this policy is welcomed. The higher standard for water use has not been included due to viability issues.
P6 - Home extensions and alterations	No comments received.	-
P7 - Amenity	<p>Suggested revised wording of the policy has been submitted to state that "Development will not be permitted where the amenity of future occupants would fall below an acceptable level".</p> <p>The identification of standardised mitigation and design requirements at paragraph 4.51 should be avoided to ensure that a schemes design appropriately take into account informing factors that are specific to the location.</p>	<p>A modification has been included at M24.</p> <p>Paragraph 4.51 is just giving examples of how the impact of development maybe avoided or minimised, it is not intended that this is used for every site.</p>
P8 – Shop front design and signage	Policy P8 part 3.c is not sound and should be removed from the policy as the remaining criteria within Policy P8 ensures that proper control over shop signs within the area are protected. Paragraphs 4.56 and 4.60 should also be deleted as these paragraphs are not justified or supported by evidence.	It is proposed to delete paragraphs 4.56 (M27) and 4.60 (m28) and amend policy P8 as set out at modification M26.
<b>5 Housing</b>		
H1 – Housing allocations	Various additional sites were promoted by landowners / developers of the local community. These included:	Other than the site at Burns Lane, Market Warsop these sites have been considered through the HELAA and site selection process. The

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	<ul style="list-style-type: none"> <li>• Land off Chesterfield Road (HELAA Ref 88);</li> <li>• Land to the East of Oakham Business Park (HELAA Ref 61);</li> <li>• Land at Burns Lane, Market Warsop (not yet included in the HELAA);</li> <li>• Gregory's Quarry (HELAA Ref 69);</li> <li>• New Mill Lane (HELAA Ref 31); and</li> <li>• Former Ravensdale Middle School (HELAA Ref 7).</li> <li>• Land off Peafield Lane (HELAA Ref 67).</li> </ul> <p>Other key issues raised included:</p> <ul style="list-style-type: none"> <li>• An inconsistent approach to transport assessments; and</li> <li>• An over reliance on large SUEs.</li> </ul>	<p>reasons the sites have been not allocated are set out in the HELAA (HE2), Site Selection Technical Paper 2018 (H6 / H6a) or our response to the representation. The site at Burns Lane will be included in the next HELAA review.</p> <p>Additional text has been suggested as a modification regarding transport assessments (M45).</p> <p>A range of site sizes are proposed for allocation and it is not considered that there is an over reliance on large SUEs.</p>
H1a – Clipstone Road East	No key issues.	-
H1b - Land off Skegby Lane	<p>Objections to the allocation of the site were made on the following grounds:</p> <ul style="list-style-type: none"> <li>• Impact on highways;</li> <li>• Loss of green space and habitats;</li> <li>• Loss of amenity; and</li> <li>• Loss of views.</li> </ul>	All issues were considered as part of the Site Selection Technical Paper 2018 (H6/H6a) or will be addressed through the planning application.
H1c - Fields Farm, Abbott Road	<p>The landowners promoting the scheme supported the allocation but requested that additional flexibility is required and that the site boundary should be amended.</p> <p>The promoters of an unallocated site objected due to the presence of Grade 2 agricultural land, potential archaeology, high landscape value and drainage issues. They considered that delivery of the site by 2022 is unlikely and complicated by the multiple landowners.</p>	<p>A modification will be suggested to amend the site boundary to reflect the extent of landownership; this does not affect the number of homes proposed on site (M31).</p> <p>It is considered that the constraints to the site have been appropriately considered through the site selection process. Delivery of sites is informed by discussions with the landowners and has been updated for submission.</p>
H1d - Three Thorn Hollow Farm	<p>Objections to the site were made on the following grounds:</p> <ul style="list-style-type: none"> <li>• Impact on the historic environment;</li> <li>• Proximity to wind turbines and their impact on amenity;</li> <li>• Impact on wildlife and biodiversity including the adjacent SSSI</li> <li>• Loss of open countryside and agricultural land</li> <li>• Impact on highways and highway safety</li> </ul>	<p>It is considered that constraints to the site have been appropriately considered through the site selection process and addressed in the policy wording where necessary. Reference to the potential impact of the wind turbines will be added to the masterplan.(M136)</p> <p>Modifications are suggested to address the objection of Historic England; these have been agreed with Historic England (M34).</p>

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	<ul style="list-style-type: none"> <li>Impact on local facilities and services</li> <li>Delivery of the site is unlikely within the first five years</li> </ul> <p>Historic England objected as the reference to archaeological assessment is insufficient.</p> <p>The site promoters supported the allocation but considered that the site boundary should be amended and the capacity of the site increased to at least 200 dwellings. They also objected to the requirement to reflect the rural character of Rainworth.</p>	<p>A modification to amend the site boundary and increase the capacity of the site has been proposed (M37). It is considered appropriate that Policy H1d (and Policy S2) recognise the nature of Rainworth as distinct and separate from the rest of the Mansfield urban area and the more rural character of this site.</p>
H1e - Land at Redruth Drive	<p>A developer of an unallocated site objects due to the loss of Grade 2 agricultural land, the location in an area of concentrated run-off and concerns over deliverability.</p>	<p>It is considered that all the matters raised have been assessed robustly and proportionately as part of the various evidence documents that informed the site selection process. Delivery of sites is informed by discussions with the landowners and has been updated for submission.</p>
H1f - Former Rosebrook Primary School	<p>The ward councillor objected as the site had not been included in the Preferred Option consultation. A developer of an unallocated site objected due to the low permeability of the soil on site; they also considered that the site was unlikely to deliver during the first five years.</p>	<p>Up to date information indicates that the site is no longer required as a potential site for a new school and can be considered for residential development. Constraints have been considered as part of the site selection process. Delivery of sites is informed by discussions with the landowners and has been updated for submission.</p>
H1g - Abbott Road	<p>The ward councillor objected as the site had not been included in the Preferred Option consultation.</p>	<p>The site had originally not been included as it was not considered viable. Further investigation has now concluded that the site is likely to be viable and will retain football pitches on site.</p>
H1h - Centenary Road	<p>No comments received.</p>	<p>-</p>
H1i – Former Mansfield Brewery (part a)	<p>No comments received.</p>	<p>-</p>
H1j - Caudwell Road	<p>Objections were made to this site as no reference was made to the need for an ecological appraisal and there is no evidence of delivery during the first five years.</p>	<p>A modification (M41) has been proposed to remove this site. The site forms a small part of a larger site in Ashfield district. The withdrawal of the Ashfield Local Plan means that delivery of the larger site is uncertain.</p>
H1k - Bellamy Road	<p>No comments received.</p>	<p>-</p>
H1l - High Oakham Farm (east)	<p>Nottinghamshire Wildlife Trust objected as the policy does not refer to the need for a preliminary ecological appraisal. The landowner supports the allocation.</p>	<p>A preliminary ecological appraisal would likely be required for all major developments; as such it is not necessary to include the requirement in policy wording.</p>
H1m - Land off Balmoral Drive	<p>A landowner of an unallocated site objected as there was no evidence of delivery during the first five years.</p>	<p>Delivery of sites is informed by discussions with the landowners and has been updated for submission.</p>
H1n – Sherwood Close	<p>No comments received.</p>	<p>-</p>

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H1o - Ladybrook Lane / Tuckers Lane	A landowner of an unallocated site objects as Secretary of State approval is required for the disposal of school land and the site is not within the control of a developer.	Delivery of sites is informed by discussions with the landowners and has been updated for submission.
H1p - Hermitage Mill	No comments received.	-
H1q - South of Debdale Lane	No comments received.	-
H1r - Land off Holly Road	No comments received.	-
H1s - Land at Cox's Lane	Nottinghamshire County Council objected to the allocation due to the proximity of a nearby waste management facility.	<p>A planning application has been submitted for this site (2018/0596/FUL). It is noted that no objections were made regarding the proximity to the waste site during the preferred options consultation.</p> <p>The application of Policy P7 (2) would ensure that measures are put in place to prevent the future occupiers of the site from experiencing unacceptable levels of amenity. This would include noise from the existing waste management facilities. Policy NE3 (2) would also be applied and ensure that any noise pollution is mitigated to an acceptable level.</p>
H1t - Land off Ley Lane	No comments received.	-
H1u - Land off Rosemary Street	A landowner of an unallocated site objects as there is no evidence of delivery during the first five years	Delivery of sites is informed by discussions with the landowners and has been updated for submission. A planning application has recently been submitted for the site.
H1v - Stonebridge Lane / Sookholme Lane, Market Warsop	No comments received.	-
H1w - Sherwood Street / Oakfield Lane, Market Warsop	No comments received.	-
H1x - Former Warsop Vale School, Warsop Vale)	No comments received.	-
H2 – Committed housing sites	<p>A landowner of an unallocated site objects as they do not consider that a number of the sites can deliver during the first five years. These include:</p> <ul style="list-style-type: none"> <li>• Allotment site at Pump Hollow Road (HELAA Ref 19)</li> <li>• Kirkland Avenue Industrial Park (HELAA Ref 68)</li> <li>• Former Hosiery Mill Car Park (HELAA Ref 75)</li> <li>• Wood Lane, Church Warsop (HELAA Ref 33)</li> </ul>	<p>Delivery of sites is informed by discussions with the landowners and has been updated for submission.</p> <p>It is not proposed to add Penniment Farm as an allocation for 600 homes; this avoids unnecessary confusion with the extant planning permission identified in H2.</p>

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	The site promoter of Penniment Farm suggests that the site should also be allocated under H1 to reflect the recent submission of the planning application to increase the capacity on site from 430 to 600 homes.	
H3 - Housing density and mix	Developers identified that the policy should not be intended to set a required housing mix on site.	The policy does not set a required mix. Table 5.4 will be used to monitor the mix of houses provided across the district.
H4 – Affordable housing	<ul style="list-style-type: none"> <li>Policy H4 is not in conformity with the NPPF 2018 definition of affordable housing.</li> <li>Policy H4 should not set a minimum target for affordable housing to be delivered on site but should be clear on setting the affordable housing requirement.</li> </ul>	<p>This has been responded to as part of modification M50 to update the definition of affordable housing.</p> <p>This has been responded to under modification M49.</p>
H5 - Custom and self-build homes	<p>Developers objected to the requirement for 5% of the dwellings on sites over 100 homes to be for self or custom build properties. They considered that:</p> <ul style="list-style-type: none"> <li>Delivery of homes could be slowed;</li> <li>The 5% figure has not been justified;</li> <li>Does not add to the housing supply;</li> <li>A period of 12 months is too long; and</li> <li>There are practical problems with the inclusion of self and custom build.</li> </ul>	<p>It is considered that Policy H5 is an appropriate way of increasing the number of self/custom build plots whilst retaining flexibility for unused plots to be returned to the developer. It is anticipated that the vast majority of plots provided under Policy H5(1) would be for custom build rather than self-build. As Policy H5 relates to sites of more than 100 homes it is considered that a period of 12 months is appropriate; sites of this size are likely to be developed over at least 3 years. Guidance on the practicalities of the inclusion of self-build will be considered in due course but may be more appropriate coming from within the construction industry itself.</p>
H6 - Specialist housing	No key issues.	-
H7 - Houses in multiple occupation and bedsit accommodation	No key issues.	-
H8 – Accommodation for Gypsies, Travellers and Travelling Showpeople	Criteria 3a of policy H8 is not NPPF compliant.	A modification M52 is proposed to delete criteria 3a.
6 Employment		
E1 – Enabling economic development	No comments received.	-
E2 – Sites allocated as new employment areas	<p>Not enough employment land has been allocated</p> <p>Two further employment sites have been suggested, at Warsop as extension to Local Plan allocation E2b and at Ravensdale Primary</p>	The Local Plan has allocated all of the sites that have previously been submitted to the Housing and Employment Land Availability Assessment (HE2) that have been assessed as available, achievable, deliverable and developable. The Local Plan has met its employment

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	School	land requirements and is required to review the Local Plan every five years.
E2a - Ratcher Hill Quarry	Two representations were received to the allocation, to either remove the site from allocation or to delay the delivery of the site for ten years to allow it to be restored. The site is currently covered by a S106 agreement which requires ecological management of the site over a 10 year period.	There is currently a retrospective planning application submitted for the site 2/2018/0040/NCC to restore the site. The site allocation E2a states that 2.55 hectares of land needs to be provided as Heathland within the district and if the 2.55 hectare site within the extension to Ratcher Hill Quarry is no longer required to meet the districts employment land requirements the site will be restored to heathland. This approach has been taken following representations made by Nottinghamshire County Council to the Preferred Options Local Plan consultation.
E2b - Oakfield Lane, Market Warsop	<p>Any future use of the site would need to be complimentary of the existing household waste recycling facility.</p> <p>It is considered that criteria 1a should be removed for the requirement for the provision of employment units of varying sizes as this is seen as too restrictive.</p> <p>It is suggested that criteria 2 is not sound, consistent with national policy or passes the legal tests regarding the requirements of new development and contributions. The policy is too specific in naming a specific junction, whilst there may be a known problem it may not be greatly impacted by any development of the allocation. The following wording has been proposed "A Transport Assessment is submitted in support of any application, outlining the effects of the development on the wider highway network with particular attention given to the junction of the A60 Church Street/ Wood Street. Any adverse effects of the development on the highway network must be sufficiently mitigated to ensure the development is acceptable in planning terms".</p>	<p>The Local Plan needs to be read as a whole and policy P7 covers amenity issues.</p> <p>It is proposed to remove criteria 1 as set out at M53 in the modifications table. It is not proposed to amend criteria 2 as the junction identified within the site allocation has been identified through the Mansfield Transport Study 2018 which has assessed the cumulative impact of Local Plan growth on the highway network. The site will also be subject to a Transport Assessment as part of any future planning application.</p>
E2c – Penniment Farm	There needs to be clarity to what a comprehensive masterplan requires and when this is required. Paragraph 6.18 as currently drafted suggests that the masterplan for the employment phases would need to include residential phases and this is too onerous and unnecessary given that the residential phases are already	It is not felt necessary to set out what a comprehensive masterplan requires as this set out at policy P7 and the Local Plan should be read as a whole. It is proposed to amend the supporting para 6.18 as set out at modification M55 to reflect that the residential part of the site is already under construction.

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	under construction.	
E3 – Retaining land for employment uses: Key and general employment areas	<ul style="list-style-type: none"> <li>To be required to market allocated employment sites within the Local Plan for 5 years before an alternative use can be considered is deemed excessive and should be 12 months to be consistent with the other protected employment sites within the Local Plan.</li> <li>It is proposed that Old Mill Lane Industrial Estate is removed from policy E3 as it has thrived in recent years without being protected for employment uses and that E3 2 (d) is too restrictive.</li> <li>It is proposed to remove protected employment E3w due to a recent building fire and residential development being approved on the site.</li> </ul>	<p>It is important that the new employment allocations are protected for employment use as they are expected to be delivered over the plan period and therefore a longer period of marketing of these sites is required so they are quickly lost to another use. It is proposed to continue to protect Old Mill Lane Industrial Estate as the key and general employment areas make an important contribution to meeting the districts employment land requirements. It is acknowledged that there needs to be flexibility and it is considered that by meeting the criteria E3 2(d) that this allows for other use classes on site.</p> <p>The council supports the removal of site E3w from policy E3 and has proposed a modification (M56) to the Local Plan.</p>
E4 – Other industrial and business development	Policy E4 should state that developments should not contribute towards poor air quality.	The Local Plan needs to be read as a whole and air quality is covered by policies NE3 and P7.
E5 – Improving skills and economic inclusion	The policy is not NPPF compliant with paragraphs 54-56.	The Local Plan is seeking to negotiate local labour agreements, major developments are not required to sign up to local labour agreements in order for the development to be acceptable and the policy would therefore not be used as a reason for refusal of a planning application.
<b>7 Retail</b>		
RT1 – Main town centre uses	<ul style="list-style-type: none"> <li>The impact assessment threshold of 500sqm is too low and will create additional hurdles to ‘mid-sized’ food stores; and</li> <li>The retail chapter as a whole does not place the town centre first and will be harmful to the health of Mansfield Town Centre as it encourages out of centre retail without a sequential or impact test.</li> <li>Part 4 should restrict local needs floorspace to a particular limit (60sqm is suggested).</li> </ul>	<p>The 500sqm threshold gives a greater level of protection to Mansfield town centre which is becoming increasingly vulnerable. There is a shortage of units above this size which makes the town centre particularly vulnerable to edge and out of centre developments that would compete with its offer.</p> <p>It is considered that the policies within the retail section are sound and have been written to put the town centre first wherever possible. Policy RT1 requires both sequential and impact tests in certain circumstances, and paragraph 7.10 explains that the requirements for this are set out in the NPPF and NPPG (so as not to duplicate within the plan).</p> <p>Part 4 sets out that proposals will not be required to carry out sequential testing if they meet the day to day needs of the immediate area (compliant with NPPF para 24 i.e. it only applies to main town</p>

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		centre uses) and if they are an office use proposed within a proposed / existing employment site (compliant with NPPF para 24 i.e. in accordance with an up to date local plan). The policy is worded carefully to only refer to 'day to day convenience needs' and whilst no limit is currently set, para 7.7 and footnote 2 make it clear that this is small scale convenience retail floorspace. A minor modification (M60) has been proposed to amend this paragraph to state, "This is expected to be small scale development, not exceeding 250 sqm, such as a new corner shop" in order to tie up with Policy IN7 which sets this size threshold for the development of new convenience shops without the need for a sequential test.
RT2 – Mansfield town centre strategy	No key issues.	-
RT3 – Mansfield town centre primary shopping area	One developer considered that RT3 should be more flexible.	Policy RT3 aims to maintain a core area of retail activity but allows for other uses in order to be flexible.
RT4 – Mansfield town centre improvements	No key issues.	-
RT5 – Accessing Mansfield town centre	No key issues.	-
RT6 – Retail and leisure allocations	One developer found RT6 and RT7 confusing as one allocates sites while the other allocates commitments.	We have allocated sites in RT6 that are available and deliverable over the plan period. The process taken is outlined in the Retail and Leisure Technical Paper, 2018 (R1). RT7 is included within Local Plan as these retail commitments make an important contribution to meeting the districts retail floorspace requirements.
RT6a	No comments received.	-
RT6b	The allocation was supported by the landowner, but another developer considered that the allocation is not justified or needed. It has not been sequentially tested and the floorspace allocated is more than that referred to in para 7.7 which states that local needs for residential and business parks are expected to be met by small scale "corner shop" development. Suggested that the amount of floorspace allocated would need to draw trade from elsewhere in order to be viable and that the roadside location would draw trade from a significantly wider catchment. Considered that the site may be more appropriate for allocation for B Class employment use development.	Our evidence base (D2N2 Visitor Accommodation Strategy 2017) indicates that this site is a potential site for a hotel which is supported by the policy. The policy includes the proviso that the development must primarily meet the needs of the business park, but as stated in para 7.34, where this is tilted more in the favour of a wider catchment area sequential and impact tests will be required. The amount of floorspace is more than specified in para 7.7, however includes land required for hotel development. The site was promoted to us as a retail / leisure site and is therefore unavailable for employment purposes

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RT7 – Retail and leisure commitments	<p>One developer found RT6 and RT7 confusing as one allocates sites while the other allocates commitments. The explanatory text is confusing suggesting that those sites may not be allocated but subject to future review if the current permissions expire. Allocation of sites not within the town centre is not justified; making out of centre sites available now would prejudice delivery of the short to medium term needs on sites within Mansfield town centre which can be met.</p>	<p>We have allocated sites in RT6 that are available and deliverable over the plan period. The process taken is outlined in the Retail and Leisure Technical Paper, 2018 (R1). RT7 is included within Local Plan as these retail commitments make an important contribution to meeting the districts retail floorspace requirements. The principle of development on these sites has already been established and it is not possible for the Council to reverse these decisions. This policy is not considered to prejudice short to medium term needs within Mansfield town centre on the basis that proposals that do not meet the expectations / definitions (in para 7.72 to 7.74) would not meet criterion d and not be considered appropriate in a retail park location. They would therefore be contrary to the policy. It is not considered that this policy would encourage large retailers to leave the town centre as it restricts development to bulky goods floorspace. Development for anything other than this would need to be assessed against Policy RT1.</p>
RT8 – District and local centres	<p>One developer considered that:</p> <ul style="list-style-type: none"> <li>• Mansfield town centre should have its own policy</li> <li>• The inclusion of proposed local centres is not acceptable</li> <li>• The local centres should be re-designated as neighbourhood parades</li> <li>• Lower impact assessment thresholds should be used for district and local centres</li> </ul>	<p>Policy RT1 sets out Mansfield district’s retail hierarchy as required by para 23 of the NPPF. It is appropriate to consider all centres which are deemed ‘town centres’ by the framework. Policy RT8 adds more detail for district and local centres, as does RT2 to RT5 for Mansfield town centre. Whilst the plan should be read as a whole without cross referencing, it was considered useful to do this within RT8. Proposed local centres have been included on the basis that the council supports them coming forward in these locations. All centres were reviewed as part of the plan’s preparation; this is detailed in the Retail and Leisure Technical Paper 2018 (R1). We welcome the support for the 500sqm impact test threshold. Informal advice from PINS was to use net retail figures rather than gross. Our evidence (Retail and Leisure Study 2011)(R3) suggests using a 500sqm threshold for lower order centres; it is not clear what evidence supports the suggested thresholds of 250 and 100 sqm.</p>
RT9 – Neighbourhood parades	<p>One developer considered that retail development should only be permitted where it serves the daily convenience needs of significant new housing developments, is restricted to 60sqm gja and does not undermine any town centre or neighbourhood parade.</p>	<p>The policy has been carefully worded to state that the development of new neighbourhood parades of an appropriate design and type will be supported where they meet the immediate local needs of new residential development but do not undermine existing town centres. It would be inappropriate to include neighbourhood parades within</p>

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		<p>this policy as neighbourhood parades do not form part of the sequential test. The Local Plan needs to be read as a whole and RT1 and its supporting text defines small scale retail development, a proposed modification (M60) is suggested at paragraph 7.7 to state "This is expected to be small scale development, not exceeding 250 sqm, such as a new corner shop" to make the supporting text clearer.</p>
<p>RT10 – Retail parks</p>	<p>One developer considers the policy to be unsound on the basis that it removes the need for sequential and impact testing for bulky goods retail development within two existing retail parks. It has not been established that the long term needs cannot be met in the town centre, and a precautionary approach should be taken with a future review as indicated by paras 7.38 and 7.42. There is no restriction on the minimum size of unit which could allow the development of small units that would be better located within the town centre. Considers that the policy should be deleted and applications considered against robust criterion based policy regarding the sequential and impact tests. Consideration should be given whether the 2018 NPPF should be applied as it will be a material consideration. The policy should provide for the use of conditions to prevent future changes to proposals (such as minimum floorspace and goods restrictions).</p>	<p>Policy RT10 covers St Peter’s Retail Park and Portland Retail Park and was written in order to promote these locations for bulky goods retail floorspace ahead of other out of centre sites that may come forward. This is on the basis that these are ideal locations for this type of retailing and are close enough to the town centre for linked trips to be made. It is considered that whilst retail warehouses are retail development, they would not be appropriate on either of the town’s largest retail allocations or commitments on the basis that these are key gateway sites. As such the council have tried to be proactive and remove some of the policy burden for this type of development to occur in what is the preferred location for it. The Retail and Leisure Technical Paper (2018) (R1) establishes that the long term retail requirements cannot be met. These requirements will be reassessed when the plan is reviewed. This policy is not considered to prejudice short to medium term needs within Mansfield town centre on the basis that proposals that do not meet the expectations / definitions (in para 7.72 to 7.74) would not meet criterion d and not be considered appropriate in a retail park location. They would therefore be contrary to the policy.</p> <p>The 2018 NPPF has not been referred to as this plan will be submitted during the transitional period and therefore be examined under the NPPF 2012. Whilst the NPPF will be a material consideration for planning applications, when adopted the local plan will have more weight. A modification is proposed (M70) to the supporting text to ensure that conditions are used as appropriate to restrict the types of goods that are sold. It is not considered necessary / reasonable to impose a minimum floorspace area on the basis that the policy would also apply to extensions to existing units.</p>

Section / Policy	Key issues	Our response
RT11 – Hot food takeaways	<ul style="list-style-type: none"> <li>• It is inconsistent, discriminatory and disproportionate</li> <li>• It should apply to all food retailers not just those with an A5 use;</li> <li>• Schools are not open for majority of the days of the year and many have rules preventing children leaving the grounds;</li> <li>• There is no evidence showing a link between the proximity of hot food takeaways and health outcomes; and</li> <li>• Blanket bans/exclusions zones are in conflict with government policy and are not positive.</li> </ul>	<p>The policy has been drafted in response to a local issue of high levels of obesity, with research telling us that once a child or adolescent develops obesity they are more likely to remain obese, have poor health and reduced life expectancy. Mansfield also has a higher than average density of hot food takeaways per 100,000 residents. Guidance from NICE in 2010 recommended that LPAs should take action to limit planning permission for fast food outlets in certain areas, such as near schools. The policy takes account of the local Nottinghamshire Health and Wellbeing Strategy (and its ambition for healthy and sustainable places) (SE3), in accordance with paragraph 17 of the NPPF. Furthermore, we have worked with our public health leads to understand and take account of the area’s health status, and the barriers to improving health and wellbeing, in accordance with paragraph 171.</p> <p>Each school will have different rules on lunchtime access, and these can be changed at any point so cannot be relied upon. The policy excludes primary schools on the basis that pupils are not allowed out at lunchtimes, but secondary schools tend to be more relaxed so have been included.</p> <p>There may not be a 'proven' causal link between the location of hot food takeaways and obesity levels as obesity is a complex issue, but within this context it is considered reasonable to restrict the number of A5 outlets near schools from getting any higher, in an attempt to help tackle the obesity problem in the area. It is accepted that the A1 use class can also provide unhealthy food choices but as it covers such a broad range of shops / items it cannot be easily restricted like A5 can. The policy seeks to achieve what is reasonably possible through the existing planning system and we recognise that there are limitations to this. It is always possible that there may be material considerations (such as the type of menu that will be made available) that may make a proposal acceptable. The review of obesity data is out of our control but we will always seek to use the most up to date information available. Our current evidence is included within the ‘Fast food outlets and obesity’ note produced by Public Health colleagues at</p>

Section / Policy	Key issues	Our response
		Nottinghamshire County Council (SE2).
RT12 – Visitor economy	No key issues.	-
<b>8 Strategic urban extensions</b>		
SUE1 – Pleasley Hill Farm	<p>The site is surplus to requirements and is not needed to meet the districts housing need within the plan period and the site should be removed for the following reasons:</p> <ul style="list-style-type: none"> <li>• the site is not currently viable;</li> <li>• leads to a loss of grade 2 agricultural land;</li> <li>• local concern on the impact of infrastructure;</li> <li>• archaeology has not been taken into consideration;</li> <li>• some of the highest areas of air pollution can be found at Pleasley;</li> <li>• the site proposes employment but the site to the south Penniment Farm which has planning permission is yet to be built out for employment uses and a planning application has been submitted for further housing onsite;</li> <li>• it is unclear why SUE 1 performs better in the site selection process than the site at Old Mill/ New Mill Lane identified in the Preferred Options consultation.</li> </ul> <p>The site promoters have requested the following changes to the site allocation policy. Paragraph 1 (c ) should be amended to allow for D1 uses appropriate to a local centre and part ( e ) should be amended to allow for employment generating uses. As these amendments would allow for flexibility in the provision for local centre and employment opportunities as part of the development.</p> <p>The delivery of the site should not be restricted through masterplanning SPD requirements that are likely to impact upon the viability of the site. Rather the allocation should identify that the SUE site is to come forward through a phased manner and should seek to ensure that the development of initial parcels of land do not jeopardise the delivery of connected development on other parts of the wider site.</p>	<p>It is acknowledged that the strategic sites are not required to meet the districts housing target for the plan period, however they have been included as long term aspirations for growth of the district and further justification for including the site is set out within the Site Selection Paper 2018 (H5a). As part of preparing the Local Plan the site has been assessed as part of the Infrastructure Delivery Plan 2018 (IN1) and Transport Study 2018 (T1a/T1b). The Mansfield Whole Plan &amp; Community Infrastructure Levy Viability Assessment (2018) (V1) sets out that the site is potentially deliverable with reduced affordable housing on site or if the developer accepts a lower return. The Mansfield Air Quality Impact Assessment Local Plan Junctions (2018) (T3) effects assessed the impact of growth on the key junction at Pleasley and concluded that as a result of development there would not be a significant impact on air quality. The Penniment Farm site is now under construction and a new planning application has been submitted to increase the number of dwellings on site from 430 to 600 this does not impact the amount of employment land provided on site. To respond to potential archaeology onsite a geophysical survey has now been completed and the policy wording for the allocation has been supported by Historic England which will require further survey work as part of any future planning application.</p> <p>The council support the proposed amendments to the allowing for D1 appropriate uses to a local centre and has included a proposed modification M78. However the changes to allow employment generating uses is not supported as the employment land is required to meet the districts employment land requirements.</p> <p>It is important that sites come forward comprehensively and the policy is not designed to impact upon the viability and delivery of the site.</p>

Section / Policy	Key issues	Our response
SUE2 – Land off Jubilee Way	<p>Objections were raised to the allocation of the site due to:</p> <ul style="list-style-type: none"> <li>• Impact on the ppSPA and lack of compliance with Section 40 of the Natural Environment and Rural Communities Act 2006, Regulation 9A(8) of the Habitats Regulations;</li> <li>• Non-deliverability of the site due to technical considerations (including biodiversity, landscape, land levels, highways, sports provision)</li> </ul> <p>Historic England objected as the requirement from a written scheme of investigation as a planning obligation is too late. The Environment Agency supported the inclusion of 5a and 5b of the policy.</p>	<p>The impact of the Local Plan (including Land off Jubilee Way) was assessed as part of the Habitats Regulation Assessment Screening Report (2018)(S9). This applied the risk based approach to the ppSPA advocated by Natural England using the combined boundaries prepared by Natural England and RSPB. This concluded that no adverse impact will arise from the Mansfield Local Plan either alone or in combination with other plans and projects. Policy SUE 2 also requires a site-specific assessment to identify and address any impacts on nightjar and woodlark. It should be noted that Natural England have not objected to the inclusion of this site.</p> <p>While there are a number of technical issues which need to be overcome, it is considered appropriate to allocate the site for the reasons set out in the Site Selection Technical Paper 2018 (paragraphs 9.47 to 9.53) (H6/H6a). The site is being treated as a long term allocation and is not required to meet the housing target with a reasonable buffer.</p> <p>A modification (M80) has been suggested to address the objection of Historic England.</p>
SUE3 – Land at Berry Hill (Committed SUE)	<p>The landowner supports Policy SUE3 but considers that adjustments to the number of homes, amount of employment land and amount of retail floorspace should be made. Suggests that the policy should be amended to provide additional flexibility.</p> <p>Nottinghamshire County Council commented that the policy could have more reference to strategic infrastructure requirements including provision of a primary school, to support consideration of any future planning applications.</p>	<p>The policy reflects the fact that this land already has planning permission and supports the principle of development of a strategic urban extension in this location should any of the planning permissions lapse. As stated in the supporting text, the employment land makes an important contribution to meeting the district's employment land requirements and the council is keen that this comes forward as originally intended. The council will continue to work closely with the developers to support the delivery of this allocation. Any application to vary the development scheme would be assessed against all relevant policies in the plan.</p> <p>The site already has planning permission so the further mention of strategic infrastructure is not necessary.</p>
9 Infrastructure and facilities		

Section / Policy	Key issues	Our response
IN1 - Infrastructure delivery	No key issues.	-
IN2 – Green Infrastructure	<ul style="list-style-type: none"> <li>• Natural England considers the policy sound and supports the policy.</li> <li>• Part 1 of the policy is not consistent with national policy or the framework of the Sustainability Appraisal; Recommended changing policy wording from ‘development will be supported...’ to ‘development will only be supported...’.</li> <li>• Specific areas of the GI network were supported.</li> <li>• Objection to policy as it fails to provide flexibility in terms of assessing each proposal on its individual planning merits. But no specific modifications or suggestions on how to provide this were given.</li> <li>• The paper and interactive (web-based) versions of the policies map were considered inconsistent. Clarification was sought regarding areas allocated as strategic green infrastructure.</li> <li>• The strategic green infrastructure network allocation on the policies map was considered too big and that the policy could limit or refuse sustainable development.</li> <li>• Recommended modification to delete reference to policy S5 (IN2 (1g)), as it repeats policy contained elsewhere.</li> </ul>	<ul style="list-style-type: none"> <li>• Support is welcomed from Natural England.</li> <li>• The suggested amended wording (change to 'only be supported') to Policy IN2 is not deemed appropriate as the wording should be positive. It is considered that the policy is consistent with the NPPF 2012 (namely paragraph 114) and 2018 (namely paragraphs 20(c) and 171). The sustainability appraisal (SA) (S7c) of this policy predicts positive short and long term effects a majority of the indicators and neutral effects on housing.</li> <li>• Support is welcomed on the identification of the GI network</li> <li>• It was felt that the policy is flexible and positively worded, and appropriately aligned with the NPPF. The policy considers how green infrastructure should be protected, enhanced and delivered. Planning applications are always treated on their own merits.</li> <li>• The paper and interactive versions of the policies map were checked and found that they are consistent with each other.</li> <li>• The SA of this policy predicts positive short and long term effects a majority of the indicators and neutral effects on housing.</li> <li>• The identification of the strategic green infrastructure (GI) networks and policy IN2 are consistent with the NPPF and Planning Policy Guidance and is based on clear evidence. Due to its multifunctional nature, enhancing and protecting GI is part of sustainable development, enabling the delivery of economic, social and environmental benefits. This policy’s function is not to restrict or refuse development but to allow for sustainable development that positively contributes to the GI network and to deliver sustainable benefits. The SA (S7c) of this policy predicts positive short and long term effects a majority of the indicators and neutral effects on housing; thus, not restrictive to the delivery of sustainable development.</li> <li>• Reference to Policy S5 (Part 1g) of the policy was deleted and moved to the supporting text.(M81)</li> </ul>
IN3 – Protection of community open space and outdoor sports provision	<ul style="list-style-type: none"> <li>• Sport England is supportive of the policy approach taken with regards to outdoor sport provision.</li> <li>• Nottinghamshire County Council supports the policy and</li> </ul>	<ul style="list-style-type: none"> <li>• Support for this policy is welcomed. It is acknowledged that the terms access and accessibility can have dual meanings and we understand that there may be some confusion. Generally</li> </ul>

Section / Policy	Key issues	Our response
	<p>considered the local plan to be sound, legally compliant and meets the Duty to Co-operate. Minor modifications were suggested to the policy, supporting text and Appendix 11 in order to further clarify of what the terms 'accessibility' and 'access to': open space, green infrastructure, nature and allotments means, and how this applies to people with disabilities.</p> <ul style="list-style-type: none"> <li>• The protection of Forest Town Arena/ Kingsway Park (M11) under policy IN3 was supported.</li> <li>• Supports policy and considers legally compliant, sound and meets DtC. Clarity sought concerning open space and outdoor sports provision in neighbouring districts, specifically in relation to providing alternative provision (i.e. NE3 part 'c') within an out-of-district location but where provision is still within close proximity of the development.</li> <li>• Objections raised to the policy and allocation on the policies map, in relation to IN3 and IN6 for Berry Hill Park and IN3 Welbeck Miners Welfare (Meden Vale). Commented it was unclear as to how criterion IN3 (1d) would be measured and whether criterion IN3 (2) would apply, and if so, IN3(2) appears to limit opportunities to apply a pragmatic approach. Sets out to modify IN3 and IN6 on the policies map in relation to Berry Hill Park and Welbeck Miners Welfare and allocating sections of these open spaces for housing.</li> </ul>	<p>'accessible' in relation to open space, green infrastructure and allotments refers to the physical proximity of open to where people live and improving the function of green linkages so that people can physically walk/cycle to GI networks and move along them. References to people with disabilities are included in the supporting text: para. 9.28 (IN3 and IN4 supporting text); para. 9.33 (IN5 supporting text); and Appendix 11. Additional text was included to further clarify the meaning of accessibility and improve provision for people with disabilities. Changes were made to: a) para. 9.21 (M85); b) policy IN3 2(a) to include reference to 'Appendix 11'(M84) in relation to the 'Mansfield Green Space Standard'; c) 9.33; (M88) and d) within Appendix 11.</p> <ul style="list-style-type: none"> <li>• The policy does not stipulate that provision needs to be within the district and can be flexibly applied. Where it can be demonstrated that alternative provision, provided outside the district, meets the policy criteria, then this would be considered acceptable. No need for modification as applications will be assessed on a case-by-case basis. Paragraph 9.21 (second bullet point) addresses this through the words 'appropriately located and accessible'.</li> <li>• The council maintains that criteria IN3(1d) and IN3(2) provide appropriate flexibility and direction when considering applications that involve the loss of a portion of protected open space. Loss of open space would be considered acceptable, provided it can be demonstrated that plans for development would lead to improvements such that the open space's overall function and contribution, as informed through appropriate standards, are not prejudiced. In principle, loss of a small portion of open space is plausible but would need to be addressed at the planning application stage.</li> </ul>
IN4 – new community open space and outdoor sport provision	<ul style="list-style-type: none"> <li>• Sport England is supportive of the policy approach taken with regards to outdoor sport provision.</li> <li>• Support expressed for policy but modification sought to paragraph 9.27 or to policy to ensure policy is appropriate for situations in which no provision or off-site enhancements are required.</li> </ul>	No amendment to policy wording or supporting text made as NPPF (2018) paragraph 56 makes clear where planning obligations (e.g. S106) must be sought. Policies IN4 (2) and IN1 make clear the evidence/criteria for informing planning obligations. These should be read as a whole.
IN5 - Allotments	<ul style="list-style-type: none"> <li>• Objections to policy raised on grounds of soundness, legal</li> </ul>	The policy approach is consistent with the NPPF. The Allotment Act is

Section / Policy	Key issues	Our response
	<p>compliance and duty to cooperate. Questions why privately owned allotments are protected under policy IN5 as they are not covered by the Allotment Act (1925). Recommends removing the reference to private land in IN5, especially allotments owned by Trustees for the Labouring Poor. No consultation on allotments took place.</p> <ul style="list-style-type: none"> <li>• Trustees for the Labouring Poor can document that there is consistently more surplus capacity than demand and the Trust always has alternative plots to offer tenants, of which can sometimes be closer. Modifications sought to supporting text: <ul style="list-style-type: none"> <li>– Objects to 9.31 because current waiting lists are not an adequate measure of future demand.</li> <li>– Delete 9.32 concerning the need to demonstrate that an allotment has been advertised. Ask for clarification regarding what is meant by ‘advertise’ and who decides what is sufficient?</li> <li>– Objects to 9.33 as it should only apply to statutory allotments</li> </ul> </li> </ul>	<p>applied separately for statutory allotments (as referenced in supporting text paragraph 9.30); this is outside the local plan process. The application of this policy will be applied on a case by case basis, having reasonable regard to supporting information. Public consultation on the local plan has been carried out in accordance with the Statement of Community Involvement (SCI). Trustees for the Labouring Poor are not Duty to co-operate bodies.</p> <p>Modifications have been made to amend supporting text to add clarity to the policy approach for paragraphs 9.31 (waiting lists) (M87) and 9.32 (advertising) (M88).</p>
IN6 – Designated local green space	<p>Objections to policy were raised because it doesn't ensure adequate protection and enhancement of the environment in relation to delivering net gains for nature, improving place shaping and promoting green tourism, especially in relation to the Sherwood Forest. The policy should be better worded to provide greater clarity to refuse inappropriate development. No specific modifications were suggested.</p>	<p>The policy is appropriate and positively worded to protect and enhance the natural environment in relation to designated local green space, as required by the NPPF. It is considered that the wording of this policy is clear. Designating Local Green Space (2015) (ENV3a) evidence document sets out the process designating local green space in the local plan; this included a public consultation for nominations.</p>
IN7 – Local shops, community and cultural facilities	<p>The Theatres Trust supports this policy and considers that it provides adequate protection to the district's valued local community and cultural facilities.</p> <p>The policy is not considered legally compliant as it has not been positively prepared in accordance with the NPPF, and fails to recognise the importance of ensuring local centres are viable. Consider that the policy should be amended to support the provision of retail units which exceed 250 sqm.</p>	<p>Support for this policy is welcomed.</p> <p>The policy applies to local shops, not local centres, which are covered by Policies RT1 and RT8. These policies support further appropriate development at local centres. The provision of retail units above 250 sqm in edge and out of centre locations would be supported provided they can meet the criteria within Policy RT1. This policy (IN7) supports local shops under 250 sqm without the need for Policy RT1 to be applied.</p>

Section / Policy	Key issues	Our response
IN8 - Protecting and improving the sustainable transport network	Nottinghamshire County Council considered the entire length of the Dukeries line should be identified on the policies map and figure 9.3; this would mean the entire length was protected by IN8.	A modification (M93) has been suggested to amend the policies map and figure 9.3.
IN9 - Impact of development on the transport network	Requesting development to be within the settlement boundary is not relevant to highway safety, it has been suggested that the policy at part 1b is amended to state 'will be mitigated'. A further modification should be made to part 2 b to also require development within the settlement boundary be well served by public transport, including an evening bus service. A further modification was also proposed at part 2 c to add to the end "or significantly worsen congestion on existing bus routes".	The policy is directing developments that generate significant levels of movement to be situated within settlement boundaries so they can be well served by public transport or in location outside of the settlement boundary that can be well served by public transport. It is not felt necessary to make the suggested amendments as IN9 2. (b) is intended to cover all sustainable modes of transport and the impact of growth needs to be assessed on the impact of the highway network as a whole and not just for public transport.
IN10 - Car and cycle parking	The HBF and a developer objected to the requirement to include car charging points; they considered that the impact on the electricity network and viability was not known.	A modification (M96) has been suggested to amend Part 1b of Policy IN10 relating to the provision of electric car charging points to remove the reference to need. Whilst electric cars are considered to be a step in the right direction towards reducing emissions, there does not appear to be enough evidence to require charging points in all developments, however the policy would encourage these to come forward.
IN11 - Telecommunications and broadband	Virgin media object to the policy as it doesn't mandate full fibre connectivity or mandate that developers engage with multiple suppliers, ensuring residents have greater choice and availability of faster broadband connections, as set out in NPPF 2018.	The policy is in line with the NPPF (2012); changing the policy now may have viability impacts. This issue will be addressed in the local plan review.
<b>10 Natural environment</b>		
General	<p>There was overall support for policies in this section from statutory and non-statutory consultees, including: Natural England, The Coal Authority, Derbyshire County Council, and Severn Trent Water.</p> <p>This included the following comments of support:</p> <ul style="list-style-type: none"> <li>• the local plan supports positive mental well-being in the context of the natural environment;</li> <li>• support for the approach taken with regards potential risks from past coal mining activity and land stability when planning for new development; and</li> <li>• support expressed for policies NE1 (Protection and enhancement of landscape character), NE2 (Biodiversity and</li> </ul>	It is felt that the policies do comply with the NPPF and that they are appropriate and positively worded to support net gains in biodiversity, protect and enhance biodiversity and geodiversity (i.e. designated sites, wildlife and their habitats and landscape features), and protect and enhance landscape character.

