

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

**Duty to Cooperate Statement of  
Compliance**

**December 2018**

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# 1. Background

1.1 The Localism Act 2011 amended the Planning and Compulsory Purchase Act to introduce a Duty to Cooperate (DtC) in relation to planning and sustainable development<sup>1</sup>. The National Planning Policy Framework ('the NPPF') reinforces Mansfield District Council's duty to address 'strategic planning matters' with its partners in developing a Local Plan.

1.2 In March 2018 the Ministry of Housing, Communities and Local Government proposed changes to the NPPF which introduced a requirement for Local Planning Authorities to:

*".....prepare and maintain a statement of common ground, as evidence (where appropriate) of the statutory duty to cooperate...."*

Mansfield District Council will be submitting its Local Plan for examination in December 2018 and will be subject to transitional arrangements which assess the plan against the 2012 NPPF. Notwithstanding this, the DtC Statement has been prepared in the context of the revised NPPF and contains 'Statements of Common Ground' agreed with key partners in addition to other evidence demonstrating the Council's robust approach to fulfilling the Duty to Cooperate.

1.3 This statement primarily seeks to demonstrate how Mansfield District Council has managed 'strategic planning matters' and the 'Duty to Cooperate' in terms of the Mansfield Local Plan and how engagement with the Duty to Co-operate Bodies has influenced the outcomes of the plan.

1.4 The Local Plan sets out a Vision, Spatial Strategy (including overall development requirements) and Strategic objectives that will guide the future development of the District. In addition, it contains detailed development management policies, allocations and designations.

1.5 The Local Plan addresses a wide range of issues. Some of the main issues are set out in Appendix 2.

1.6 Ten 'Strategic Matters' have been identified that form the basis of Duty to Cooperate discussions and Statements of Common Ground. These are set out in more detail in section 3.5 of this report.

1.7 The Statement of Compliance seeks to reflect the guidance contained in Paragraph 1.18 of the Planning Inspectorate's 'Procedural Practice in the Examination of Local Plans'<sup>2</sup>. This indicates that the DtC Statement of Compliance "should identify the strategic matters and the key issues that need to be addressed, and then show that the parties have done all that they reasonably could have in trying to resolve the issues through co-operation".

1.8 The structure of the paper broadly reflects the Planning Advisory Service (PAS) Duty to Cooperate statement template (2016)<sup>3</sup> but has been tailored to suit the

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<sup>1</sup> Section 33A(4) of the Planning and Compulsory Purchase Act 2004 defines these as "...sustainable development or use of land that has or would have a significant impact on at least two planning areas..."

<sup>2</sup> <https://www.gov.uk/government/publications/examining-local-plans-procedural-practice>

<sup>3</sup> <https://www.local.gov.uk/pas/pas-topics/local-plans/are-you-ready-do-your-duty-and-cooperate>

circumstances in Mansfield District. Statements of Common Ground are attached as Appendices 8a to 8f to reflect the revisions to the NPPF in 2018. More than one Statement of Common Ground has been prepared as this is considered the clearest and most expedient way to evidence joint working. Most of the SoCGs are addressing different strategic matters.

- 1.9 A copy of a Memorandum of Understanding prepared by the HMA partners in 2017 in relation to Governance arrangements is also attached.
- 1.10 The paper will be submitted to assist the appointed Planning Inspector as part of the examination of the Mansfield Local Plan.

## 2. Strategic context

### 2.1. Strategic Geography

- 2.1.1 Mansfield District is strategically located to the north of the East Midlands in the centre of the UK. The district's population is 108,600<sup>4</sup>, of which approximately 90% live within the Mansfield urban area.
- 2.1.2 The maps shown in Appendix 4 illustrate the District's geographical location in its sub-regional context and the connectivity of Mansfield and Market Warsop urban areas by road and rail to nearby towns and cities. Mansfield and the wider HMA have functional economic links to the larger urban areas of Nottingham and to a lesser extent Sheffield.
- 2.1.3 The District falls within many geographical areas depending on the nature of the Strategic Issue. The main geographical areas, in relation to some of the key strategic issues and the relevant Duty to Cooperate bodies within those areas are set out below.