Section / Policy	Key issues	Our response
	<p>Geodiversity); NE3 (Pollution and land instability).</p> <p><b>Issues:</b></p> <p>Some respondents commented that policies NE1 and NE2 were not worded in a way that makes explicit the requirements for new development to protect and deliver net gains in biodiversity and to afford appropriate protections and enhancements for landscape character with regards to the urban fringe. Also that the policies did not comply with the NPPF 2018 (e.g. paragraph 175) and the SA. It was recommended that policies should be better worded to provide greater clarity to refuse inappropriate development. Thus, the need to change policy wording from ‘development will be supported...’ to ‘development will only be supported...’ or ‘development will be required to...’ or ‘proposals that have unacceptable adverse landscape character impacts will not be granted planning permission unless...’.</p>	
NE1 – Protection and enhancement of landscape character	No key issues.	-
NE2 – Biodiversity and geodiversity	<ul style="list-style-type: none"> <li>• Natural England considered policy sound.</li> <li>• Woodland Trust considered policy unsound because it doesn't conform with the up-to-date NPPF (2018) para 175 that affords a higher degree of protection to irreplaceable habitats (ancient woodland and veteran trees).</li> <li>• Policy does not apply an appropriate risk-based approach to nightjar and woodlark habitat, as recommended by Natural England and is not consistent with statutory duties imposed by Section 40 of the Natural Environment and Rural Communities Act 2006 and Regulation 9A(8) of the Habitats Regulations.</li> </ul>	<ul style="list-style-type: none"> <li>• Policy wording was amended (M103) to afford adequate protection to irreplaceable habitats (ancient woodland and veteran trees) consistent with the updated NPPF wording (2018) paragraph 175.</li> <li>• Natural England is supportive of the policy wording with regards to nightjar and woodland (i.e. Sherwood Forest possible potential Special Protection Area). The Habitats Regulations Screening Report (S9) process applies the risk based approach and the methodology for this has been informed through consultation and advice from Natural England through all stages of its development (S9a). This risk-based approach also addresses Section 40 of the NERC Act 2006 and Regulations 10(2), 10(3), 10(7), 10(8) and 10(9) of the Habitats Regulations (2017), with regards to protecting and enhancing biodiversity and also wild birds and their habitats.</li> </ul>
NE3 – Pollution and land instability	<p>The Coal Authority and Severn Trent Water considered policy sound.</p> <p>Development proposals should take into account the</p>	<p>Wording added (M109) to supporting text to include references to the Environment Agency 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.</p>

Section / Policy	Key issues	Our response
	Environment Agency 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.	
NE4	No comments received.	-
<b>11 Historic environment</b>		
General	Buildings at Risk should be read as Heritage at Risk in paragraph 11.4.	The wording is proposed to be amended as part of modification M111.
HE1	No comments received.	-
HE2	No comments received.	-
<b>12 Climate change</b>		
General	There was overall support for policies in this section from statutory and non-statutory consultees, including: the Environment Agency and Severn Trent Water.	Support welcomed.
CC1 - Renewable and low carbon energy generation	<p>Policy fails to comply with the Nottinghamshire Waste Core Strategy by omitting reference to it.</p> <p>Areas identified for the development of large scale wind turbines (i.e. areas with potential for commercial wind energy generation as illustrated in Figure 12.1 and the policies map) are located in environmentally sensitive areas, including within local wildlife sites, nature reserves and country parks. These are also adjacent to ancient woodland and SSSIs and will negatively impact on birds and other protected species. Recommends removing areas allocated for large scale wind turbine on policies map within the Warsop Vale area.</p>	<p>The Nottinghamshire Waste Core Strategy is part of the overall development plan for the district and should be read as a whole, along with the Minerals Local Plan and any Neighbourhood Plan. This is consistent with the NPPF.</p> <p>The areas identified as being suitable to large scale wind turbines (Figure 12.1 and policies inset map) were informed by the East Midlands Low Carbon and Energy Opportunities and Heat Mapping for Local Planning Authorities (March 2011)(C4) which used a standard assessment across all local authorities in the region. These areas with potential for large turbines exclude European and national nature conservation designations, ancient woodland, and areas identified within a Sherwood Forest possible potential SPA. Policy CC1 (part 1 a-k) requires development for wind turbines to address significant negative impacts on ecology and biodiversity. Text was added (M112) to paragraph 12.8 to add clarity.</p>
CC2 – Flood risk	The Environment Agency supports this policy and acknowledges that positive partnership working informed the policy.	The council has worked in partnership with the Environment Agency on key evidence documents, including the Strategic Flood Risk Assessment (2009) (C1) and its Addendum (2018) (C2), a Central Area Flood Risk Review (2017) (C5) and the application of a sequential approach to the allocation of sites. It has welcomed and valued this partnership working with the Environment Agency.

Section / Policy	Key issues	Our response
CC3 – Sustainable drainage systems	<ul style="list-style-type: none"> <li>• Severn Trent Water (STW) considers the policy legally compliant and sound.</li> <li>• STW expects from development (when addressing surface water management) that greater emphasis should be paid to consequences of extreme rainfall and climate change and development should accommodate exceedances to sewers. STW supports the removal of surface water already connected to foul or combined sewer.</li> <li>• Support for policy and SuDS.</li> <li>• SuDS are not an efficient use of land and maintenance cannot always be guaranteed due to lack of public ownership. Recommends modification to policy wording to support alternate means and more traditional disposal of surface water drainage.</li> </ul>	<p>Support is welcomed.</p> <p>Wording in the supporting text (paragraph 12.19) was incorporated in response to Severn Trent Water to take account of comments raised.</p> <p>It is considered that the policy wording of CC3 is consistent with the NPPF and no modifications are necessary with regards to supporting alternate means and more traditional disposal of surface water drainage. The NPPF (2012) makes clear that priority should be given to the use of sustainable drainage systems (para. 103) and also take into account the impacts from climate change (para. 99). This is reinforced in the revised NFFP (2018) paragraph 163 and 165, stating that SuDS should be incorporated unless is clear evidence that this would be inappropriate.</p>
CC4 – River and waterbody corridors	<p>Objections raised to Policy CC4 as not consistent with NPPF and the objectives set out in the SA (i.e. unsound). Requests that policy CC4 be amended to reflect NPPF paragraphs 109 and 110 and reflect the Water Framework Directive with respect to minimising adverse impacts on river and water body corridors and where appropriate improve their overall condition.</p> <p>Doesn't ensure adequate protection and enhancement of the environment. The policy should be reworded to provide greater clarity to refuse inappropriate development.</p> <p>The Environment Agency considers this policy sound and are supportive of this policy, and in particular requirements 1a, 1b and 1c. The inclusion of the policy requirement to provide or retain a minimum 8 metre buffer (either natural or semi-natural) to a watercourse is essential for preventing new development from adversely affecting water quality or habitats.</p>	<p>We welcome support for this policy. It is based on previous comments and suggested wording by the Environment Agency.</p> <p>Requirements for development to avoid further deterioration of water quality and remediating and mitigating poor water quality are also addressed through policies NE3 and CC3. Sections of the River Maun are classified as 'heavily modified' which exacerbates water quality, of which part 1 of policy CC4 addresses. Together these policies adequately and positively address the Water Framework Directive and comply with the NPPF and SA objectives.</p> <p>Policy CC4 is appropriate and positively worded to protect and enhance the natural environment in relation river body corridors, water quality and the wildlife and habitats they support, as required by the NPPF. It is considered that the wording of this policy is clear.</p>
<b>13 Implementation and monitoring</b>		
IM1 - Monitoring and review of the Local Plan	No key issues.	-
Appendices		

Section / Policy	Key issues	Our response
A1	No comments received.	-
A2	No comments received.	-
A3	No comments received.	-
A4	No key issues.	-
A5 - Housing trajectory	One developer considered that a five year housing land supply assessment should be provided using the Sedgfield method.	A five year supply assessment using the Sedgefield method has been included in the Housing Technical Paper Addendum (December 2018) (H2).
A6	No comments received.	-
A7	No comments received.	-
A8	<p>A number of representations have been made to state that the masterplans are too detailed; detailed representations were submitted for SUE1 figure A8.1 and Three Thorns Hollow figure A8.6.</p> <p>Historic England has raised the following issues with the masterplans:</p> <ul style="list-style-type: none"> <li>• Part 1 of the policy makes no reference to connecting within and beyond the site and masterplans should be informed by any historic environment outcomes as they are likely to inform layout, design and potentially scale.</li> <li>• The potential for archaeology has not been taken account of on the masterplans for SUE 1, SUE 2 and Three Thorn Hollow and it is not clear where there are potential opportunities any enhancements for the sites.</li> </ul> <p>The masterplans are not in accordance with Nottinghamshire County Councils Highway Design Guide.</p>	<p>Section 2 of Appendix 8 clearly states that the masterplans are indicative and are intended to illustrate to potential developers and neighbouring residents the key characteristics of the site and how these should be positively utilised and enhanced through future development. In response to the detailed representations made to masterplans A8.1 and A8.6 these have been amended under modifications M135 and M136 to support the submission of planning applications in the near future. Supporting text has also been included as part of A8.1 to give further clarity for the commercial area of the site.</p> <p>To take account of the representations further text has been included within Appendix 8 part 1 modification M132 and within part 2 as a new paragraph set out in modification M134, these changes have been supported by Historic England in the Statement of Common Ground (DTC/7).</p> <p>The masterplans are only indicative at this stage and have been prepared by 'in-principle' discussions with the highway authority. The supporting text within section 2 of Appendix A clearly sets out that further detailed discussions with the Highways Authority should be undertaken at an early design stage.</p>

<b>Section / Policy</b>	<b>Key issues</b>	<b>Our response</b>
A9	The County Council supports the commitment in Appendix 9 to the delivery of specific school projects to respond to the plan proposal's and also the number of pupil places required but notes that these will be subject to change. The County Council supports the high prioritisation given to primary schools however there does not seem to be an explanation to how these priorities have been selected.	Paragraph 9.9 on page 144 of the Local Plan sets out how infrastructure has been prioritised based on the requirements that can currently be foreseen based on the scale of growth and broad sites. A technical paper (IN2) has been prepared which sets out greater detail on how education provision will be provided to support Local Plan growth.
A10	No comments received.	-
A11	No comments received.	-
A12	No key issues.	-
A13	No comments received.	-

## **Appendix A**

### **Schedule of consultees invited to comment on the Publication Draft**

Title	Given Name	Family Name	Company / Organisation
Mr	Simon	Betts	Scott Wilson
Mr	David	Boden	Boden Associates
Mr	Giles	Brockbank	Hunter Page Planning Ltd
Mr	Mike	Best	Turley Associates (Birmingham)
Mr	Simon W	Chadwick	Signet Planning
Mr	John	Church	John Church Planning
Mr	Stephen	Coult	Browne Jacobson LLP
	M	Crook	MSC Planning
	Sir or Madam		RPS (Leeds)
	Sophie	Trouth	Pegasus Planning Group
Mr	Ollie	Barnes	FPD Savills
Mr	Ian	Watson	
Ms	Jenny	Hill	Nathaniel Lichfield and Partners
Mr	John	Holmes	Oxalis Planning Ltd
Mr	Mark	Jackson	Cushman and Wakefield
Mr	Nick	Keightley	Maber Associates Ltd
Mr	Graham	Lamb	G.L.Hearn Property Consultants
	Sir or Madam		Cerda Planning
Mr	Jim	Lomas	DLP Consultants
Mr	Chris	Palmer	White Young Green
Ms	Laura	Ross	
	Sir or Madam		Robert Doughty Consultancy
	Sir or Madam		Tetlow King Planning Ltd
	Sir or Madam		Antony Aspbury Assoc. Ltd
	Sir or Madam		CgMs Consulting
Ms	Sue	Walker	Strategic Land Partnership
Mr	Malcolm	Walker	Peacock and Smith
Mr	Richard	Walters	Hallam Land Management Ltd
Mr	Charles	Watson	Rae Watson Development Surveyors
Mr	Christopher	Cave	
Mr	Mike	Downes	Antony Aspbury Assoc. Ltd
	Sir or Madam		
	Sir or Madam		
	Sir or Madam		Homes - Antill
	Sir or Madam		Marrons Solicitors
Mr	John	Alexanders	Alexanders Chartered Surveyors
Mr	N.J.B.	Carnall	W A Barnes
Mr	James	Hobson	Signet Planning
Mr	Rob	Hughes	Ian Baseley Associates
Mr	Steve	Thrower	Marble Property Services Ltd
Mr	Geoffrey	Bilton	Bilton and Hammond
Mr	Dennis	Pope	Nathaniel Lichfield and Partners
Mr	Paul	Stone	Signet Planning
Mr	Bob	Pick	BPS
Mr	Ken	Mafham	Ken Mafham Associates
Mr	Guy	Longley	Pegasus Planning Group
Mr	Peter	Frampton	Framptons

Title	Given Name	Family Name	Company / Organisation
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	Damien	Holdstock	Entec UK Ltd
	Sophie	Drury	Signet Planning
Mr	Michael	Wellock	
Mr	Dennis	Pope	Nathaniel Lichfield and Partners
	Stuart	Booth	JWPC Limited
Mr	Justin	Gartland	Nathaniel Lichfield and Partners
Mr	Thomas	Thornewill	Henry Boot PLC
	Lucie	Jowett	Peacock and Smith
Mr	Lee	Crawford	Persimmon PLC
Mr	Tony	Aspbury	Aspbury Planning Limited
	Steve	Simms	SSA Planning Limited
Miss	Emma	Thorpe	
Miss	Katrina	Crisp	Indigo Planning
	Sir or Madam		Nathaniel Lichfield and Partners
Mr	Christopher	Jesson	
	Philip	Neaves	Felsham Planning and Development
Mr	Steve	Lewis-Roberts	Pegasus Planning Group
Mr	Nick	Baseley	iba planning
Mr	John	Coleman	William Davis Ltd
Mr	Shlomo	Downen	Forest Town Community Council
Cllr	Darren	Langton	
Mr	John	Booth	Phoenix Planning Ltd
Mr	Nick	Pleasant	NJL Consulting
Mr	Colin	Hall	
Mr	David	Smith	Indigo Planning
Mr	Philip	Lawson	
Mr	Darren	Abbott	Freeths LLP
Miss	Alison	Wright	
Mr	Neil	Arbon	DPDS Consulting Group
Mr	Andrew	Gore	Marrons Planning
Mr	Chris	Calvert	Pegasus Planning Group
Mr	Richard	Ling	Richard Ling & Associates
Mr	David	Rixson	Vincent & Gorbng
	Liberty	Stones	Fisher German LLP
	Rachel	Ford	Planning Potential
			Amec Foster Wheeler Environment & Infrastructure UK Limited
Mr	Robert	Deanwood	
Mr	Rob	Routledge	Routledge Planning Consultancy
Mr	Neil	Hogbin	Fisher German LLP
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Mr	Matthew	Hannah	Innes England
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Mr	Tom	Collins	
Mr	Martyn	Stubbs	MARTYN STUBBS & ASSOCIATES LTD
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Miss	Sarah	Hunt	Planning & Design Group (UK) Limited
Mr	Joe	Murphy	RPS Planning & Development
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Miss	Beth	Lambourne	
Mr	Andy	Morgan	jmarchitects
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Mr	Joseph	Cramphorn	
Mrs	Julie	Dunthorne	Newlands Developments Ltd
Mr	Ravi	Karir	Marrons Planning
	Jenny	Keen	Marrons Planning
Mr	Tom	Collins	nineteen47
Mr	Mark	Smith	M J Smith contractors
Mr	Dominic	Crowley	
Mr	Tony	Egginton	
Mr	Nigel	Griffiths	Nigel D Griffiths & Co Ltd.
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Mr	Mike	Smith	B & R Property
Ms	J	Hodson	JVH Town Planning Consultants
Mr	Tony	Jackson	Jackson Design
Mr	Richard	Raper	Richard Raper Planning
	The Occupier		GVA Grimley (Birmingham)
	The Occupier		Barnes Chartered Surveyors
Mr	John	Adams	J C Adams
Mr	Philip	Butler	PBA Ltd
Mr	Robert	Fletcher	Ian Baseley Associates
Mr	P	Jackson	Hallam Land Management Ltd
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	Sir or Madam		Derbyshire County Council
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Mr	Roland	Hassall	Oak Tree Neighbourhood Management Team
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	Sir or Madam		Mansfield Woodhouse Community
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Lord	Tony	Berkeley	Rail Freight Group
	Mary	Penford	Ladybrook Neighbourhood Management Team
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Ms	Jill	Stephenson	Network Rail
Mr	Michael	Powis	Nottinghamshire Police
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Mr	Bob	Smith	Mansfield Preservation Committee
Mr	John	John Vanags	
Mr	Mark	Pemberton	Mansfield and Ashfield Strategic Partnership
	Sir or Madam		Derbyshire and Nottinghamshire Chamber of Commerce
Mrs	K	Weller	Nottingham Mencap
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	Sir or Madam		Records Centre
	Sir or Madam		Metropolitan Housing Trust
	Sir or Madam		Civil Aviation Authority
Mr	Raymond	Cole	Fields in Trust

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	Sir or Madam		Chesterfield Borough Council
	Sir or Madam		Derbyshire County Council
	Joanna	Gray	Gedling Borough Council
Mr	Alan	Wahlers	
Mr	Barrie	Woodcock	Nether Langwith Parish Council
Ms	Annette	Elliott	The Co-Operatives Estates
Mr	Richard	Kay	Stagecoach East Midlands
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	Sir or Madam		Ancient Monuments Society
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Mr	Andrew	Pritchard	East Midlands Councils
Mr	Andy	Hall	Forestry Commission (EMC)
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	Sir or Madam		North East Derbyshire District Council
Mr	Mark	Bannister	Homes and Communities Agency
Mr	Tom	Bannister	Bassetlaw District Council
	Wynne	Garnett	
Mr	James	Hollyman	Harris Lamb
Ms	Amanda	Cooper	Warsop Parish Council
	Sir or Madam		Design Council
Ms	Bev	Butler	Dev Plan UK
	Sir or Madam		Severn Trent Water Ltd
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Mr	Simon	Evans	Gleeson Homes Regeneration
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Mr	William	Hill	
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Mr	Andy	Chick	East Midlands Trains
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	Charles	Cannon	Ransomwood Estates UK Ltd
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Mr	Michael	Brown	
Mr		Rickersey	
Mr	John	Sankey	John Sankey Estate Agents
Mr	Howard	Baggaley	Baggaley Construction
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Mr	V & J	Brown	PleasleyHillConsortium
Mr	Mark	Speck	Nottinghamshire Wildlife Trust
Mr	Andrew	Shirley	Country Land and Business Association Ltd
	Chris	Massey	Derbyshire County Council
Mr	Roger	Hextall	
		Sainsbury's Supermarkets Ltd	C/O Indigo Planning
	Hallam Land Management and	Commerical Estates Group	Hallam Land Management Ltd
Mr	Keith	Lumsdon	
Mr	Michael	Burrow	Savills L&P Ltd
Mr	Mark	England	
Mr	Nick	Sandford	The Woodland Trust
Mr	Craig	Hughes	
Mrs	Beverley	Randall	
Mr	Robert	Jays	William Davis Ltd
Ms	Mary	Button	West Notts Friends of the Earth
Mr	Michael	Peach	
	Sir or Madam		Wm Morrisons Supermarkets plc
Mr and Mrs	Maurice	Hill	C/o Ian Baseley Associates
		Stags Ltd	C/O Signet Planning
		Warsop Estate	Warsop Estate
Mr	Leigh	Williams	
Mr	Richard	Lilley	
Mrs	Trudy	Wilson	
Mr	Nick	James	Health and Safety Executive Forest Town Community Council's Planning Sub-Committee
Mr	Shlomo	Dowen	
Mr	Peter	Mercer	National Gypsy Traveller Federation
Mr	Andrew	Pitts	Environment Agency - Lower Trent Area
	David	Staniland	Knight Frank
Mrs	Pamela	Quigg	
Mr	Shahin	Ahad	
	James	Smith	Peveril Securities
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		Unknown	

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	Sir or Madam		Sport England
	Rebecca	Housam	Savills
	Stuart	Taylor	Environment Agency - Lower Trent Area
Mr	James	Stevens	Home Builders Federation Ltd
Mr	Stuart	Taylor	Environment Agency
Mr	James	Bray	NHS Property Services Ltd
Mr	Kevin	Brown	Nottinghamshire Police
Mr	Jason	Bates	Jackson Building Centres
	Christopher		
Mr	Barry	Stansfield	
Mr	John	Holmes	Oxalis Planning Ltd
Mrs	Ann	Sewell	Mansfield Woodhouse Society
Mr	Mark	McGovern	SSA Planning
Mr	Anthony	Greaves	Hallam Land Management Ltd
	Sir or Madam		Lambert Smith Hampson
	Karen	Russell	
Mr	Tom	Clarke	Theatres Trust
Mrs	Beverley	Lilley	
	June	Stendall	
Mr	Neil	Oxby	Ashfield District Council
Mrs	Diane	Revill	
	Nina	Wilson	Nottinghamshire County Council
Mrs	Tracey	Tucker	
	Chris	Jackson	Nottinghamshire County Council
Mr	Thomas	Shead	
Mr	Richard	O'Callaghan	Woodland Trust
Mr	Richard	Hall	Planning and Design Group
Mr	Oliver	Mitchell	Planware Ltd
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Mrs	Kath	Jephson	
			Mansfield and Ashfield Clinical Commissioning Group
Ms	Ruth	Lloyd	
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Mr	Bob	Thacker	
Mr	Michael	Askew	Lambert Smith Hampson
Mr	Matthew	Norton	Newark & Sherwood District Council
Ms	Laura	Ross	Dev Plan
Ms	Laura	Kelly	AMEC Environment & Infrastructure UK Limited
	Alison	Warren	Nottinghamshire County Council
	Sue	Green	Home Builders Federation Ltd
Mr	John	Huband	England and Wales Cricket Board
Mr	Peter	Shaw	Rugby Football Union
Mr	Colin	Corline	Lawn Tennis Association
	Sir or Madam		England Athletics
Mr	James	Norris	Ramblers Association

Title	Given Name	Family Name	Company / Organisation
Mr	Gary	Limbert	England Hockey
Mr	Ricky	Stevenson	Nottinghamshire Football Association
Mr	Steve	Beard	Sport England
Mr	Alex	Willis	BNP Paribas Real Estate
Miss	Anna	Harding-Cox	
Mr	Matthew	Tubb	Newark & Sherwood District Council
Mrs	Helen	Fairfax	Bolsover District Council
	Sir or Madam		Network Rail
			Derbyshire and Nottinghamshire Local Enterprise Partnership
Mr	Matthew	Wheatley	
Mr	Mark	Yates	NHS England
Mr	Paul	Hurcombe	Severn Trent Water Ltd
Mr	Alistair	Hollis	Bowls England
Mr	Stuart	Wiltshire	Ashfield District Council
			Lowland Derbyshire and Nottinghamshire Local Nature Partnership
Ms	Rosy	Carter	
	Anna	McComb	NHS Property Services
Mr	Matt	Scott	
Mr	David	Lawson	Broxtowe Borough Council
	Charlotte	Stainton	Stainton Planning Urban & Rural Consultancy
	Jo	Wright	Mansfield and Ashfield Strategic Partnership
Mr	Richard	Burns	Oakham Homes Ltd
	Jennifer	Jeffery	Shirebrook Town Council
	Sir or Madam		fft Friends Families and Travellers
	Richard	Campbell	Derbyshire County Council
	Lance	Saxby	Energy Saving Trust
Mr	Dave	Skepper	Stagecoach East Midlands
Mr	David	Pick	Nottinghamshire County Council
Mr	Dave	Winter	NHS Trust
Mr	Stuart	Ashton	Harworth Estates (UK Coal)
Mr	Andrew	Norton	Nottinghamshire County Council
Mr	Clive	Wood	Nottinghamshire County Council
Mr	Nick	Crouch	
	Sir or Madam		Newark & Sherwood District Council
Ms	Cathy	Gillespie	Nottinghamshire County Council
Mr	Gareth	Broome	Nottinghamshire County Council
Mr	Carl	Cornish	Royal Society for the Protection of Birds
Mr	Meirion	Parry	
Mr	Gordon	Slack	
Ms	Jade	Gresham	Sport Nottinghamshire
Ms	Sally	Dilks	
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		Carter	
Mrs	Margaret	Bingham	

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Ms	Christine	Smith	
	Steven	Ball	Western Power Distribution
Ms	Sharon	Rowton	Friends of Fisher Lane Park
Mr	Matthew	Tubb	Newark & Sherwood District Council
Mr	Ray	Hallam	Friends of The Hermitage
Mr	Liam	Skillen	Friends of the Hornby Plantation
Ms	Shannon	Macfarlane	Friends of Yeoman Hill Park
Ms	Freda	Jackson	Oak Tree Conservation Group
Mr	David	Dale	Derbyshire County Council
Mr	Richard	Smith	Forest Town Nature Conseravtion Group
Peter	Raymond	Sutcliffe	
Mrs	Silvija	Mills	
Miss	Jacky	Walton	
	Lian	Nixon-Chater	Ladybrook Enterprises Ltd.
Mr	William	Hallett	
Mrs	Jane	Dale	
Mr	David	Spivey	
Mr	David	Jones	
	Joann	Plowright	Mansfield 2020
Mrs	Jenny	Sturgess	
Ms	Ann	Evans	
Mr	Phil	Middlemiss	Hall Barn / High Flying Group
Mr	Chris	Clavert	Pegasus Planning Group
Mr	Peter	Hatfield	
Mrs	Clair	Bradford	
Mrs	Michelle	Fells	
Mrs	Jody	Liffen	
Mr	Arthur	Keeton	
Mr	Raymond	Hogan	
Mrs	Carol	Brierley	
Mr	Jonathan	Wheatcroft	
Mrs	Margaret	Bingham	
Mrs	Diane	Blakemore	
Mr		Parkin	
Mr	Daniel	Bird	
Mr	Michael	Peach	
	Alla	Hassan	Plan Info News
Mr	Michael	Gillott	
Mr	Robert	Ceney	
Mrs	Gemma	McCracken	
Mr	Latif	Vajzovic	
Mr	Michael	Kennison	
Mrs	Helen	Lubczynskyj	
Mr	Graham	Whyborn	Futures
Mrs	Sue	Westerby	
Mr	Alan	Lee	

Title	Given Name	Family Name	Company / Organisation
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Mrs	Nicola	Hughes	
Mr	Geoff	Hoare	
Mr	Andrew	Marshall	
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Mrs	Frances	McLaughlin	
Mr	Robin	Riley	Nottinghamshire County Council
Mr	Paul	Cudby	National Grid (Land and Development Team)
Mr	Bryn	Coleman	Nottinghamshire Fire & Rescue Service
Mr	Simon	Astill	Mansfield Deaf Society
	Karen	Weaver	
	Jennifer	Burton	
Mr	Matty	Thompson	
Ms	Suzanne	Osborne-James	Nottinghamshire County Council
Mr	Stephen	Spencer	
Mr	Ashley	Brown	
Mr	Alan	Mycroft	
	Louise	Searson	
Mr	James	Clarke	
Ms	Ursilla	Spence	Nottinghamshire County Council
Mrs	Ann	Stanford	
Mr	Geoffrey	Baker	
Ms	Carolyn	Marshall	Forestry Commission
Cllr	Darren	Langton	Nottinghamshire County Council
mr	Lee	Wright	
Mr		Leivers	
Mr	Trevor	Hayes	
Mr &	Nigel &		
Mrs	Brenda	Kitchen	
Mr	Jonathan	Pearson	
	Lynn	Rodgers	
Mr	Patrick	Chandler	Sherwood Forest Trust
	Judith	Weaver	
Mr	Neil	Williams	
Miss	Marie	Szczesny	
Neil		Hill	
Mr	Parry	Tsimbirdis	Nottinghamshire County Council
Mr	Colin	Hall	
Mrs	Jean	Sorrell	
Mrs	Lucy	Garbett	
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Mr	Adrienne	Bennett	Forestry Commission
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Mrs	Sally	Fennell	
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Mrs	Daniela	Earnshaw	
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Professor	Michael	Dutton	
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Mrs	Sally	Borrill	
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	Graham	Paling	Western Power Distribution
Ms	Nicola	Broome	
Mr	David	Goode	
Miss	Caroline	Evans	
Mrs	Marlene	Bradley	
Mr	Richard	Green	
Mrs	Marlene	Bradley	
Ms	Jill	Johnson	Friends of Forest Road Park
Mr and			
Mrs	John	Liffen	
Mr	Lee	Topham	
	Lyn	Sanderson	
Mr	Brian	Calvert	Education
Mr	John	Chapman	
Mrs	Janet	Chapman	
	Patricia	Hall	
Mrs	Sharon	Mellors	
Mrs	Deb	Wing	
Mr	Trevor	Pritchard	
Mr	Christopher	Heseltine-James	
Mr	John	Shead	
Mr	Elliot	Tebbs	Mansfield Skatepark Action Group
Mr	John	Bryant	
Mr	Simon	Thompson	
Ms	Sarah	Spurry	Maun Conservation Group
Ms	Jill	Usher	Peafield Community Association
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Mr	Paul	Froggatt	
Mr	Mark	Fretwell	Ancient Tree Inventory/Woodland Trust
Mr	Mark	Gilberthorpe	

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Mr	Michael	Williams	
Mr	Michael	Parkin	
Mr	C	Dixon	
Mr	Daniel	Hallgarth	
Mr	Chris	Hallgarth	
Mrs	Sarah	Elton	
Mrs	Patricia	Kirby	
Mr	Nicholas	Crew	
Mrs	Marie	Revill	
Mr	Tim	Revill	
Mr	Bryan	Smith	
Mr	Ross	Kirby	
Mrs	Mandy	Plummer-Jones	
Mrs	Hazel	Robinson	St Lawrence PCC
Mrs	Susan	Hunt	
Mrs	Ruth	Lloyd	
Mr	Paul	Kirby	
Mr	Mark	Etches	
Ms	Veronica	Goddard	Peafield Community Association
Mr	James	Gibson	
Mrs	Julia	Lawson	
Mrs	Gail	Lawson	
Ms	Kerry	Hinchcliffe	Westlake Properties Limited
		Clamp &	
Mr	B & M	Hudson	
Miss	Julie	White	
Mrs	Amanda	Squires	
	Helen	Young	
Mr	Douglas	Broadfoot	
Mr	Darren	Abbott	Freeths LLP
Mr &			
Mrs	G	Gondzik	
Mr	Philip	Lawson	
	Ann	Ballinger	
Mrs	Mandy	Lilliman	
Mr	Nick	Sandford	Woodland Trust
mrs	carolyn	murphy	
Mr	Dan	Stack	
Mr &	Terence &		
Mrs	Barbara	Sutton	
Mr &	Charles &		
Mrs	Sheila	Storr	
Mr	Andrew	Hallgarth	
Mr	Richard	Gibson	
	Lucy	Munnings	
	Sharon	Phippen	

Title	Given Name	Family Name	Company / Organisation
	Caroline	Walton	
Mr	Steven	Antcliff	
Mr	Daryl	Fossick	Severn Trent Water Ltd
Mr	John	Chadbourne	
	Nikki	Kilday	
Mr	Richard	Hill	
Mr	Pete	Gibson	
	Liz	Harrison	
	Nikki	Hardy	
	Frances	Newton	
Mrs	Christine	Kent	
	Sarah	Munnings Hinds	
	Catherine	Kelly	
	Trudi	Booth	
	Karen	Buttery	
Ms	Pauline	Phillips	
Mr	Tim	Palmer	
Mr	John Michael	Bingham	
	Fiona	Edwards	
Mr	Glen	Borril	
Mr	Terry	Spencer	
Ms	Julie	Willetts	
Mrs	Doreen	Parkin	
Mr	Stephen	Meade	
Mrs	Joy	Inskip	
Mr	David	Smedley	
Mr	Allan	Rogers	Ramblers Association
Mr	John	Jones	
Ms	Jane	Wilkes	
Mr	Colin	Cooper	
Mr	Ian	James	
Mrs	Jill	Duckmanton	Friends of Fisher Lane Park
Mr	Richard	Carrington	
Miss	Anna	Sanderson	
			Forest Town Nature Conservation Group (FTNCG)
Mr	Shlomo	Dowen	
Mrs	Vicky	Burlinson	
Mr	Ian	Halfpenny	
Mrs	Nikki	Hughes	
Mr	Richard	Buttery	
Mr	David	Hardwick	
C/O Agent	Alison	Wright	Taylor Wimpey UK Ltd
Mr	John	Stevens	Mansfield Colliery Miners Welfare Trust
Mrs	Eileen	Tarrant	
	Paula	Black	
Mr	Christopher	Leatherland	

Title	Given Name	Family Name	Company / Organisation
Mr	Riley	Peter	Friends of Forest Road Park
Mrs		Eadson	
Mr	Andrew	Blackamore	
Ms	Sandra	Blackamore	
Mr	Grant	Puver	
	Errol	Peace	
	I	Benzie	
Mr	David	Munnings	
	Vicky	Burlinson	
Mr	Darren	Oxley	
Ms	Dawn	Nuttall	
	Elaine	Elstone	Tetlow King Planning (Bristol)
Mr	Ian	Marriott	
Mr	Andrew	Stocks	
Ms	Karen	Emm	
Mr	Darren	Peace	
	Anne	Wade	
Mr	Matthew	Dale	
	Chris	Sakkal -Appleby	
	Beverley	Lovell	Planning Potential
Mr	Richard	Warriner	
Mr	John	Parsons	
	Hilda	Wilson	
Mr	Benjamin	Fox	Planware Ltd
Mr	David	Harrison	
	Janine	Laver	Arcus Consultancy Services Ltd
	A.R.	Yarwood	National Federation of Gypsy Liaison Groups Allotments for the Labouring poor, and Trusts of Queen Elizabeth School
	Jayne	Francis-ward	
Ms	Jean	Peace	
Mr	Robert	Bealby	J Bealby & Sons Ltd
	Frances	Cunningham	Network Rail
Mr	Andrew	Elder	
Mr	Peter	Olko	
	Jane	Yeomans	
	Sir or Madam		
Ms	Andrea	Brown	
	Sir or Madam		Futures Advice, Skills and Employment Ltd
	Deborah	Simkin	GVA Grimley (Birmingham)
Mr	Jamie	Pert	Planning Potential
	Ellen	Hudspith	Campaign for Real Ale
Ms	Kay	Oreilly	
	Sir or Madam		Derbyshire County Council
	Sir or Madam		Derbyshire County Council
Mr	John	Hobbs	Pendragon Plc
	Jane	Bealby	J Bealby & Sons Ltd
Mr	John	Carter	

Title	Given Name	Family Name	Company / Organisation
Mr	Richard	Walters	Hallam Land Management Ltd
Mr	Dan	Sellers	
Mr	Steven	Schofield	Trentside Developments Ltd
	Sir or Madam		CBP Architects
Mr	Richard	Green	
Mr	Quaine	O'Neil	Ramblers Association
Ms	Belina	Boyer	Clipstone Parish Council
Miss	Holmes	Holmes	Phoenix Adam Ltd
Mr	Andy	Roberts	
Mr	Mike	Hulme	Trustees of the Labouring poor & Trustees for Queen Elizabeth School
	Rachael	Martin	ID Planning
Mr	Mark	Rose	Define
Mr	Ben	Keywood	
Mr	Mark	Warrener	
	Sir or Madam		Derbyshire County Council
Mr	Adrian	Sipson	Lister Group
Ms	Karen	Hardy	Let Warsop Speak
Miss	Rosamund	Worrall	Historic England
Mr	Kieran	Henry	Barratt Developments Plc
	Derbyshire		
	County	Development	
	Council	Plans Team	Derbyshire County Council
Mr	Ryan	McTeggart	GL Hearn Limited
Mr	Hugh	Henderson	
Mr	Michael	Forbes	
Msr	Joanne	Deans	
Mr	Jon	Godby	
Mr	Damien	West	Nottinghamshire Fire and Rescue Service
Mrs	Maureen	Briggs	
Mr	Joseph	Shearer	Define
Mr	Robert	Smith	Sherwood Archaeological Society
Mr	Steven	Cresswell	
Mrs	Sarah	Hinds	
Mrs	Susan	Westerby	
Mrs	Sarah	Spurry	Maun Conservation Group
Mrs	Janet	Broadhead	
Public Health Manager (NCC)	Jenny	Charles Jones	Public Health Nottinghamshire County Council
Ms	Andrea	Brown	
Mrs	Sally	Fennell	
Mr	Graham	Kirk	
Mr	Tim	Ball	Sherwood Oak Homes Limited
Ms	Scarlett	Griffiths	Highways England
	Planning	Strategic	Derbyshire County Council

Title	Given Name	Family Name	Company / Organisation
	Policy Team	Planning	
	Catherine	Renfrew	GL Hearn Limited
Mr	Andy	Foster	Maguire Training
	Sir or Madam		Canal and River Trust
	Sir or Madam		Notts Police and Crime Commissioner
	Sir or Madam		Theatres Trust
Mr	Ross	Bean	
Mr	Christopher	Hatton	
	Ravi	Karir	Marrons Planning
Mr & Mrs		Broughton	
Cllr	Roger	Sutcliffe	
Mrs	Joanne	Froggatt	
Mr	Ron	Allsop	
Mr	hugh	henderson	
Mr	Ashley	Cockerill	
mrs	Ros	Ogrizovic	
Mr	Tim	Shuldham	Fisher German LLP
Mrs	Barbara	Henson	Nottinghamshire Healthcare NHS Foundation Trust
Mr	Patrick	Pearcey	
Mrs	Ann	Adams	
Mr	Simon	Beard	
Mr	Russell	Crow	Richborough Estates Ltd.
Mr	Andrew	Carlin	
Mr	Nick	Eley	
Miss	Victoria	Ellis	
Mr	Andrew	Matthews	
Mr	John	Wilcox	Nottinghamshire County Council Public Health Division
Mrs	Joanne	Postles	
Miss	Amy	Snowden	
Mr	Nick	Marshall	
	Licensing	Officer	MDC
Mr	Peter	Slack	
	M	Trevis	
Mr	John	Gilbert	
Mr	Kevin	Boxford	
Mr	Peter	Sutcliffe	Mansfield Woodhouse Community Development Group
Mrs	Yvonne	Nunn	
Mr	David	Munnings	
Mr	Andrew	Hill	
Mr	Alvin	Wiggins	
mr	frank	ceney	
Mr	Terry	Dean	Nottinghamshire Healthcare NHS Foundation Trust
Mrs	Julia	Warrener	
Mr	Phil	Greasley	
Mr	David	Shaw	
Mr	Roger	Walton	
Mr	Roy	Butler	

Title	Given Name	Family Name	Company / Organisation
Mr	John	Pilgrim	Free Schools Capital Education and Skills Funding Agency
	Francesca	Wray	Department for Education
Ms	Cherryl	Holland	The Sirius Group
mrs	susan	place	Trent Barton
Mr	Gordon	Slack	
Mrs	Patricia	Smith	
ms	Deborah	Lenton	
Mrs	Wendy	Bayliss	
Mr	Paul Andrew	Jagus	
Mr	Scott	Davies	
Miss	Katharine	Kennedy	
Mr		Weaver	
Mr &			
Mrs	D	Layton	
Mrs	Una	Key	
Mr	Richard	Broughton	
Ms	Bettina	Lange	Nottinghamshire CPRE
Mrs	Gladys	Whetton	
Mr	Nicholas	Crew	
Mr	Chris	Jesson	Planning & Design Group (UK) Ltd
Mr	Clive	Gannon	
Miss	Emma	Green	
Mr	Michael	Longdon	
MR	matthew	gelsthorpe	Breedon group ltd
Mr	John	Wright	
Mr	James	Devonshire	Mansfield Woodhouse Community Group (MWCDG)
Mrs	Cheryl	Martins	
	Planning	Adviser	
Mr &	Peter &		
Mrs	Deirdre	Harmer	
	Barbara	Cartwright	
Mrs	Ruth	Truswell	
Mr	Nigel	Wolden	
Mrs	K	Wells	
Mrs	Maxine	Day	
Miss	Jane	Moore	
Mrs	Joanne	Arnold	
Mr	Tony	Parsons	
Mr	Alwyn	Brettell	
Mrs	Sue	Kay	
Mr	Rob	Millbank	Environment Agency
Mrs	Wendy	Neilan	
Rev	Caroline	Phillips	Pleasley Playscheme
Dr	Sharon	Clancy	
Mr	David	Scott	
Mrs	Audrey	Johnson	

Title	Given Name	Family Name	Company / Organisation
	Sara	Drew	
Mr	Ian	Pestell	West Notts College
Mrs	Sandra	Draycott	
Mr	Jonathan	Revill	
		Fuller-	
Mr	John	Sutherland	
Mr	Peter	Meadows	
Mr	Michael	Woodcock	Challenge Group
Mr	Philip	Manning	
Mr	A	Hursthouse	
Mrs	Gail	Wharmby	
Mrs	Jennifer	Thomson	
Mr	Martin	Crookes	
Mr	John	Bradbury	
Ms	Clare	Beeden	
Mr	Glenn	Hallam	
Mr	Darren	Harper	
Ms	Debra	Barlow	
	Lynnel	Butcher	
mr	michael	coakley	
Mr	Thomas	Lane	
Mr	Edward	Kay	
Mrs	Ruth	Mure	
Mrs	Lisa	Hammond	
Mr	Alan	Smith	
Mrs	Wanda	Adams	National Police Aid Convoys
Ms	Karen	Hardy	
	Michael		
Mr	George	Kingdon	
	Helen	Pooley	
Ms	Nicola	Townsend	
	Matt	Arnold	
Mrs	A	Parsons	We Are Pleasley Community Group
Mr	Martyn	Hopkinson	
Mr	Terence	Horner	
Cllr	Diana	Meale	
Mr	Gareth	Watts	Savills
Mr	Martyn	Needham	
Mr	Andrew	Strachan	NJL Consulting
Mr & Mrs		Doyle	
Mrs	Jill	Millington	
Mr	Tim	Copestake	
	Sammy	Scott	
MR	pete	Geere	
Mr	David	Paling	
Mr	John	Flemming	Gladman Land
	Ellie	Zdyrko	Frampton Town Planning Ltd

Title	Given Name	Family Name	Company / Organisation
	Tiffany	Gorski	
Mr	Adam	Pyrke	
	Alice	Dunn	Edwinstowe Parish Council
Mr	Alistair	Patterson	DPDS Consulting Group
Miss	Karen	Macis	
	Caroline	Child	Western Power Distribution
	Janet & John	Mullineaux	
	Aiden &		
	Vickie	Wheatley	
	Pearl	Brown	
Mr	Christoper	Telford	The Coal Authority
	Dawn	Jones	Rainworth Parish Council
	Lauren	Thompson	TESNI Properties
	Kathryn	Ventham	Barton Willmore
	Adrian	Chadha	Highways England
Mrs	Alison	Turner-Mills	CISWO
	Suzanna	Taylor	Age UK Nottinghamshire
			Nottinghamshire Office of the Police and Crime
Mr	Dan	Howitt	Commissioner
	Sir or Madam		Natural England
	Sir or Madam		Historic England
Mr	Jeff	Badland	Sport England
Mrs	Amanda	Espley-Dix	Minton Architects
	Max	Goode	Carter Jonas
Mr	Michael	Brabham	Groundwork Creswell, Ashfield & Mansfield
Mr	David	Charlton	
Mrs	Kim	Santon	
Mr	Tom	Collins	Nineteen47
Mr	Robert	Portman	Nottinghamshire County Council
Miss	Sarah	Allsop	Redrow Homes East Midlands Ltd
Mr	Mark	Smith	
Mr	Nigel	Satterly	
Mr	Andrew	Spencer	
Mr	Christian	Orr	Hollins Strategic Land LLP
	Natalie	Dunkley	Frampton Town Planning Ltd
Mr	A	Bower	
Mr	Alan	Hardwick	rg+p Ltd.
Mr	Steve	Freek	Highways England
Mr	Andrew	Kay	
Mr	Richard	Abraham	Mansfield Sand Company Ltd
	Chris	Bramley	Severn Trent Water
Mr	Chris	Cave	
	Chris	Dosan	
Mrs	Rosalind	Manson	
	Gina	Young	Victim Care
Mr	Craig	Wilkinson	
Mr	Karl	Haslam	Johal Munshi & Co Ltd.

Title	Given Name	Family Name	Company / Organisation
Mr	Nigel	Carnall	
Mr	Simon	Birch	CBP Architects Ltd
Mr	Mark	Oldridge	Mineral Surveying Services Limited
Mr	Matt	Leighton	Network Rail
	Sir or Madam		Ashfield District Council
	Sir or Madam		Bolsover District Council
Mr	Ray	Macpherson	
	Sir or Madam		Newark & Sherwood District Council
	Sir or Madam		JVH Town Planning Consultants
Mr	Steve	Buffery	Derbyshire County Council
Mr	Tim	Dawson	Bassetlaw District Council
	Tina	Pearsall	Cerda Planning Limited
	Sam	Wright	APTCOO
	Sir or Madam		White Young Green
	Sir or Madam		Gedling Borough Council
Mrs	Jane	Broughton	
Mr	Richard	Ward	
Mr	John	Henderson	Longhurst Group
	Tracy	Taylor	Nottingham University Hospitals NHS Trust
	Amy	Orton	
Mr	Paul	Roberts	
Mrs	Josephine	Tomlinson	Nottingham University Hospitals NHS Trust
Mr	John	Campbell	
Miss	Chrystal	Pickering	
	Sir or Madam		Mobile UK
	Sir or Madam		
Mr	James	Gregson	
	Felicity	Bingham	Natural England
	Carolyn	White	Sherwood Forest Hospital Trust
	Joan	Taylor	Nottinghamshire Older People's Advisory Group
Mr	Ian	Keetley	Royal Society for the Blind (Nottinghamshire)
		The Occupier	Victim Support Mansfield & Ashfield
Mrs		Collins	Albert Street Residents Association
		The Occupier	Citizens Advice Bureau
Ms	Janice	Herbert	Sherwood Forest Hospitals NHS Trust
Prof.	M	Palmer	Association for Industrial Archaeology
		The Occupier	Maunside Tenants and Residents Association
Mrs	R	Dawson	Old Warsop Society
		The Occupier	Mansfield & Ashfield Env. Action Group
		The Occupier	Sure Start Ravensdale
Mr	Jack	Poxon	East Titchfield Community Action Group
Ms	Samantha	Prewett	West Titchfield Neighbourhood Management Team
		The Occupier	Sure Start Meden Valley
Mrs	P	Johnson	Church Warsop TRA
Ms	Vanessa	Blaker	Alzheimers Society
Mr	Peter	Robinson	Central Nottinghamshire MIND
		The Occupier	Ashfield Links Forum

Title	Given Name	Family Name	Company / Organisation
Ms	A	Jackson	Planning Inspectorate
		The Occupier	North Nottinghamshire Society for Deaf People
		The Occupier	Nottinghamshire Royal Society For the Blind
		The Occupier	Mansfield Welfare Rights
		The Occupier	Mansfield and North Notts Counselling Service
Mr		Howard	Age Concern Nottinghamshire
Ms	Pauline	Marples	Forest Town Heritage Group
		C	Manor Sport and Recreation Centre
		The Occupier	Hard to Reach Groups Project
	Sharron	Reynolds	William Kaye Community Centre
Mr	G	Savage	Church Warsop Community Centre
		The Occupier	Nottinghamshire Historic Gardens Trust
Mrs	Maureen	Wood	Meden Vale Community Association
		The Occupier	Civic Society
Mr	Stuart	Moody	Warsop Neighbourhood Management Team
		The Occupier	Nottinghamshire Police
		The Occupier	British Broadcasting Corporation (BBC)
Mr	Paul	Cronk	Home Builders Federation Ltd
		The Occupier	Stonham Housing Association
		The Occupier	Nottinghamshire Fire & Rescue Service
		The Occupier	Nottinghamshire Domestic Violence Forum
		C	Turner
Mr		Healthcote	Rufford Parish Council
Miss		Gundel	Perlethorpe-cum-Budby Parish Meeting
Mrs		Jones	Rainworth Parish Council
Mr	Phil	Kershaw	Transco
		The Occupier	Trent Barton Buses
		The Occupier	BT Group Plc
Mr	Richard	Burke	Citi Development
Mr	Bob	Smith	Sherwood Archaeological Society
		The Occupier	Vodafone Ltd
			The Ramblers Association - Mansfield and Sherwood Group
Mr	Malcom	Lawson	
Mr	Chris	Thompson	Ramblers Association
		The Occupier	Telefónica O2 UK Limited
		The Occupier	HM Inspectorate of Mines
Mr	Marjeet	Johal	T N Corporation Ltd
Mr	A J	Britton	W. R. Evans (Chemist) Ltd.
Mr	Iain	Lancaster	National Golf Centre
		The Occupier	Department for Transport
		Joanne	Corner House Care Home
	Elizabeth	Newton	Crossroads Care (North Notts)
Mr	Gary	Staddon	Lafarge Aggregates
		The Occupier	Nottinghamshire Probation Trust - Mansfield
		The Occupier	OFSTED (Early Years)
		The Occupier	Radiocommunications Agency (Midlands and East Anglia)
		The Occupier	Hutchison 3G UK Ltd

Title	Given Name	Family Name	Company / Organisation
Mr	Paul	Stock	North County Homes Group Limited
		The Occupier	Ben Bailey Homes
Ms	Joy	Hutchinson	Dennis Rye Ltd.
Mrs	R	Waterhouse	Cuckney Parish Council
		The Occupier	Arqiva
Mr	H	Briginski	
Ms	April	Godfrey	
		The Occupier	Social Services
Mr	Michael	Wells	
	Jo	Rice	Planning Issues
Ms	Gail	Wakelin	
		The Occupier	Adult Deaf and Visual Impairment Team
	Graham	Walley	Nottingham Natural History Museum
Ms	Lynne	Fenks	
Ms	Sandra Denise	Hubbard	
Mr	Douglas Barry	Urton	
Mr	John	Eadson	
Ms	Kath	Boswell	West Titchfield Neighbourhood Forum
Mrs	Janice	Leary	
	Kelly	Flinn	Rethink Mental Illness
Mr	George Alan	Lawson	
Mr	Peter	Frost	
	Reg	Giles	
Mr	Don	Osborne	
Ms	Julie	Guy	
Mr	Peter	Lamb	
Mrs	Mavis	Beddoe	
Mr	Michael	Burns	
Mr	John	Pryor	
Mr	M L	Currie	
Mr	John	Fareham	
Ms	Tracey	Hartley	
Mrs	Bev	Young	
Mr	Trevor	Askew	
	Barbara	Pepper	
Mr	David	Martin	
	Phyllis & Jim	Gregson	
Mr	Malcolm	Drabble	
Mrs	Lesley	Salmon	
Mr	Luke	Plimmer	SGH Martineau LLP
Mr	Andrew	Clifford	
Mr	R	Fletcher	
Mrs	Petra	Lucas	B & F Travel
Mr	David	Malkin	
Mr	Oliver	Quarmby	St James Securities Ltd
Mr	Mark	Fisher	Lawn Tennis Association
Mrs	Claire	Snowdon	Clegg Construction

Title	Given Name	Family Name	Company / Organisation
Mr	Richard	Labbett	Aldi Stores Limited
Mr	Nicholas	Shelley	
Mr	D	Lamb	Aaeron/Elite Cars
		The Occupier	E.ON Central Networks
Mr	W J	Plant	
Mr	W	Hewitt	Mansfield Hackney Carriage Association
Mr	N	Wheelhouse	Wheelhouse.co.uk
Mr	Stuart	Perry	Anglia Regional Co-op Society Ltd
		The Occupier	Worldwide Leisure
Mrs	C	Anstey	Trustees of Robert Thomas
Mr	Peter	Evans	Crown Europe
		The Occupier	The Mansfield Sand Group
		Bower and Rudd	
Ms	Alwyn	Brettel	
Mr	Carl	Chadwick	
Mr	John	Clarke	Allen Clarke Farming
Mr and Mrs	D	Crookes Hopkinson and Brookes	
Mr	Steve	Hymas	
Mr	John	Parr	
Mr	M	Robinson	
Mr	William	Bellamy	
Mr	Jonathon	Sims	JKD Builders Ltd
Mr and Mrs		Watson	
Ms	Hillary	Yeomans	
	K	Shepherd	
	Luba	Hayes	Nottinghamshire Community Health
	E	Kistner	
		Tesco Stores Ltd	Tesco Stores Ltd
Mr	Derek	Birkin	
Mr	S	Holding	
		The Occupier	British Sign and Graphics Association
	Kayleigh	Brown	Fairhurst
Mr	Bruce	Watson	
Mr	Giovanni	Loperfido	
	Claire	Hutt	Planning and Design Group
Mr	David	Brierley	
Mr	Russell	Smith	
Mr	Thomas	Wright	
Mr	Edward	Norcross	
Ms	Edith	Bolton	
Mrs	Margaret Ann	Hawkins	
Mr	M R	Lyall	Friends of Penniments Preservation Society

Title	Given Name	Family Name	Company / Organisation
Mr	P	Alvey	
Mr		Allen	
Mrs	Iris	Goodall	
Mrs	June	Wass	
		The Occupier	Health and Safety Executive
Mr	Graham	White	
Mrs	Velda	White	
Mrs	Aileen	Young	
Mr	David	Young	
	Valerie	Hurst	
Ms	Vivien	Melling	
Ms	Elizabeth	Mosley	
Ms	Bernadette	Canning	
		The Occupier	Tall Trees Mobile Home Park
Mrs	L	Zupancic	
Mr	John	Thurston	
Mr	Derek	Lawson	
Mr	Andrew	Baines	
Mr	James	Dunthorne	Dunthorne and Morley
Mr	Dale	Wilkinson	
Mr	Frederick	Wright	
Mr	H	Barber	
	Lynn	Wilson	
	Natalie	Hume	
Mr	Malcolm	Cross	
Ms	Cynthia	Parsons	
Mr &			
Mrs		Jevons	
Mrs	Olive	Richards	
Mr	Anthony	Bentley	
Ms	Helen	Hawkins	
Mrs	Margaret	Brown	
	M	Brudenell	
Mr &			
Mrs		Bagshaw	
Ms	Tina	Sharpe	
	S	Adams	
Mr	Micheal	Beaven	
Ms	Susan	Duckor	
Mr	Colin	Evans	
Ms	Evelyn	Strickland	
Mr &			
Mrs	A & B	Alberry	
Ms	Lynda	Holmes	
Mr	Adrian	Fairbanks	
Mr	David	Warrington	
Mr	Kyle	Nuttall	

Title	Given Name	Family Name	Company / Organisation
Ms	Marion	Barlow	
Mr	J T	Hughes	
Ms	June	Hawkins	
Ms	Marjory	Rivington	
	Sharon	Higton	
Mr	Graham	Beswick	
	Christine	Boswell	
Mrs	Moria	Sakkal-Appleby	
Mr	Roy	Whittle	
Mrs	Jill	Neale	
Mr	Bryan	Wardle	
Mr	David	Borrill	
Ms	Susan	Widdowson	
Miss	Karen	Taylor	
Mr	Thomas	Barlow	
Mr	Michael	Walker	
Mrs	Veronica	McGowan	
Mr	Joseph	Kansal	Agency Sales Ltd
Mr	Michael	Evans	
	Margaret	Henshaw	
Mr	Andre	Perrons	
Mr	John	Fenyn	
Mr	Darrell	Nuttall	
Ms	Valerie	Harrison	
Mr	John	Rumney	
Mrs	Anne	Priestman	
Mr	Neville	Crossland	
Ms	Nichola	West	
Ms	Gillian	Wood	
	A J	Child	
Ms	Diane	Imeraj	
Ms	Shona	Brooks	
Mr	A	James	
Mr &			
Mrs		Proctor	
Mr	David	Howell	
Ms	Christine	Clark	
	Toni	Porter	
Mrs		Goacher	
Mr C Chadwick & Mr J			
Plant			
Mr	Philip	Haywood	
Mr	Bruce	Hunter	
		The Occupier	Industry Social Welfare Organisation
Mr	Robert	Child	
Miss	Angela	Urbanski	
Mr & Mrs		Brown	

Title	Given Name	Family Name	Company / Organisation
Mr	Richard	Blagg	
Mr	Denis	Wilkinson	
	John		
Mr	Richard	Rouse	
	S	Betts	
Mrs	V	Betts	
Mrs	H	Heppell	
Mr	Laurence	Binge	Dixcart International Limited
Mr	N	Cross	
Mr & Mrs	O P	Rouse	
Mr and			
Mrs	P	Dutlon	
Mr	Everrett	Hayes	Crookbank Farm
Mr	Thomas	Ashland	Robert Thomas Farm
	Melva	Nathan	
	Maureen	Rees	
	Christopher	Wolsey	
	Helen	Wolsey	
		The Occupier	
	Karen	Munn	
	Anthony	Wolsey	
Mr	Donald	Robinson	

## **Appendix B:**

### **Publication Draft - Consultation media**

Letter / email:

## Mansfield District Council

Our Ref: MDLP/PUB  
Your Ref: «Person\_ID»  
When calling please ask for:  
Katie Mills

20 September 2018

Dear Consultee

### **Mansfield District Local Plan – Publication Draft**

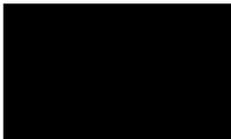
As a stakeholder on our Local Plan database we want to make you aware that the Local Plan Publication Draft is currently available for representations under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

You can submit representations on the Local Plan Publication Draft from **20 September to 1 November 2018**. All comments received will be considered by the Planning Inspector appointed to examine the Local Plan. More information can be found in the Statement of Representation Procedure Note and Statement of Fact Notice which are attached to this letter or available online at <http://www.mansfield.gov.uk/localplanpublication>.

We would prefer to receive any representations via our online consultation portal <http://mansfield.objective.co.uk/portal>. However if you do not have access to the internet or wish to write to us, please contact the Planning Policy team on 01623 463195 to request a representation form.

If you have any questions please contact the Planning Policy by phone (01623 463195) or email ([lp@mansfield.gov.uk](mailto:lp@mansfield.gov.uk)).

Yours Faithfully



Katie Mills

Planning Policy Team Leader

Kate Allsop – Executive Mayor

Mansfield District Council, Civic Centre, Chesterfield Road South, Mansfield, Nottinghamshire NG19 7BH  
t: 01823 483483 w: [www.mansfield.gov.uk](http://www.mansfield.gov.uk)



**Mansfield**  
District Council

Dear Consultee

**Mansfield District Local Plan – Publication Draft**

As a stakeholder on our Local Plan database we want to make you aware that the Local Plan Publication Draft is currently available for representations under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

You can submit representations on the Local Plan Publication Draft from **20 September to 1 November 2018**. All comments received will be considered by the Planning Inspector appointed to examine the Local Plan. More information can be found in the Statement of Representation Procedure Note and Statement of Fact Notice which are available online at <http://www.mansfield.gov.uk/localplanpublication>.

We would prefer to receive any representations via our online consultation portal <http://mansfield.objective.co.uk/portal>. Your username is: «**Username**»

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

If you wish to write to us, please contact the Planning Policy team on 01623 463195 to request a representation form. If you have any questions please contact us by phone on the number above or by email ([lp@mansfield.gov.uk](mailto:lp@mansfield.gov.uk)).

Yours Faithfully

Katie Mills

Planning Policy Team Leader

Poster:

# MANSFIELD DISTRICT LOCAL PLAN 2013 - 2033 Publication Draft

## Reg 19 Consultation 20 September to 1 November 2018

Mansfield District Council are inviting you to formally submit comments on the soundness of the Publication Draft, Policies Map and associated documents.

Your representations must do the following:

- state whether the document is legal;
- state whether the document (or the relevant part of it) is considered sound or unsound;
- if unsound, include an explanation as to how it can be amended to make it sound; and
- identify the 'test of soundness' or legal requirement (including meeting the Duty to Cooperate) to which the representations relate.

- 1 Local Plan - Scoping Report
- 2 Local Plan - Consultation Draft
- 3 Local Plan - Preferred Options
- 4 **Local Plan - Publication Draft**  
WE ARE HERE
- 5 Submission
- 6 Examination
- 7 Adoption

Find out more, and submit your comments at...

**[www.mansfield.gov.uk/planningconsultation](http://www.mansfield.gov.uk/planningconsultation)**

or post your comments to:

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

Tel: 01623 463322  
Email: [lp@mansfield.gov.uk](mailto:lp@mansfield.gov.uk)

**Mansfield  
District Council**

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## Mansfield's Local Plan consultation underway

A six-week formal public consultation is underway on Mansfield District Council's Local Plan before it is submitted to the Secretary of State for an Examination in Public.

Unlike previous public consultations, the council is required to ask three specific questions which will give residents an opportunity to comment on:

- how the Mansfield District Local Plan has been prepared
- that its aims are achievable and
- that the plan is based on a robust evidence base.

Representations on the Local Plan Publication Draft can be sent in to the council until 1 November 2018. All comments received will be considered by the planning inspector who examines the Local Plan. More information and guidance on making a representation can be found in the Statement of Representation Procedure Note, Statement of Fact Notice and 'What is the Test of Soundness' guide which are available online at <http://www.mansfield.gov.uk/localplanconsultation>.

The council would prefer to receive any representations via its online consultation portal <http://www.mansfield.gov.uk/localplanconsultation>. However, printed forms are available on request from the Planning Policy team by calling 01523 463105.

The council is required to prepare a Local Plan for the district to guide future development for a period of at least 15 years. The Local Plan will ensure new homes, jobs and services are located in the most sustainable locations, along with the necessary infrastructure and facilities, whilst conserving and seeking to improve our most valued built and natural assets.

The Local Plan has been prepared in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012. There have previously been three informal stages of consultation where all stakeholders have had the opportunity to make representations on the content of the Local Plan.

These three stages are:

Local Plan Scoping Report (2015);

Local Plan Consultation Draft (2016) and;

Local Plan Preferred Options (2017).

The next stage in the process is to submit the Local Plan and all of the representations received in the consultation to the Secretary of State for Housing, Communities and Local Government, for examination.

Kate Allcock, Executive Mayor of Mansfield, said: "I'm delighted that we have a Local Plan that addresses the needs of our community and sets out where, when and how the district will develop to 2033.

"Finalising the Plan has been a long process and one which has sought to deliver sustainable regeneration, increased housing across the district and provide opportunities for employment growth even in difficult times.

"The Local Plan for Mansfield will build on the strengths, character and opportunities of the district and at its heart has an ambitious vision for Mansfield as an attractive place to live, work and visit.

"Mansfield welcomes development in accordance with the plan's policies. Of key importance is the need for new development to 'raise the bar' in quality of design and place making.

"The council recognises that it has a key role in delivering regeneration and growth in the district. We will work with our community and key partners to help implement the Plan over the coming years.

"We are living in a time of significant social and economic change and the council will ensure that the Local Plan and its policies are continually monitored and kept up to date to ensure that Mansfield's future prosperity and quality of life are maintained and enhanced."

Published 28 September 2018.

# Time for you to have last word on town's Local Plan

By Sarah Kinnear  
 Local Plan Secretary  
 01929 440000

Residents are being given their final say on Mansfield's Local Plan which will require 8,500 homes to be built up to 2033.

The public is being asked to comment on the publication draft plan which is reaching the final stages in its preparation and development.

**WHAT IS THE LOCAL PLAN?**

It sets out policies on development in the district until 2033 and identifies the council's approach to new housing and jobs, retail and leisure facilities, infrastructure and local services, climate change and the environment.

There will be six weeks of formal public consultation before it is submitted to James Brokenshire, Housing, Communities and Local Government Secretary, for examination.

Kate Allsop, Mansfield mayor, said: "I'm delighted we have a Local Plan that addresses the needs of our community and sets out where, when and how the district will develop to 2033."

"Finalising the plan has been a long process and one which has sought to deliver sustainable regeneration, increased housing across the district and opportunities for employment growth even in difficult times."

"The Local Plan for Mansfield will build on the strengths, character and opportunities of the district and at its heart has an ambitious vision for Mansfield as an attractive place to live, work and visit."

"Of key importance is the need for new development to 'raise the bar' in quality of design and place making."

"The council

Cass Sorens Ward  
 and right,  
 Bruns  
 Business  
 Centre.



recognises it has a key role in delivering regeneration and growth in the district.

"We are living in a time of significant social and economic change and the council will ensure the Local Plan and its policies are continually monitored and kept up to date to ensure that Mansfield's future prosperity and quality of life are maintained and enhanced."

Speaking as the council approved putting the document out to public consultation, Councillor Sorens Ward, leader of the opposition Labour group, member for Bull Farm and Polesley Hill and Labour's prospective parliamentary candidate for Mansfield, said:

"I am concerned about the buffer areas encouraging development on less appropriate places and development on currently good quality green farm land."

"We need decent quality affordable housing, council housing and social housing for Mansfield people."

"We are concerned about some of those big developers outside the urban boundary and potential lack of infrastructure to support it, the impact on air quality, green spaces and traffic."

"I have in my ward a proposal for 825 homes with retail, a petrol station and a hotel. Local residents have concerns about where that is."

"However, we recognise we are in a less-than-ideal situation."

She said Home Secretary Sajid Javid had written to the council about his concerns about the consistent failure of different administrations to get a Local Plan in place - the last one was in 1998.

He had threatened to intervene and that could

open the doors to developers to build intrusive and inappropriate developments.

Representations on the Local Plan Publication Draft can be sent in to the council until November 5. More information and guidance is available at [mansfield.gov.uk/local-plan-publication](http://mansfield.gov.uk/local-plan-publication), where the full 288 page document can be found.

**HOUSING**

The council must produce 325 homes per year or 8,500 homes over the plan period, between 2013-2033.

National planning policy guidance requires that the council plans to deliver a mix of housing to meet the needs of current and future generations based on demographic trends and the special needs of specific parts of the community.

Development should offer a wide choice of high quality homes whilst broadening opportunities for home ownership, and creating sustainable, inclusive and mixed communities.

Among the larger sites with planning permission allocated are:

- 150 homes on land north of Slagby Lane;
- 430 at Penninist Farm, Penninist Lane, near Polesley Hill;
- 25 at Polesley Hill regeneration area;
- 120 at Park Hall Farm, Park Hall Road, Mansfield Woodhouse.

For the full list of sites identified, see [chad.co.uk](http://chad.co.uk)

**RETAIL**

Enhancing the attraction and function of Mansfield town centre, and the district and local centres within the area, is fundamental to the delivery



Mansfield Civic Centre, home of Mansfield District Council.

of the plan's vision.

Mansfield town centre, in particular, faces significant challenges in responding to changes brought about through the increasing popularity of internet based shopping.

Mansfield town centre improvements include:

- Enhancement of townscape, civic and open spaces and heritage assets and their setting;
- Providing well-designed landmark buildings which help create a positive image of the town and give it a sense of identity;
- Improvements to Mansfield's market;
- Enhancements to the Old Town Hall which support its re-use and ensure its conservation;
- Improvements to energy efficiency and resilience to flooding and climate change;
- Improvements to traffic arrangements, including the reduction of vehicle/pedestrian conflict and the barrier effect of the Mansfield town centre ring road;
- Creation of stronger walking and cycling links within and to, the town centre including opening up of the River Mann to create an attractive riverside walk;
- Refurbishment of key premises, in particular Four Seasons Shopping Centre, Rosemary Centre and Beales Department Store;
- Shopfront refurbishments and re-modelling of floor plans, where appropriate, to create more attractive and usable retail units;
- Conversion of upper floors within the primary shopping



Four Seasons shopping centre, Mansfield town centre.



The council's new office building.

area for office or residential use.

**EMPLOYMENT**

The council is committed to supporting opportunities assisting the long term re-skilling of the Mansfield workforce to ensure a highly skilled labour pool to take advantage of new jobs across the district. Enabling economic development, sites allocated as new employment areas, retaining land for employment uses, other industrial and business development and improving skills and economic inclusion.

It says development proposals would be supported at existing employment sites such as Overwood Oaks Business Park, off Southwell Road West, and Scouts Business Centre, Smead Bruns Way, both Mansfield.

New jobs will be created through allocation of land for employment accessible to proposed residential areas, the protection of key and general employment areas and the promotion of vacant plots within these sites.

- Supporting sustainable new economic development outside of these areas;
- Promoting town centre regeneration;
- Encouraging employers to recruit locally and invest in training schemes to upskill their work force;
- Supporting wider service sector jobs, especially education and health.



LOOKING FOR A NEW HOME? YOUR CHAD PROPERTY GUIDE STARTS ON PAGE 70

**LOCAL PLAN**

**HAVE YOUR SAY ON  
THE DISTRICT**

Residents are being given their final say on Mansfield's Local Plan which outlines sites for thousands homes to be built over the next 15 years.

Ensuring new homes, jobs and services are in the right locations.

If you would like your opinion heard you have until November 1 to fill the online consultation at [mansfield.objective.co.uk/portal](http://mansfield.objective.co.uk/portal)

*Mansfield Chad – 24 October 2018*

## Mayor's newsletter:

### Plans for a 'super council'

As Mansfield's Executive Mayor, I've called for the protection of vital local services after Nottinghamshire County Council revealed plans to create a county-wide 'super council'.

I believe a unitary authority would be too big and, based in West Bridgford, would be too far from Mansfield to effectively deliver the services that matter most to local people.

We currently have a budget solely for the benefit of our residents. There are no guarantees that any of our most valued services would be maintained if we became part of a large unitary authority. You may still get your bin emptied and your streets cleaned but what about the future of local gems such as Mansfield Museum, the Palace Theatre, or our plans to spend £21m on new council housing?



We have yet to see evidence that forming a unitary council would save £20m-£30m a year.

For several years we've been working in a more efficient way, sharing services with neighbouring authorities, working closer with different areas of the public sector, and finding new ways to generate income and make savings.

We recognise the need to deliver services more cost effectively but the priority should be ensuring the needs and wants of communities are considered and met locally.

I'll continue to work with other council leaders to try to influence any proposals. I will ensure that those affected are fully consulted.



Mansfield District Council

## Mansfield District Council Update

Council update from your Executive Mayor, Kate Allsop



Another year of progress has been driven by **Commitment, Co-operation, Creativity, Challenges, Communication, and a Commercial approach to running your council.**

I'm pleased to have the opportunity of sharing with you the many developments that have underpinned another successful year at your council.

Much has been done to meet the challenges the authority faces and in this update I'll share the many issues and projects we deal with. Our main challenge is to maintain the essential services we provide to you.

For many, your only contact with the council will be having your bins collected. However the council is required to provide a vast range of other services, too. While our responsibility to deliver services is increasing, the Government is also reducing the council grant it provides.

The council has tried to meet these financial challenges in a variety of ways, including sharing services with other local councils, particularly Ashfield. These arrangements benefit the district both financially and by working in co-operation with our neighbours.

**Kate Allsop**  
Executive Mayor of Mansfield

Welcome to the September edition of my newsletter

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'Super council' plans 4

A60 Sainsbury's junction 4

Robin Hood Lottery 4

Environment 4

Access council services 24/7 at [www.mansfield.gov.uk/portal](http://www.mansfield.gov.uk/portal)

Sign up for monthly e-news at [www.mansfield.gov.uk/signup](http://www.mansfield.gov.uk/signup)

[f](https://www.facebook.com/MyMansfieldUK) @MyMansfieldUK

[t](https://twitter.com/MDC_News) @MDC\_News 1

### A60 Sainsbury's junction

Working with our County Councillors, progress is being made to tackle traffic congestion on the A60 near Sainsbury's. Adjusted phasing of traffic lights continues to relieve some of the pressure. We would welcome an urgent review and further improvements so that getting around Mansfield is made easier.

### Be in it, to win it!



A range of local organisations are already benefitting from funds raised through the Robin Hood Lottery, which launched in April.

Tickets cost just £1 and 60p from each one sold goes directly to local charities and community groups. There is a 1 in 50 chance of winning a prize – which is a better chance than winning the National Lottery or Health Lottery.

An estimated £50,000 stands to go to local good causes in the first year, based on the current level of ticket sales. For more information and to buy tickets, visit [www.robinhoodlottery.co.uk](http://www.robinhoodlottery.co.uk).

### Environment

We have seven excellent Green Flag parks and open spaces across the district for residents and visitors to enjoy.

Building on the success of the council's Brown Bin scheme, now up by 5% on last year, we are close to reaching agreement with the County Council to implement doorstep glass collections which will further improve our recycling efforts.

This is so important as we look to support future generations who are our citizens of tomorrow.

### Mayoral Commissions

#### Warsop

Recommendations from this commission include a long-term plan for housing in the parish, including the need for affordable housing; a need for extra medical staff in the community; extending the Robin Hood Line; the provision of a community bus service; provision of outdoor activities and a need to promote the parish and inspire the young people of Warsop.

These issues can only be addressed effectively if all agencies across the public sector work towards a shared vision.

#### Healthy Mansfield

The work of this commission has started and should report its findings later this year.

### Park for FREE

FREE 30-minute parking in our surface car parks, free Sunday parking at the Four Seasons Shopping Centre and a three hours for two deal in our multi-storey car parks is encouraging shoppers into town and to stay for longer – as well as raising about £1.6m annually to help sustain core council services. [www.mansfield.gov.uk/car-parks](http://www.mansfield.gov.uk/car-parks)



### Civic Centre and Public Protection

A council decision to rent part of the Civic Centre to the Department for Work and Pensions, which had been seeking to relocate, was a commercially-based move that has also benefited local people.

Not only does it create income for the council, it also means services are now together under one roof, making it easier for residents to access housing, benefits and job seeker support. We recently welcomed the Police into



the Civic Centre to create a Community Partnership Hub to tackle crime.

The council takes a ZERO tolerance approach to those who offend. This closer partnership working arrangement between the police and our Neighbourhood Wardens, both supported by the council's £550,000 state-of-art CCTV system, is producing excellent and encouraging results in our aim and need to provide safe and welcoming neighbourhoods.

### Raising aspirations

An extended Christmas Market is set to take place in the town centre this year, following the success of a two-week trial last year. The month-long event with more cabins will complement a range of other festive activities. After many years of trying to bring a hotel to Mansfield we now have not one, but four hotel developers wanting to invest in Mansfield - a sure sign that those outside the district share Mansfield's aspirations. Anyone who needs more evidence that we are on the up, need look no further than the redevelopment of the old Brewery site, where we have facilitated 75 homes for private rent.



There's still confusion about the purpose of Mansfield Homes Limited, the council's housing development company, which was set up to both build much-needed local housing and to make a profit to help pay for council services.

Its first investment should provide a return to the council of around £900,000. The council agreed to lend up to £8.8m at a commercial rate of interest, which will be repaid in full, to enable it to build the kind of aspirational homes this district needs. As families climb the property ladder this will free up affordable homes. The housing company will then consider what its next development should be. Meanwhile, the council itself will continue to build affordable social housing aimed at families and over 55s looking to downsize. For more information visit [www.mansfield.gov.uk/mansfieldhomes](http://www.mansfield.gov.uk/mansfieldhomes).

### Homelessness and Housing

Since 2015, the council has built 174 council houses and we've recently committed to spending a further £21m on council housing.

We continue to work with a range of agencies, including the police and Framework charity, to support rough sleepers in the area. Making use of funding available from a variety of sources, we've been able to deliver an effective and innovative task force of support to some of our most vulnerable residents, many of whom have complicated and long-standing problems at the root of their homelessness.

A complex case worker and a mental health nurse have now been joined by a substance misuse worker to help people off the street and into suitable accommodation in the only scheme of its kind in the county.

Another innovative, creative and award-winning council scheme, ASSIST, has saved the NHS £1.4m by helping residents with housing issues to leave hospital earlier. Not only has this enabled King's Mill Hospital free up beds, it's also facilitated patients in their recovery.

Meanwhile the council continues its aim to meet the needs of our ageing community. The £8.4m Poppy Fields extra care scheme, and £8.6m Town View development on the site of the former General Hospital, which is due to open shortly, are excellent examples of this commitment.

The council is working with Mansfield Building Society to create a pilot scheme to help give first-time buyers a kick-start to buy their first home.

#### Watch out for the launch!



### The Local Plan

We invite you to express your views on the Mansfield District Local Plan – Publication Draft from 20 September 2018 until 1 November 2018.

The Local Plan creates a blueprint for how the district will develop until 2033 - how many homes are built, what sort of housing and where; which areas of the district will get land for business use and which areas will be set aside for recreation and the environment.

It will affect every person in the district in some way or another for the next 20 years.

This is our final chance to consult on the Local Plan. All representations received will be submitted alongside the Local Plan to the Secretary of the State for an independent examination.

We need your views on essential questions. You can find out more and submit your views by visiting [www.mansfield.gov.uk/localplan](http://www.mansfield.gov.uk/localplan).

### Cuts and more cuts

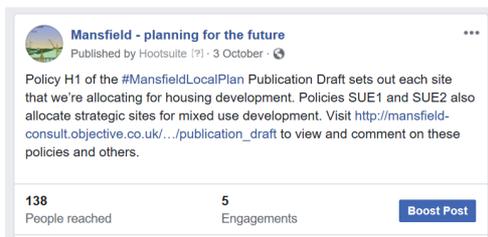
The council's six Cs - Commitment, Co-operation, Creativity, Challenge, Communication and Commercial approach - underpin our decision making as we strive to meet the kind of financial pressures faced by every public sector organisation across the country.

Mansfield District Council is a large organisation employing about 770 people. It is one of the district's biggest employers and has a capital and revenue turnover of £140m. In addition, the council collects Business Rates for the Government totalling £27m.

In 2010/2011, our Government grant was £10.4m. In 2018/2019 it will be reduced to £4.3m, leaving us a staggering £6.1m to find. We remain committed to maintaining services. At the same time residents here have enjoyed an unparalleled succession of zero per cent council tax increases for eight consecutive years.

Social media:

• **Facebook (38 posts)**



• **Twitter (36 tweets)**



## **Appendix C:**

### **Representations received on Sustainability Appraisal**

Representation ID	Organisation (if applicable)	Summary	Council response
PD/145	Welbeck Estates Co Ltd	Considers the plan to be sound but has the following reservation in relation to the sustainability appraisal. The high risk status for Jubilee Way is not justified or accurate when cross referenced against the SA and HRA results which were found to be positive and on balance with the opportunities created for sustainable communities. This has followed through into the Site Selection Paper. The site is supported by technical assessments to mitigate risk and statutory parties have been consulted. Wishes to take part in the examination if necessary.	The SA correctly predicts a negative impact upon biodiversity and natural resources for this site based upon the methodology that was adopted. This assessment process is carried out at a broad level with no knowledge of any mitigation already planned / agreed. It is an exercise intended to ensure all sustainability issues are picked up and suitable mitigation is built into the policy which has been done. The term 'high risk' has not been used within the SA in relation to this site.
PD/216	Barratt David Wilson Homes	Objects to the outcome of the SA in relation to site H1d - Three Thorn Hollow Farm. Of particular concern is the significant negative effects in respect of SA6 Biodiversity (A. Designated sites) and SA7 Built and Natural Assets (A. Heritage); as impacts can be mitigated. Also concerned with the outcome against SA8 Natural Resources (B. Flooding) as the site is within a Low Flow Restoration Opportunity Area. Suggests that the SA is revised to reflect these comments. Would like to participate in the examination.	The SA correctly predicts these significant negative impacts for this site based upon the methodology that was adopted. This assessment process is carried out at a broad level with no knowledge of any mitigation already planned / agreed. It is an exercise intended to ensure all sustainability issues are picked up and suitable mitigation is built into the policy which has been done. In relation to SA8 Natural Resources (B. Flooding), whilst the site is in Flood Zone 1, it is within an area at risk of surface water flooding. The outcome for this indicator has been double checked with our SA consultants who have said the following: "I have checked, and the GIS states that 0.35% of the site falls within 1 in 30. Technically, this has put it into the 'red' category, but it is only a tiny fraction of the site, which is probably worth clarifying". The fact that the site is within a Low Flow Restoration Opportunity Area means that there are opportunities to enhance biodiversity and for surface water run-off from development to replenish areas of low flow.