### **The Strategic Housing Market Area**

- 2.1.4 The District of Mansfield falls within the Nottingham Outer Housing Market Area (HMA)<sup>5</sup> along with Ashfield District Council and Newark & Sherwood District Council.
- 2.1.5 The 'Nottingham Outer Strategic Housing Market Assessment (2015)' (SHMA) and 'SHMA Demographic Update (May 2017)' were jointly prepared on behalf of the Housing Market Area partners. The SHMA sought to identify the most appropriate Housing Market Area through analysis of the relationships between areas. The SHMA concluded<sup>6</sup> that:

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<sup>4</sup> 2017 ONS Population estimates

<sup>5</sup> As identified in the Nottingham Outer Strategic Housing Market Area Assessment (2015)

<sup>6</sup> Nottingham Outer Strategic Housing Market Assessment (2015), Paragraph 2.77 pp.43

*“...Ashfield, Mansfield and Newark and Sherwood in view of all the current and historic evidence, as well as the existing ties, comprise a single housing market area....”*

## **Housing Requirements and Distribution**

2.1.6 The SHMA 2015 and SHMA demographic update 2017 sought to identify the overall housing requirements and distribution within the HMA and each of the constituent Local Planning Authorities. The 2015 SHMA concluded that the ‘Full Objectively Assessed Need’ (FOAN) for each Authority was:

- Mansfield (376 dwellings per annum)
- Ashfield (480 dwellings per annum)
- Newark & Sherwood (454 dwellings per annum).

2.1.7 The National Planning Policy Framework was amended in July 2018 and introduced a ‘standardised methodology’ for the calculation of housing need. Mansfield District Council published the Local Plan following the revisions to the NPPF and calculated housing requirements based on the standardised methodology<sup>7</sup>. The housing requirement based on the standardised methodology is for 279 houses per year. To take account of economic growth aspirations it is proposed to raise the annual requirement to 325 per year.

2.1.8 At the time when Mansfield District Council was preparing the Local Plan for publication, the Newark & Sherwood Plan was being examined on the basis of housing requirements identified in the SHMA. The Ashfield Local Plan had been withdrawn following hearing sessions in 2017 and a new Local Plan was being developed using the Standard Methodology.

2.1.9 In the context of housing requirements and distribution, the relevant DtC bodies who Mansfield District Council consulted with were:

- Ashfield and Newark & Sherwood District Councils (HMA partners);
- Bassetlaw and Bolsover District Councils (who adjoin Mansfield District);  
and
- Nottinghamshire County Council.

2.1.10 DtC discussions with LPA partners, within and outside of the Housing Market Area, have indicated that all parties are satisfied with the overall FOAN and distribution and are able to meet their own need. No unmet housing need arises during the plan period.

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<sup>7</sup> Using the 2014 household projections.

## **Gypsy and Traveller Accommodation**

2.1.11 Mansfield District Council has undertaken a District wide Gypsy and Traveller Accommodation Needs Assessment (GTANA 2017).

2.1.12 Although the study looked solely at the need within Mansfield, it was undertaken in accordance with a joint methodology prepared by all Nottinghamshire Local Authorities. The study identified a small need (3 permanent and 1 transit pitch). Subsequent work failed to identify developable pitches and an unmet need was identified.

2.1.13 DtC discussions were held with HMA partners, Bolsover District Council (neighbouring authority) and Nottinghamshire County Council in order to seek a solution to the unmet need.

## **The Functional Economic Market Area**

2.1.14 Mansfield is part of the Nottingham Outer 'Functional Economic Market Area' (FEMA) with Ashfield and Newark & Sherwood Districts.

2.1.15 The Mansfield Travel to Work Area (TTWA) includes all of Mansfield district, the majority of Ashfield and Newark & Sherwood Districts the south western tip of Bassetlaw, the north of Gedling district and parts of eastern Derbyshire.