PD/270	Owners of Fields Farm Abbott Road	<p>Generally support the SA in relation to the Fields Farm site (H1c). It clearly shows the suitability of the site for housing development. Particularly concerned about the appraisal outcome in relation to SA8 (Natural Resources - Soil). It has been scored negatively due to the loss of Grade 3 agricultural land but this is split into 3a and 3b of which only 3a is considered to be the best and most versatile agricultural land. Suggests that in absence of more detailed information the site should be scored neutrally as scoring a site negatively without clear supporting evidence is not justified. Also concerned that a negative effect has been recorded against SA6 (Biodiversity - Designated Sites). An ecological appraisal of the site prepared on behalf of the landowners suggests that no impacts will occur due to the habitats within the allocation not complementing those of the SSSI. Suggests that the scoring should be changed to neutral. Also concerned that the site scores negatively against SA7 (Built and Natural Assets - Landscape). A landscape appraisal of the site prepared on behalf of the landowners states that the potential for negative visual impacts will be low due to the site's limited visibility within the landscape. Suggests that the SA outcome is amended. Also, concerned that the site scores a significant negative effect against SA8 (Natural</p>	<p>The SA correctly predicts the negative / significant negative impacts for this site based upon the methodology that was adopted. The assessment process is carried out at a broad level using high level data, with no knowledge of any mitigation already planned / agreed or the results of more detailed studies. It is an exercise intended to ensure all sustainability issues are picked up and suitable mitigation is built into the policy which has been done. The assumptions and difficulties associated with appraising sites against SA8 (Soils) are listed within Appendix F of the SA (Site Appraisal Framework). This states that agricultural land classified as Grade 3 has been recorded as potentially negative as it could be Grade 3a. The existing data (source: Natural England) does not distinguish between Grade 3a and Grade3b; thus, a precautionary approach has been taken. Natural England (and the other statutory environmental bodies) were consulted on the SA and did not raise any concerns with this approach which we consider to be reasonable.</p>
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		Resources - Flooding). A flood risk advisory note prepared on behalf of the landowners confirms that flood risk from all sources is deemed to be low. Considers that the significant negative scoring given to the site in relation to flooding is unjustified and should be adjusted accordingly.	
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**Appendix D:**

**Representations received on Habitat Regulations Assessment**

Representation ID	Organisation (if applicable)	Summary	Council response
PD/65	Only Solutions LLP	<p>Considers that the HRA does not adequately assess the potential impact of development upon woodlark and nightjar and their habitats in light of SoS decision APP/Q1255/V/10/2138124. Notes that suggested SPAs could have equal, if not greater, legal protection than designated SPAs. Considers that a more robust approach is taken to ensure development will not have an adverse impact on these species.</p>	<p>The council, in partnership with specialist consultants, has produced a Habitats Regulations Assessment Screening Report. This has also been carried out in consultation with Natural England at all stages of the process (HRA Screening Report Section 4.4). The Local Plan policies and site allocations have been screened for any potential significant effects (alone and in-combination) on identified European sites in accordance with the Conservation of Habitats and Species Regulations 2017, which implements EC Directive 92/43/EEC into UK law. This report found no proven need for subsequent study (Appropriate Assessment) to be undertaken. Whilst there is no legal requirement to do so, for completeness and good practice, and to respond to Natural England's advice on taking a risk-based approach, the report also considers impacts upon the land informally known as the Sherwood possible potential Special Protection Area (ppSPA), an area which is known to support woodlark and nightjar. It concluded that no adverse effects will arise from the Local Plan either alone or in combination with other plans and projects. In adopting a risk-based approach, Section 3 of the HRA Screening Report considers Regulations 10 (2, 3, 7, 8 and 9) which place a duty on local authorities to preserve, maintain and re-establish habitats for wild birds. The Sherwood area is not a formally proposed SPA (pSPA) therefore there is no legal obligation to undertake HRA. The council has applied a risk-based approach in the local plan through the integration of Policy NE2 parts (2), (5) and (8) which will be material considerations when determining planning applications. Applications will then be assessed on a case-by-case basis with regards to whether appropriate avoidance and mitigation hierarchy measures can be achieved.</p>

**Appendix E:**

**Representations received on the Publication Draft Local Plan**

<b>Representation ID</b>	<b>Organisation (if applicable)</b>	<b>Policy / paragraph / table etc (in plan order)</b>	<b>Summary</b>	<b>Council response</b>
PD/26	Notts CC	1.16	The description of the D2N2 is incorrect and should read Derby, Derbyshire and Nottingham and Nottinghamshire D2N2.	A minor modification will be made to correct this.
PD/300	Derbyshire County Council	1.16	Notes that the plan makes reference to having had a health impact assessment undertaken to ensure any health impacts are acknowledged and mitigated if necessary. Appendix 4 was produced by Nottinghamshire County Council. The plan makes no reference to Environmental Impact Assessments and population human health as one of the EIA considerations but it is clear that health has been considered.	Noted.
PD/12		1.6	Objects as online consultation software difficult to use.	The online system is not the only way people can make comments; if people have difficulties using it we will try to assist and look for alternatives.
PD/13	National Grid (Land and Development Team)	1.6	No comments.	Noted.
PD/30	Notts CC	1.6	Considers that the glossary of terms should define a Transport Assessment and a Transport Statement and the threshold applied for each type. It should also define Highway Authority.	A minor modification will be made.
PD/33	Sport England	1.6	Plan is considered to be sound.	Noted.
PD/43	Forest Town Community	1.6	Verbal comments made at previous consultation events have not been	All representations to the Local Plan need to be made in writing in order for the process to be open

	Council		recorded and used to inform the preparation of the Local Plan. This goes against paragraph 9.18 of the Statement of Community Involvement 9.18 which states that "All comments which are received before a decision is issued will be taken into consideration regardless of the time that has passed since the original consultation". This issue was raised as part of previous consultations as residents believe the verbal representations that they make as part of the consultation events would be formally recorded and considered.	and transparent. Please note that paragraph 9.18 within the Statement of Community Involvement 2017 is in relation to consultation on planning applications and again representations would be requested in writing.
PD/64	Only Solutions LLP	1.6	The definition of greenfield within the glossary differs from the definition set out within the NPPF.	The definition within the Local Plan is ' Land that has never had any built development on it'. This statement has the same meaning as sites that have not been previously developed. Therefore no change is necessary to the glossary.
PD/74	Mansfield Labour Party	1.6	Current proposals are not considered to be legally compliant and should be amended in accordance with response to question 2 (soundness). A number of comments have been made which are repeated and summarised under specific policies / paragraphs. These relate to: provision of good quality council-built and council-run social housing, housing delivery, infrastructure, protection and enhancement of the environment, the housing target, and that policies need to be unambiguous. Eager to take part in the examination.	These comments have been responded to under each specific policy area. In relation to the wording of the policies, they are written positively and are intended to be as clear / unambiguous as possible.

PD/120		1.6	Supports the comments made by the Mansfield Labour Party.	Noted.
PD/123		1.6	Supports the comments made by the Mansfield Labour Party.	Noted.
PD/135		1.6	Raises concerns over the time period covered by the plan and the fact that it started in 2013. Asks if the evidence is fit for purpose.	The plan period is 2013 to 2033. The start date relates to the date from which a number of our evidence base studies are based. We consider our evidence to be robust and fit for purpose. Updates have been commissioned when required, such as the transport and retail studies.
PD/146	Mansfield District Council	1.6	Considers that the consultation process has been inadequate.	Consultation has been carried out in accordance with the regulations, and our adopted Statement of Community Involvement 2017.
PD/151	Friends of Warsop Vale	1.6	Considers that the consultation process is inadequate.	Consultation has been carried out in accordance with the regulations, and our adopted Statement of Community Involvement 2017.
PD/154		1.6	Considers that the public consultation was inadequate.	Consultation has been carried out in accordance with the regulations, and our adopted Statement of Community Involvement 2017.
PD/298	Gladman Developments	1.6	Promotes land off Peafield Lane (HELAA Ref 67) for residential development.	This site was considered for residential development through the Site Selection Technical Paper. Due to concerns about the impact on highways and the availability of sites which better meets our strategy of focusing development on locations with good access to the MARR and M1 it was decided not to allocate this site.
PD/236	Persimmon Homes	2.1	Supports the vision but suggests that it should be strengthened to ensure that the supply of housing is grown and supported.	Support welcomed. It is considered that the suggestion is covered by "A range of good quality housing will have been provided that meets the needs of all our growing communities".
PD/241	Persimmon Homes	2.3	Considers that the Duty to Cooperate has not been met on the basis that the Statement of Common Ground does not	A revised Statement of Common Ground for the HMA, which refers to the new standardised methodology calculated housing target, is currently

			extend to North East Derbyshire, Bassetlaw and Bolsover Councils, which, whilst outside of the HMA, share cross boundary markets. It also only agrees the strategy to deliver within each authority's boundary despite the housing market area being cross boundary. Also, the SoCG references the 2015 SHMA target which is different to the target in the plan. The duty to cooperate is minimal and just offers general cooperation clauses with no real detail.	being signed off by our HMA partners and will be available at submission. We are also drawing up SoCGs with other neighbouring authorities, which again will be available at submission. Some are already on our website. These agree that all authorities are able to meet their own housing requirements. The Duty to Cooperate Summary Statement sets the context for the SoCGs, such as what the identified strategic matters, key outcomes and governance arrangements are. A full Duty to Cooperate Statement will be available at submission - as set out in the summary.
PD/239	Persimmon Homes	2.6	Supports the objectives in general. Any mitigation required in accordance with Objective 1 shouldn't hinder development.	Support welcomed. Mitigation would only be sought in order to overcome any adverse effects.
PD/73	Only Solutions LLP	Policy S1	Considers that the policy should be strengthened to make it clear that it doesn't apply to unsustainable development, or development at any cost - in accordance with many announcements made by the government. Suggests wording as follows: "The council will work proactively with applicants and other stakeholders to seek solutions which mean that proposals *for genuinely sustainable development* can be approved wherever possible and to secure improvements to the economic, social and environmental conditions in Mansfield district. *The council will	It is considered that the title of the policy makes it clear that it applies to sustainable development. The policy is positively worded and part two states that proposals which accord with the policies of the plan will be approved. It is considered that this sufficiently conveys that development which goes against the policies in the plan will be unsustainable and therefore resisted unless material consideration indicate otherwise.

			resist unsustainable development, which includes development which goes against the Local Plan when read as a whole.*"	
PD/124	The Lindhurst Group	Policy S1	Considers that the plan meets the tests and supports Policy S1.	Support welcomed.
PD/134	Welbeck Estates Co Ltd	Policy S1	Supports the policy and considers it to be sound.	Support welcomed.
PD/175	Dunthorne & Morley	Policy S1	Supports the ethos of the policy but is concerned that supporting text at 3.4 means that opposing views of stakeholders could mean that sustainable development is resisted. The following wording is suggested:"3.4 The policy also acts to guide the approach of the local planning authority to working with applicants. As set out in the policy, we will work with the applicant and other stakeholders, such as Nottinghamshire County Council, the local Clinical Commissioning Group (CCG), neighbouring residents/occupiers, or others with an interest in the application to ensure that sustainable development is achieved whilst seeking solutions to any issues identified. The council will always work proactively to seek these solutions and facilitate the delivery of sustainable development".	The wording of paragraph 3.4 is considered appropriate.
PD/229	Home Builders Federation Ltd	Policy S1	Recommends that Policy S1 is deleted as it repeats the NPPF and duplication can lead to small but critical differences between national and local policy	It was considered that an overarching policy would give the issue of sustainable development significant emphasis and would set out the council's approach clearly for developers. The inclusion of

			causing difficulties in interpretation and relative weighting. Wishes to attend the examination.	Policy S1 meets NPPF (2012) paragraph 15.
PD/242	Persimmon Homes	Policy S1	Supports the policy.	Support welcomed.
PD/290	Gladman Developments	Policy S1	Support the Policy but consider it should go further to provide a localised approach to planning that will actively seek to improve the social, environmental and economic wellbeing of the area.	Support for the policy is noted. It is considered that the Local Plan when taken as a whole provides a localised approach to planning that actively seeks to improve the social, environmental and economic wellbeing of the area.
PD/50	Forest Town Community Council	Policy S2	Referring to the Mansfield Urban Area and not individual communities is not justified. If it is not possible to remove Forest Town from the Mansfield urban area then it is proposed that the term is changed to the Mansfield Settlement Area to reflect the views of the Forest Town residents who do not identify themselves as being urban.	Forest Town forms part of the Mansfield urban area as there is no clear break in settlements, as the Mansfield urban area has been the term used throughout the preparation of the Local Plan it is not appropriate to change the term to the Mansfield Settlement Area.
PD/60	Highways England	Policy S2	The total target housing allocation is 6500 dwellings in addition with a 28% buffer when including the Strategic Urban Extensions at Pleasely and land off Jubilee Way. There is also a requirement to develop at least 41ha of employment land during the plan period. It is expected that all proposed new sites, where impacts on the operation of the SRN especially at M1 J29 are anticipated, are subject to consultation with Highways England and appropriately assessed in order to	Noted.

			determine the extent of potential impacts.	
PD/75	Only Solutions LLP	Policy S2	Remove references to "other underutilised land" and "underused greenfield land" as these terms are overly ambiguous and have not been justified. It is not clear how these terms relate to either the NPPF or the evidence base. If retained, it should be clarified that: "Land of ecological value or ecological potential will not be considered to be 'underutilised land' prioritised for development". The reference to "sustainable greenfield sites" needs to be removed, or at least made more clear (e.g. "sustainable greenfield sites (excluding sites that serve important ecological or social functions including the prevention of coalescence of settlements)").	The Local Plan needs to be read as a whole. Any sites which are designated or protected for biodiversity or ecological reasons will be protected in line with the relevant policies in the Local Plan (e.g. NE2) whether or not they could be otherwise considered unused or underused.
PD/79	Forest Town Community Council	Policy S2	The policy is not sound as the majority of growth within the Mansfield urban area is directed to locations with good access to the MARR and not in areas which have good access to public transport i.e. railway stations. The policy should be amended to reflect the reasons why good links are required with the M1 and Greater Nottingham.	The Site Section paper 2018 sets out the criteria which includes access to both the MARR and public transport. Growth has been directed towards the MARR and the M1 to allow for economic growth.
PD/122	Derbyshire County Council	Policy S2	Derbyshire County Council agree with the housing and employment targets set out within policy S2 and the distribution of growth with the majority of growth	Noted.

			directed to the Mansfield urban area.	
PD/129	The Lindhurst Group	Policy S2	Considers that Policy S2 is not legally compliant or sound as it sets a restrictive limit to the amount of retail and leisure floorspace to be delivered over the plan period. Suggests that the wording is amended from "up to 17,240 sqm" to "at least 17,240sqm". Also suggests that additional convenience, and use class A3, A4 and A5 floorspace is allocated within housing growth areas. Wishes to participate in the examination.	Policy wording to be amended as suggested. Floorspace has been allocated to housing growth areas in accordance with the findings of our evidence base (Retail and Leisure Study Update 2017).
PD/162	Nottinghamshire Wildlife Trust	Policy S2	Not all brownfield sites should be considered for development. It is suggested that a paragraph is included to indicate that where sites have developed significant nature conservation interest that a sympathetic master plan is developed that has a greater degree of consideration for its nature conservation interest.	The Local Plan has taken a brownfield first approach, however when assessing any future planning applications the Local Plan will need to be read as a whole and any sites with biodiversity will be assessed against policy NE2, a masterplan will be sought where it is deemed appropriate to do so.
PD/166	Gladman Developments	Policy S2	Objects to the housing target of 325dpa and the use of the standardised housing methodology. Settlements should be allowed to grow sustainably. Questions why a 5% uplift has been applied rather than testing a range of figures in the 2015 SHMA. In addition the 2016 household projections should now be used as these are more up to date. Support inclusion of a buffer to account for non-delivery of allocated sites.	The Housing Technical Paper sets out the justification for 325dpa as the housing target and the use of the standardised housing methodology. An addendum has been prepared to update the situation following the release of the 2016 projections. Use of the 2014 projections (as now proposed by the Government) results in a local housing need of 279dpa; this has been increased to 325dpa to provide a 5% uplift on long term average completion rates and align with the D2N2 Strategic Economic Plan 2013. It is then intended to provide a buffer on top of this figure; the support for this

				buffer is noted.
PD/176	Dunthorne & Morley	Policy S2	Objects to the housing target of 325dpa/6500 homes. The lower housing target does not deliver a step change in housing delivery in an area with persistent under delivery of homes. The SHMA dates back to 2015 and is now out of date. The Housing Technical Paper sets a skewed baseline dependent on historic levels of delivery; additional growth above historic trends should be planned for. A housing target of 350dpa/7000 homes should be provided.	The Housing Technical Paper sets out how the housing target has been established. The SHMA (2015) has not been used partly due to concerns about its age. Application of the standardised housing methodology produces a local housing need of 279dpa. As this is below the historic average completion rate of 308dpa using it would not boost the supply of homes as required. It would also not accord with the economic aspirations of the D2N2 LEP. As such a target of 325dpa has been proposed; this aligns with the jobs created under the Strategic Economic Plan 2013 and provides a 5% increase on long term average build rates. It is unclear how the proposed target of 350dpa has been established and what evidence has informed it.
PD/212	Barratt David Wilson Homes	Policy S2	Policy S2 makes reference for the requirement for development at Rainworth to reflect a more rural character and be more limited in scale. This is objected too as Rainworth is identified as being within the Mansfield Urban Area and all development sites should be considered on their own merits. Given that the supporting text of Policy S2 proposes that the phasing and scale of development can be determined on a site specific basis, there is no need for the main policy to be prescriptive and require developments to reflect a rural character. This is particularly pertinent considering that paragraph 37	Whilst Rainworth forms part of the Mansfield Urban Area in terms of the housing supply it is considered appropriate that Policy H1d (and Policy S2) recognise both its nature as distinct and separate settlement from the rest of the Mansfield urban area and the more rural character of this site.

			of the NPPF (2012) states that higher density should be considered when development is close to employment and leisure, as is the case with such facilities being present in the eastern part of Mansfield close to the site.	
PD/218	Home Builders Federation Ltd	Policy S2	Objects as the local housing need should be updated to reflect the 2016 based household projections.	It is noted that use of the 2016 based household projections results in a local housing need of 338dpa. However the Government's recent 'Technical Consultation on updates to national planning policy and guidance (October 2018)' sets out that the 2014 based projections should continue to be used prior to a revised methodology being introduced. An addendum to the Housing Technical Paper has been prepared to address these issues.
PD/219	Home Builders Federation Ltd	Policy S2	It is suggested that reference to Market Warsop in the settlement hierarchy is unnecessary as the spatial distribution only refers to the Mansfield Urban Area and the Warsop Parish.	Whilst it is acknowledged that part 2 of the policy splits development between the Mansfield urban area and the parish of Warsop. It is important to establish the settlement hierarchy to ensure that development directed to the most sustainable settlements within the district. As the Warsop Parish is rural it is important that the majority of growth gets directed to Market Warsop as the second largest settlement within the district and the largest settlement within the parish.
PD/220	Home Builders Federation Ltd	Policy S2	For the Council to maximize housing delivery the widest possible range of sites by both size and market location are required so that small, medium and large housebuilding companies have access to suitable land to offer the widest possible range of products.	The Site Selection Paper 2018 sets out the process to arriving at the wide range of sites including size and location of the allocated sites within the Publication draft Local Plan.

PD/234	Grants of Shoreditch	Policy S2	Support Policy S2	Noted.
PD/244	Persimmon Homes	Policy S2	Objects to the housing target of 325dpa and the proposed split between the Mansfield Urban Area and Warsop Parish. This is not consistent with the SHMA (2015) and the historic housing target has rarely been met. There is an absence of sites in Mansfield Woodhouse. A higher housing figure should be used. Limiting allocations and the number of homes per year could lead to a fall in delivery.	Justification for the use of the Standardised Housing Methodology is set out in the Housing Technical Paper; this includes an uplift for affordability which addresses past under delivery. The majority of the development is directed to Mansfield urban area, including Mansfield Woodhouse, in accordance with objective one. The Local Plan does not limit the number of dwellings per annum and sufficient sites are allocated to meet the housing target plus with a reasonable buffer.
PD/257	Hallam Land Management Ltd	Policy S2	Objects as the local housing need should be updated to reflect the 2016 based household projections. With the application a 10% to 20% buffer this will result in a housing supply of between 7,458 to 8,136 dwellings across the plan period.	It is noted that use of the 2016 based household projections results in a local housing need of 338dpa. However the Government's recent 'Technical Consultation on updates to national planning policy and guidance (October 2018)' sets out that the 2014 based projections should continue to be used prior to a revised methodology being introduced. An addendum to the Housing Technical Paper has been prepared to address these issues.
PD/299	The Lindhurst Group	Policy S2	Firstly the ELFS considers the relevant office and industrial markets in the core and outer HMA respectively and appears to have had very little bearing on the need estimates. Mansfield operates within a functional economic area where the different employment areas effectively compete with each other for investment and occupiers. Mansfield's geographical location has not been	Mansfield district is within the Nottingham Outer FEMA which is the same area as the Nottingham Outer HMA, the employment land requirement is identified for the Housing Market to area to align with the Strategic Housing Market Area Assessment 2015 and the local economic market. Whilst the ELFS has not considered viability the Whole Plan and Community Infrastructure Levy Viability Assessment 2018 acknowledges that most forms of commercial and employment development are not

			<p>taken account of when identifying the employment land requirement. Secondly the ELFs has had no regard to the viability of providing new office and industrial floor space based on rental trends. It is also not clear how home working has been considered within calculating employment demand estimates. The vacancy rate of 10% for industrial and office uses is too high and should be reduced, in order to reduce the overall employment land requirements for the district over the plan period. A viability analysis has also been provided which demonstrates that both industrial and office development generate negative residual land values.</p>	<p>viable based on typologies tested within the appraisal, this does not mean that this type of development is not deliverable. In reality many employment developments are undertaken direct by operators and on mixed used schemes the viable residential element of a development will be used to cross subsidise the delivery of the commercial component of the scheme. The latest Planning Practice Guidance provides very limited guidance on how to plan for employment land needs, it is standard practice in the production of Employment Land Forecasting Studies (ELFS) to make some adjustment to the level of need to address any imbalances in the current vacancy rate. As a result the ELFS 2015 sought to bring the market into balance over time. As stated in paragraph 3.10 of the report, a typical commercial property market could expect a vacancy rate of around 8-10% to allow for occupier churn and choice. As stated in the footnote this is typical 'industry standard' and this approach was supported by discussions with local commercial agents during the production of the ELFS. Consultation with the industry has been used to inform the demand for office floorspace as part of the consultation it was stated that a number of smaller and start up businesses were choosing to work from home as set out on page 75 of the ELFS 2015 study.</p>
PD/311	Aldergate Properties Ltd	Policy S2	<p>Considers policies S2, S4 and RT1 to RT11 to be unsound on the basis that: -they do not reconcile individual private or commercial interest with the broader public interest;</p>	<p>It is considered that policies S2 and S4, and the policies within the retail section are sound and have been written to put the town centre first wherever possible. However we also have to respond to our evidence base, and in the case of Policy S2, this</p>

			<p>-they do not put the town centre first;          -they are contrary to the plan's vision for the town centre (references in paras 7.2 and 7.12) and the NPPF;          -they encourage out of centre retail development without sequential or impact testing; and          -they will be harmful to the health of Mansfield town centre.</p> <p>It is suggested that the whole retail section of the plan is reviewed and submitted as a main modification to the inspector.</p>	<p>advised that a small amount of comparison (and convenience) floorspace is split between the housing growth areas within the district. In relation to Policy S4, whilst it is stated that retail would be a suitable use on each regeneration site, the Local Plan needs to be read as whole and therefore, small scale retail development would be appropriate on the two sites which are outside of the town centre. Whilst one of the retail allocations is out of centre, this is at the entrance to a business park and our evidence base (D2N2 Visitor Accommodation Strategy 2017) indicates that this site is a potential site for a hotel. In order to protect the town centre, the policy includes the provision that the development must primarily meet the needs of the business park, but it is stated in para 7.34, where this is tilted more in the favour of a wider catchment area sequential and impact tests will be required. Out of centre commitments are included within Local Plan as they make an important contribution to meeting the districts retail floorspace requirements. The principle of development on these sites has already been established and it is not possible for the Council to reverse these decisions. Policy RT1 requires both sequential and impact tests in certain circumstances, and paragraph 7.10 explains that the requirements for this are set out in the NPPF and NPPG (so as not to duplicate within the plan). Policy RT10 removes the need for sequential and impact testing at the existing retail parks, but only where proposed floorspace is for bulky goods sales and up to a certain threshold over the plan period. This is</p>
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				<p>on the basis that these are ideal locations for this type of retailing and are close enough to the town centre for linked trips to be made. It is considered that whilst retail warehouses are retail development, they would not be appropriate on either of the town's largest retail allocations or commitments on the basis that these are key gateway sites. As such the council have tried be proactive and remove some of the policy burden for this type of development to occur in what is the preferred location for it.</p> <p>It is not considered that the policies are contrary to the plan's town centre vision or will be harmful to the health of the town centre. The policies (in accordance with the vision) aim to broaden the mix of uses in order to help to town centre diversify and adapt to changing shopping habits. To this end, the plan has attempted to meet both private and public interests in helping to ensure the town is somewhere to visit and invest.</p>
PD/322	Aldergate Properties Ltd	Policy S2	<p>There is no justification for the acceptance that up to 700 sqm of comparison sales floor space should be targeted in growth areas. A major sub regional shopping centre in Mansfield town centre is appropriate location for comparison good retail development. Growth areas will add to expenditure capacity but any convenience expenditure generated should be available for capture by Mansfield town centre. The Plan does not provide explicitly for convenience goods</p>	<p>The Mansfield District Council Retail and Commercial Leisure Study Update 2017 sets out the recommendation for 700 sqm of comparison goods floorspace to be split between the district's housing growth areas. The retail study did not include a full qualitative assessment as the council undertake regular health checks. Qualitative needs have been considered and these are set out within the Retail and Leisure Technical Paper, 2018.</p>

			development in Mansfield town centre despite an unfulfilled need for a food store following the closure of Tesco's Stockwell Gate store. The Councils retail evidence is questioned as the retail study has not been updated to reflect qualitative need.	
PD/177	Dunthorne & Morley	Figure 3.1	The proposed settlement hierarchy is supported.	Noted.
PD/35		3.6	It is not clear within the Local Plan how the Council has arrived at the Housing Target.	The Local Plan housing requirement is based on the Standardised Housing Methodology; further information is available in the Housing Technical Paper.
PD/102	Mansfield Labour Party	3.9	Housing targets need to be deliverable, as they will create a commitment against which the Council will be evaluated. The target included in the current Draft Local Plan is higher than average historic build rates, raising questions about the proposed target's sustainability and deliverability.	The housing target has been set to increase the number of homes built over that of the long term average. The target of 325 dwellings per annum is also aligned with the number of homes required to deliver the D2N2 Strategic Economic Plan 2013.
PD/121	Only Solutions LLP	Table 3.2	Objects as the evidence base is out of date; the February 2018 D2N2 Economic and Policy Review implies a lower economic growth forecast for Mansfield.	The February 2018 D2N2 Economic and Policy Review has been prepared to inform the review of the Strategic Economic Plan. This review is still underway and it would not be appropriate to use the Economic and Policy Review to inform the Local Plan.
PD/184	Welbeck Estates Co Ltd	Policy S3	Supports the policy but considers that surplus, derelict land which does not fall into the definition of previously developed land should also be included, provided the criteria within the policy are met. Also suggests that Part 1 should	It is proposed to make this change as it would clarify the approach to be taken to land within the settlement boundary. Additional supporting text will also be added to reiterate the situation with regards to surplus land that is currently designated for other purposes (e.g. as open space or

			cover underutilised or surplus land where the current use is no longer viable or feasible.	employment) where other policies set out the approach to be taken.
PD/189	Derbyshire County Council	Policy S3	The policy specifically refers to creating stronger walking and cycling links, and as such the population will be encouraged through design to take part in physical activity.	Support welcomed.
PD/195	Derbyshire County Council	Policy S3	Suggests strengthening the policy by including a reference to ensuring that existing housing stock should be maintained to a good quality or, if it requires improvement, it is renovated or replaced to BfL 12 standards.	It is beyond the remit of the Local Plan to require properties to be maintained to a certain standard. Improvements requiring planning permission will be determined against the policies in the plan. Only major developments (replacement of 10 or more properties) would be reasonably required to meet BfL12.
PD/235	Grants of Shoreditch	Policy S3	Considers the policy to be unsound as it only focuses on brownfield sites, however a range of land types can have a role to play in regenerating urban areas. This would include land at Gregory's Quarry. Considers that the policy as worded restricts development and is not effective or positive. Suggest that amendments are made to refer to greenfield and underutilised land. Wishes to reserve the right to appear at the examination.	It is proposed to make this change as it would clarify the approach to be taken to land within the settlement boundary. Additional supporting text will also be added to reiterate the situation with regards to surplus land that is currently designated for other purposes (e.g. as open space or employment) where other policies set out the approach to be taken.
PD/245	Persimmon Homes	Policy S3	Considers the policy to be sound and supports the reuse of land. However suggests a careful approach is taken in relation to viability as urban regeneration projects are often in low value areas and with high abnormal	The plan should be read as a whole. As such Policy IN1 will apply which, in part 2, states that account will be taken of viability and specific site conditions.

			costs.	
PD/312	Aldergate Properties Ltd	Policy S4	<p>Considers policies S2, S4 and RT1 to RT11 to be unsound on the basis that:</p> <ul style="list-style-type: none"> <li>-they do not reconcile individual private or commercial interest with the broader public interest;</li> <li>-they do not put the town centre first;</li> <li>-they are contrary to the plan's vision for the town centre (references in paras 7.2 and 7.12) and the NPPF;</li> <li>-they encourage out of centre retail development without sequential or impact testing; and</li> <li>-they will be harmful to the health of Mansfield town centre.</li> </ul> <p>It is suggested that the whole retail section of the plan is reviewed and submitted as a main modification to the inspector.</p>	<p>It is considered that policies S2 and S4, and the policies within the retail section are sound and have been written to put the town centre first wherever possible. However we also have to respond to our evidence base, and in the case of Policy S2, this advised that a small amount of comparison (and convenience) floorspace is split between the housing growth areas within the district. In relation to Policy S4, whilst it is stated that retail would be a suitable use on each regeneration site, the Local Plan needs to be read as whole and therefore, small scale retail development would be appropriate on the two sites which are outside of the town centre. Whilst one of the retail allocations is out of centre, this is at the entrance to a business park and our evidence base (D2N2 Visitor Accommodation Strategy 2017) indicates that this site is a potential site for a hotel. In order to protect the town centre, the policy includes the proviso that the development must primarily meet the needs of the business park, but it is stated in para 7.34, where this is tilted more in the favour of a wider catchment area sequential and impact tests will be required. Out of centre commitments are included within Local Plan as they make an important contribution to meeting the districts retail floorspace requirements. The principle of development on these sites has already been established and it is not possible for the Council to reverse these decisions. Policy RT1 requires both sequential and impact tests in certain circumstances, and paragraph 7.10 explains that the</p>

				<p>requirements for this are set out in the NPPF and NPPG (so as not to duplicate within the plan). Policy RT10 removes the need for sequential and impact testing at the existing retail parks, but only where proposed floorspace is for bulky goods sales and up to a certain threshold over the plan period. This is on the basis that these are ideal locations for this type of retailing and are close enough to the town centre for linked trips to be made. It is considered that whilst retail warehouses are retail development, they would not be appropriate on either of the town's largest retail allocations or commitments on the basis that these are key gateway sites. As such the council have tried be proactive and remove some of the policy burden for this type of development to occur in what is the preferred location for it.</p> <p>It is not considered that the policies are contrary to the plan's town centre vision or will be harmful to the health of the town centre. The policies (in accordance with the vision) aim to broaden the mix of uses in order to help to town centre diversify and adapt to changing shopping habits. To this end, the plan has attempted to meet both private and public interests in helping to ensure the town is somewhere to visit and invest.</p>
PD/325	Aldergate Properties Ltd	Policy S4	<p>S4a - White Hart Area</p> <p>Whilst there are opportunities for redevelopment it should not be described as a regeneration of 3.5 hectares for the following reasons:</p> <ul style="list-style-type: none"> <li>- There are a large number of listed buildings that restrict redevelopment of</li> </ul>	<p>Policy S4 has been included to identify the site as a key regeneration priority for the district, it is not the purpose to expect the whole site to be redeveloped, the intention is to work with landowners in the area to regenerate the area. A hook has been included within the supporting text so the Council can potentially use its Compulsory</p>

			<p>the area</p> <ul style="list-style-type: none"> <li>- There are a number of uses in economic use</li> </ul> <p>It would be more appropriate to describe as an improvement area where new development on suitable sites within it will be supported and where Council intervention might assist with refurbishment of premises and improvements to the public realm. The blanket approach to CPO will be counterproductive acting as a deterrent to inward migration and investment.</p>	Purchase Powers in the future if necessary to do so.
PD/326	Aldergate Properties Ltd	Policy S4	<p>S4b – Portland Gateway</p> <p>The site is almost 29ha and includes three elements:</p> <ol style="list-style-type: none"> <li>1. Land to the north of the railway line; which cannot be linked in any meaningful way to the rest of the site</li> <li>2. Land to the rest (west) of the Portland Retail Park, and</li> <li>3. The Portland Retail Park.</li> </ol> <p>With all the above this area cannot be termed as Regeneration Site but it is totally unrealistic to include the Portland Retail Park, what is expected is unclear. Area 2 is of industrial development and is difficult to see how this area could be regenerated as a Gateway Site. The balance of site lies to the north of the Robin Hood railway line and it is perhaps this area which might be justifiably put forward as a regeneration site, although</p>	<p>The site is not allocated to meet the districts housing, employment and retail needs due to viability issues and therefore will not be deliverable within the plan period. The areas are included within the plan as they remain a key priority for the council. It is acknowledged that there are existing uses such as the Portland Retail Park that will need to remain as part of the regeneration of the area. The area identified as the Portland Gateway is based on the Portland Gateway Regeneration Framework.</p>

			<p>we see no reason why it couldn't be brought forward in individual developments.</p> <p>It is not clear how allocating these areas in the Local Plan will assist in regeneration, particularly as the Council recognises that redevelopment is not viable, nor likely to be viable in the plan period.</p>	
PD/323	Aldergate Properties Ltd	3.24	Only site S4a is within the town centre boundary.	It is noted that S4a is the only site within the town centre boundary, it is proposed to make the supporting text clearer by stating "A number of these sites lie within the town centre itself or at key gateways".
PD/324	Aldergate Properties Ltd	3.26	Paragraph 3.26 is also incorrect as not all sites are suitable for retail development.	The Local Plan needs to be read as whole and small scale retail development would be appropriate on the two sites S4b and S4c outside of the town centre.
PD/6	National Farmers Union	Policy S5	To remove the need for all development to be served by sustainable transport in the countryside and to insert "Where possible" at the beginning part 2 V.	The wording is compliant with the NPPF 2018 as it is accepted that depending on the scale and nature of development if it is appropriately served by sustainable transport.
PD/51	Forest Town Community Council	Policy S5	That the wording of policy S5 does not make it explicit that proposals will be expected to comply with the criteria below, it is suggested that the wording is amended to with "Proposals for development within the countryside where listed in (a) to (o) below will only be supported...". Change S5(2) from stating "will be supported where:" to "will only be supported where:"	The suggested wording to the policy S5 is not deemed appropriate as the wording should be positive.
PD/76	Only Solutions	Policy S5	Policy S5 (1) (m) needs to be amended to	Amend S5 (1) (m) to state renewable and low

	LLP		be made clear what renewable energy in this context is i.e. wind farms, solar parks and geothermal schemes that produce sustainable low carbon renewable energy from energy flows which occur naturally and repeatedly in the environment.	carbon energy, to reflect the NPPF.
PD/100	Mansfield Labour Party	Policy S5	It is vital to protect and enhance the environment, and more needs to be done to ensure that the Plan actually delivers net gains for nature and makes Mansfield a better place for people to live and work. This can support sustainable green tourism, making the most of Mansfield's location at the heart of historic Sherwood Forest.	The Local Plan needs to be read as a whole and policy NE2 covers net gains for biodiversity, policy S5 allows for tourism and recreation uses within the open countryside.
PD/258	Hallam Land Management Ltd	Policy S5	The proposals for development which would be supported in the countryside listed in Policy S5 should be expanded upon to clearly state that certain types of development will be acceptable in 'exceptional circumstances'. We therefore suggest a modification to the wording of Policy S5 to reflect a more flexible approach to natural growth on the edge of Mansfield urban area.	All planning applications will be assessed against the Local Plan unless material considerations indicate otherwise.
PD/291	Gladman Developments	Policy S5	Concern is raised that policy S5 only allows for limited development beyond outside the Mansfield urban area, Market Warsop urban area and settlement boundaries for the relevant settlements identified. This approach runs counter to the proactive approach	NPPF 2018 Paragraph 20 states that Local Plans should set the overall strategy for the pattern, scale and quality of development. It is clear what types of development the local planning authority will accept in locations.

			required by the Framework and the need to significantly boost the supply of housing and appears to be based on the old PPS78 approach to countryside protection.	
PD/15	Notts CC	4.1	Consider that the Publication Draft sets out a positive vision in line with the Nottinghamshire Health & Wellbeing Strategy ambition for healthy and sustainable communities and includes health inequalities as part of the vision and objectives. Specific recommendations are recorded under relevant policies.	Noted.
PD/17	Notts CC	4.1	It is recommended that Lifetime Neighbourhoods Guidance is utilised for policies P1-P4.	The Council has introduced Building for Life 12 which although doesn't assess internal aspects of the design and layout of new homes requires applicants to create integrating neighbourhoods and provide house types that suit local requirements.
PD/21	Notts CC	Policy P1	Reference should be made to Lifetime Neighbourhoods in P1-P4.	The Council has introduced Building for Life 12 which although doesn't assess internal aspects of the design and layout of new homes requires applicants to create integrating neighbourhoods and provide house types that suit local requirements.
PD/36		Policy P1	Objects to the policy as all new allocations need to have site specific design guides.	The Local Plan needs to be read as a whole Chapter 4 Place making includes policies which requires all new major development sites to be assessed against Building for Life 12 and the Mansfield Place making principles. The seven largest local plan site allocations have indicative masterplans at Appendix 8 of the document to help guide development . On

				any large site of 5 or more hectares or 150 dwellings a masterplan for the whole site will be required to be submitted as part of any planning application in accordance with policy P4 (2).
PD/130	The Lindhurst Group	Policy P1	It is considered that it would be beneficial for the Local Plan to reiterate paragraph 60 of the NPPF 2012 which states that planning decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovations, originality or initiative through unsubstantial requirements to conform to entertain development forms or styles'.	It is not necessary for the Local Plan to repeat the NPPF.
PD/246	Persimmon Homes	Policy P1	It is considered that the insistence of involving stakeholders in the preplanning process is not always possible or leads to good outcomes. The policy should go one step further and identify that if a proposal has performed well against the Building for Life 12, then it should be supported and not refused for poor quality design.	Pre application consultation with local communities is set out within the Localism Act 2011. It is considered the policy wording is appropriate.
PD/111	Severn Trent Water	4.14	Severn Trent recognise the benefits from the inclusion of trees and vegetated areas. It also important to consider the use of Sustainable Drainage systems alongside the inclusion of trees and verges, as these features provide additional benefits through biodiversity and flood resilience/ management.	The inclusion of SUDS is covered by policy CC3.The benefits of trees is also set out in table 4.5 page 51.
PD/211	Barratt David Wilson Homes	Figure 4.14	Forest Inspired development following correspondence with Nottinghamshire	The tree lined avenues can be implemented through a landscaping scheme and do not

			County Council has confirmed that where trees are provided within the highway, developers are required to provide a commuted sum of £2,500 per tree. The policy wording currently states in reference to water management 'particular attention must be afforded to the creative integration of water management; ensuring that surface water features enhance the appearance and function of the public realm and support biodiversity.' This should be amended to read: 'Where possible particular attention should be afforded to the creative integration of water management; ensuring that surface water features enhance the appearance and function of the public realm and support biodiversity.'	necessarily have to be adopted as part of the adopted highway. The Mansfield Place Making Principles have also been assessed as part of the Whole Plan Viability assessment update.
PD/305	Barratt David Wilson Homes	Figure 4.14	The aspiration of good design is supported but objection is raised on the basis that site specific constraints need to be taken account of and in some cases water integration may not be possible.	para 4.11 sets out that as part of any planning application a design and access statement needs to be submitted setting out contextual opportunities and constraints and how the design has considered and responded to the Mansfield Place Making Principles or Building for Life 12 . It is acknowledged that not every site will be able to respond to all of the principles and as long as the reasons why are justified this will be supported by the local planning authority.
PD/178	Dunthorne & Morley	Policy P3	The aims of the policy are supported however for the policy to be effective the policy should be improved by requiring those pedestrian connections	Policy P3 has been implemented within the masterplanning requirements of Appendix 8, as set out within the supporting text to policy the need to connect new and existing developments is

			to be prioritised in favour of superfluous highway linkages. For this policy to be effective it needs to be enshrined in the masterplan chapter 8, particularly with how new development should be arranged and connect through existing urban areas. Part D of the policy is contradictory to the aim of the prioritisation of alternative modes of transport and pedestrian linkages. The preparation of a parking SPD is excessive and not in conformity with the NPPF and instead the expected parking levels in a typical development should be included within a wider design guidance document.	important for both pedestrians and public transport and therefore a highways connection maybe required. Part D of the policy is to be read alongside policy IN10 to ensure that adequate carparking is provided in accordance with guidance provided by Nottinghamshire County Council whilst not dominating the street scene, it is not intended for the policy to encourage car usage over the use of sustainable transport. It is not considered the preparation of a design SPD is not in conformity with the NPPF, which promotes well designed places.
PD/190	Derbyshire County Council	Policy P3	Prioritising positive prevention (promote the development of healthy environments that actively support people to maintain a healthy weight) Centres and neighbourhoods will be well connected to places of work, education and recreation, supporting active and healthy lifestyles. This will help to reduce the impact of new development on the highway network. Bus, cycle and pedestrian routes will be improved providing attractive green infrastructure through the urban areas connecting to the wider countryside.	Noted.
PD/247	Persimmon Homes	Policy P3	Although in general this is a sound aim, in practice this becomes difficult as the Highway Authority have stringent	The highways authority have been consulted as part of the preparation of the Local Plan.

			criteria for public adoption. Any deviation from this criteria will either not be supported or carry with it a significant commuted sum. This needs to be borne in mind and the policy expanded to ensure that it does not hinder future adoption and increase costs for delivery.	
PD/112	Severn Trent Water	Policy P4	Severn Trent are supportive of Policy S4.	Noted.
PD/131	The Lindhurst Group	Policy P4	Policy P4 fails to provide flexibility in terms of the delivery of strategic sites across the District as it doesn't recognise that such sites can take a considerable amount of time to be delivered.	It is expected that a framework is provided for the layout and delivery of the site.
PD/179	Dunthorne & Morley	Policy P4	As worded P4 is contrary to the NPPF in relation to ensuring the delivery of the strategic allocations as well as being ineffective and contradictory in respect of its purpose. The following modification has been submitted: 1. Development proposals will be supported provided they do not jeopardise the comprehensive delivery of allocated sites or sites with existing planning permission or their associated infrastructure, and in all cases must not: a. prejudice the development of adjoining land with longer term potential; or b. lead to piecemeal forms of development. 2. On large sites (of five or more hectares or 150 dwellings) a strategic masterplan for the whole site	It is not felt that a change to the policy wording is required as the requirements for the masterplan are set out within para 4.36 of the supporting text to policy P4.

			will be required to be submitted as part of any planning application. For large allocated sites which may be developed in phases, it is important that we are able to assess how the whole scheme works as one. This includes ensuring that strategic spatial requirements are fulfilled, contributing open space to the wider green infrastructure network, ensuring that any cumulative infrastructure requirements are identified and access arrangements are suitable for the total scale of development.	
PD/292	Gladman Developments	Policy P4	Concern is raised that the policy could be used as a means for refuse sustainable development proposals that have not been identified as part of the development plan and is therefore not considered to be positively prepared.	The purpose of the policy is to ensure that development does not prejudice the development of adjoining land in the future, all planning applications will be judged on their own merits.
PD/113	Severn Trent Water	Policy P5	Severn Trent are supportive of policy P5.	Noted.
PD/210	Barratt David Wilson Homes	Policy P5	Policy P5 is supported.	Noted.
PD/114	Severn Trent Water	4.42	Severn Trent are supportive of inclusion of paragraph 4.42, as this highlights elements of current industry best practice for SuDS design, including the need to provide wider benefits in SuDS design than just water storage. The inclusion of these types of features and designs can help to develop more sustainable water cycle.	Noted.