2.1.16 DtC discussions were held with Ashfield and Newark & Sherwood District Councils and the Local Enterprise Partnership (D2N2).

## **Employment Requirements and Distribution**

2.1.17 The quantity of employment land in Mansfield District has been determined through joint work between all Nottinghamshire Authorities as part of the 'Employment Land Forecasting Study'. The Nottingham Outer HMA Employment Land Forecasting Study 2015 identified requirements for Mansfield, Ashfield and Newark & Sherwood District Councils.

2.1.18 In the context of employment requirements and distribution, the relevant DtC bodies who Mansfield District Council cooperated with were:

- Ashfield and Newark & Sherwood (the other District Council Local Planning Authority partners in the Functional Economic Market Area);
- Bolsover District Council and Bassetlaw District Council (Adjoining Local Planning Authorities outside of the HMA);
- Nottinghamshire County Council; and
- Derbyshire & Nottinghamshire Enterprise Partnership (D2N2).

## **Drainage and flooding**

- 2.1.19 The District falls within the Idle and Torne management catchment of the wider Humber River Basin (with the River Maun flowing through Mansfield and parts of the River Meden draining into the River Idle).
- 2.1.20 'Duty to cooperate' discussions have taken place with the Environment Agency (EA) and Nottinghamshire County Council (the Lead Local Flood Authority).
- 2.1.21 The relatively steep topography with the district means that flooding from rivers and streams only impacts approximately three percent of the district. However, whilst only a small proportion of the district is affected by fluvial flood risk the impact is predicted to be highest in the Mansfield central area. In addition, the key flood risk management challenges facing growth in the district relate to greater surface and sewer flooding as a result of additional development, areas of impermeable soils and increased storm frequency as a result of climate change.
- 2.1.22 Discussions with the EA have considered the impacts of proposed development on drainage and flooding. No downstream implications have been identified necessitating discussions with other Local Authority partners.

## **Provision of Infrastructure**

### **Health**

- 2.1.23 The District falls within the Mansfield and Ashfield Clinical Commissioning Group (CCG) area.
- 2.1.24 Duty to cooperate discussions involved: meetings and correspondence with the CCG; and meetings of the 'Mid-Nottinghamshire Local Estates Forum' (which includes representatives of Community Health Partnerships, Nottinghamshire Healthcare Trust, Clinical Commissioning Groups, NHS England and Local Authorities).
- 2.1.25 DtC discussions with the CCG sought to ensure that policies and allocations are able to be delivered whilst providing sufficient health care facilities.

### **Education**

- 2.1.26 Mansfield District falls within the Nottinghamshire Local Education Authority (LEA) area.
- 2.1.27 Discussions have been held with officers of Nottinghamshire County Council (LEA) in order to ensure that policies and allocations are able to be delivered whilst providing sufficient education provision.

## **Transport – Local and Strategic**

- 2.1.28 Mansfield District falls within the Nottinghamshire Local Highway Authority Area and abuts the Derbyshire Local Highway Authority.
- 2.1.29 There are no parts of the Strategic Road network managed by Highways England within the District. However, the growth proposed through the Local Plan has the potential to impact on the operation of the M1 and in particular junction 28.
- 2.1.30 Mansfield and Mansfield Woodhouse train stations provide a regular service to Nottingham and Worksop.
- 2.1.31 Discussions and correspondence were held with Nottinghamshire County Council and Highways England and comments have been received from, Derbyshire County Council and Network Rail during the development of the plan.

## **Historic Environment**

- 2.1.32 Mansfield District is within Nottinghamshire where responsibility for archaeology and the historic environment is administered by Nottinghamshire County Council (Heritage team)<sup>8</sup>. Historic England is responsible for designated heritage assets including Scheduled Monuments and listed buildings.
- 2.1.33 Discussions were held with Historic England at all key stages of plan production. This informed the proposed policies in the Local Plan.