PD/116	Severn Trent Water	Table 4.5	Table 4.5 is supported.	Noted.
PD/163	Nottinghamshire Wildlife Trust	Table 4.5	There should be greater emphasis on ensuring that SUDS deliver a wide range of benefits.	The Local Plan should be read as a whole and policy CC4 and supporting text covers this.
PD/256	Severn Trent Water	Table 4.5	Part G of Building Regulations specify that new homes must consume no more than 125 litres of water per person per day. However it is encouraged that that the optional requirement in Building Regulations of 110 litres of water per person per day are adopted.	The higher water efficiency measures through optional Building Regulations have not been included within policy due to the overall viability of sites.
PD/72	Only Solutions LLP	Policy P7	Re-word to: "Development will not be permitted where the amenity of future occupants would fall below an acceptable level".	To reword Policy P7 part 2 to state: 'Development will not be permitted where the amenity of future occupants would be below an acceptable level.'
PD/214	Barratt David Wilson Homes	Policy P7	Supportive of Policy P7	Noted.
PD/304	Dunthorne & Morley	Policy P7	Refinements to Policy P7 are advised to ensure the effectiveness of this policy to delivering development and avoiding conflict with otherwise sustainable development. The clarification of impacts being of a sufficient detriment to warrant mitigation should be included, which will rightly provide developers and the LPA with the ability to consent development that has minimal impact without onerous amendments and mitigation requirements. As such, to be truly effective and representative of the NPPF's advice upon the level of impacts	Each application will be judged on its own merits.

			arising from development the wording of the policy should clarify the scale and detriment of impacts that require mitigation.	
PD/180	Dunthorne & Morley	4.51	The general purpose of this policy is recognised, however this is very much a development control aspect to planning and policy guidance may advise upon but should not distinguish at a strategic level. The identification of standardised mitigation and design requirements should be avoided to ensure that schemes designs appropriately take into account informing factors that are specific to the location. Para 4.51 should reflect this as development will always have an impact and mitigation of all impact is inappropriate.	The paragraph is used to list examples of potential mitigation.
PD/2	British Sign & Graphics Association	Policy P8	Policy P8 3.(c) is not sound and should be removed from the policy as the remaining criteria within policy P8 ensure that proper control over shops signs within the area are protected.	It is proposed to amend policy P8 as follows:  (Please note that part 3 of the policy is deleted and part 2 is replaced with the following text)  2. Where proposals affect heritage assets; changes to shop fronts and signage will not be permitted if they fail to contribute to the preservation and enhancement of the area's character; appearance and setting. The following considerations should also apply:  a. They should be appropriate in size and scale to the building on which they are to be attached; especially those associated with listed buildings and

				<p>conservation areas;</p> <p>b. Any illuminated advertisements should conserve and enhance the appearance of the heritage asset and surrounding area; and</p> <p>c. Internally lit box signs will not normally be appropriate unless clearly justified.</p>
PD/3	British Sign & Graphics Association	4.56	Paragraph 4.56 should be deleted as there is no justification for the restriction on upper floor signage to that relating to the use of those upper floors.	It is agreed that paragraph 4.56 is deleted.
PD/4	British Sign & Graphics Association	4.60	It is suggested that paragraph 4.60 be deleted as the paragraph makes a number of assumptions none of which are supported by evidence.	It is agreed that paragraph 4.60 is deleted.
PD/105		5.1	Objects to the non-allocation of land at Debdale Lane (HELAA Site 46). The site is no longer viable as an agricultural field. The pylons can be removed or rerouted and there is an opportunity to tie the scheme into the adjacent solar farm. The site is considered to be deliverable from a design and access point of view and has previously had planning permission for residential use.	The site (HELAA Ref 46) was considered for allocation in the Site Selection Technical Paper. While there are a number of positive points to the site (including it's location near to the MARR, employment opportunities and public transport) but the presence of the pylons, grade 2 agricultural land and potential impact on heritage were matters which weighed against it. Overall it was considered that, given the number of homes required, there were sites which had fewer constraints which should be allocated in preference to this site. If additional sites are required consideration could be given to the allocation of this site.
PD/118		5.1	Objects to the non-allocation of land at Spion Kop (HELAA Ref 45). The site should be treated as infill. Development of the site will add to the appearance of the area and address the anti-social behaviour that has been occurring	The site (HELAA Ref 45) was considered as part of the Site Selection process. Due to the highway and infrastructure issues, the scale of development in Spion Kop during the plan period, and the fact that the housing target for Warsop Parish can be met through committed sites it is not proposed to

			onsite. Other sites are considered to have more environmental value.	allocate this site for residential development.
PD/27	Notts CC	Policy H1	Identifies inconsistent approach to references to transport assessments in housing allocation policies.	Add: '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 potential impact and to help secure the necessary supporting transport infrastructure'.
PD/70	Only Solutions LLP	Policy H1	Allocate the Former Ravensdale Middle School for development.	Former school sites have not been allocated for development where they may be required in the future to accommodate new schools to meet the requirements of Local Plan growth.
PD/87	Mansfield Labour Party	Policy H1	Objects as the plan should fully address the need to provide appropriate housing and accommodation and place Council-built social housing at the heart of the Local Plan. Considers that the housing target is undeliverable as it is above past delivery rates. Policies should be worded to ensure that inappropriate development will be refused.	The housing target has been set to increase the number of homes to be built against the long term average in order to provide a step change in housing delivery as required by the NPPF. Policy H1 is considered to identify an appropriate number and mix of sites to deliver the housing target. It is considered that the wording of policies is clear.
PD/104		Policy H1	Objects as additional housing site (HELAA Site 88) should be allocated for residential use.	This site (HELAA Ref 88) was not considered for allocation as it does not form a logical extension to the settlement boundary. It is also noted that the only point of access would be Woburn Road which is not appropriate for a site of this size (9.75ha / 250 homes).
PD/169	The Lindhurst Group	Policy H1	Supports the housing target of 325dpa but identifies the need for an updated Memorandum of Understanding. The proposed amount of housing supply is both effective and consistent with	Noted. An updated statement of common ground is being prepared.

			national policy. Emphasises that the annual and overall targets are to be viewed as minimums.	
PD/199	Summit Real Estate Limited	Policy H1	Objects to the non-assessment of Land to the East of Oakham Business Park (HELAA Ref 61) as a potential employment and/or housing site. The site can be accessed from Sherwood Way South and potentially via Summit Park and Oakham Business Park. A comprehensive development of the site could provide a green corridor linking with the Timberland Trail and Oakham LNR. The site forms a natural extension to the existing settlement with Caudwell Brook and Sherwood Way South providing clear and defensible boundaries. A more robust assessment should be undertaken in conjunction with Ashfield DC.	Access to the site is considered to only be possible from the south; no evidence has been provided of how access from other locations could be achieved. At the time of assessment this parcel of land was not allocated in the Ashfield Local Plan which had been submitted for examination. The Ashfield Local Plan has subsequently been withdrawn meaning there is an opportunity to consider the wider site, however there are concerns regarding the proximity of the Caudwell Brook LWS. At this stage it is not proposed to allocate the site in the Local Plan as access to the site is dependent on land that is not within Mansfield District. However, it is noted that Policies E1 and E4(1a) would both apply to the site if an application for employment use is subsequently submitted.
PD/213	Warsop Estate	Policy H1	Promotes an additional site (Land at Burns Lane, Market Warsop) as a reserve site in case there is shortfall in provision arising from the Local Plan process.	Noted. The site will be added to the HELAA.
PD/233	Grants of Shoreditch	Policy H1	Objects to the non-allocation of Gregory's Quarry (HELAA Ref 69).	A planning application for this site is currently being determined (2017/0575/OUT). Access to the site is through a Local Nature Reserve and Local Wildlife Sites. The site itself has been designated as a Local Wildlife Site. There are also viability concerns due to the cost of the access and mitigation that would be required due to the impact on the LWS/LNR. Overall it has not yet been demonstrated that the site is suitable and achievable for development. It is not

				considered appropriate to allocate the site in the Local Plan and matters can be explored through the planning application.
PD/248	Persimmon Homes	Policy H1	Objects to the references to off-site highway works as the evidence base is lacking.	The requirement for off-site highway works reflects the findings of the Mansfield Transport Study Stage 2 - Local Plan Growth (2018).
PD/271	Hallam Land Management Ltd	Policy H1	Objects to the non-allocation of land at New Mill Lane. The site is considered suitable and deliverable for development. The site is sustainably located and provides opportunities to improve green infrastructure provision; it is a logical extension to the Mansfield urban area. The land owned by Hallam Land can be developed as part of a wider scheme but also independently in the short term to address the persistent under delivery of housing in Mansfield district. Concerned that other sites with viability and highway constraints are being allocated instead of New Mill Lane.	It is acknowledged that the New Mill Lane site is well located and has a number of potential benefits. However, it was not considered that, in comparison to other sites, it matched the strategy of focussing development on locations with good access to the MARR/M1 and there are concerns about the viability of the site given the scale of highway improvements required; whilst the identified SUEs also have a need to contribute towards highways improvements these scheme are substantially larger and the per dwelling figure is much lower. These sites also provide employment and retail opportunities. As set out, they are not required to achieve the housing target (plus an appropriate buffer) and are allocated as longer term strategic sites. It is noted that one of the potential land parcels on the wider site (HELAA Ref 55) has not made comments objecting to the Local Plan; it is assumed that they are no longer promoting development of the site. Failure to consider the site comprehensively will cause issues in future as highways and other infrastructure will not match the scale of development potential of the site.
PD/293	Gladman Developments	Policy H1	Objects as there is an over reliance on delivery from large SUEs. The buffer should be increased.	As set out in the Site Selection Technical Paper and Local Plan, the two SUEs proposed for allocation are not required to meet the housing target with a 14% buffer. The remaining SUE (Berry Hill/Lindhurst) has

				extant planning permission and is currently under construction. It is considered that a 14% buffer is appropriate in Mansfield district.
PD/157	Nottinghamshire Wildlife Trust	H1a	Objects to Clipstone Road East (Policy H1a) as wording of policy should refer to requirement for Preliminary Ecological Survey.	Planning permission has already been granted for part of the site (2014/0248/NT); an application for the remainder is currently being determined (2017/0523/FUL). This has been supported by an Ecological Impact Assessment.
PD/1		H1b	Objects to site H1b due to loss of amenity, impact on highways and loss of green space. Argues that we have not taken previous objections into account.	All issues and objections were fully considered as part of the Site Selection Technical Paper.
PD/7		H1b	Objects to site H1b due to impact on highways, cumulative impact with nearby sites, loss of habitats and loss of views.	All issues were considered as part of the Site Selection Technical Paper.
PD/107	Owners of Fields Farm Abbott Road	H1c	Supports the allocation of Fields Farm for residential use. All landowners are supportive of the development and there is interest from developers. It is recommended that additional flexibility by including a caveat that the requirements and the subject of further technical investigations. The site boundary should be amended to reflect the full extent of ownership.	The support for the allocation is noted. The site boundary will be amended and a general caveat about further technical investigations added to the introductory text to Appendix 8.
PD/261	Hallam Land Management Ltd	H1c	Objects to the allocation of Fields Farm (Policy H1c) due to the presence of Grade 2 agricultural land, potential archaeology, high landscape value and drainage issues. Delivery of the site by 2022 is considered unlikely and complicated by the multiple landowners.	It is considered that all the matters raised have been assessed robustly and proportionately as part of the various evidence documents that informed the site selection process. Delivery is based on information the landowner provided and the assumptions used in the HELAA; delivery information will be updated for submission.

PD/10		H1d	Objects to Policy H1d on following grounds: proximity to wind turbines, Historic area, Impact to the existing wildlife, Proximate to the protected woodland, lake and natural water runoff, Archaeological interest, Impact on the open countryside, Divide between local authority boundary lines and merging villages, Unsuitable highways provisions / access, Historic highway accidents (Blidworth Lane),unsuitable school facilities (size, capacity etc), Unsuitable local amenities / existing infrastructure.	The impact of the wind turbines on the marketability of the site was identified as an issue in the Site Selection Technical Paper. We are aware, however, that there is interest from a house builder in the site who are aware of the potential impact of the turbines. It is considered that the potential impact on amenity can be addressed through the detailed design and construction of the site. Text will be added to the Masterplan to highlight this as an issue for consideration. All other matters were considered in the Site Selection Technical Paper.
PD/11		H1d	Objects to H1d due to: proximity of wind turbines, access to the site, impact on pollution/noise from additional vehicles, impact on local services (schools, health, police), loss of views, loss of agricultural land.	Potential impacts from the wind turbines can be addressed through the design/layout of the scheme and will be considered through the planning application; additional text will be added to the masterplan to highlight this as an issue. All other matters have been considered through the site selection process and the preparation of the Infrastructure Delivery Plan.
PD/14	Ransomwood Estates UK Ltd	H1d	Objects to Policy H1d due to impact on the historic environment.	A Heritage Impact Assessment has been prepared to support the Local Plan and advice taken from Historic England. As part of the policy there is a requirement to carry out an appropriate archaeological assessment which will inform the planning application.
PD/80		H1d	Objects to the allocation of H1d (Three Thorn Hollow) due to: loss of privacy, proximity to wind turbines, impact on heritage/archaeology, loss of open countryside/wildlife, impact on highway safety and impact on local	Amendments will be made to the masterplan for the site to flag up the need to consider ways to ensure the amenity of residents in terms of the wind turbines. The loss of privacy will be considered as part of any planning application. Other issues were considered as part of the Site Selection

			services/facilities.	technical paper and Infrastructure Delivery Plan.
PD/183		H1d	Objects to the allocation of Three Thorn Hollow (Policy H1d) due to impact on heritage, SSSI, open countryside, biodiversity (including ppSPA) and proximity of wind turbines. Rainworth should not be considered part of the urban area. Blidworth Lane is notorious spot for accidents.	Additional text will be added to the masterplan to explore ways of protecting amenity due to the nearby wind turbines. The other matters raised were considered in the site selection process.
PD/209	Barratt David Wilson Homes	H1d	Supports the allocation but consider the site should be allocated for approximately 200 homes. The specific details of the buffer to the SSSI should be left for the planning application; Natural England have been consulted and have no objections to the proposal. Support the wording of requirement on water quality. Heritage and archaeology have been assessed and can be addressed in the planning application. Objects to the requirement to reflect the rural character of Rainworth as considered not to be truly rural due to its size and proximity to Mansfield. Clarification is requested over the requirement to reinstate field boundaries.	Subject to the provision of an appropriate buffer to the SSSI there is no objection to the proposed additional 12 dwellings. However, it is considered appropriate that Policy H1d (and Policy S2) recognise the nature of Rainworth as distinct and separate from the rest of the Mansfield urban area and the more rural character of this site. Amendments will be made to clarify the requirements of field boundaries and correct the site name.
PD/262	Hallam Land Management Ltd	H1d	Objects to the allocation of Three Thorn Hollow Farm (Policy H1d) as the site is unlikely to deliver homes during the first five year period. The site is also in close proximity to a SSSI/LWS.	It is considered that all the matters raised have been assessed robustly and proportionately as part of the various evidence documents that informed the site selection process. Delivery is based on information the landowner provided and the assumptions used in the HELAA; delivery

				information will be updated for submission.
PD/281	Historic England	H1d	Objects as reference to archaeological assessment is insufficient to address the potential for unknown archaeology.	Amend bullet point 6 to read "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".
PD/263	Hallam Land Management Ltd	H1e	Objects to the allocation of Land at Redruth Drive (Policy H1e) due to the loss of Grade 2 agricultural land, the location in an area of concentrated run-off and concerns over deliverability.	It is considered that all the matters raised have been assessed robustly and proportionately as part of the various evidence documents that informed the site selection process. Delivery is based on information the assumptions used in the HELAA; delivery information will be updated for submission.
PD/106		H1f	Objects to allocation of Former Rosebrook Primary School (Policy H1f) as site was excluded in the Preferred Options consultation.	The site was not included in the Preferred Options as it was potentially required to provide a site for a new school. More up to date information indicates that it is no longer required for this purpose and can be allocated for residential use. The site is within the current settlement boundary and has good access to the MARR/M1; as such the site accords with the approach set out in the Site Selection Paper.
PD/264	Hallam Land Management Ltd	H1f	Objects to the allocation of Former Rosebrook Primary School due to the location in an area of low permeability. Delivery within the first five years is not realistic.	It is considered that all the matters raised have been assessed robustly and proportionately as part of the various evidence documents that informed the site selection process. Delivery is based on information the landowner provided and the assumptions used in the HELAA; delivery information will be updated for submission.
PD/109		5.9	Does not consider the Local Plan legal as the site (H1g) was not included in the Preferred Options consultation. Objects to the allocation of the site due: ground conditions, presence of water main, loss	The site was not included in the Preferred Options due to concerns about the viability of the scheme; further consideration has been given to this issue and it is considered that the site is viable. The ground conditions on site are not a reason to not

			of open space, impact on the road network and infrastructure.	allocate the site. The other factors have been considered through the site selection process. The retention of football pitches on site is a requirement of the policy.
PD/155	Nottinghamshire Wildlife Trust	H1j	Objects to Cauldwell Road site (Policy H1j) as policy does not refer to Preliminary Ecological Assessment.	Due to the withdrawal of the Ashfield Local Plan this site will be removed from the Local Plan.
PD/267	Hallam Land Management Ltd	H1j	Objects to the site as there is no evidence of delivery within the first five year period.	This site forms part of a larger allocation within Ashfield District. As the Ashfield Local Plan allocating this larger site has been withdrawn from examination it is proposed to remove this site from the local plan.
PD/156	Nottinghamshire Wildlife Trust	H1l	Objects to High Oakham Farm (east) site (Policy H1l) as policy should refer to requirement for Preliminary Ecological Appraisal.	A preliminary ecological appraisal would likely be required for all major developments; as such it is not necessary to identify it as a requirement in the policy.
PD/173	Dunthorne & Morley	H1l	Supports the allocation of High Oakham Farm (east) (Policy H1l) for low density development and provide a site layout showing how this can be achieved. Questions the apparent need for a comprehensive master plan due to Policy P4. It is considered that this requirement can be met through an outline application encompassing masterplan / design documentation.	Support for the allocation is noted. The requirement in Policy P4 can be met by an outline application for the entire site.
PD/266	Hallam Land Management Ltd	H1m	Objects to the site as there is no certainty that the site will be delivered within the first five year period. The site is not within the control of a house builder.	It is considered that all the matters raised have been assessed robustly and proportionately as part of the various evidence documents that informed the site selection process. Delivery is based on the assumptions used in the HELAA; delivery information will be updated for submission.
PD/265	Hallam Land	H1o	Objects to the allocation of	It is considered that all the matters raised have

	Management Ltd		Ladybrook/Tuckers Lane as the site requires SoS approval for disposal and mitigation measures for flood risk. As the site is not in the developers control it is not considered available for development.	been assessed robustly and proportionately as part of the various evidence documents that informed the site selection process. Delivery is based on information the landowner provided and the assumptions used in the HELAA; delivery information will be updated for submission.
PD/22	Notts CC	H1s	Objects to the soundness of the plan on the basis that the site at Cox's Lane (H1s) is in close proximity to safeguarded waste management facilities. Risk of sterilisation due to noise impacts. Layout of site important to ensure compatibility of uses.	The application of Policy P7 (2) would ensure that measures are put in place to prevent the future occupiers of the site from experiencing unacceptable levels of amenity. This would include noise from the existing waste management facilities. Policy NE3 (2) would also be applied and ensure that any noise pollution is mitigated to an acceptable level.
PD/268	Hallam Land Management Ltd	H1u	Objects to Land off Rosemary Street (H1u) as there is no evidence of delivery within the first five year period. The housing trajectory should be adjusted accordingly. Wishes to participate in the examination.	Delivery is based on information the landowner provided and the assumptions used in the HELAA; delivery information will be updated for submission.
PD/66	Only Solutions LLP	5.13	The housing target is not justified as this is based on the D2N2 Strategic Economic Plan which is currently in the process of being reviewed and reduces the number of jobs that will be created in the district.	The housing target is based on the standardised housing methodology and evidence regarding the current D2N2 SEP. Whilst it is noted that the SEP is being reviewed this is not yet finalised and will be taken into account in future reviews of the Local Plan.
PD/103	Mansfield Labour Party	5.13	Housing targets need to be deliverable, as they will create a commitment against which the Council will be evaluated. The target included in the current Draft Local Plan is higher than average historic build rates, raising questions about the proposed target's sustainability and	The housing target has been set to increase the number of homes built over that of the long term average. The target of 325 dwellings per annum is also aligned with the number of homes required to deliver the D2N2 growth strategy.

			deliverability.	
PD/67	Only Solutions LLP	5.17	Objects to application of buffer to whole plan period. Considers that the buffer is 17.51%	The Local Plan sets the housing target for the period 2013 to 2033; as such it is appropriate to apply the buffer across the whole period. As set out in Table 6 of the Site Selection Paper (2018) the total housing supply during the plan period (excluding strategic sites and including windfall) is 7413 homes; this represents a 14% buffer against the target 6500 homes.
PD/222	Home Builders Federation Ltd	5.17	Objects as greater flexibility should be provided and a 5 Year Housing Land Supply Assessment provided. The housing requirement should be treated as a minimum.	It is considered that a 13% buffer (rising to 28% if the SUEs are included) is appropriate. This responds to the local lapse rate and gives the market a range of sites to give the best chance of delivery. Of the factors identified that could slow down delivery of a site only the use of pre-commencement conditions is within the control of the local planning authority; these can now only be used with the agreement of the developer. A 5 Year Housing Land Supply Assessment will be provided.
PD/78	Only Solutions LLP	Table 5.1	Objects to the housing figure of 325dpa. This is based on the D2N2 Growth Strategy (2013) which has been superseded by the Economic and Policy Review (2018). It is unclear what buffer has actually been applied and there is duplication with sites excluded which will not go ahead. Insufficient consideration has been given to the impact on woodlark and nightjars. A zero rate of windfall for the early years of the plan has not been justified. SUE2 (Land off Jubilee Way) should not be allocated. A target of 300dpa should be used with a	The Housing Technical Paper sets out the justification for the housing target of 325dpa, the application of the buffer to the whole plan period and the windfall allowance; these comments do not alter our thinking on these issues. It is noted that a new Strategic Economic Plan is being prepared but this has not yet been published; future reviews of the local plan will use the up to date SEP to inform decisions. The impact on the ppSPA has been fully considered through the preparation of the HRA Scoping Report; this concluded that no adverse impact will arise from the Mansfield Local Plan either alone or in combination with other plans and projects.

			buffer of 13% applied only to the remaining plan period. A windfall allowance of 50% (19dpa) should be applied to years 5-10 of the plan.	
PD/221	Home Builders Federation Ltd	Table 5.1	Objects as any windfall allowance should be based on compelling evidence. There is some discrepancy between Table 5.1 and the cumulative figures set out in individual policies.	Justification for the windfall allowance is set out in Appendix B of the Site Selection Technical Paper (September 2018). Table 5.1 shows only those homes which are expected during the plan period (2013 to 2018). 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. Additional text will be provided to make this clearer.
PD/101	Mansfield Labour Party	Policy H2	Objects as the housing target is undeliverable and higher than the average historic build rate. The policy should be worded to ensure that inappropriate development will be refused.	Policy H2 identifies sites which have extant planning permission. The housing target has been set to increase the number of homes built over that of the long term average. It is considered that the policy is appropriately worded.
PD/115	Welbeck Estates Co Ltd	Policy H2	Supports inclusion of land at Pump Hollow Road as a housing commitment.	Noted
PD/269	Hallam Land Management Ltd	Policy H2	Objects as a number of sites are not expected to deliver homes as set out in the trajectory.	Where available delivery is based on information the landowner provided and sense checked against the assumptions used in the HELAA; delivery information will be updated for submission.
PD/272	CEG and Hallam Land Management	Policy H2	Objects as Penniment Farm should be allocated for 600 dwellings under H1 and retained as a housing commitment for 430 dwellings under H2.	It would be unnecessarily confusing for the same site to be allocated under Policy H1 and included as a commitment under H2. The current application for an increase in housing on site is noted but it has not yet been established if the increase in dwelling numbers is suitable and no assessment of the increased capacity has been carried out to inform the local plan. If practical and necessary, Policy H2

				can be amended at a later date to reflect any grant of permission.
PD/16	Notts CC	Policy H3	Include policy regarding Part M4(2) and Part M4(3) of the Building Regulations.	To require use of Part M4(2) and Part M4(3) of the Building Regulations we require evidence of need and viability. There is no evidence of need above that of the nationally ageing population and there are concerns that the requirement could make schemes in Mansfield unviable.
PD/71	Only Solutions LLP	Policy H3	Objects to H3 as will not deliver mix of homes; no alternative wording suggested.	It is considered that Policy H3 is appropriate; it is noted that no alternative wording has been provided.
PD/88	Mansfield Labour Party	Policy H3	Objects as the plan should fully address the need to provide appropriate housing and accommodation and place Council-built social housing at the heart of the Local Plan. Policies should be worded to ensure that inappropriate development will be refused.	Policy H3 provides appropriate guidance on the mix of homes to be developed. It is considered that the wording of policies is clear.
PD/181	Dunthorne & Morley	Policy H3	Objects as Policy H3 should not be intended to apply the specified housing mix across all sites or phases of an SUE.	Paragraph 5.28 of the Local Plan clarifies that the identified housing mix (Table 5.4) is a guide only and does not set a specific requirement for a site. Additional text will be added to clarify that this includes phases of a development as well.
PD/206	Barratt David Wilson Homes	Policy H3	Objects to the policy as consider it too restrictive and with S2 and H1d applies a blanket approach to Rainworth.	It is unclear how Policy H3 is considered to be restrictive or what changes are suggested to make it less restrictive. In relation to Rainworth, Policy H3 identifies that density should reflect local character while S2 identifies the character of Rainworth as separate from the rest of the Mansfield Urban Area. Policy H1d is a site specific policy and does not apply a blanket approach to other sites.
PD/249	Persimmon Homes	Policy H3	Policy H3 should be applied prescriptively as plans should be	Paragraph 5.28 of the supporting text to Policy H3 makes clear that the mix in table 5.4 acts as a guide

			adaptable and reactive.	and not specific requirements.
PD/174	Dunthorne & Morley	5.26	Objects to paragraph 5.26 as the reference to paragraph 50 has been superseded by the revised NPPF. Policy H3 should not be intended to apply the specified housing mix across all sites.	The Local Plan will be submitted under the transitional arrangements in paragraph 214 of the NPPF (2018). As such it will be examined under the previous NPPF. Paragraph 5.28 of the Local Plan clarifies that the identified housing mix (Table 5.4) is a guide only and does not set a specific requirement for a site.
PD/273	CEG and Hallam Land Management	5.30	Objects as it is unreasonable to require outline applications to provide details of the mix of housing to be provided on site. Recommend that this applies only to full applications and reserved matters.	Noted. This change will be made
PD/89	Mansfield Labour Party	Policy H4	The provision of good quality Council built and run social housing needs to be at the Core of the Local Plans housing ambition to ensure that those such as low paid key workers can live and thrive in Mansfield. It is essential that the Plan fully addresses the need to provide appropriate housing and accommodation for those who are currently homeless and for those on the Councils waiting list.	Whilst Mansfield District Council builds its own affordable housing, the Local Plan needs to ensure that it includes provision for both affordable and market housing.
PD/143	Welbeck Estates Co Ltd	Policy H4	Policy H4 is supported. Clarification should be given to why Oaktree ward is included within tier 2 where 20% affordable housing would be required. The ward is also large and subject to very distinct socio economic changes in its geography between west and east including areas of deprivation. Criteria 4 and 5 are included for exceptional	Oaktree ward has been included within tier 2 as the Heb valuation survey prepared as part of the Whole Plan and Community Infrastructure Levy Viability Assessment 2018 study 2018 considered evidence of residential land and property values across the Mansfield District and concluded that there were sufficient distinctions between sales prices to warrant differential value assumptions being made in the Whole Plan viability Assessment. The zoning

			circumstances, the policy as drafted does not account for instances where a site does not formally constitute brownfield land but has incredibly similar characteristics.	is intended to represent an overview of the tone of values in an area rather than a street specific analysis and also acknowledges the values of new development that are likely to emerge. In order to prepare the Local Plan site typologies have been assessed as either brownfield and greenfield. The strategic sites including land off Jubilee way has been subject to its own viability assessment in consultation with the site promoters.
PD/208	Barratt David Wilson Homes	Policy H4	Support Policy H4.	Noted.
PD/226	Home Builders Federation Ltd	Policy H4	The 2018 NPPF sets out that the Local Plan should set out the level and type of affordable housing provision required together with other infrastructure but such policies should not undermine the deliverability of the Local Plan. The cumulative burden of policy requirements should be set so that most development is deliverable without further viability assessment negotiations (2018 NPPF para 57). Viability assessment is highly sensitive to changes in its inputs whereby an adjustment or an error in any one assumption can have a significant impact on the viability or otherwise of development. The Council's viability evidence is set out in the Mansfield District Council Whole Plan and Community Infrastructure Levy (CIL) Viability Assessment 2018. The evidence does not justify the "minimum" prefixes in Policy H4 which should be deleted.	The Local Plan has been prepared in accordance with the NPPF 2012. It is accepted that the word minimum needs to be removed from policy H4 1. To ensure that it is clear the amount of affordable housing required on site.

PD/250	Persimmon Homes	Policy H4	The word minimum should be removed from H4 1- this is to ensure the policy is clear in setting the affordable housing requirement.	Agree to remove the word minimum from policy H4 part 1.
PD/227	Home Builders Federation Ltd	5.32	It is recommended that the 2018 NPPF definition of affordable housing is adopted by the Council.	Agree
PD/301	Persimmon Homes	5.32	Policy H4 is supported.	Noted.
PD/205	Barratt David Wilson Homes	Policy H5	Objects to the requirement for self/custom build plots as it could slow down delivery and there are practical concerns. The provision of such plots should be left to the discretion of the developer.	It is unclear how the requirement for custom/self build plots could slow down delivery on sites; the Letwin Review found that the homogeneity of the types and tenures of the homes on offer, and the limits on the rate at which the market will absorb such homogenous products, are the fundamental drivers of the slow rate of build out. The policy does not require the sale of plots to individual self builders; the plots could be offered for custom build by the developer of the rest of the plots or sold to a single builder who could offer custom build plots. It is noted that paragraph 68d of the NPPF (2018) supports the sub-division of large sites.
PD/228	Home Builders Federation Ltd	Policy H5	Objects to Policy H5 as any requirement for self/custom build plots should be fully justified. Consideration should be given to the practicalities and viability of this provision. Recommend that H5(1) is deleted. If retained the marketing period reduced to 6 months.	It is considered that Policy H5 is an appropriate way of increasing the number of self/custom build plots whilst retaining flexibility for unused plots to be returned to the developer. It is anticipated that the vast majority of plots provided under Policy H5(1) would be for custom build rather than self-build. As Policy H5 relates to sites of more than 100 homes it is considered that a period of 12 months is appropriate; sites of this size are likely to be developed over at least 3 years. Guidance on the practicalities of the inclusion of self-build will be

				considered in due course but may be more appropriate coming from within the construction industry itself.
PD/251	Persimmon Homes	Policy H5	Objects to Policy H5 as it will not add to the housing supply, delays to the builder of the plot and the purchaser will not benefit from the increased efficiencies that volume house builders provide.	It is considered that Policy H5 is an appropriate way of increasing the number of self/custom build plots whilst retaining flexibility for unused plots to be returned to the developer. It is anticipated that the vast majority of plots provided under Policy H5(1) would be for custom build rather than self-build.
PD/274	CEG and Hallam Land Management	Policy H5	Objects to Policy H5 as it is considered to be unduly onerous, unjustified and there are a number of practical issues with its application.	It is considered that Policy H5 appropriately provides an increase in the provision of self and custom build plots in a flexible manner. Further guidance will be provided on practical matters.
PD/294	Gladman Developments	Policy H5	Supports the policy but considers it unclear if there is evidence of sufficient demand for 5% of sites to be self/custom build.	It is considered that the provision of 5% of plots on sites of 100 dwellings is appropriate and reflects the Governments aspiration to increase the size of this part of the housing market. It is also considered that a period of 12 months is also appropriate to provide flexibility.
PD/90	Mansfield Labour Party	Policy H6	Objects as the plan should fully address the need to provide appropriate housing and accommodation and place Council-built social housing at the heart of the Local Plan. Considers that the housing target is undeliverable as it is above past delivery rates. Policies should be worded to ensure that inappropriate development will be refused.	Policy H6 makes appropriate provision for specialist housing. The housing target has been set to increase the number of homes to be built against the long term average in order to provide a step change in housing delivery as required by the NPPF. It is considered that the wording of policies is clear.
PD/194	Derbyshire County Council	Policy H6	The Publication Draft Local Plan could be strengthened by making reference to encouraging dementia friendly communities. The use of Lifetime Homes is also encouraged to enable people to	Policy H6 does not require the high standards required by Part M4 (2) of the Building Regulations as the local authority have no evidence to support the inclusion of this policy. Policy H6 in part b states that development proposals are of design, layout

			live independent for longer.	and accessibility suitable for people with disabilities and the elderly.
PD/91	Mansfield Labour Party	Policy H7	Objects as the plan should fully address the need to provide appropriate housing and accommodation and place Council-built social housing at the heart of the Local Plan. Policies should be worded to ensure that inappropriate development will be refused.	Policy H7 provides guidance on applications for HMOs and is appropriately worded.
PD/110	National Federation of Gypsy Liaison Groups	Policy H8	Criterion 3a of policy H8 should be deleted to be found sound as it is not compliant with national planning policy.	Remove Criterion 3a from policy H8.
PD/165	Derbyshire County Council	Policy H8	The policy approach to Gypsy and Travellers is supported.	Noted.
PD/69	Only Solutions LLP	Policy E2	The former Ravensdale Primary School should be allocated for development within the Local Plan as it is a brownfield site.	Former school sites have not been allocated for development where they may be required in the future to accommodate new schools to meet the requirements of Local Plan growth.
PD/147	Mansfield District Council	Policy E2	There is very little employment land allocated within the Local Plan, this needs to be looked at again as employment is a necessity if the district is to be a prosperous and vibrant place to live.	The Local Plan has met the employment land requirement up until 2033 and has allocated all the sites submitted to the Housing and Employment Land Availability Assessment that have been assessed as available, suitable, deliverable and achievable.
PD/201	Summit Real Estate Limited	Policy E2	The site selection process is not robust and the site should have been considered as a strategic cross boundary site with Ashfield. The HELAA assess the site stating that there is not an appropriate means of access to the site and that the site is within a sensitive area in terms of biodiversity. Although	Access to the site is considered to only be possible from the south; no evidence has been provided of how access from other locations could be achieved. At the time of assessment this parcel of land was not allocated in the Ashfield Local Plan which had been submitted for examination. The Ashfield Local Plan has subsequently been withdrawn meaning there is an opportunity to consider the wider site,

			discussions with Ashfield District Council and Natural England have not raised concerns in terms of biodiversity.	however there are concerns regarding the proximity of the Cauldwell Brook LWS. At this stage it is not proposed to allocate the site in the Local Plan as access to the site is dependent on land that is not within Mansfield District. However, it is noted that Policies E1 and E4(1a) would both apply to the site if an application for employment use is subsequently submitted.
PD/217	Warsop Estate	Policy E2	The clients wider land ownership has been suggested for allocation within the Local Plan for the following reasons: - existing sites may be found undeliverable - an increase in employment land requirement	The employment site has not been submitted previously to the Housing and Employment Land Availability Assessment and the site has not been assessed as part of the preparation of the Local Plan. The Local Plan is currently overproviding employment land and will be reviewed every five years or earlier if the Local Plan is not meeting the indicators set out within the monitoring framework.
PD/302	The Lindhurst Group	Policy E2	Mansfield appears to have an oversupply of office floorspace during the plan period. Given the current weakness in the local office market, the Council should consider current sites with office permission for industrial use if the office developments do not get delivered. The Preferred Options consultation and HELAA seemingly discounted a number of sites with clear employment potential on the basis these sites are currently not being promoted by their landowners through the HELAA.	It is acknowledged that there is a surplus of office floorspace within the plan period, if these applications were to lapse the site would need to be judged on its own merits if a new planning application is submitted. The HELAA has been prepared in accordance with the NPPG stating that a site needs to be available for development, therefore the site needs to be promoted through the HELAA process.
PD/25	Notts CC	E2a	That the delivery of Ratcher Hill Quarry is postponed for 10 years to allow for the site to be restored to be in accordance with the S106 for the	The site allocation for Ratcher Hill Quarry E2a states that in order for the site to be delivered that an area of 2.55ha of Healthland needs to be provided elsewhere within the district. If the site is no longer

			minerals permission or the site is removed from the Local Plan. There is the possibility that the landowners can submit a scheme that satisfies that the restoration conditions for the site.	required to meet the districts employment land needs then the site will need to be restored. There is currently an undetermined planning application on the site covering the restoration scheme. Nottinghamshire County Council at the Preferred Options stage of the Local Plan made representations stating that an equivalent area of heathland would need to be provided within the district, this is approach that has been taken in the allocation.
PD/158	Nottinghamshire Wildlife Trust	E2a	The removal of Ratcher Hill Quarry from the employment allocations as there is a requirement under the minerals planning permission to restore the site. The provision of this habitat is also regulated through a S106 agreement which requires ecological management of the site over a ten year period. If a decision was taken through the Mansfield Local Plan review to allocate the site for industrial development this would be contrary to the aims of the S106 agreement. Nottinghamshire Wildlife Trust expressed concerns to Nottinghamshire County Council in a letter dated 12 February 2018.	There is currently a retrospective planning application submitted for the site 2/2018/0040/NCC to restore the site. The site allocation E2a states that 2.55 hectares of land needs to be provided as Heathland within the district and if the 2.55 hectare site within the extension to Ratcher Hill Quarry is no longer required to meet the districts employment land requirements the site will be restored to heathland.
PD/24	Notts CC	E2b	Any future use of the site would need to be complimentary to the existing household waste recycling facility.	No change required as the Local Plan should be read as a whole and policy P7 covers amenity and NE3 covers pollution and land stability. Therefore any potential use of the site would need to accord with these to policies.
PD/193	Warsop Estate	E2b	The allocation is supported. Concern is raised that the policy requires for a mix	A mix of uses is required on site to allow for flexibility to the market it is not intended to be

			of uses on the site when the site is small scale and the junction improvements that are required at specific junctions. The northern section of the allocation is not currently being promoted within the HELAA.	restrictive. The junctions have been identified as part of the preparation of the Mansfield Transport Study to assess the impact of Local Plan growth on the highway network any future planning application will need to be supported by a transport assessment. The full allocation is being promoted through the HELAA at references 43 and 63.
PD/200	Warsop Estate	E2b	Criteria 1a should be amended to remove the provision of employment units of varying sizes to meet the needs of a wide range of employers. As this is seen as over restrictive.	It is proposed to remove Criteria a 1 from the policy.
PD/203	Warsop Estate	E2b	It is considered that site allocation E2b criterion 2 is not sound as currently worded as it is not consistent with national policy nor the legal tests regarding the requirements of new development and contributions. The policy is too specific in naming a specific junction, which whilst there may be a known problem may not be greatly impacted by any development of the allocation. It is considered the following wording is more appropriate "A Transport Assessment is submitted in support of any application, outlining the effects of the development on the wider highway network with particular attention given to the junction of the A60 Church Street/ Wood Street. Any adverse effects of the development on the highway network must be sufficiently mitigated to ensure the	The junction identified within the policy has been identified through the Mansfield Transport Study which has assessed the cumulative impact of Local Plan growth on the highway network. The site will also be subject to a Transport Assessment as part of any future planning application.

			development is acceptable in planning terms".	
PD/275	CEG and Hallam Land Management	E2c	Policy E2c allocates the southern parcel of Penniment Farm as a new employment area of Use Classes B1, B2 and B8 to provide employment units of varying sizes and required to prepare a comprehensive masterplan. Clarity should be given to what a comprehensive masterplan requires and when this required to be submitted.	The Local Plan needs to be read as a whole and policy P4 sets out the masterplan requirements, a masterplan will be required to be submitted as part of any future planning application.
PD/276	CEG and Hallam Land Management	6.17	Paragraph 6.17 should be deleted from the Local Plan as it implies that the Use Class B8 would be limited and allowed in exceptional circumstances such limitation on use of the site does not reflect the outline planning permission which includes Use Class B8.	Agree to remove para 6.17, when determining any future planning application the Local Plan will need to be read as a whole which will cover any future amenity and highway safety concerns.
PD/277	CEG and Hallam Land Management	6.18	Paragraph 6.18 suggests that the masterplan for the employment phases would include the residential phases is too onerous and unnecessary given that the residential phases of the site are already under construction. It is proposed to amend the wording to state that the masterplan should only relate to the employment phases with links to the residential phases of the wider development indicated.	Changes to the paragraph are agreed. This site forms part of a wider development for a mix of uses, part of which already has planning permission. As such a masterplan should be prepared in consultation with stakeholders and agreed in writing with the local planning authority for the comprehensive development of the employment area of the site. This should identify the links to the already committed and under construction residential areas, employment and commercial uses, green infrastructure and open spaces, pedestrian and cycle links within and beyond the site and their relationship to each other and existing development in the vicinity of the site.
PD/83	Strawson	Policy E3	The site of the former Rippon Homes	The planning application for a A1 convenience store

	Management		site should be removed from the E3a designation due to a planning application being submitted for a Class A1 convenience retail supermarket which will generate significant local employment.	on the former Rippons Homes site is yet to be determined, by submitting a modification to review the boundary of the Old Mill Lane Industrial Estate would be predetermining a planning application.
PD/278	CEG and Hallam Land Management	Policy E3	Policy E3 part 3 should be amended to show that if sufficient information can be provided after 12 months to justify the economic and employment benefits of non-B class uses, then any such application will be considered on its merits. The requirement for allocated employment sites to be marketed for at least 5 years for non B class developments is excessive and should be 12 months to be consistent with key and general employment sites.	Allocated employment sites are required to be marketed for five years as they are currently undeveloped and have not been marketed for employment use. These sites make an important contribution to meeting the districts employment land requirements and it is important that these sites are not lost to other uses. It is acknowledged that the length of marketing time is different to vacant sites on key and general employment sites as these sites are already currently available to the market. It is not proposed to amend para 6.35 as any planning application is always judged on its own merits.
PD/279	Chera Developments	Policy E3	It is proposed to remove allocation E3W - Victoria street from the policy due residential being previously granted onsite. A fire spread across the site in August 2018, and the remaining structures were subsequently demolished due to being unsafe. Accordingly, the former employment uses and buildings have now ceased, and the site remains vacant. In light of the above, we consider that the proposed allocation of the site for continued employment use is not consistent with National Policy, which seeks to prevent	Remove the allocation E3W from the policy.

			the long term protection of employment sites, when there is no realistic prospect of them being brought back into use. As the buildings have now been demolished, there is no prospect of the previous factory operation returning.	
PD/84	Strawson Management	Policy E3 continued	It is proposed that the Old Mill Lane industrial estate is not included within the Policy E3 as it has thrived in recent years without being protected for employment uses. Criteria a, b and c are positive whilst criteria d is too restrictive in the context of managing an employment area and premises and the need to be responsive to prospective non B use class occupier enquiries.	The Employment Site at New Mill Lane protected under policy E3a has been identified by the Employment Land Review 2017 as a general employment area that needs to be protected from non B class uses. The employment site is still predominately in B use class. Criteria D is set out to ensure that a change to non B use classes is justified and that there is evidence to suggest that a vacant site is no longer viable for a B use.
PD/20	Notts CC	Policy E4	Policy E5 should state that developments should not contribute towards poor air quality.	The Local Plan needs to be read as a whole and air quality is covered by policies NE3 and P7. The intention to prepare an SPD will be referenced within the supporting text of policy P7.
PD/230	Home Builders Federation Ltd	Policy E5	Policy E5 should be deleted as it does not comply with para 54-56 of the NPPF 2018.	The Council are only seeking to negotiate the policy is not requiring developers to sign up to a local labour agreement and is therefore not a reason for refusal.
PD/187	Derbyshire County Council	Policy RT1	Considers the policy to be sound and welcomes that previous comments have been taken in account.	Support welcomed.
PD/313	Aldergate Properties Ltd	Policy RT1	Considers policies S2, S4 and RT1 to RT11 to be unsound on the basis that: -they do not reconcile individual private or commercial interest with the broader public interest; -they do not put the town centre first;	It is considered that policies S2 and S4, and the policies within the retail section are sound and have been written to put the town centre first wherever possible. However we also have to respond to our evidence base, and in the case of Policy S2, this advised that a small amount of comparison (and

			<p>-they are contrary to the plan's vision for the town centre (references in paras 7.2 and 7.12) and the NPPF;</p> <p>-they encourage out of centre retail development without sequential or impact testing; and</p> <p>-they will be harmful to the health of Mansfield town centre.</p> <p>It is suggested that the whole retail section of the plan is reviewed and submitted as a main modification to the inspector.</p>	<p>convenience) floorspace is split between the housing growth areas within the district. In relation to Policy S4, whilst it is stated that retail would be a suitable use on each regeneration site, the Local Plan needs to be read as whole and therefore, small scale retail development would be appropriate on the two sites which are outside of the town centre. Whilst one of the retail allocations is out of centre, this is at the entrance to a business park and our evidence base (D2N2 Visitor Accommodation Strategy 2017) indicates that this site is a potential site for a hotel. In order to protect the town centre, the policy includes the proviso that the development must primarily meet the needs of the business park, but it is stated in para 7.34, where this is tilted more in the favour of a wider catchment area sequential and impact tests will be required. Out of centre commitments are included within Local Plan as they make an important contribution to meeting the districts retail floorspace requirements. The principle of development on these sites has already been established and it is not possible for the Council to reverse these decisions. Policy RT1 requires both sequential and impact tests in certain circumstances, and paragraph 7.10 explains that the requirements for this are set out in the NPPF and NPPG (so as not to duplicate within the plan). Policy RT10 removes the need for sequential and impact testing at the existing retail parks, but only where proposed floorspace is for bulky goods sales and up to a certain threshold over the plan period. This is on the basis that these are ideal locations for this</p>
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				<p>type of retailing and are close enough to the town centre for linked trips to be made. It is considered that whilst retail warehouses are retail development, they would not be appropriate on either of the town's largest retail allocations or commitments on the basis that these are key gateway sites. As such the council have tried be proactive and remove some of the policy burden for this type of development to occur in what is the preferred location for it.</p> <p>It is not considered that the policies are contrary to the plan's town centre vision or will be harmful to the health of the town centre. The policies (in accordance with the vision) aim to broaden the mix of uses in order to help to town centre diversify and adapt to changing shopping habits. To this end, the plan has attempted to meet both private and public interests in helping to ensure the town is somewhere to visit and invest.</p>
PD/328	Aldergate Properties Ltd	Policy RT1	<p>Consider that Mansfield town centre should have its own policy. Part a of RT1 is only appropriate to lower order centres. Mansfield Woodhouse and Market Warsop district centres are covered by RT8 which should be amended to be freestanding with no cross referencing to other policies. The inclusion of proposed local centres is considered is not acceptable as they may not be built as proposed, or at all. Question whether the town's local centres should actually be defined as neighbourhood parades.</p>	<p>Policy RT1 sets out Mansfield district's retail hierarchy as required by para 23 of the NPPF. It is appropriate to consider all centres which are deemed 'town centres' by the framework. Policy RT8 adds more detail for district and local centres, as does RT2 to RT5 for Mansfield town centre. Whilst the plan should be read as a whole without cross referencing, it was considered useful to do this within RT8. Proposed local centres have been included on the basis that the council supports them coming forward in these locations. All centres were reviewed as part of the plan's preparation; this is detailed in the Retail and Leisure Technical Paper 2018.</p>

			<p>The inclusion of a 500 sqm impact threshold for developments in the catchment of Mansfield town centre is supported but a gross internal floor space (gia) of 500 sqm should be used rather than net as it is capable of being easily ascertained and monitored where necessary.</p> <p>Consider that a lower threshold should be used to assess proposals affecting district centres; say 250 sqm gia, and an even lower threshold for lower order town centres of say 100 sqm gia.</p> <p>Consider that it should be made clear that developments below the threshold for formal impact / investment tests should still required to robustly demonstrate that they would not individually or cumulatively effect either the vitality and viability of a nearby town centre nor adversely affect past, current or future investment within it. As drawn the Draft Plan does not follow Paragraphs 23 to 27 of the Framework.</p> <p>The reference to new local centres should be deleted, and new neighbourhood parades inserted.</p>	<p>We welcome the support for the 500sqm impact test threshold. Informal advice from PINS was to use net retail figures rather than gross. Our evidence (Retail and Leisure Study 2011) suggests using a 500sqm threshold for lower order centres; it is not clear what evidence supports the suggested thresholds of 250 and 100 sqm.</p> <p>We consider that the plan does follow NPPF para 23 to 27. Part 5 of Policy RT1 requires an impact test in certain circumstances and para 7.10 explains that the requirements for this are set out in the NPPF and NPPG (so as not to duplicate within the plan). There is no requirement for proposals under the threshold to still need to robustly demonstrate that they would not individually or cumulatively impact upon nearby centres / investment.</p>
PD/330	Aldergate Properties Ltd	Policy RT1	<p>Consider part 4 to be unsound. It should restrict local needs floorspace to a particular limit (60 sqm gia is suggested). Comparison retailing should be prevented or at least restricted to being ancillary to convenience sales.</p>	<p>We consider the policy to be framework compliant. Part 4 requires a sequential test in certain circumstances and para 7.10 explains that the requirements for this are set out in the NPPF and NPPG (so as not to duplicate within the plan). Part 4 sets out that proposals will not be required to</p>

				<p>carry out sequential testing if they meet the day to day needs of the immediate area (compliant with NPPF para 24 – i.e. it only applies to main town centre uses) and if they are an office use proposed within a proposed / existing employment site (compliant with NPPF para 24 – i.e. in accordance with an up to date local plan).</p> <p>The policy is worded carefully to only refer to ‘day to day convenience needs’ and whilst no limit is currently set, para 7.7 and footnote 2 make it clear that this is small scale convenience retail floorspace. A minor modification has been proposed to amend this paragraph to state, “This is expected to be small scale development, not exceeding 250 sqm, such as a new corner shop.” in order to tie up with Policy IN7 which sets this size threshold for the development of new convenience shops.</p>
PD/85	Strawson Management	Policy RT1 continued	<p>Consider that the retail impact test threshold of 500sqm is too low, not justified and not consistent with national policy, and will create additional hurdles to the delivery of 'mid-size' foodstores. Mansfield does not have strong representation of discount food operators but mean incomes are well below the national and regional average. Suggests that the impact threshold is either deleted or set significantly higher. Wish to appear at the examination.</p>	<p>This issue is discussed in the Retail and Leisure Technical Paper. The 500sqm threshold gives a greater level of protection to Mansfield town centre which is becoming increasingly vulnerable. There is a shortage of units above this size which makes the town centre particularly vulnerable to edge and out of centre developments that would compete with its offer. The district already has a number of discount food stores and there are more with planning permission.</p>
PD/338	Aldergate Properties Ltd	Policy RT2	<p>Considers policies S2, S4 and RT1 to RT11 to be unsound on the basis that: -they do not reconcile individual private or commercial interest with the broader</p>	<p>It is considered that policies S2 and S4, and the policies within the retail section are sound and have been written to put the town centre first wherever possible. However we also have to respond to our</p>

			<p>public interest;</p> <ul style="list-style-type: none"> <li>-they do not put the town centre first;</li> <li>-they are contrary to the plan's vision for the town centre (references in paras 7.2 and 7.12) and the NPPF;</li> <li>-they encourage out of centre retail development without sequential or impact testing; and</li> <li>-they will be harmful to the health of Mansfield town centre.</li> </ul> <p>It is suggested that the whole retail section of the plan is reviewed and submitted as a main modification to the inspector.</p>	<p>evidence base, and in the case of Policy S2, this advised that a small amount of comparison (and convenience) floorspace is split between the housing growth areas within the district. In relation to Policy S4, whilst it is stated that retail would be a suitable use on each regeneration site, the Local Plan needs to be read as whole and therefore, small scale retail development would be appropriate on the two sites which are outside of the town centre. Whilst one of the retail allocations is out of centre, this is at the entrance to a business park and our evidence base (D2N2 Visitor Accommodation Strategy 2017) indicates that this site is a potential site for a hotel. In order to protect the town centre, the policy includes the proviso that the development must primarily meet the needs of the business park, but it is stated in para 7.34, where this is tilted more in the favour of a wider catchment area sequential and impact tests will be required. Out of centre commitments are included within Local Plan as they make an important contribution to meeting the districts retail floorspace requirements. The principle of development on these sites has already been established and it is not possible for the Council to reverse these decisions. Policy RT1 requires both sequential and impact tests in certain circumstances, and paragraph 7.10 explains that the requirements for this are set out in the NPPF and NPPG (so as not to duplicate within the plan). Policy RT10 removes the need for sequential and impact testing at the existing retail parks, but only where proposed floorspace is for bulky goods sales and up</p>
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				<p>to a certain threshold over the plan period. This is on the basis that these are ideal locations for this type of retailing and are close enough to the town centre for linked trips to be made. It is considered that whilst retail warehouses are retail development, they would not be appropriate on either of the town's largest retail allocations or commitments on the basis that these are key gateway sites. As such the council have tried be proactive and remove some of the policy burden for this type of development to occur in what is the preferred location for it.</p> <p>It is not considered that the policies are contrary to the plan's town centre vision or will be harmful to the health of the town centre. The policies (in accordance with the vision) aim to broaden the mix of uses in order to help to town centre diversify and adapt to changing shopping habits. To this end, the plan has attempted to meet both private and public interests in helping to ensure the town is somewhere to visit and invest.</p>
PD/327	Aldergate Properties Ltd	Policy RT2	<p>Policy RT2 is not considered to follow the NPPF regarding sequential and impact assessments (see earlier comments).</p> <p>Consider that part c should refer to 'negotiating' rather than 'securing'. It is unclear whether part f (masterplan) is effective / appropriate for the town centre as references to regeneration sites (under Policy S4) are inappropriate and its not clear what uses would be included.</p>	<p>A minor modification will be made to part c of Policy RT2 to change 'securing' to 'negotiating' as suggested.</p> <p>Part f refers to a comprehensive planning / investment framework and gives commitment that some masterplanning work will be prepared by the council. This is considered appropriate in order that development activity in and around the town centre (including the regeneration sites on the periphery identified in Policy S4) is coordinated and works towards an overall strategy.</p>

PD/339	Aldergate Properties Ltd	Policy RT3	<p>Considers policies S2, S4 and RT1 to RT11 to be unsound on the basis that:</p> <ul style="list-style-type: none"> <li>-they do not reconcile individual private or commercial interest with the broader public interest;</li> <li>-they do not put the town centre first;</li> <li>-they are contrary to the plan's vision for the town centre (references in paras 7.2 and 7.12) and the NPPF;</li> <li>-they encourage out of centre retail development without sequential or impact testing; and</li> <li>-they will be harmful to the health of Mansfield town centre.</li> </ul> <p>It is suggested that the whole retail section of the plan is reviewed and submitted as a main modification to the inspector.</p>	<p>It is considered that policies S2 and S4, and the policies within the retail section are sound and have been written to put the town centre first wherever possible. However we also have to respond to our evidence base, and in the case of Policy S2, this advised that a small amount of comparison (and convenience) floorspace is split between the housing growth areas within the district. In relation to Policy S4, whilst it is stated that retail would be a suitable use on each regeneration site, the Local Plan needs to be read as whole and therefore, small scale retail development would be appropriate on the two sites which are outside of the town centre. Whilst one of the retail allocations is out of centre, this is at the entrance to a business park and our evidence base (D2N2 Visitor Accommodation Strategy 2017) indicates that this site is a potential site for a hotel. In order to protect the town centre, the policy includes the proviso that the development must primarily meet the needs of the business park, but it is stated in para 7.34, where this is tilted more in the favour of a wider catchment area sequential and impact tests will be required. Out of centre commitments are included within Local Plan as they make an important contribution to meeting the districts retail floorspace requirements. The principle of development on these sites has already been established and it is not possible for the Council to reverse these decisions. Policy RT1 requires both sequential and impact tests in certain circumstances, and paragraph 7.10 explains that the requirements for this are set out in the NPPF and</p>
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				<p>NPPG (so as not to duplicate within the plan). Policy RT10 removes the need for sequential and impact testing at the existing retail parks, but only where proposed floorspace is for bulky goods sales and up to a certain threshold over the plan period. This is on the basis that these are ideal locations for this type of retailing and are close enough to the town centre for linked trips to be made. It is considered that whilst retail warehouses are retail development, they would not be appropriate on either of the town's largest retail allocations or commitments on the basis that these are key gateway sites. As such the council have tried be proactive and remove some of the policy burden for this type of development to occur in what is the preferred location for it.</p> <p>It is not considered that the policies are contrary to the plan's town centre vision or will be harmful to the health of the town centre. The policies (in accordance with the vision) aim to broaden the mix of uses in order to help to town centre diversify and adapt to changing shopping habits. To this end, the plan has attempted to meet both private and public interests in helping to ensure the town is somewhere to visit and invest.</p>
PD/331	Aldergate Properties Ltd	Policy RT3	Consider that Policy RT3 should be more flexible in order to respond to rapid change. Changes that need permission should only be refused if they would harm the town centre.	RT3 is a positively worded policy that provides the scenarios where a proposal is likely to harm the town centre and therefore where a refusal could be justified. It aims to maintain a core area of retail activity but allows for other uses in order to be flexible.
PD/340	Aldergate Properties Ltd	Policy RT4	Considers policies S2, S4 and RT1 to RT11 to be unsound on the basis that:	It is considered that policies S2 and S4, and the policies within the retail section are sound and have

			<p>-they do not reconcile individual private or commercial interest with the broader public interest;</p> <p>-they do not put the town centre first;</p> <p>-they are contrary to the plan's vision for the town centre (references in paras 7.2 and 7.12) and the NPPF;</p> <p>-they encourage out of centre retail development without sequential or impact testing; and</p> <p>-they will be harmful to the health of Mansfield town centre.</p> <p>It is suggested that the whole retail section of the plan is reviewed and submitted as a main modification to the inspector.</p>	<p>been written to put the town centre first wherever possible. However we also have to respond to our evidence base, and in the case of Policy S2, this advised that a small amount of comparison (and convenience) floorspace is split between the housing growth areas within the district. In relation to Policy S4, whilst it is stated that retail would be a suitable use on each regeneration site, the Local Plan needs to be read as whole and therefore, small scale retail development would be appropriate on the two sites which are outside of the town centre. Whilst one of the retail allocations is out of centre, this is at the entrance to a business park and our evidence base (D2N2 Visitor Accommodation Strategy 2017) indicates that this site is a potential site for a hotel. In order to protect the town centre, the policy includes the proviso that the development must primarily meet the needs of the business park, but it is stated in para 7.34, where this is tilted more in the favour of a wider catchment area sequential and impact tests will be required. Out of centre commitments are included within Local Plan as they make an important contribution to meeting the districts retail floorspace requirements. The principle of development on these sites has already been established and it is not possible for the Council to reverse these decisions. Policy RT1 requires both sequential and impact tests in certain circumstances, and paragraph 7.10 explains that the requirements for this are set out in the NPPF and NPPG (so as not to duplicate within the plan). Policy RT10 removes the need for sequential and impact</p>
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				<p>testing at the existing retail parks, but only where proposed floorspace is for bulky goods sales and up to a certain threshold over the plan period. This is on the basis that these are ideal locations for this type of retailing and are close enough to the town centre for linked trips to be made. It is considered that whilst retail warehouses are retail development, they would not be appropriate on either of the town's largest retail allocations or commitments on the basis that these are key gateway sites. As such the council have tried be proactive and remove some of the policy burden for this type of development to occur in what is the preferred location for it.</p> <p>It is not considered that the policies are contrary to the plan's town centre vision or will be harmful to the health of the town centre. The policies (in accordance with the vision) aim to broaden the mix of uses in order to help to town centre diversify and adapt to changing shopping habits. To this end, the plan has attempted to meet both private and public interests in helping to ensure the town is somewhere to visit and invest.</p>
PD/332	Aldergate Properties Ltd	Policy RT4	What is major development? is the policy intended to apply all of criteria RT4.1 to all development and wouldn't this be more appropriate in the design policy?	Major development is retail sites over 1000m2, the policy does not require all of the criteria in RT4.1 to be met as the policy sets out how development proposals within Mansfield Town Centre should demonstrate how the proposal helps to achieve the relevant aims of the policy. It is not appropriate to include this policy within the design chapter of the local plan as policy RT4 is specifically in relation to Mansfield Town Centre. It is proposed to include a modification to include the definition of major and

				minor development within the glossary.
PD/333	Aldergate Properties Ltd	7.26	Paragraph 7.26 it is not clear whether terrorism needs to be mentioned here, nor how it can be detected by design.	This wording has been included to respond to the NPPF 2012 para 164 and to the Crowded Places: The Planning System and Counter- Terrorism January 2012. This section of the plan has been prepared in consultation with Nottinghamshire Police and it is felt that this section of the plan is the most appropriate chapter not the design chapter which deals with every type of development in all locations of the district.
PD/341	Aldergate Properties Ltd	Policy RT5	<p>Considers policies S2, S4 and RT1 to RT11 to be unsound on the basis that:</p> <ul style="list-style-type: none"> <li>-they do not reconcile individual private or commercial interest with the broader public interest;</li> <li>-they do not put the town centre first;</li> <li>-they are contrary to the plan's vision for the town centre (references in paras 7.2 and 7.12) and the NPPF;</li> <li>-they encourage out of centre retail development without sequential or impact testing; and</li> <li>-they will be harmful to the health of Mansfield town centre.</li> </ul> <p>It is suggested that the whole retail section of the plan is reviewed and submitted as a main modification to the inspector.</p>	It is considered that policies S2 and S4, and the policies within the retail section are sound and have been written to put the town centre first wherever possible. However we also have to respond to our evidence base, and in the case of Policy S2, this advised that a small amount of comparison (and convenience) floorspace is split between the housing growth areas within the district. In relation to Policy S4, whilst it is stated that retail would be a suitable use on each regeneration site, the Local Plan needs to be read as whole and therefore, small scale retail development would be appropriate on the two sites which are outside of the town centre. Whilst one of the retail allocations is out of centre, this is at the entrance to a business park and our evidence base (D2N2 Visitor Accommodation Strategy 2017) indicates that this site is a potential site for a hotel. In order to protect the town centre, the policy includes the proviso that the development must primarily meet the needs of the business park, but it is stated in para 7.34, where this is tilted more in the favour of a wider catchment area sequential and impact tests will be

				<p>required. Out of centre commitments are included within Local Plan as they make an important contribution to meeting the districts retail floorspace requirements. The principle of development on these sites has already been established and it is not possible for the Council to reverse these decisions. Policy RT1 requires both sequential and impact tests in certain circumstances, and paragraph 7.10 explains that the requirements for this are set out in the NPPF and NPPG (so as not to duplicate within the plan). Policy RT10 removes the need for sequential and impact testing at the existing retail parks, but only where proposed floorspace is for bulky goods sales and up to a certain threshold over the plan period. This is on the basis that these are ideal locations for this type of retailing and are close enough to the town centre for linked trips to be made. It is considered that whilst retail warehouses are retail development, they would not be appropriate on either of the town's largest retail allocations or commitments on the basis that these are key gateway sites. As such the council have tried be proactive and remove some of the policy burden for this type of development to occur in what is the preferred location for it.</p> <p>It is not considered that the policies are contrary to the plan's town centre vision or will be harmful to the health of the town centre. The policies (in accordance with the vision) aim to broaden the mix of uses in order to help to town centre diversify and adapt to changing shopping habits. To this end, the plan has attempted to meet both private and public</p>
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				interests in helping to ensure the town is somewhere to visit and invest.
PD/334	Aldergate Properties Ltd	Policy RT5	The policy uses the term major development which is not defined in the Plan. If policy RT5 is retained a definition of major development should be included and support for retail and other main town centre uses will not be given for development outside of the town centre.	It is proposed to include a definition within the Local Plan glossary for major development, the Local Plan should be read as whole and major development proposals would need to satisfy RT1.
PD/342	Aldergate Properties Ltd	Policy RT6	<p>Considers policies S2, S4 and RT1 to RT11 to be unsound on the basis that:</p> <ul style="list-style-type: none"> <li>-they do not reconcile individual private or commercial interest with the broader public interest;</li> <li>-they do not put the town centre first;</li> <li>-they are contrary to the plan's vision for the town centre (references in paras 7.2 and 7.12) and the NPPF;</li> <li>-they encourage out of centre retail development without sequential or impact testing; and</li> <li>-they will be harmful to the health of Mansfield town centre.</li> </ul> <p>It is suggested that the whole retail section of the plan is reviewed and submitted as a main modification to the inspector.</p>	It is considered that policies S2 and S4, and the policies within the retail section are sound and have been written to put the town centre first wherever possible. However we also have to respond to our evidence base, and in the case of Policy S2, this advised that a small amount of comparison (and convenience) floorspace is split between the housing growth areas within the district. In relation to Policy S4, whilst it is stated that retail would be a suitable use on each regeneration site, the Local Plan needs to be read as whole and therefore, small scale retail development would be appropriate on the two sites which are outside of the town centre. Whilst one of the retail allocations is out of centre, this is at the entrance to a business park and our evidence base (D2N2 Visitor Accommodation Strategy 2017) indicates that this site is a potential site for a hotel. In order to protect the town centre, the policy includes the proviso that the development must primarily meet the needs of the business park, but it is stated in para 7.34, where this is tilted more in the favour of a wider catchment area sequential and impact tests will be

				<p>required. Out of centre commitments are included within Local Plan as they make an important contribution to meeting the districts retail floorspace requirements. The principle of development on these sites has already been established and it is not possible for the Council to reverse these decisions. Policy RT1 requires both sequential and impact tests in certain circumstances, and paragraph 7.10 explains that the requirements for this are set out in the NPPF and NPPG (so as not to duplicate within the plan). Policy RT10 removes the need for sequential and impact testing at the existing retail parks, but only where proposed floorspace is for bulky goods sales and up to a certain threshold over the plan period. This is on the basis that these are ideal locations for this type of retailing and are close enough to the town centre for linked trips to be made. It is considered that whilst retail warehouses are retail development, they would not be appropriate on either of the town's largest retail allocations or commitments on the basis that these are key gateway sites. As such the council have tried be proactive and remove some of the policy burden for this type of development to occur in what is the preferred location for it.</p> <p>It is not considered that the policies are contrary to the plan's town centre vision or will be harmful to the health of the town centre. The policies (in accordance with the vision) aim to broaden the mix of uses in order to help to town centre diversify and adapt to changing shopping habits. To this end, the plan has attempted to meet both private and public</p>
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				interests in helping to ensure the town is somewhere to visit and invest.
PD/320	Aldergate Properties Ltd	Policy RT6	Policies RT6 and RT7 are confusing as RT6 is allocating sites and RT7 lists sites that are commitments, but states that these are allocated for retail and /or leisure use. Policy RT6 only makes two allocations, one is in the town centre and one is an out of centre site.	We have allocated sites in RT6 that are available and deliverable over the plan period. The process taken is outlined in the Retail and Leisure Technical Paper, 2018. RT7 is included within Local Plan as these retail commitments make an important contribution to meeting the districts retail floorspace requirements.
PD/5	Ransomwood Estates UK Ltd	RT6b	Supports allocation. Considers restoration conditions on wider site (Ratcher Hill Quarry) mitigates loss of open space. Considers location of site supports use for drive thru facilities.	Noted. Notwithstanding restoration works surrounding this site, access to Mansfield Way will need to be maintained and enhanced, and buffers created to nearby local wildlife sites, the policy does not require mitigation for the loss of open space. Policy RT2 will need to be met if development is likely to serve a wider catchment area than the business park.
PD/347	Aldergate Properties Ltd	RT6b	Considers that this out of centre site allocation should be deleted from the plan as there is no justification or need for it to be allocated. It has not been sequentially tested and whilst the supporting text at paragraph 7.34 suggests that this allocation would meet the needs of the Ransom Wood Business Park, the floorspace allocated is more than that referred to in para 7.7 which states that local needs for residential and business parks are expected to be met by small scale “corner shop” development. Suggests that any such need can be readily met within the business park itself where a	The site was promoted to us as a retail / leisure site and is therefore unavailable for employment purposes. Our evidence base (D2N2 Visitor Accommodation Strategy 2017) indicates that this site is a potential site for a hotel which is supported by the policy. The policy includes the proviso that the development must primarily meet the needs of the business park, but as stated in para 7.34, where this is tilted more in the favour of a wider catchment area sequential and impact tests will be required. The amount of floorspace is more than specified in para 7.7, however includes land required for hotel development.

			<p>restaurant already operates. Considers that 1,750 sq m of retail/leisure floor space could not be viably supported by the day to day needs of the business park (or its immediate neighbours). It would have to draw trade expenditure from a very much more extensive area. The roadside location would draw trade from a significantly wider catchment.</p> <p>Considers that the site may be more appropriate for allocation for B Class employment use development. Are aware of a current planning application on the site, to which they have raised objection.</p>	
PD/343	Aldergate Properties Ltd	Policy RT7	<p>Considers policies S2, S4 and RT1 to RT11 to be unsound on the basis that:</p> <ul style="list-style-type: none"> <li>-they do not reconcile individual private or commercial interest with the broader public interest;</li> <li>-they do not put the town centre first;</li> <li>-they are contrary to the plan's vision for the town centre (references in paras 7.2 and 7.12) and the NPPF;</li> <li>-they encourage out of centre retail development without sequential or impact testing; and</li> <li>-they will be harmful to the health of Mansfield town centre.</li> </ul> <p>It is suggested that the whole retail section of the plan is reviewed and submitted as a main modification to the</p>	<p>It is considered that policies S2 and S4, and the policies within the retail section are sound and have been written to put the town centre first wherever possible. However we also have to respond to our evidence base, and in the case of Policy S2, this advised that a small amount of comparison (and convenience) floorspace is split between the housing growth areas within the district. In relation to Policy S4, whilst it is stated that retail would be a suitable use on each regeneration site, the Local Plan needs to be read as whole and therefore, small scale retail development would be appropriate on the two sites which are outside of the town centre. Whilst one of the retail allocations is out of centre, this is at the entrance to a business park and our evidence base (D2N2 Visitor Accommodation Strategy 2017) indicates that this site is a potential</p>

			<p>inspector.</p>	<p>site for a hotel. In order to protect the town centre, the policy includes the proviso that the development must primarily meet the needs of the business park, but it is stated in para 7.34, where this is tilted more in the favour of a wider catchment area sequential and impact tests will be required. Out of centre commitments are included within Local Plan as they make an important contribution to meeting the districts retail floorspace requirements. The principle of development on these sites has already been established and it is not possible for the Council to reverse these decisions. Policy RT1 requires both sequential and impact tests in certain circumstances, and paragraph 7.10 explains that the requirements for this are set out in the NPPF and NPPG (so as not to duplicate within the plan). Policy RT10 removes the need for sequential and impact testing at the existing retail parks, but only where proposed floorspace is for bulky goods sales and up to a certain threshold over the plan period. This is on the basis that these are ideal locations for this type of retailing and are close enough to the town centre for linked trips to be made. It is considered that whilst retail warehouses are retail development, they would not be appropriate on either of the town's largest retail allocations or commitments on the basis that these are key gateway sites. As such the council have tried be proactive and remove some of the policy burden for this type of development to occur in what is the preferred location for it.</p> <p>It is not considered that the policies are contrary to</p>
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PD/321	Aldergate Properties Ltd	Policy RT7	Policies RT6 and RT7 are confusing as RT6 is allocating sites and RT7 lists sites that are commitments, these are allocated for retail and /or leisure use. The explanatory text is confusing suggesting that those sites may not be allocated but subject to future review if the current permissions expire. Town Centre sites within RT7 should be allocated within the plan those within the town centre should be deleted allocation of these sites is not supported in National Planning Policy no justified in the evidence base. The existence of these "commitments" whilst relevant to capacity calculations & monitoring requirements doesn't justify protection in or perhaps even recording within the Plan. It is sufficient for them to be tracked in such as the Council's retail monitoring reports. Policy RT7 should be deleted.	RT7 is included within Local Plan as these retail commitments make an important contribution to meeting the districts retail floorspace requirements. The principle of development on these sites has already been established and it is not possible for the council to reverse these decisions.
PD/318	Aldergate Properties Ltd	7.38	Long term retailing needs cannot be reliably quantified due to uncertainties, therefore a precautionary approach	The Retail and Leisure Technical Paper establishes that the long term retail requirements cannot be met. These requirements will be reassessed when

			should be taken with a future review as indicated by paras 7.38 and 7.42.	the plan is reviewed.
PD/319	Aldergate Properties Ltd	7.42	Long term retailing needs cannot be reliably quantified due to uncertainties, therefore a precautionary approach should be taken with a future review as indicated by paras 7.38 and 7.42. Making out of centre sites available now would prejudice delivery of the short to medium term needs on sites within Mansfield town centre which can be met. The sequential test should act as a phasing mechanism that only permits out of centre retail development once suitable in-centre sites have been taken up. This policy could encourage existing large footplate retailers to relocate from the town centre.	The Retail and Leisure Technical Paper establishes that the long term retail requirements cannot be met. These requirements will be reassessed when the plan is reviewed. This policy (RT10) is not considered to prejudice short to medium term needs within Mansfield town centre on the basis that proposals that do not meet the expectations / definitions (in para 7.72 to 7.74) would not meet criterion d and not be considered appropriate in a retail park location. They would therefore be contrary to the policy. It is not considered that this policy would encourage large retailers to leave the town centre as it restricts development to bulky goods floorspace. Development for anything other than this would need to be assessed against Policy RT1.
PD/344	Aldergate Properties Ltd	Policy RT8	Considers policies S2, S4 and RT1 to RT11 to be unsound on the basis that: -they do not reconcile individual private or commercial interest with the broader public interest; -they do not put the town centre first; -they are contrary to the plan's vision for the town centre (references in paras 7.2 and 7.12) and the NPPF; -they encourage out of centre retail development without sequential or impact testing; and -they will be harmful to the health of Mansfield town centre. It is suggested that the whole retail	It is considered that policies S2 and S4, and the policies within the retail section are sound and have been written to put the town centre first wherever possible. However we also have to respond to our evidence base, and in the case of Policy S2, this advised that a small amount of comparison (and convenience) floorspace is split between the housing growth areas within the district. In relation to Policy S4, whilst it is stated that retail would be a suitable use on each regeneration site, the Local Plan needs to be read as whole and therefore, small scale retail development would be appropriate on the two sites which are outside of the town centre. Whilst one of the retail allocations is out of centre, this is at the entrance to a business park and our

			<p>section of the plan is reviewed and submitted as a main modification to the inspector.</p>	<p>evidence base (D2N2 Visitor Accommodation Strategy 2017) indicates that this site is a potential site for a hotel. In order to protect the town centre, the policy includes the proviso that the development must primarily meet the needs of the business park, but it is stated in para 7.34, where this is tilted more in the favour of a wider catchment area sequential and impact tests will be required. Out of centre commitments are included within Local Plan as they make an important contribution to meeting the districts retail floorspace requirements. The principle of development on these sites has already been established and it is not possible for the Council to reverse these decisions. Policy RT1 requires both sequential and impact tests in certain circumstances, and paragraph 7.10 explains that the requirements for this are set out in the NPPF and NPPG (so as not to duplicate within the plan). Policy RT10 removes the need for sequential and impact testing at the existing retail parks, but only where proposed floorspace is for bulky goods sales and up to a certain threshold over the plan period. This is on the basis that these are ideal locations for this type of retailing and are close enough to the town centre for linked trips to be made. It is considered that whilst retail warehouses are retail development, they would not be appropriate on either of the town's largest retail allocations or commitments on the basis that these are key gateway sites. As such the council have tried be proactive and remove some of the policy burden for this type of development to occur in what is the</p>
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				<p>preferred location for it.</p> <p>It is not considered that the policies are contrary to the plan's town centre vision or will be harmful to the health of the town centre. The policies (in accordance with the vision) aim to broaden the mix of uses in order to help to town centre diversify and adapt to changing shopping habits. To this end, the plan has attempted to meet both private and public interests in helping to ensure the town is somewhere to visit and invest.</p>
PD/329	Aldergate Properties Ltd	Policy RT8	<p>Consider that Mansfield town centre should have its own policy. Part a of RT1 is only appropriate to lower order centres. Mansfield Woodhouse and Market Warsop district centres are covered by RT8 which should be amended to be freestanding with no cross referencing to other policies. The inclusion of proposed local centres is considered is not acceptable as they may not be built as proposed, or at all. Question whether the town's local centres should actually be defined as neighbourhood parades.</p> <p>The inclusion of a 500 sqm impact threshold for developments in the catchment of Mansfield town centre is supported but a gross internal floor space (gia) of 500 sqm should be used rather than net as it is capable of being easily ascertained and monitored where necessary.</p> <p>Consider that a lower threshold should</p>	<p>Policy RT1 sets out Mansfield district's retail hierarchy as required by para 23 of the NPPF. It is appropriate to consider all centres which are deemed 'town centres' by the framework. Policy RT8 adds more detail for district and local centres, as does RT2 to RT5 for Mansfield town centre.</p> <p>Whilst the plan should be read as a whole without cross referencing, it was considered useful to do this within RT8. Proposed local centres have been included on the basis that the council supports them coming forward in these locations. All centres were reviewed as part of the plan's preparation; this is detailed in the Retail and Leisure Technical Paper 2018.</p> <p>We welcome the support for the 500sqm impact test threshold. Informal advice from PINS was to use net retail figures rather than gross. Our evidence (Retail and Leisure Study 2011) suggests using a 500sqm threshold for lower order centres; it is not clear what evidence supports the suggested thresholds of 250 and 100 sqm.</p> <p>We consider that the plan does follow NPPF para 23 to 27. Part 5 of Policy RT1 requires an impact test in</p>

			<p>be used to assess proposals affecting district centres; say 250 sqm gia, and an even lower threshold for lower order town centres of say 100 sqm gia. Consider that it should be made clear that developments below the threshold for formal impact / investment tests should still required to robustly demonstrate that they would not individually or cumulatively effect either the vitality and viability of a nearby town centre nor adversely affect past, current or future investment within it. As drawn the Draft Plan does not follow Paragraphs 23 to 27 of the Framework. The reference to new local centres should be deleted, and new neighbourhood parades inserted.</p>	<p>certain circumstances and para 7.10 explains that the requirements for this are set out in the NPPF and NPPG (so as not to duplicate within the plan). There is no requirement for proposals under the threshold to still need to robustly demonstrate that they would not individually or cumulatively impact upon nearby centres / investment.</p>
PD/44	Forest Town Community Council	7.54	<p>The post office referred to at Clipstone Road West no longer exists. Reference should be removed.</p>	<p>This reference will be removed.</p>
PD/345	Aldergate Properties Ltd	Policy RT9	<p>Considers policies S2, S4 and RT1 to RT11 to be unsound on the basis that:</p> <ul style="list-style-type: none"> <li>-they do not reconcile individual private or commercial interest with the broader public interest;</li> <li>-they do not put the town centre first;</li> <li>-they are contrary to the plan's vision for the town centre (references in paras 7.2 and 7.12) and the NPPF;</li> <li>-they encourage out of centre retail development without sequential or impact testing; and</li> </ul>	<p>It is considered that policies S2 and S4, and the policies within the retail section are sound and have been written to put the town centre first wherever possible. However we also have to respond to our evidence base, and in the case of Policy S2, this advised that a small amount of comparison (and convenience) floorspace is split between the housing growth areas within the district. In relation to Policy S4, whilst it is stated that retail would be a suitable use on each regeneration site, the Local Plan needs to be read as whole and therefore, small scale retail development would be appropriate on</p>

			<p>-they will be harmful to the health of Mansfield town centre.</p> <p>It is suggested that the whole retail section of the plan is reviewed and submitted as a main modification to the inspector.</p>	<p>the two sites which are outside of the town centre. Whilst one of the retail allocations is out of centre, this is at the entrance to a business park and our evidence base (D2N2 Visitor Accommodation Strategy 2017) indicates that this site is a potential site for a hotel. In order to protect the town centre, the policy includes the proviso that the development must primarily meet the needs of the business park, but it is stated in para 7.34, where this is tilted more in the favour of a wider catchment area sequential and impact tests will be required. Out of centre commitments are included within Local Plan as they make an important contribution to meeting the districts retail floorspace requirements. The principle of development on these sites has already been established and it is not possible for the Council to reverse these decisions. Policy RT1 requires both sequential and impact tests in certain circumstances, and paragraph 7.10 explains that the requirements for this are set out in the NPPF and NPPG (so as not to duplicate within the plan). Policy RT10 removes the need for sequential and impact testing at the existing retail parks, but only where proposed floorspace is for bulky goods sales and up to a certain threshold over the plan period. This is on the basis that these are ideal locations for this type of retailing and are close enough to the town centre for linked trips to be made. It is considered that whilst retail warehouses are retail development, they would not be appropriate on either of the town's largest retail allocations or commitments on the basis that these are key</p>
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				<p>gateway sites. As such the council have tried be proactive and remove some of the policy burden for this type of development to occur in what is the preferred location for it.</p> <p>It is not considered that the policies are contrary to the plan's town centre vision or will be harmful to the health of the town centre. The policies (in accordance with the vision) aim to broaden the mix of uses in order to help to town centre diversify and adapt to changing shopping habits. To this end, the plan has attempted to meet both private and public interests in helping to ensure the town is somewhere to visit and invest.</p>
PD/335	Aldergate Properties Ltd	Policy RT9	<p>Amendment required to confirm that retail development is only permitted where it serves the daily convenience needs of significant new housing developments and unit sizes will be restricted to no greater than 60sqm gia. Any proposal will need to demonstrate that it will not undermine any town centre or neighbourhood parade.</p>	<p>The policy has been carefully worded to state that the development of new neighbourhood parades of an appropriate design and type will be supported where they meet the immediate local needs of new residential development but do not undermine existing town centres. It would be inappropriate to include neighbourhood parades within this policy as neighbourhood parades do not form part of the sequential test. The Local Plan needs to be read as a whole and RT1 and its supporting text defines small scale retail development, a proposed modification is suggested at paragraph 7.7 to state "This is expected to be small scale development, not exceeding 250 sqm, such as a new corner shop" to make the supporting text clearer.</p>
PD/185	Welbeck Estates Co Ltd	7.67	<p>Considers that the plan meets the tests, and supports the proposed neighbourhood parade at Jubilee Way (SUE2).</p>	<p>Support welcomed.</p>
PD/336	Aldergate	7.67	<p>The potential additional floorspace at</p>	<p>The Retail and Commercial Leisure Study 2017</p>

	Properties Ltd		para 7.67 is excessive.	recommends that convenience floorspace is directed to housing growth areas in which land off Jubilee Way is one of them.
PD/346	Aldergate Properties Ltd	Policy RT10	<p>Considers policies S2, S4 and RT1 to RT11 to be unsound on the basis that:</p> <ul style="list-style-type: none"> <li>-they do not reconcile individual private or commercial interest with the broader public interest;</li> <li>-they do not put the town centre first;</li> <li>-they are contrary to the plan's vision for the town centre (references in paras 7.2 and 7.12) and the NPPF;</li> <li>-they encourage out of centre retail development without sequential or impact testing; and</li> <li>-they will be harmful to the health of Mansfield town centre.</li> </ul> <p>It is suggested that the whole retail section of the plan is reviewed and submitted as a main modification to the inspector.</p>	<p>It is considered that policies S2 and S4, and the policies within the retail section are sound and have been written to put the town centre first wherever possible. However we also have to respond to our evidence base, and in the case of Policy S2, this advised that a small amount of comparison (and convenience) floorspace is split between the housing growth areas within the district. In relation to Policy S4, whilst it is stated that retail would be a suitable use on each regeneration site, the Local Plan needs to be read as whole and therefore, small scale retail development would be appropriate on the two sites which are outside of the town centre. Whilst one of the retail allocations is out of centre, this is at the entrance to a business park and our evidence base (D2N2 Visitor Accommodation Strategy 2017) indicates that this site is a potential site for a hotel. In order to protect the town centre, the policy includes the proviso that the development must primarily meet the needs of the business park, but it is stated in para 7.34, where this is tilted more in the favour of a wider catchment area sequential and impact tests will be required. Out of centre commitments are included within Local Plan as they make an important contribution to meeting the districts retail floorspace requirements. The principle of development on these sites has already been established and it is not possible for the Council to reverse these decisions. Policy RT1 requires both</p>

				<p>sequential and impact tests in certain circumstances, and paragraph 7.10 explains that the requirements for this are set out in the NPPF and NPPG (so as not to duplicate within the plan). Policy RT10 removes the need for sequential and impact testing at the existing retail parks, but only where proposed floorspace is for bulky goods sales and up to a certain threshold over the plan period. This is on the basis that these are ideal locations for this type of retailing and are close enough to the town centre for linked trips to be made. It is considered that whilst retail warehouses are retail development, they would not be appropriate on either of the town's largest retail allocations or commitments on the basis that these are key gateway sites. As such the council have tried be proactive and remove some of the policy burden for this type of development to occur in what is the preferred location for it.</p> <p>It is not considered that the policies are contrary to the plan's town centre vision or will be harmful to the health of the town centre. The policies (in accordance with the vision) aim to broaden the mix of uses in order to help to town centre diversify and adapt to changing shopping habits. To this end, the plan has attempted to meet both private and public interests in helping to ensure the town is somewhere to visit and invest.</p>
PD/315	Aldergate Properties Ltd	Policy RT10	Considers the policy to be unsound on the basis that it removes the need for sequential and impact testing for bulky goods retail development within two existing retail parks. Do not consider this	St Peters Retail Park was previously included within the town centre boundary and as such more traditional town centre retailers have been able to locate there. It has now been removed from the boundary to give more protection to the town

			<p>to be justified as retail warehouses are still retail development and the long term retailing needs cannot be reliably quantified due to uncertainties. It has not been established that the long term needs cannot be met in the town centre but a precautionary approach should be taken with a future review as indicated by paras 7.38 and 7.42. It is possible for bulky goods to be sold in town centres. Sequential testing is based on a point in time and things can change. This policy removes this consideration for the whole plan period and making out of centre sites available now would prejudice delivery of the short to medium term needs on sites within Mansfield town centre. The sequential test should act as a phasing mechanism that only permits out of centre retail development once suitable in-centre sites have been taken up. This policy could encourage existing large footplate retailers to relocate from the town centre. There is no restriction on the minimum size of unit which could allow the development of small units that would be better located within the town centre.</p> <p>Considers that the policy should be deleted and applications considered against robust criterion based policy regarding the sequential and impact</p>	<p>centre and is to be treated the same as the town's other retail park (Portland Retail Park). Policy RT10 covers both of these areas and was written in order to promote these locations for bulky goods retail floorspace ahead of other out of centre sites that may come forward. The policy allows up to 1,000 sqm per area without sequential or impact testing, subject to certain criteria being met. This is on the basis that these are ideal locations for this type of retailing and are close enough to the town centre for linked trips to be made. It is considered that whilst retail warehouses are retail development, they would not be appropriate on either of the town's largest retail allocations or commitments on the basis that these are key gateway sites. As such the council have tried to be proactive and remove some of the policy burden for this type of development to occur in what is the preferred location for it.</p> <p>The Retail and Leisure Technical Paper establishes that the long term retail requirements cannot be met. These requirements will be reassessed when the plan is reviewed. This policy is not considered to prejudice short to medium term needs within Mansfield town centre on the basis that proposals that do not meet the expectations / definitions (in para 7.72 to 7.74) would not meet criterion d and not be considered appropriate in a retail park location. They would therefore be contrary to the policy.</p> <p>It is not considered that this policy would encourage large retailers to leave the town centre as it restricts development to bulky goods floorspace.</p>
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			tests. Consideration should be given whether the 2018 NPPF should be applied as it will be a material consideration. The policy should provide for the use of conditions to prevent future changes to proposals (such as minimum floorspace and goods restrictions).	Development for anything other than this would need to be assessed against Policy RT1. The 2018 NPPF has not been referred to as this plan will be submitted during the transitional period and therefore be examined under NPPF 2012. Whilst the NPPF will be a material consideration for planning applications, when adopted the local plan will have more weight. A minor modification will be made to the supporting text to ensure that conditions are used as appropriate to restrict the types of goods that are sold. It is not considered necessary / reasonable to impose a minimum floorspace area on the basis that the policy would also apply to extensions to existing units.
PD/316	Aldergate Properties Ltd	Policy RT10	There is no restriction on the minimum size of unit which could allow the development of small units that would be better located within the town centre.	Development for anything other than bulky goods floorspace would need to be assessed against Policy RT1. It is not considered necessary / reasonable to impose a minimum floorspace area on the basis that the policy would also apply to extensions to existing units.
PD/314	Aldergate Properties Ltd	Policy RT11	Considers policies S2, S4 and RT1 to RT11 to be unsound on the basis that: -they do not reconcile individual private or commercial interest with the broader public interest; -they do not put the town centre first; -they are contrary to the plan's vision for the town centre (references in paras 7.2 and 7.12) and the NPPF; -they encourage out of centre retail development without sequential or impact testing; and	It is considered that policies S2 and S4, and the policies within the retail section are sound and have been written to put the town centre first wherever possible. However we also have to respond to our evidence base, and in the case of Policy S2, this advised that a small amount of comparison (and convenience) floorspace is split between the housing growth areas within the district. In relation to Policy S4, whilst it is stated that retail would be a suitable use on each regeneration site, the Local Plan needs to be read as whole and therefore, small scale retail development would be appropriate on

			<p>-they will be harmful to the health of Mansfield town centre.</p> <p>It is suggested that the whole retail section of the plan is reviewed and submitted as a main modification to the inspector.</p>	<p>the two sites which are outside of the town centre. Whilst one of the retail allocations is out of centre, this is at the entrance to a business park and our evidence base (D2N2 Visitor Accommodation Strategy 2017) indicates that this site is a potential site for a hotel. In order to protect the town centre, the policy includes the proviso that the development must primarily meet the needs of the business park, but it is stated in para 7.34, where this is tilted more in the favour of a wider catchment area sequential and impact tests will be required. Out of centre commitments are included within Local Plan as they make an important contribution to meeting the districts retail floorspace requirements. The principle of development on these sites has already been established and it is not possible for the Council to reverse these decisions. Policy RT1 requires both sequential and impact tests in certain circumstances, and paragraph 7.10 explains that the requirements for this are set out in the NPPF and NPPG (so as not to duplicate within the plan). Policy RT10 removes the need for sequential and impact testing at the existing retail parks, but only where proposed floorspace is for bulky goods sales and up to a certain threshold over the plan period. This is on the basis that these are ideal locations for this type of retailing and are close enough to the town centre for linked trips to be made. It is considered that whilst retail warehouses are retail development, they would not be appropriate on either of the town's largest retail allocations or commitments on the basis that these are key</p>
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				<p>gateway sites. As such the council have tried be proactive and remove some of the policy burden for this type of development to occur in what is the preferred location for it.</p> <p>It is not considered that the policies are contrary to the plan's town centre vision or will be harmful to the health of the town centre. The policies (in accordance with the vision) aim to broaden the mix of uses in order to help to town centre diversify and adapt to changing shopping habits. To this end, the plan has attempted to meet both private and public interests in helping to ensure the town is somewhere to visit and invest.</p>
PD/138	McDonald's Restaurants Ltd	Policy RT11	<p>Considers Policy RT11 to be unsound as the 400m exclusion zone around school / college entrance points is inconsistent with national policy. Blanket bans / exclusion zones are in conflict with government policy to plan positively and support economic development, and the policy is in conflict with the sequential test. Creates a moratorium against hot food takeaways and leaves limited reasonable space for them to locate. It is not a positive approach to planning. Would have negative land use consequences. Consideration should be given to school rules regarding allowing children outside at lunchtimes. Some school / college students will be able to drive / be adults. It is not clear if the 400m is a straight line or walking distance. The NPPF does not support the</p>	<p>The policy has been drafted in response to a local issue of high levels of obesity, with research telling us that once a child or adolescent develops obesity they are more likely to remain obese, have poor health and reduced life expectancy. Guidance from NICE in 2010 recommended that lpa's should take action to limit planning permission for fast food outlets in certain areas, such as near schools. The policy takes account of the local Nottinghamshire Health and Wellbeing Strategy (and its ambition for healthy and sustainable places), in accordance with paragraph 17 of the NPPF. Furthermore, we have worked with our public health leads to understand and take account of the area's health status, and the barriers to improving health and wellbeing, in accordance with paragraph 171. The sequential test is not the only policy to apply to retail / leisure developments and the plan should be read as a whole. It is unclear what is meant in the reference to negative land use consequences, and how the</p>

			<p>use of planning to limit people's dietary choices. Other uses such as A1 can also provide unhealthy choices so there is limited justification for the policy to focus on A5 uses. The policy is over-generic to restrict A5 development with little sound planning reasoning / justification. Guidance in the NPPG emphasises why it is important to look at proposals as a whole rather than adopting a blunt approach that treats all proposals the same. There is a lack of evidence to demonstrate a link between fast food, school proximity and obesity. The policy is likely to be damaging to the district's economy as it restricts hot food takeaways to an unprecedented level. It is suggested that Part A of the policy is removed and Part B is amended to state that the points will be assessed on a case by case basis. Detail should be given regarding how regularly the obesity figures will be reviewed.</p>	<p>policy is likely to damage the districts economy. Each school will have different rules on lunchtime access, and these can be changed at any point so cannot be relied upon. The policy excludes primary schools on the basis that pupils are not allowed out at lunchtimes, but secondary schools tend to be more relaxed so have been included. Whilst some pupils may be adults and / or able to drive, the intention of the policy is to make the option of eating unhealthily less accessible and attractive. Having to make a car journey may put pupils off. The policy will be amended to clarify that the 400m is a radius around the proposal. It is accepted that the A1 use class can also provide unhealthy food choices but as it covers such a broad range of shops / items it cannot be easily restricted like A5 can. The policy seeks to achieve what is reasonably possible through the existing planning system and we recognise that there are limitations to this. It is always possible that there may be material considerations (such as the type of menu that will be made available) that may make a proposal acceptable. The review of obesity data is out of our control but we will always seek to use the most up to date information available. Our current evidence is included within the 'Fast food outlets and obesity' note produced by Public Health colleagues at Nottinghamshire County Council.</p>
PD/139	McDonald's Restaurants Ltd	Policy RT11	<p>Considers Policy RT11 to be unsound as it is inconsistent, discriminatory and disproportionate. A1 and A3 uses can also sell food that is high in calories, fat, salt and sugar, and low in fibre, fruit and</p>	<p>It is accepted that other use classes can also provide unhealthy food choices but as they cover such a broad range of shops / items they cannot be easily restricted like A5 can. The policy seeks to achieve what is reasonably possible through the existing</p>

			<p>vegetables, as such the policy is considered inconsistent in its approach to new development, and discriminates against and has a disproportionate effect on operations with an A5 use. It ought to apply to all relevant food retailers, therefore other use classes in addition to use class A5 It is unclear how the policy would be implemented and work in real life. Schools are not open on a majority of days in the year, and for the days they are open, many have rules preventing children from leaving school grounds. Proximity to schools has no relevance outside of the times when children are travelling to or from school. The complete ban is wholly disproportionate.</p>	<p>planning system and we recognise that there are limitations to this. It is always possible that there may be material considerations (such as the type of menu that will be made available) that may make a proposal acceptable. Each school will have different rules on lunchtime access, and as these can be changed at any point they cannot be relied upon. As stated above, the policy seeks to achieve what is reasonably possible. Mansfield has an obesity problem and a higher than average density of hot food takeaways per 100,000 residents. Our evidence base shows that several schools are located in areas with a clustering of fast food outlets and that most of these areas have year 6 child obesity levels in a range as high as, or higher than the England average (20.0%). Within this context it is considered reasonable to restrict the number of outlets near schools from getting any higher in an attempt to help tackle the obesity problem in the area.</p>
PD/141	McDonald's Restaurants Ltd	Policy RT11	<p>Considers that the policy is not justified due to a lack of an evidence base. Studies have considered whether causal links exist (between proximity of a hot food takeaway and poor health outcomes) and have found none. A similar policy from the Borough of Waltham Forest (adopted in 2008) has had no impact on obesity rates in ten years. More research and investigation is needed before such a policy approach can be justified by evidence. Not permitting A5 use in an area of 'over</p>	<p>The policy has been drafted in response to a local issue of high levels of obesity, with research telling us that once a child or adolescent develops obesity they are more likely to remain obese, have poor health and reduced life expectancy. Mansfield also has a higher than average density of hot food takeaways per 100,000 residents. Guidance from NICE in 2010 recommended that lpa's should take action to limit planning permission for fast food outlets in certain areas, such as near schools. Our evidence base shows that several schools are located in areas with a clustering of fast food outlets and that most of these areas have year 6</p>

			<p>concentration' (bullet point 2) must be supported statistically. Failure to adopt parameters does not meet the four tests of the Framework. There is no justification, the policy is inconsistent, and will likely cause negative land use implications. More evidence into how new development can best support healthy lifestyles and the tackling of obesity is welcomed. Until then Part A should be removed.</p>	<p>child obesity levels in a range as high as, or higher than the England average (20.0%). There may not be a 'proven' causal link between the location of hot food takeaways and obesity levels as obesity is a complex issue, but within this context it is considered reasonable to restrict the number of A5 outlets near schools from getting any higher, in an attempt to help tackle the obesity problem in the area. We would welcome further independent studies into this issue, but not at the expense of children's health in the meantime. This policy is considered to be a reasonable attempt at improving the health of children in Mansfield district using the evidence currently available to us. We are not sure what 'bullet point 2' and the reference to 'over concentration' are in relation to. There is no such mention within Policy RT11. Nor are we sure what is meant by the reference to negative land use consequences.</p>
PD/142	McDonald's Restaurants Ltd	Policy RT11	<p>Considers the policy to be unsound on the basis of other policies that have been promoted being unsound, namely policies of South Ribble Borough Council and the London Borough of Croydon. Cannot agree to the 400m school exclusion zone and the restriction of A5 developments in 'over concentrated' areas.</p>	<p>Not all policies on hot food takeaways are unsound. A recent report by Royal Society for Public Health (RSPH) <a href="https://www.rsph.org.uk/our-work/campaigns/health-on-the-high-street/2018.html">https://www.rsph.org.uk/our-work/campaigns/health-on-the-high-street/2018.html</a> is recommending that local authorities nationwide introduce A5 planning restrictions within 400 metres of primary and secondary schools. The London Plan topic paper on hot food takeaways (Greater London Authority, 2018) highlights that 24 of the 32 London boroughs have now prepared policies on A5 fast food takeaways, with the majority using a distance based policy, usually stipulating that new Fast Food Outlets cannot open up within 400m of a school. 17</p>

				of these policies are within adopted Local Plans (the remaining seven are in draft local plans). Only two unsound policies are mentioned in the representation. The prevalence of obesity in year six children in South Ribble is significantly lower than the national average (according to the latest Public Health England figures) which may point to why the policy could not be adequately justified. Croydon's policy sought to refuse A5 applications within shopping parades and in all edge and out of centre locations which lead to the inspector concluding that it did not withstand scrutiny. We are not sure what the reference to 'restriction of A5 developments in over concentrated areas' is in relation to. There is no such mention within Policy RT11.
PD/191	Derbyshire County Council	Policy RT11	Considers the policy to be sound as it promotes the development of healthy environments that actively support people to maintain a healthy weight and takes account of local data relating to obesity in the district.	Support welcomed.
PD/337	Aldergate Properties Ltd	RT11	There is insufficient background evidence available to demonstrate whether any real improvement can be achieved locally through policy or otherwise. The policy would be ineffective if for example most secondary schools currently have A5 units within 500m and how is the proximity to schools to blame. It has been suggested that the use of conditions for example limiting opening	The policy has been drafted in response to a local issue of high levels of obesity, with research telling us that once a child or adolescent develops obesity they are more likely to remain obese, have poor health and reduced life expectancy. Mansfield also has a higher than average density of hot food takeaways per 100,000 residents. Guidance from NICE in 2010 recommended that lpa's should take action to limit planning permission for fast food outlets in certain areas, such as near schools. Our evidence base shows that several schools are

			<p>hours to outside school hours during term time would achieve the same aim.</p>	<p>located in areas with a clustering of fast food outlets and that most of these areas have year 6 child obesity levels in a range as high as, or higher than the England average (20.0%). There may not be a 'proven' causal link between the location of hot food takeaways and obesity levels as obesity is a complex issue, but within this context it is considered reasonable to restrict the number of A5 outlets near schools from getting any higher, in an attempt to help tackle the obesity problem in the area.</p> <p>We would welcome further independent studies into this issue, but not at the expense of children's health in the meantime. This policy is considered to be a reasonable attempt at improving the health of children in Mansfield district using the evidence currently available to us.</p> <p>It is not considered reasonable to control opening times by condition as school opening times can change over a period of time.</p>
PD/144	Welbeck Estates Co Ltd	Policy RT12	<p>Considers the policy to have met the duty to cooperate, be legally compliant and sound, but suggests that it would benefit from an explanation of differing sporting attractions and the social and economic benefits that arise from them. Suggests that Figure 7.3 should include Mansfield Rugby Club and similar facilities.</p>	<p>Policies IN3 and IN4 relate to sports provision and the plan should be read as a whole. As such it is not considered necessary to include the social and economic benefits of different sports in relation to this policy. However, Sport England have an online tool which gives an indication of the overall contribution that sport makes to the economy of local authority areas (as at 2013). This includes a figure for spectator sports of £2.7m. This data will be included within the supporting text of the policy. We will contact the creators of Figure 7.3 (as this was an external company) to request that sporting attractions are added to the image.</p>

PD/153	Theatres Trust	7.90	The policy is considered sound and the Theatres Trust supports enhancement of the Palace Theatre. They would like to be involved in any development proposals. Also consider the policy to be legally compliant.	Support welcomed.
PD/95		8.1	I feel that as I was executive Mayor from October 2002 to May 2015 I believe there is more factual information that the inspector should be made aware of particularly with regards to the M.A.R.R road and strategic urban extensions.	No representation made specifically to the Local Plan.
PD/57	Highways England	Policy SUE1	It is expected that all proposed new sites, where impacts on the operation of the SRN especially at M1 J29 are anticipated, are subject to consultation with Highways England and appropriately assessed in order to determine the extent of potential impacts.	Noted. Highways England have been consulted as part of the preparation of the Transport Study to support the Local Plan growth.
PD/164	Mansfield District Council	Policy SUE1	The SUE is surplus to requirements of the Local Plan the evidence suggests that the two strategic sites allocated within the plan are not currently viable when taking account of the policy and infrastructure requirements required to deliver them. There are local concerns in relation to the infrastructure including doctors surgeries, primary and secondary schools and the impact of increased traffic. Some of the highest levels of air pollution can be found at Pleasley. The plan seeks to justify this	The justification for the inclusion of the site has been set out within the Site Selection Paper 2018. As part of preparing the Local Plan an Infrastructure Delivery Plan has been prepared to identify the level of infrastructure that is required to support Local Plan growth. The Local Plan Whole Plan and Community Infrastructure Levy Viability Assessment June 2018 states that the site is potentially deliverable if the amount of affordable housing provided on sites is reduced or the developer accepts a lower return. There are no AQMA within the district however the Mansfield Air Quality Impact Assessment Local Plan Junctions report

			<p>sites inclusion due to the potential employment land on the site. However the neighbouring Penniment site was given permission for employment land a number of years ago, but this proved not to be viable, and instead the planning permission has since been changed to enable more housing. The site also proposes further uses on site including a hotel in which there are already three recent proposals in Mansfield and a current planning application to build a Co-op in Pleasley. The overall viability of the site should be reconsidered.</p>	<p>assessed the impact of the Local Plan on areas where there are known areas of poorer air quality. The study concluded that as a result of development there would not be a significant impact on air quality. The Penniment Farm site is now under construction and a new planning application has been submitted to increase the number of dwellings on site from 430 to 600 this does not impact the amount of employment land provided on site. It is noted that there are three hotels with extant planning permission and a planning application for a convenience store at Pleasley.</p>
PD/182	Dunthorne & Morley	Policy SUE1	<p>The delivery of the site should not be restricted through masterplanning SPD requirements that are likely to impact upon the viability of the site. Rather the allocation should identify that the SUE site is to come forward through a phased manner and should seek to ensure that the development of initial parcels of land do not jeopardise the delivery of connected development on other parts of the wider site. This would allow the easterly parcel of land off Wharmby Avenue (HELAA 170) can be delivered independently. A planning application is expected to be submitted in early 2019 and should be considered to contribute to the immediate five year housing land supply. It is advised that the site will be able to contribute to S106 contributions</p>	<p>It is important that the site comes forward comprehensively, the masterplans are only indicative at this stage as set out at Appendix 8 and are not proposed to delay the delivery of the site.</p>

			and the housing numbers for the SUE should be a minimum. It is recommended that the policy is revised to address a greater level of flexibility in phased delivery and allow for the appropriate distribution of open space network throughout the SUE area.	
PD/259	Hallam Land Management Ltd	Policy SUE1	The evidence to support SUE 1 in relation to archaeology and the loss of agricultural land has not been provided and further evidence needs to be provided in relation to viability. There is inconsistency in the plan making process as it is unclear how SUE 1 performs better than land at New Mill Lane.	The Site Selection Paper 2018 sets out the balance that has taken place in assessing each of the reasonable alternatives to arrive at a preferred option in the Publication Local Plan. It is acknowledged that development of the site results in the loss of grade 2 agricultural land, however Natural England have not objected to the development of this site and further assessments have been prepared by the site promoter. There is the potential for regionally significant archaeology on the site and the site allocation requires that adequate surveys are carried out prior to determining a planning application. The site promoters have also now completed a geophysical survey for the site. The site at New / Old Mill Lane has significant higher infrastructure compared to the number of dwellings that can be provided on site therefore making the site unviable, a summary of the findings of the assessment for the potential strategic site is set out on page 42 of the Mansfield District Council Whole Plan and Community Infrastructure Levy Viability Assessment 2018.
PD/288	Helier Ltd	Policy SUE1	Paragraph 1 (c) should have additional sub paragraph (iii) class D1 uses as appropriate to a local centre Paragraph (e) should be amended to read " a	Support for SUE 1 is noted. The suggested change to employment generating uses is not agreed as the employment allocation is required to meet the districts employment use class requirements. The

			minimum of 1.7 hectares (developable area) of mixed employment generating uses". These amendments are suggested to enable flexibility in the provision of local centre and employment opportunities as part of the development. A field evaluation and geophysical survey of the majority of the site has been carried out and established that there are no significant archaeology features that would unduly, constrain, prohibit or restrict development of the site.	suggested addition to part 1c is supported.
PD/307	Notts CC	Policy SUE1	It is noted that the proposals for a strategic urban extension at Pleasley Hill is not viable given policy and infrastructure requirements, the County Council would stress the need for development contributions towards expansion and provision of new schools. Reference should be made within the policy to the expansion of Crescent Primary School.	The sites are included as a long term aspiration and the Council will work with partners to bring forward these sites. It is not appropriate to make reference to expansion of school contributions as the policy does not list all of the contributions required to make the proposal acceptable.
PD/23	Notts CC	Policy SUE2	Use sports and recreation facilities to provide a buffer to the nearby existing waste facility	The masterplan for the site (Figure A8.2) shows that the area to the north of the site (immediately adjacent to the waste facility) is allocated for employment uses. In addition a buffer has been included between the existing employment and proposed housing areas.
PD/52	Forest Town Community Council	Policy SUE2	Objects to allocation of Land off Jubilee Way as not deliverable and not required to meet housing target. Designate as open countryside and strategic GI.	As set out in Site Selection Paper allocation of the strategic sites is considered to be appropriate. It is unclear how development of the site would lead to coalescence.

PD/58	Highways England	Policy SUE2	Consider that the plan is legally compliant. It is noted that land off Jubilee Way will deliver 800 homes and it is expected that all proposed new sites, where impacts on the operation of the SRN especially at M1 J29 are anticipated, are subject to consultation with Highways England and appropriately assessed in order to determine the extent of potential impacts.	Noted
PD/63	Forest Town Nature Conservation Group (FTNCG)	Policy SUE2	Objects to the allocation of Land off Jubilee Way (Policy SUE 2) due to the impact on the ppSPA.	The impact of the Local Plan (including Land off Jubilee Way) was assessed as part of the Habitats Regulation Assessment Screening Report (2018). This applied the risk based approach advocated by Natural England using the combined boundaries prepared by Natural England and RSPB. This concluded that no adverse impact will arise from the Mansfield Local Plan either alone or in combination with other plans and projects. Policy SUE 2 also requires a site-specific assessment to identify and address any impacts on nightjar and woodlarks. It should also be noted that Natural England have raised no objection to the inclusion of this site.
PD/77	Only Solutions LLP	Policy SUE2	Considers that Land off Jubilee Way is not legally compliant with Section 40 of the Natural Environment and Rural Communities Act 2006, Regulation 9A(8) of the Habitats Regulations.	The impact of the Local Plan (including Land off Jubilee Way) was assessed as part of the Habitats Regulation Assessment Screening Report (2018). This applied the risk based approach advocated by Natural England using the combined boundaries prepared by Natural England and RSPB. This concluded that no adverse impact will arise from the Mansfield Local Plan either alone or in

				combination with other plans and projects. Policy SUE 2 also requires a site-specific assessment to identify and address any impacts on nightjar and woodlark. Section 40 of the Natural Environment and Rural Communities Act requires public bodies when exercising their functions to have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity. Section 9(1) of the Habitats Regulations requires appropriate authorities to exercise their functions so as to secure compliance with the requirements of the Directives. It is considered that, in applying the risk based approach and preparing the Habitats Regulation Assessment, we have complied with the general duty and the Habitats Regulations. In addition Natural England have not objected to the inclusion of the allocation.
PD/127	Environment Agency	Policy SUE2	Supportive of the Policy especially 5a and 5b and don't want these removed.	The support is noted.
PD/149	Welbeck Estates Co Ltd	Policy SUE2	Support for the allocation of Land off Jubilee Way (Policy SUE 2) which accords with a number of the objectives of the plan. Recommend flexibility regarding the location of school provision and reference to other types of ecology/biodiversity in criteria 3. Consider that some further changes are necessary to the masterplan.	Support for the allocation is noted. It is considered that references to onsite provision of a school remains appropriate until such time that another option is supported by Nottinghamshire County Council. References to ecology/biodiversity are also contained in criteria 5(b). The masterplan is indicative and can be refined further as part of any future planning application following further technical work.
PD/159	Nottinghamshire Wildlife Trust	Policy SUE2	Objects to the inclusion of Land off Jubilee Way (Policy SUE2) due to the impact on nightjars and wood larks in the nearby ppSPA; the risk based assessment set out by Natural England	The impact of the Local Plan (including Land off Jubilee Way) was assessed as part of the Habitats Regulation Assessment Screening Report (2018). This applied the risk based approach to the ppSPA advocated by Natural England using the combined

			should be used. Further details regarding indirect impacts on the Sherwood ppSPA and the Sherwood Forest NNR should be provided. The allocation is inconsistent with NPPF paragraph 17.	boundaries prepared by Natural England and RSPB. This concluded that no adverse impact will arise from the Mansfield Local Plan either alone or in combination with other plans and projects. Policy SUE 2 also requires a site-specific assessment to identify and address any impacts on nightjar and woodlark. It should be noted that Natural England have not objected to the inclusion of this site.
PD/260	Hallam Land Management Ltd	Policy SUE2	There are a number of substantial technical considerations (including biodiversity, landscape, land levels, highways, sports provision) to take into account before the site can be allocated. An inconsistent approach to site selection has been taken. Land at New Mill Lane should be allocated.	It is acknowledged that there are a number of technical issues with Land off Jubilee Way and large strategic sites often take longer to come forward. However, the benefits of the scheme (including the expanded sports provision and the provision of employment land) are substantial and the allocation of sites can assist in sourcing government support. For this reason it was decided to treat the site as a longer term strategic site and it is allocated in addition to that needed to deliver the housing target with an appropriate buffer; the housing target plus a 14% buffer can still be met if both SUEs fail to come forward. It is considered that the evidence base in terms of highway, viability and ecology is robust and proportionate and the site selection process is consistent in focussing development on sites with good access to the MARR and M1. Sports England have been involved in discussions and have raised no objections to the Local Plan.
PD/285	Historic England	Policy SUE2	Objects as a written scheme of investigation as part of a planning obligation is too late in the process.	Reference to obligation is an error and will be amended to "application" and the text will be amended at part 4 to read: "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".
PD/308	Notts CC	Policy SUE2	It is noted that Jubilee Way is not viable given policy and infrastructure requirements. The County Council would stress the need for development contributions towards the provision of a new primary school.	The land off Jubilee Way is included as a long term council aspiration and we will work with partners to help bring the site forward.
PD/86	Natural England	8.14	Natural England welcomes paragraph 8.14 as it sets out protection measures for the designated sites potentially affected by this proposal and mitigation measures to enhance the biodiversity of the site and improve green infrastructure links.	Noted.
PD/59	Highways England	Policy SUE3	Consider that the plan is legally compliant. It is noted that SUE 3 is committed for 1700 dwellings and 18.ha of employment land and it is expected that all proposed new sites, where impacts on the operation of the SRN especially at M1 J29 are anticipated, are subject to consultation with Highways England and appropriately assessed in order to determine the extent of potential impacts.	SUE 3 has already been granted planning permission and is under construction.
PD/137	The Lindhurst Group	Policy SUE3	Supports Policy SUE3 but considers that adjustments to the number of homes, amount of employment land and amount of retail floorspace should be made. Suggests that the policy should be amended to provide additional	The policy reflects the fact that this land already has planning permission and supports the principle of development of a strategic urban extension in this location should any of the planning permissions lapse. As stated in the supporting text, the employment land makes an important contribution

			flexibility. Wishes to participate in the examination.	to meeting the district's employment land requirements and the council is keen that this comes forward as originally intended. The council will continue to work closely with the developers to support the delivery of this allocation. Any application to vary the development scheme would be assessed against all relevant policies in the plan.
PD/167	The Lindhurst Group	Policy SUE3	Considers that the quantum of employment land at SUE3 is too high having regard to market realities, future need and the ability of existing employment areas in Mansfield to accommodate new employment floorspace. A review of our evidence has been carried out which concludes that whilst comprehensive, the documents prepared have not given any significant consideration or sought to test the impact that emerging new working patterns and lifestyles will have on future employment floorspace needs. Additionally, very little regard has been taken of the commercial reality of delivery of employment floorspace. A commercial market analysis is provided which, in relation to industrial / warehousing floorspace finds that the consideration of 10% vacancy in the ELFS is not representative of normal market conditions and will have superficially inflated the estimated employment need figures. It also states that the poorer quality industrial floorspace presents	Policy SUE3 reflects the fact that this land already has planning permission and supports the principle of development of a strategic urban extension in this location should any of the planning permissions lapse. As stated in the supporting text, the employment land makes an important contribution to meeting the district's employment land requirements and the council is keen that this comes forward as originally intended. The council will continue to work closely with the developers to support the delivery of this allocation. Any application to vary the development scheme would be assessed against all relevant policies in the plan. Comments in relation to the overall employment target are considered under Policy S2.

			and opportunity for redevelopment and intensification to attract higher rents and increase jobs. In terms of office floorspace, the commercial market analysis finds that demand is low and a high proportion is of poor quality. A viability analysis is provided which demonstrates that both industrial and office development generate negative residual land values. Wishes to participate in the examination.	
PD/168	The Lindhurst Group	Policy SUE3	The representation concludes that whilst there is an extant permission for 1,000sqm of retail floorspace at Berry Hill, this is not of sufficient size to attract a suitable anchor retailer to ensure the envisaged Local Centre is both viable and commercially successful. The quantum of floorspace permitted will not achieve the required critical mass and calls into question delivery in its current permitted form. Lindhurst, based upon initial market soundings consider that the Local Centre at Berry Hill will require a discount food retailer as an anchor and this will need to be supported by unit shopping suitable to accommodate a range of flexible A1 to A5 and D Class uses to fulfil the local needs of the new residents and workforce. The potential retail/town centre uses floorspace required to support the Urban Extension	Policy SUE3 reflects the fact that this land already has planning permission and supports the principle of development of a strategic urban extension in this location should any of the planning permissions lapse. (This planning permission restricted the retail floorspace to 1000 sqm on the basis that there was no impact assessment provided with the original application. The condition was intended to allow some degree of floorspace until such a time that an impact assessment for a larger centre was carried out.) The council will continue to work closely with the developers to support the delivery of this allocation. Any application to vary the development scheme would be assessed against all relevant policies in the plan. The Retail and Leisure Study 2017 is a material consideration and states in paragraph 6.4.28 that the growth area could support a further 190 sqm net comparison and 20 sqm net convenience floorspace in addition to that already permitted. Any planning application for additional retail floorspace should be considered on its merits and demonstrate compliance with the

			development, configured as a Local Centre will be in the region of 4,000 to 6,000sqm gross of mixed A and D class uses. This commercial floorspace will also support a range of non B Class jobs. The acceptability of this quantum of this floorspace in this allocated Local Centre location will be fully justified when a planning application for the local centre is brought forward. Wish to participate in the examination.	sequential and retail impact tests as set out in the NPPF and PPG.
PD/303	The Lindhurst Group	Policy SUE3	The HELAA at Table 2.4 identifies the following employment estimates for the Lindhurst site: 60,000 sqm offices; and 10ha of industrial land. This is contrary to the floorspace quantum outlined for the Lindhurst site within the Mansfield Employment Monitoring Report 2016 which states: 23,200 sqm offices across 5.8ha; and approximately 17.4 ha of industrial land. Lindhurst are committed to providing high quality employment floorspace suitable for hi-tech research and development facilities, offices and industrial accommodation as part of a sustainable mixed use community. This is the foundation of the proposed Vision Innovation Park for the site. However the 60,000 sqm of offices outlined in the HELAA is not realistic for the Lindhurst site.	The Lindhurst employment land commitment is reflective of the current planning permission for the site in accordance with the approved masterplan which increases the employment densities on site.
PD/309	Notts CC	Policy SUE3	The Berry Hill site policy (SUE3) although with planning permission could also	The site already has planning permission so the further mention of strategic infrastructure is not

			have more reference to strategic infrastructure requirements including provision of a primary school, to support consideration of any future planning applications.	necessary.
PD/18	Notts CC	Policy IN1	It is recommended that use is made of the Local Estates Forum and the One Public Estate approach to shared spaces. The impact of development on healthcare services should be specifically referenced in Policy IN1.	Consideration will be given to how to make best use of the Local Estates Forum in delivering shared spaces. It is not considered necessary to make reference to the impact on specific infrastructure in Policy IN1; the policy seeks to ensure appropriate contributions towards the provision of new/improved infrastructure while paragraph 9.1 identifies some of the key types of infrastructure including health.
PD/32	Notts CC	Policy IN1	Supports Policy IN1 and agrees that infrastructure planning and delivery is a dynamic process which requires regular monitoring and assessment. The following points are made: - references to Appendix 9 should be added to IN1 - It should be explained how the priorities for infrastructure in Appendix 9 have been identified - Policy SUE1 should make reference to the need to extend Crescent Primary School - Policy SUE3 should make reference to strategic infrastructure to support any future planning application - supports the intention to prepare an Education Technical Paper.	The support for IN1 and the intention to prepare a Technical Paper is welcomed. References to Appendix 9 can be found at paragraph 9.9 of the supporting text; priorities have been identified based on the recommendations in the IDP as when infrastructure is required (high = first five years, low = last five years). Adding references to education contribution which do not require on site provision is not considered necessary; if it were other contributions such as health, libraries and community centres should also be included which would lead to lengthy policies. The Lindhurst/Berry Hill site has outline planning permission and is currently under construction; it is expected to be so for the next few years. The position can be monitored and additional policy requirements identified in a future review of the Local Plan.
PD/92	Mansfield Labour Party	Policy IN1	Objects as developers should play a fuller part in delivering the infrastructure	Developer contributions can only be sought where they are 1) necessary to make the development

			to support development including nursery and child care facilities and outdoor play provision. Policies should be worded to ensure that inappropriate development will be refused.	acceptable in planning terms 2) directly related to the development and 3) fairly and reasonably related in scale and kind to the development. Policy IN1 applies to all types of infrastructure; nurseries are identified in paragraph 9.1 (1st bullet); new open space (including outdoor sports provision) is addressed by Policy IN4. It is considered that the policy is appropriately worded.
PD/148	Mansfield District Council	Policy IN1	The plan should include a community infrastructure levy.	A future decision will need to be made by the local planning authority if it wishes to pursue the preparation of a Community Infrastructure Levy.
PD/223	CISWO	Policy IN1	Considers local plan sound and supports objectives set out in Section 9 (infrastructure and facilities). No modifications sought for policy IN1.	Support noted.
PD/252	Persimmon Homes	Policy IN1	Contributions should only be sought for projects which meet the tests identified in paragraph 56 of the NPPF.	Noted. It is considered that the NPPF provides sufficient guidance on this issue.
PD/237	Severn Trent Water	9.7	Once detailed developments and site specific locations are confirmed by local councils, Severn Trent are able to provide more specific comments and modelling of the network if required. For most developments Severn Trent do not foresee any particular issues. Where Severn Trent consider there may be an issue they will discuss in further detail with the Local Planning Authority. Any necessary improvements to provide additional capacity will be provided when there is sufficient confidence the development will go ahead.	Noted.
PD/238	Severn Trent	9.7	In areas where there is not sufficient	Noted.

	Water		capacity for sewage and there is a high likelihood that the developments will be built, the necessary improvements will be completed.	
PD/255	Severn Trent Water	9.7	When specific detail of planned development location and sizes are available a site specific assessment of the capacity of the water supply network will be made.	Noted.
PD/34	Highways England	9.9	Consider that the plan is legally compliant. Expect that all proposed new sites, where impacts on the operation of the SRN especially at M1 J29 are anticipated, are subject to consultation with Highways England and appropriately assessed in order to determine the extent of potential impacts.	Noted
PD/45	Forest Town Community Council	Policy IN2	The designation of the Green Infrastructure Network to the land to the north east of Stinting Lane is supported.	Support noted.
PD/56	Forest Town Nature Conservation Group (FTNCG)	Policy IN2	The policy is not consistent with national policy or the framework of the Sustainability Appraisal; as such it is unsound and not legally compliant. Wording should be changed to include the word 'only' before 'be supported' in part 1 of policy IN2.	The suggested amended wording (change to 'only be supported') to Policy IN2 is not deemed appropriate as the wording should be positive. It is considered that the policy is consistent with the NPPF 2012 (namely paragraph 114) and 2018 (namely paragraphs 20(c) and 171). The SA appraisal of this policy predicts positive short and long term effects a majority of the indicators and neutral effects on housing.
PD/81	Natural England	Policy IN2	The policy is considered sound.	Noted.
PD/93	Mansfield	Policy IN2	Objects to the local plan as it doesn't	Policy IN2 is appropriate and positively worded to

	Labour Party		ensure adequate protection and enhancement of the environment in relation to delivering net gains for nature, improving place shaping and promoting green tourism, especially in relation to the Sherwood Forest. Policy IN2 (green infrastructure) should be better worded to provide greater clarity to refuse inappropriate development.	protect and enhance the natural environment, to deliver a diverse range of benefits for people and wildlife, as required by the NPPF. This includes, for example, supporting biodiversity and providing enhancements and new connections to existing green infrastructure networks. It is considered that the wording of this policy is clear. A planned Green Infrastructure SPD will help with the delivery of this policy.
PD/132	The Lindhurst Group	Policy IN2	Objects to policy and considers the local plan unsound as it fails to provide flexibility in terms of assessing each proposal on its individual planning merits. Recommends policy to be amended to provide flexibility. No specific modifications or suggestions on how to provide this were given.	Policy IN2 is flexible and positively worded, and appropriately aligned with the NPPF. The policy considers how green infrastructure should be protected, enhanced and delivered. Planning applications are always treated on their own merits.
PD/202	Summit Real Estate Limited	Policy IN2	Considers the local plan unsound as it appears that the paper and interactive (web-based) versions of the policies map are inconsistent. Clarification is sought regarding areas allocated as strategic green infrastructure.	The paper and interactive (web-based) versions of the policies map are the same. The paper version is provided on the Council's website ( <a href="http://www.mansfield.gov.uk/localplanpublication">http://www.mansfield.gov.uk/localplanpublication</a> ) under 'Local Plan Publication Draft - Inset Maps'. Labelled reference on website to the Policies Inset Map to make clear that this is also part of the local plan policies map.
PD/295	Gladman Developments	Policy IN2	Objects to this policy on grounds of soundness - the strategic green infrastructure network allocation on the policies map is too big and that the policy could limit or refuse sustainable development. Modifications - delete reference to policy S5 (IN2 (1g)), as it repeats policy contained elsewhere.	The identification of the strategic green infrastructure (GI) networks and policy IN2 are consistent with the NPPF and Planning Policy Guidance and is based on clear evidence. Due to its multifunctional nature, enhancing and protecting GI is part of sustainable development, enabling the delivery of economic, social and environmental benefits. This policy's function is not to restrict or

				refuse development but to allow for sustainable development that positively contributes to the GI network and to deliver sustainable benefits. The SA appraisal of this policy predicts positive short and long term effects a majority of the indicators and neutral effects on housing; thus, not restrictive to the delivery of sustainable development. Reference to Policy S5 (Part 1g) of the policy will be deleted and moved to the supporting text (after paragraph 9.17) to read: “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).”
PD/54	Forest Town Nature Conservation Group (FTNCG)	Figure 9.1	The maps within Figure 9.1 in the Publication Draft Local Plan (page 147) and in the Green Infrastructure Study (page 34) need altering to reflect the policies map.	Figure 9.1 and the map shown on page 34 of the Green Infrastructure Study are provided for illustration purposes and do not need to be amended.
PD/19	Notts CC	Policy IN3	Considers the local plan to be sound, legally compliant and meets the Duty to Co-operate. Recommends that modifications are made to the policy, supporting text and Appendix 11 in order to further clarify of what the terms 'accessibility' and 'access to': open space, green infrastructure, nature and allotments means, and how this applies to people with disabilities.	We acknowledge that the terms access and accessibility can have dual meanings and we understand that there may be some confusion. Generally 'accessible' in relation to open space, green infrastructure and allotments refers to the physical proximity of open to where people live and improving the function of green linkages so that people can physically walk/cycle to GI networks and move along them. References to people with disabilities are included in the supporting text: para. 9.28 (IN3 and IN4 supporting text); para. 9.33 (IN5 supporting text); Appendix 11 (A Core Green space requirements footnotes 'c' and 'e' and C. Quality requirements 1-a). Additional text has been

				included to further clarify the meaning of accessibility and improving provision for people with disabilities. Amendments include: a) include the words 'nearby to where people live' in the second bullet point of para. 9.21; b) include words 'Appendix 11' in policy IN3 2(a) after the 'Mansfield Green Space Standard'; c) include 'including those with disabilities' in the third bullet point in paragraph 9.33 after the word 'users'; and d) within Appendix 11, include reference to people with disabilities within explanation notes b, c, and e.
PD/46	Forest Town Community Council	Policy IN3	The protection of Forest Town Arena/ Kingsway Park (M11) under policy IN3 is supported.	Noted.
PD/186	Welbeck Estates Co Ltd	Policy IN3	Supports policy and considers legally compliant, sound and meets DtC. Seeks clarity concerning open space and outdoor sports provision in neighbouring districts, specifically in relation to providing alternative provision (i.e. NE3 part 'c') within an out-of-district location but where provision is still within close proximity of the development.	The policy does not stipulate that provision needs to be within the district and can be flexibly applied. Where it can be demonstrated that alternative provision, provided outside the district, meets the policy criteria, then this would be considered acceptable. No need for modification as applications will be assessed on a case-by-case basis. Paragraph 9.21 (second bullet point) addresses this through the words 'appropriately located and accessible'.
PD/224	CISWO	Policy IN3	Considers the plan unsound and objects to the policy and allocation on the policies map, in relation to IN3 and IN6 for Berry Hill Park. States that it is unclear as to how criterion IN3 (1d) would be measured and whether criterion IN3 (2) would apply, and if so, IN3(2) appears to limit opportunities to apply a pragmatic approach. Sets out to	The council maintains that criteria IN3(1d) and IN3(2) provide appropriate flexibility and direction when considering applications that involve the loss of a portion of protected open space. Loss is considered acceptable provided it can be demonstrated that plans for development would lead to improvements such that the open space's overall function and contribution, as informed through appropriate standards, are not prejudiced.

			modify IN3 and IN6 on the policies map in relation to Berry Hill Park and consider allocation for housing, removing a section on the northern boundary adjacent to Berry Hill Lane comprising of access path to park and open grassed area.	In principle loss of a small portion of open space is plausible but would need to be addressed at the planning application stage.
PD/225	CISWO	Policy IN3	Considers the plan unsound and objects to the policy and allocation on the policies map, in relation to IN3 for Welbeck Miners Welfare (Elkesly Road, Meden Vale). States that it is unclear as to how criterion IN3 (1d) would be measured and whether criterion IN3(2) would apply, and if so, IN3(2) appears to limit opportunities to apply a pragmatic approach. Sets out to modify IN3 on the policies map in relation to Welbeck Miners Welfare and consider allocation for housing, removing a section within the south eastern corner of the site.	The council maintains that criteria IN3(1d) and IN3(2) provide appropriate flexibility and direction when considering applications that involve the loss of a portion of protected open space. Loss is considered acceptable provided it can be demonstrated that plans for development would lead to improvements such that the open space's overall function and contribution, as informed through appropriate standards, are not prejudiced. In principle loss of a small portion of open space is plausible but would need to be addressed at the planning application stage.
PD/207	Barratt David Wilson Homes	9.27	Considers local plan legally compliant and meets Duty to Co-operate but unsound. Objects to policy and seeks modification to paragraph 9.27 to ensure policy is appropriate for situations in which no provision or off-site enhancements are required.	No amendment to policy wording made as NPPF (2018) paragraph 56 makes clear where planning obligations (e.g. S106) must be sought. IN4 (2) and IN1 makes clear the evidence/criteria for informing planning obligations. These should be read as a whole.
PD/38	Trustees of the Labouring poor & Trustees for Queen Elizabeth School	Policy IN5	Objects to policy IN5 (allotments) on grounds of soundness, legal compliance and duty to co-operate. Questions why privately owned allotments are protected under policy IN5 as they are	Policy IN5 is consistent with other adopted local plans and with the NPPF. The Allotment Act is applied separately for statutory allotments (as stated in paragraph 9.30) and outside the local plan process. Public consultation on the local plan has

			not covered by the Allotment Act (1925). Recommends removing the reference to private land in IN5, especially allotments owned by Trustees for the Labouring Poor.	been carried out in accordance with the Statement of Community Involvement (SCI). Trustees for the Labouring Poor is not a Duty to co-operate body.
PD/39	Trustees of the Labouring poor & Trustees for Queen Elizabeth School	9.30	Objects to policy IN5 (allotments) on grounds of soundness, legal compliance and duty to co-operate. Questions why privately owned allotments are protected under policy IN5 as they are not covered by the Allotment Act (1925). Recommends removing the reference to private land in IN5, especially allotments owned by Trustees for the Labouring Poor.	The policy approach to IN5 is consistent with the NPPF. The Allotment Act is applied separately for statutory allotments (as referenced in paragraph 9.30); this is outside the local plan process. The development of and allocation of housing development, on former allotments, in the local plan has followed appropriate legal and planning policy processes. Public consultation on the local plan has been carried out in accordance with the Statement of Community Involvement (SCI). Trustees for the Labouring Poor are not Duty to co-operate bodies.
PD/40	Trustees of the Labouring poor & Trustees for Queen Elizabeth School	9.31	Objects to policy IN5 (allotments) on grounds of soundness, legal compliance and duty to co-operate. Questions why privately owned allotments are protected under policy IN5 as they are not covered by the Allotment Act (1925). Recommends removing the reference to private land in IN5, especially allotments owned by Trustees for the Labouring Poor. They own, manage and invest in 10 allotment sites across the district. Uptake fluctuates, requests for allotments are frequent and people are generally accommodated on available plots. Some plots are unusable because of ground/growing conditions. TFLP can	The policy approach to IN5 is consistent with the NPPF. The Allotment Act is applied separately for statutory allotments (as stated in paragraph 9.30); this is outside the local plan process. The application of this policy will be applied on a case by case basis, having reasonable regard to supporting information. Public consultation on the local plan has been carried out in accordance with the Statement of Community Involvement (SCI). Trustees for the Labouring Poor are not Duty to co-operate bodies. Amended paragraph 9.31 (last sentence) to add further clarity regarding waiting lists. Waiting lists are useful for giving an initial picture of demand but there may be other additional means of demonstrating this. Deleted wording '...those on waiting lists for the allotment '

			document that there is consistently more surplus capacity than demand. Current waiting lists are not an adequate measure of future demand.	and insert the following text: "...an appropriate demonstration of existing demand including, for example, information on those on waiting lists, availability, and rate of uptake for allotment plots".
PD/41	Trustees of the Labouring poor & Trustees for Queen Elizabeth School	9.32	Objects to policy IN5 on grounds of soundness, legal compliance and duty to co-operate. Requests clarification of wording in paragraph 6.32: 1) What is meant by 'advertise'? and 2) who decides what is sufficient. When the Trustees for the Labouring Poor suggest a parcel of allotment land for disposal, the trust always has alternative plots to offer tenant, of which can sometimes be closer. Requests modification to remove paragraph 9.32 regarding the need to demonstrate that an allotment has been advertised. Requests modification to remove private allotments from the policy wording.	The policy approach to IN5 is consistent with the NPPF. The Allotment Act is applied separately for statutory allotments (as referenced in paragraph 9.30); this is outside the local plan process. The application of this policy will be applied on a case by case basis, having reasonable regard to supporting information. Public consultation on the local plan has been carried out in accordance with the Statement of Community Involvement (SCI). Trustees for the Labouring Poor are not Duty to co-operate bodies. Amend paragraph 9.32 to clarify approach - text to read: "To address any latent demand, it must be demonstrated that any vacant plots have been actively advertised to the wider community by a variety of means for at least a full season (i.e. not just a one-off attempt). 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."
PD/42	Trustees of the Labouring poor & Trustees for Queen Elizabeth School	9.33	Objects to policy IN5 (allotments) on grounds of soundness, legal compliance and duty to co-operate. Questions why privately owned allotments are protected under policy IN5 as they are not covered by the Allotment Act (1925). Recommends removing the reference to private land in IN5, especially allotments	The policy approach to IN5 is consistent with the NPPF. The Allotment Act is applied separately for statutory allotments (as referenced in paragraph 9.30); this is outside the local plan process. The application of this policy will be applied on a case by case basis, having reasonable regard to supporting information. Public consultation on the local plan has been carried out in accordance with the

			owned by Trustees for the Labouring Poor.	Statement of Community Involvement (SCI). Trustees for the Labouring Poor are not Duty to co-operate bodies.
PD/98	Mansfield Labour Party	Policy IN6	Objects to the local plan as it doesn't ensure adequate protection and enhancement of the environment in relation to delivering net gains for nature, improving place shaping and promoting green tourism, especially in relation to the Sherwood Forest. Policy IN6 (Designated local green space) should be better worded to provide greater clarity to refuse inappropriate development.	Policy IN6 is appropriate and positively worded to protect and enhance the natural environment in relation to designated local green space, as required by the NPPF. It is considered that the wording of this policy is clear. Councillors were previously contacted with regards to putting forward nominations for local green space designations as part of the evidence base supporting the development of the local plan.
PD/133	The Lindhurst Group	Policy IN7	Policy not considered legally compliant as it has not been positively prepared in accordance with the NPPF, and fails to recognise the importance of ensuring local centres are viable. Consider that the policy should be amended to support the provision of retail units which exceed 250 sqm. Wishes to participate in the examination.	The policy applies to local shops, not local centres, which are covered by Policies RT1 and RT8. These policies support further appropriate development at local centres. The provision of retail units above 250 sqm in edge and out of centre locations would be supported provided they can meet the criteria within Policy RT1. This policy (IN7) supports local shops under 250 sqm without the need for Policy RT1 to be applied.
PD/152	Theatres Trust	Policy IN7	Supports policy. The local plan is legally compliant, sound complies with DtC. The policy provides adequate protection to the district's valued local community and cultural facilities. No recommended actions.	Support noted.
PD/28	Notts CC	Policy IN8	Amend figure 9.3 and the Policies Map to show the Dukeries line as red along its entire length to ensure that it is clear that it is protected.	Figure 9.3 and the Policies Map will be amended to show the Dukeries Line as protected (red) along its entire length.

PD/37		Policy IN9	The infrastructure in the district is already strained and there is no mention of poor air quality.	The impact of the Local Plan growth on infrastructure has been assessed as part of the preparation of the Infrastructure Delivery Plan and Transport. The Council has not declared any AQMA and a study has been prepared that found that Local Plan growth will have no significant impacts on air quality within the district.
PD/48	Forest Town Community Council	Policy IN9	According to the SA the purpose of the policy is to ensure that the transport network is not negatively affected by development. The following modifications are suggested: Change IN9(1) from stating "can be suitably mitigated" to requiring "will be suitably mitigated". Modify IN9(2b) to also require that development within the settlement boundary be well served by public transport, including evening buses. Policy 1(c) should add to the end "...or significantly worsen congestion on existing bus routes".	It is not felt necessary to make the amendments to Policy IN9 for the following reasons: - The policy needs to be positively worded - IN9 (2) (b) is intended to cover all sustainable modes of transport and it is considered that development within settlement boundaries is already adequately served by public transport. It is not intended to include part c of the policy as the impact of growth will need to be assessed against the impact on the highway network as a whole and not just for public transport.
PD/296	Gladman Developments	Policy IN9	Requesting that development is within settlement boundaries is not relevant to highway safety.	The policy is requiring developments that generate significant levels of movement to be situated within settlement boundaries so they can be well served by public transport or in locations outside of the settlement boundary that can be well served by public transport.
PD/29	Notts CC	Policy IN10	Reference to '6Cs design guide' in Table 9.11 should be amended to 'Nottinghamshire County Council Highway Design Guide'.	A minor modification will be made.
PD/231	Home Builders Federation Ltd	Policy IN10	Considers the policy is unsound on the basis that it is premature to require	A modification (M96) has been suggested to amend Part 1b of Policy IN10 relating to the provision of

			electric car charging points in residential developments without knowing the impact of this upon the capacity of the energy network. The cost of infrastructure may adversely affect housing delivery. Considers that a national standardised approach implemented through Building Regulations would be more appropriate, and that the council should await the government's proposed consultation later this year. It is recommended that part 1b is deleted from the policy. Would like to attend the examination.	electric car charging points to remove the reference to need. Whilst electric cars are considered to be a step in the right direction towards reducing emissions, there does not appear to be enough evidence to require charging points in all developments, however the policy would encourage these to come forward.
PD/253	Persimmon Homes	Policy IN10	Concerned that the policy refers to guidance that is unavailable for comment. Considers that minimum standards should not be applied and that each scheme should be viewed on its own merits. Also concerned that the policy requires electric car charging points without knowing the impact of this upon the capacity of the electricity network or viability. The cost could be significant to the purchaser with no real gain.	The supporting text to Policy IN10 makes it clear at paragraph 9.57 that until the council's guidance is available the county council's guidance will be used. It is considered that minimum standards are required in the district in order to avoid poor design and subsequent impacts upon the local highway network. A modification (M96) has been suggested to amend Part 1b of Policy IN10 relating to the provision of electric car charging points to remove the reference to need. Whilst electric cars are considered to be a step in the right direction towards reducing emissions, there does not appear to be enough evidence to require charging points in all developments, however the policy would encourage these to come forward.
PD/9		9.56	Objects under 'legally compliant' and 'soundness' as considers that public parking spaces should be allocated for motorhomes.	This is not something that land would be allocated for in the Local Plan. Parking requirements are currently set out in Nottinghamshire County Council's Highway Design Guide.

PD/8	Virgin Media	Policy IN11	Considers the policy isn't sound as it doesn't mandate full fibre connectivity or mandate that developers engage with multiple suppliers, ensuring residents have greater choice and availability of faster broadband connections, as set out in NPPF 2018. Suggests a modification (in accordance with Ashford Borough Council's sound plan) to require FTTP in all developments in and adjoining the main urban area, and in developments over 10 dwellings / 10 FTE jobs in the remaining areas of the district. Proposals would need to be supported by a FTTP statement and any exceptions fully justified.	The existing policy meets NPPF 2012 which it will be examined against. Changing the policy at this stage may have viability implications for sites which would need further consideration. This issue will be addressed in the Local Plan review (which will be in conformity with NPPF 2018).
PD/192	Derbyshire County Council	10.1	Supports policy and considers local plan sound. Accords with Derbyshire County Council's agreed Strategic Statement: Planning and Health Across Derbyshire and Derby City (priority 6.2); the local plan supports positive mental well being in the context of the natural environment.	Support noted.
PD/49	Forest Town Community Council	Policy NE1	The wording of policy NE1 is not clearly that of a requirement in which planning permission could be refused. It is not justified or consistent with national policy or the Consultation Statement (Sept 2018, page A3:9). It is important that the principle of ensuring development respects landscape character, namely within the context of	NE1 adequately reflects the NPPF (para. 99, 109, 113) and no amendments are required to policy wording. The urban fringe is adequately considered through policy P1 and Policy P2 that take into account character, landscape features and context of the area, including the surrounding areas outside the development boundary. It is also addressed in policy S5 (part 2(i)) and Policy IN2 (part 1(c)). The Landscape Character Addendum 2015 addresses

			<p>the urban fringe, is explicitly referenced within the policies of the plan.</p> <p>Recommends additional wording to policy and/or supporting text: 1) add a new part to NE1 (4) - 'Proposals that have unacceptable adverse landscape character impacts will not be granted planning permission unless the conflict with this policy has been minimised and the justification for the development clearly outweighs the adverse impacts of the development'; 2) add to NE1 or supporting text - 'The value of protecting the semi-rural nature of areas within close proximity to the countryside will be taken into consideration as part of the assessment of a proposal's impact on landscape character'.</p>	<p>the urban fringe, where relevant, within in the landscape policy zone guidance. Change made to supporting text to more clearly support part 3 of policy NE1, which addresses development adjoining LPZs (i.e. the urban fringe). Added text to new paragraph between 10.5 and 10.6: '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 new development respects, and where possible, enhances, the character of the surrounding area. Also see the local plan design chapter and policies'.</p>
PD/94	Mansfield Labour Party	Policy NE1	<p>Objects to the local plan as it doesn't ensure adequate protection and enhancement of the environment in relation to delivering net gains for nature, improving place shaping and promoting green tourism, especially in relation to the Sherwood Forest. Policy NE1 (Protection and enhancement of landscape character) should be better worded to provide greater clarity to refuse inappropriate development.</p>	<p>Policy NE1 is appropriate and positively worded to protect and enhance the natural environment in relation to landscape character, as required by the NPPF. It is considered that the wording of this policy is clear.</p>
PD/204	Barratt David Wilson Homes	Policy NE1	<p>Considers local plan legally compliant, sound and meets the Duty to Co-operate. Supports policy NE1 and the criteria that it applies to development</p>	<p>Support noted.</p>

			proposals, specifically in relation to allocation H1(d), Three Thorn Hollows. No modifications sought.	
PD/62	Forest Town Nature Conservation Group (FTNCG)	Policy NE2	<p>Policy NE2 does is not sound or legally compliant as it diverges from the SA; does not apply an appropriate risk-based approach to nightjar and woodlark habitat (referred to as ppSPA in Sherwood Forest); and is not consistent with statutory duties imposed by Section 40 of the Natural Environment and Rural Communities Act 2006 and Regulation 9A(8) of the Habitats Regulations. Recommends changes to include: a) amend policy NE2 (part 1) to include the word 'only' before 'be supported' in order to ensure delivery of net gains in biodiversity'; and b) amend NE2 (part 5) to include a 400 metre exclusions zones, a 5 km precautionary zone and require applicants to provide evidence that a risk-based approach has been applied.</p>	<p>Until the Sherwood Forest area is formally proposed by government as a pSPA, there is no legal obligation for the Council to undertake HRA for this area. However, a risk-based approach has been taken with regards to nightjar and woodlark habitat (i.e. Sherwood ppSPA) in accordance with Natural England's advice note (Advice Note to Local Planning Authorities regarding the consideration of likely effects on the breeding population of nightjar and woodlark in the Sherwood Forest region, March 2014 and previous versions) and in consultation with Natural England through the Habitats Regulations Screening Report process. Natural England is in support of the approach taken with regards to the Mansfield District Council Local Plan. The policy has been worded in accordance with recommendations made through the HRA Screening Report, Section 40 of the Natural Environment and Rural Communities Act 2006, and Regulations 10(2), 10(3), 10(7), 10(8) and 10(9) of the Habitats Regulations (2017), with regards to protecting and enhancing biodiversity and also wild birds and their habitats. In correspondence with Natural England, they welcome the approach where development within 400 metre buffer of the Sherwood ppSPA/ nightjar and woodlark habitat is further scrutinised and a site-based risk based assessment is applied; this is important for addressing impacts from recreation, air pollution and other combined impacts from urbanisation. Policy NE2 (part 8) also</p>

				addresses impacts from development on protected species, important landscape features, and priority habitats and species (as defined by legislation). This applies to nightjar and woodlark. With regards to wording for NE2 (part 1), the suggested amendment to this policy is not deemed appropriate as the wording should be positive. The policy wording should be read as a whole and the wording of NE2 parts 2-8 complement NE2 (1).
PD/82	Natural England	Policy NE2	The policy is considered sound.	Noted.
PD/96	Mansfield Labour Party	Policy NE2	Objects to the local plan as it doesn't ensure adequate protection and enhancement of the environment in relation to delivering net gains for nature, improving place shaping and promoting green tourism, especially in relation to the Sherwood Forest. Policy NE2 (biodiversity and geodiversity) should be better worded to provide greater clarity to refuse inappropriate development.	Policy NE2 is appropriate and positively worded to protect and enhance the natural environment in relation to protecting and enhancing in biodiversity and geodiversity (i.e. designated sites, wildlife and their habitats and landscape features), as required by the NPPF. It also supports net gains in biodiversity. It is considered that the wording of this policy is clear. A planned SPD will help with the delivery of this policy.
PD/119	Maun Conservation Group	Policy NE2	Does not consider the plan to be legally compliant as concerns are expressed about the protection (from development) of the natural area in and around Quarry Lane LNR. Recommends that the local nature reserve boundary for the Quarry Lane LNR be amended to include additional area designated as open space (IN3) on the policies map.	Altering a local nature reserve designation is outside the legal remit of the local plan process. This needs to be considered through a separate legal process in consultation with Natural England, Mansfield District Council and any other relevant land owners, including securing appropriate byelaws associated with an LNR. The area adjacent to the Quarry Lane Local Nature Reserve is covered by a combination of designations including community open space, local wildlife sites and green infrastructure and their corresponding policies (IN3, NE2, and IN2 respectively).

PD/160	Nottinghamshire Wildlife Trust	Policy NE2	Considers that the local plan is legally compliant but unsound as policy NE2 is not worded in a way that makes explicit the requirements for new development to protect and deliver a net gain in biodiversity. It does not deliver protections and benefits justified through the SA. Recommends wording for policy NE2(1) is amended to read 'will only be supported where...', or 'will be required to...'.	Policy NE2 is appropriate and positively worded to protect and enhance biodiversity and geodiversity (i.e. designated sites, wildlife and their habitats and landscape features). The policy supports net gains in biodiversity as set out in NPPF 2012 paragraphs 109, 114,117 and NPPF 2018 paragraphs 170, 171, 174, 175. It is considered that the wording of this policy is clear. The SA that states that the policy is 'predicted to achieve significant positive effects for biodiversity in the longer term' (Sustainability Appraisal Appendix I for the Publication Draft Local Plan).
PD/170	The Woodland Trust	Policy NE2 continued	Objects to policy and considers local plan unsound because it doesn't conform with the up-to-date NPPF (2018) para 175 that affords a higher degree of protection to irreplaceable habitats (ancient woodland and veteran trees). Recommends revising policy wording (NE2 part 6) to conform with NPPF (2018). An additional tree and woodland policy is recommended.	As we are submitting under the transitional arrangements the Local Plan will be tested against the 2012 NPPF. However, it is considered appropriate to reflect the wording of the 2018 NPPF. Policy NE2 (part 6) will be revised to bring in line with the 2018 NPPF (paragraph 175) in relation to irreplaceable habitats. A separate tree policy was considered for inclusion in the Publication Draft. It was decided that the protection of trees is best addressed through a combined policy approach through policies: NE2 (parts 1, 6 and 8), policy P1 (achieving high quality design), P2 (Safe Healthy and attractive development), P5 (climate change in new development), and IN2 (green infrastructure). Trees and woodlands are considered as key points in the supporting text. For example: Table 4.5 regarding urban cooling, drainage; para. 4.14 in relation to Mansfield Place Making Principles; and para. 12.12 in relation to managing and minimising flood risk. Planned design, green infrastructure and biodiversity supplementary planning documents

				(SPDs) provide opportunity to strengthen the importance of trees and woodland in new development.
PD/197	The Coal Authority	Policy NE3	Considers local plan legally compliant, sound, justified and meets the DtC. Supports policy approach. No modifications sought.	Support noted.
PD/243	Severn Trent Water	Policy NE3	Considers local plan legally compliant and sound. Comments stress that good water quality is vital for provision of good quality drinking water. Recommends that 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.	Wording added to supporting text (end of paragraph 10.41) to address recommendations. Added wording: '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'.
PD/196	The Coal Authority	10.30	Considers local plan sound and supports approach taken with regards potential risks from past coal mining activity and land stability when planning for new development.	Support noted.
PD/198	The Coal Authority	10.34	Supports policy NE3. Considers local plan sound. Supports the reference made to the Coal Authority's defined Development High Risk Area and the website reference in paragraph 10.34. Seeks a modification to the supporting text: to change the website link in paragraph 10.34 to: <a href="https://www.gov.uk/guidance/planning-">https://www.gov.uk/guidance/planning-</a>	As recommended by The Coal Authority, changed website link at the end of paragraph 10.34 to suggested web link ( <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> ), in order to improve information provided in supporting text.

			applications-coal-mining-risk-assessments.	
PD/280	Historic England	11.4	In the Historic Environment section para 11.4 BP6 'Buildings at Risk' should read 'Heritage at Risk'	To amend para 11.4 to bullet point six to refer to Heritage at Risk rather than Buildings at Risk
PD/97	Mansfield Labour Party	Policy HE1	It is vital to protect and enhance the environment, and more needs to be done to ensure that the Plan actually delivers net gains for nature and makes Mansfield a better place for people to live and work. This can support sustainable green tourism, making the most of Mansfield's location at the heart of historic Sherwood Forest.	The Local Plan needs to be read as a whole.
PD/117	Forest Town Heritage Group	Table 11.1	Errors and Omissions associated with the Heritage Impact Assessment should be acknowledged and corrected, with responses provided to the questions posed.	The Council has previously provided a response on 13/09/2018 to Forest Town Community Group in respect to the questions raised. The Heritage Impact Assessment was prepared to assess the impact of Local Plan growth on the historic environment, the changes suggested by Forest Town Community Group would not alter the overall outcome of the study.
PD/68	Only Solutions LLP	Policy CC1	Considers the local plan unsound as the policy fails to comply with the Nottinghamshire Waste Core Strategy by omitting reference to it. Recommends amending policy wording by adding: 'Proposals for waste development will be expected to comply with relevant policies with respect to waste such as those contained within the Waste Core Strategy'.	The Nottinghamshire Waste Core Strategy is part of the overall development plan for the district and should be read as a whole, along with the Minerals Local Plan and any Neighbourhood Plan. This is referenced under paragraph 1.3 of the Publication Draft Local Plan. This is consistent with the NPPF (2018) as defined in paragraph 2, footnote 2 and NPPF (2012) Glossary ('local plan').
PD/136		Policy CC1	Objects to this policy because areas with	The areas identified as being suitable to large scale

			<p>potential for commercial wind generation as on the policies map are located on nature reserves and/or bordering SSSIs. This will negatively impact on birds and other wildlife. No suggested modifications given.</p>	<p>wind turbines (policy CC1 part 3), as shown on the policies inset map have been informed by the East Midlands Low Carbon and Energy Opportunities and Heat Mapping for Local Planning Authorities (March 2011) which used a standard assessment across all local authorities in the region. This included excluding European and national nature conservation designations, ancient woodland, and areas identified within a possible potential SPA, from areas identified as having potential for wind generation (as show on the policies inset map). Policy CC1 (part 1 a-k) requires development for wind turbines to address significant negative impacts on ecology and biodiversity. Added text at end of paragraph 12.8 in order to highlight that these requirements (part 1 a-k) relate to areas with potential for larger scale wind turbines (as shown in figure 12.1 and the policies inset map). Text added: Suitability within these areas is also dependent on development for wind turbines meeting criteria within part 1 (a to k). This will need to be assessed on a case by case basis.</p>
PD/140	Mansfield District Council	Policy CC1	<p>Considers the local plan unsound because wind turbine allocations (i.e. policies map) are located in the area of a country park and local nature reserve at Warsop Vale. Questions why areas less environmentally sensitive aren't identified for large scale wind turbines This will negatively impact on birds and other protected species. Supports renewable energy. Recommends removing areas allocated for large scale</p>	<p>The areas identified as being suitable to large scale wind turbines (policy CC1 part 3), as shown on the policies inset map have been informed by the East Midlands Low Carbon and Energy Opportunities and Heat Mapping for Local Planning Authorities (March 2011) which used a standard assessment across all local authorities in the region. This included excluding European and national nature conservation designations, ancient woodland, and areas identified within a possible potential SPA, from areas identified as having potential for wind</p>

			wind turbine on policies map within the Warsop Vale area.	generation (as show on the policies inset map). Policy CC1 (part 1 a-k) requires development for wind turbines to address significant negative impacts on ecology and biodiversity. Added text at end of paragraph 12.8 in order to highlight that these requirements (part 1 a-k) relate to areas with potential for larger scale wind turbines (as shown in figure 12.1 and the policies inset map). Text added: Suitability within these areas is also dependent on development for wind turbines meeting criteria within part 1 (a to k). This will need to be assessed on a case by case basis.
PD/150	Friends of Warsop Vale	Policy CC1	Considers the local plan unsound because 1) residents were not notified about the wind turbine allocations and the consultation process is unsound; and 2) wind turbine allocations are located on environmentally sensitive areas, including nature reserves and country parks. This will negatively impact on birds and other wildlife. This blocks access for residents and will negatively impact on birds and other wildlife.	Policy CC2 (Consultation Draft 2015) included criteria on large-scale wind turbine areas and a diagram in the supporting text. Public consultation on the local plan has been carried out in accordance with the Statement of Community Involvement (SCI). The areas identified as being suitable to large scale wind turbines (policy CC1 part 3), as shown on the policies inset map have been informed by the East Midlands Low Carbon and Energy Opportunities and Heat Mapping for Local Planning Authorities (March 2011) which used a standard assessment across all local authorities in the region. This included excluding European and national nature conservation designations, ancient woodland, and areas identified within a possible potential SPA, from areas identified as having potential for wind generation (as show on the policies inset map). Policy CC1 (part 1 a-k) requires development for wind turbines to address significant negative impacts on ecology and biodiversity. Added text at end of paragraph 12.8 in

				order to highlight that these requirements (part 1 a-k) relate to areas with potential for larger scale wind turbines (as shown in figure 12.1 and the policies inset map). Text added: Suitability within these areas is also dependent on development for wind turbines meeting criteria within part 1 (a to k). This will need to be assessed on a case by case basis.
PD/161	Nottinghamshire Wildlife Trust	12.9	Considers local plan legally compliant and complies with Duty to Co-operate. Spelling mistake correction required (RSPB) to paragraph 12.9.	Amendment made.
PD/125	Environment Agency	Policy CC2	Support for policy CC2. Considers that the local plan is sound, legally compliant and meets the Duty to Co-operate, through partnership working.	Support noted.
PD/126	Environment Agency	Policy CC2	Support for policy CC2. Considers that the local plan is sound, legally compliant and meets the Duty to Co-operate, through partnership working.	Support noted.
PD/240	Severn Trent Water	Policy CC3	Considers local plan legally compliant and sound. No specific modifications to policy wording recommended, but comments reference to what STW expects from development when addressing surface water management: greater emphasis paid to consequences of extreme rainfall and climate change; development should accommodate exceedances to sewers; support the removal of surface water already connected to foul or combined sewer; STW offers incentives to address these.	Amended text in paragraph 12.19 to incorporate comments in relation to requirements for new development, as commented by STW regarding discouraging surface water discharge to sewers, to take account of comments raised. Added text to paragraph 12.19: '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.'

PD/254	Persimmon Homes	Policy CC3	Considers the local plan sound and supportive of policy and SuDS but points out that SuDS are not an efficient use of land and maintenance cannot always be guaranteed due to lack of public ownership. Recommends modification to policy wording to support alternate means and more traditional disposal of surface water drainage.	The policy wording of CC3 is consistent with the NPPF and no modifications are necessary. The NPPF (2012) makes clear that priority should be given to the use of sustainable drainage systems (para. 103) and also take into account the impacts from climate change (para. 99). This is reinforced in the revised NFFP (2018) paragraph 163 and 165, stating that SuDS should be incorporated unless is clear evidence that this would be inappropriate.
PD/55	Forest Town Nature Conservation Group (FTNCG)	Policy CC4	Objects to policy CC4 and considers unsound as not consistent with NPPF and the objectives set out in the SA. Requests that policy CC4 be amended to reflect NPPF paragraphs 109 and 110 and reflect the Water Framework Directive with respect to minimising adverse impacts on river and water body corridors and where appropriate improve their overall condition.	The Environment Agency is supportive of policy CC4. Requirements for development to avoid further deterioration of water quality and remediating and mitigating poor water quality are also addressed through Policy NE3 (Pollution and land instability) and policy CC3 (Sustainable drainage systems), part 1). Sections of the River Maun are classified as 'heavily modified' which exacerbates water quality, of which part 1 of policy CC4 addresses. Together these policies adequately address the Water Framework Directive and comply with the NPPF and SA objectives.
PD/99	Mansfield Labour Party	Policy CC4	Objects to the local plan as it doesn't ensure adequate protection and enhancement of the environment in relation to delivering net gains for nature, improving place shaping and promoting green tourism, especially in relation to the Sherwood Forest. Policy Policy CC4 (River and waterbody corridors) should be better worded to provide greater clarity to refuse inappropriate development.	Policy CC4 is appropriate and positively worded to protect and enhance the natural environment in relation river body corridors, water quality and the wildlife and habitats they support, as required by the NPPF. It is considered that the wording of this policy is clear.
PD/128	Environment	Policy CC4	The Environment Agency consider this	Comments and support noted.

	Agency		policy sound and are very supportive of this policy, and in particular requirements 1a, 1b and 1c. The inclusion of the policy requirement to provide or retain a minimum 8 metre buffer (either natural or semi-natural) to a watercourse is essential for preventing new development from adversely affecting water quality or habitats.	
PD/232	Home Builders Federation Ltd	Policy IM1	Objects as IM1 and the Monitoring Framework do not align.	Noted. Appendix 13 will be amended to read 'below 4 years for 3 years in a row' in relation IM1 3rd Indicator (supply of specific housing sites).
PD/188	Derbyshire County Council	Table A4.1	Notes that Appendix 4 was produced by Nottinghamshire County Council in consultation with partner authorities and organisations.	Noted.
PD/297	Gladman Developments	Table A5.1	Objects as a five year land supply should be demonstrated based on the Sedgefield approach. Delivery timescales should be realistic. Additional housing land should be identified.	A 5 Year Housing Land Supply Assessment using the Sedgefield approach will be submitted with the Local Plan. It is considered that sufficient housing land has been identified.
PD/31	Notts CC	A8.1	The indicative masterplans contained within Appendix 8 are not in accordance with the County Councils Highway Design Guide.	The masterplans have been prepared in order to help guide development of the districts seven largest housing allocations guided located on the urban edge and should only be seen as indicative. The location of vehicular access points are indicative, informed by 'in-principle' discussions with the Highway Authority. On some sites the 'in-principle' view has merely illustrated which existing roads, access should be taken from. Further detailed discussions with the Highways Authority should be undertaken at the early design stage of any future proposals.

PD/287	Historic England	A8.1	There is no reference to the historic environment in part 1 requirements for 'Connecting within and Connecting beyond or other sub headings. Masterplans should be informed by any historic environment outcomes as they are likely to inform layout, design and potentially scale.	Appendix 8 first paragraph to be amended to state "Development of housing and employment sites identified in the Local Plan will be planned through a comprehensive masterplanning process proportionate to the scale of development. Preparation of masterplans will 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."
PD/172	Dunthorne & Morley	A8.2	The masterplans are too detailed as they have not been based on evidence and may impact upon delivery of the site.	Page 24 Section 2 indicative masterplans sets out that the masterplans are only indicative at this stage and should be read alongside the policies within the local plan and should be used to inform the process , together with discussions with Mansfield District Council and key stakeholders; and through the application of other policies and guidance.
PD/61	Crescent Primary School	Figure A8.1	The Masterplan for the Pleasley SUE needs to be amended to allow for access to Crescent Primary School from the SUE to accommodate the extension to the school, as the existing entrances at Booth and Peel Crescent are already heavily congested.	The masterplans are only indicative at this time and consultation will need to be held with the education authority to finalise the extension to Crescent Primary School.
PD/171	Dunthorne & Morley	Figure A8.1	Objects to the level of detail shown on the masterplan. Requests that it be	Appendix 8 sets out that the masterplans are indicative. Additional text is being added to provide

			amended to: - address pedestrian and cycle connections primarily, with key vehicular access points into the SUE identified. - remove the link from Wharmby Avenue to the wider SUE site - show an area for the potential expansion of Crescent Primary School - show a phased approach to the provision of SUDs The scale and location of open space onsite is questioned. This will ensure that there is sufficient flexibility to respond to the evidence base and technical analysis.	further clarity on this see response to PD 284. It is considered appropriate that there is a link through from the development of the land off Wharmby Avenue parcel to the wider SUE and that SUDs and Open Space are considered on a comprehensive basis.
PD/283	Historic England	Figure A8.1	It is not clear whether the potential opportunities for enhancement and better revealing on site (e.g.e interpretation through built form and /or information) have been considered.	The masterplans are only indicative and the Local Plan Heritage Impact Assessment 2018 has been considered alongside the masterplanning principles set out in Appendix 8.
PD/284	Historic England	Figure A8.1	There has been no historic environment assessment to inform site layout etc at this stage, the proposed masterplan albeit indicative, cannot be found sound in respect of the historic environment.	The masterplans as stated are only indicative however it is proposed to include additional wording as a new paragraph to Appendix 8 section 2 ' Indicative masterplans' The indicative Masterplans will be subject to change following a full detailed assessment of site opportunities and constraints (including archaeological evaluation)".
PD/289	Helier Ltd	Figure A8.1	The masterplan is too detailed and in some cases is inconsistent with information and appraisals that have been carried out by the promoters. In particular the reference to the MARR transition from a road to a street has not yet been established as feasible in highways terms, and the street hierarchy	The masterplans have been prepared in accordance with the masterplanning requirements set out within Appendix 8. At page 241 part 2 Indicative masterplans states that the masterplans do not provide detailed design requirements or illustrate a definitive layout. Rather, the information provided is intended to inform the process.

			proposed has not been fully designed or evaluated and should be treated merely as indicative.	
PD/286	Historic England	Figure A8.2	Objects to the masterplan as no assessment of archaeology has taken place.	Included the following text as a new paragraph within Appendix 8 Section 2 (page 241), between first and second paragraphs. '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)'.
PD/108	Owners of Fields Farm Abbott Road	Figure A8.5	Objects to the masterplan due to the location of the proposed access points. Access should be shown at a location 220m from the Abbott Rd/Brick Kiln Lane junction and from Romsey Place.	The masterplans are indicative and will be refined following further technical evidence. At present no change is proposed in response to this comment.
PD/215	Barratt David Wilson Homes	Figure A8.6	Seeks modifications to the masterplan to: clearly identify access points, clarify status of village greens, note that open space/mitigation can be provided outside the site boundary and clarify that the location of the ponds is indicative at this stage.	These changes will be made as they will help make the masterplan clearer and more useable by developers and reflect other modifications.
PD/282	Historic England	Figure A8.6	Objects to the masterplan as no assessment of archaeology has taken place.	'The indicative Masterplans will be subject to change following a full detailed assessment of site opportunities and constraints (including archaeological evaluation)' To be included as a new paragraph within Appendix 8 Section 2 page 241.
PD/306	Notts CC	Table A9.1	The County Council supports the commitment in Appendix 9 to the delivery of specific school projects to respond to the plan proposal's and also the number of pupil places required but notes that these will be subject to	Paragraph 9.9 on page 144 of the Local Plan sets out how infrastructure has been prioritised based on the requirements that can currently be foreseen based on the scale of growth and broad sites. A technical paper has been prepared which sets out greater detail on how education provision will be

			change. The County Council supports the high prioritisation given to primary schools however there does not seem to be an explanation to how these priorities have been selected.	provided to support Local Plan growth.
PD/47	Forest Town Community Council	Table A12.1	Support of the designation of Spa Ponds as a Local Green Space.	Noted.
PD/53	Forest Town Nature Conservation Group (FTNCG)	Table A12.1	As the registered charity who own and manage the site we wish to offer our full support to the designation of Spa Ponds [IN6 (j)] as a Local Green Space.	Noted.