## **Natural Environment**

- 2.1.34 Parts of Mansfield District are within the Potential ‘Special Protection Area’ at Sherwood Forest. The proposed area extends into the neighbouring Local Authorities of Ashfield and Newark & Sherwood.

## **Strategic Geography for issues covered by other (non-prescribed) bodies**

- 2.1.35 Discussions were also held with a number of bodies which were not prescribed as DtC bodies in order to identify issues such as whether adequate social and other infrastructure could be effectively delivered. These included:
- Utilities and communications companies operating in Mansfield
  - Severn Trent (water supply and drainage);
  - National Grid (gas and electricity distribution);

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<sup>8</sup> In the absence of staff resources at NCC Mansfield DC has sought specialist advice from Lincolnshire County Council.

- Energy providers (Western Power);
- Nottinghamshire Wildlife Trust;
- Communications providers (Various); and
- Sport England.

## 2.2 Development strategy and priorities

2.2.1 The development strategy and priorities in the District between 2013 and 2033 are set out in the emerging Local Plan. The Plan's Objectives are to :

- Support economic growth;
- Creating a stronger more resilient local economy;
- Increase the range and choice of housing;
- Conserve and enhance the identity, character and diversity of built and natural heritage assets;
- Ensure a high standard of design;
- Enhance the vitality and viability of town, district and local centres;
- Promote the health and wellbeing of the population;
- Ensure that development helps reduce and is resilient to the impacts of climate change;
- Support improvements to accessibility and movement by a range of sustainable transport options;
- Deliver the infrastructure requirements of the district;
- Protect the vitality, identity and setting of villages by safeguarding important areas of open land and access to community facilities;
- Identify, protect, enhance and encourage the appropriate management of district's important natural resources;
- Encourage new development to be water sensitive; and
- Conserve and enhance the quality of the district's landscape character.

2.2.2 The Local Plan policies and allocations seek to deliver the strategy and priorities by:

- Seeking to deliver 6,500 houses between 2013 and 2033 including two Sustainable Urban Extensions;
- Allowing for permanent and transit Gypsy and Traveller pitches in appropriate locations (including working with LPA partners);
- Delivering some 41 hectares of additional employment land<sup>9</sup> between 2013 and 2033 and protect important existing employment sites;
- Providing a robust policy basis for the determination of planning applications in the context of protecting the best of the built, natural and historic environment;
- Providing policies that encourage climate change mitigation including renewable sources of energy, sustainable water & waste management, sustainable transport and recycling;
- Providing policies that seek to resist developments that are adversely affected by climate change implications – including flooding;
- Setting out requirements for new Infrastructure and how it will be delivered; and

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<sup>9</sup> Including 26,000 sq. m of office space

- Identifying areas for growth and areas to be protected on a ‘Policies Map’.

## 2.3 Key relationships and bodies

2.3.1 In preparing the Local Plan Mansfield District Council has developed relationships with a wide range of key organisations, many of whom are Prescribed Bodies under the Duty to Cooperate. The Council has engaged on an ongoing basis with the relevant Duty to Cooperate Bodies, in particular:

- Local Planning Authorities in the Nottingham Outer Housing Market Area (Ashfield and Newark & Sherwood);
- Local Planning Authorities who adjoin the District including Bassetlaw and Bolsover District Councils;
- Nottinghamshire County Council (highway, education, lead flooding and waste authority);
- The Historic Buildings and Monuments Commission for England (Historic England);
- Mansfield & Ashfield Clinical Commissioning Group;
- Natural England;
- Highways England;
- The Environment Agency;
- Nottinghamshire and Derbyshire Local Enterprise Partnership (D2N2)<sup>10</sup> and;
- Sport England<sup>11</sup>.

2.3.2 Other key organisations which are not Prescribed Bodies under the Duty to Cooperate, but which have been engaged, are set out in section 2a (paragraph 2.1.35) above.

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<sup>10</sup> Not a prescribed body but LPAs must have regard to their activities when they are preparing their Local Plans.

<sup>11</sup> Not a prescribed body but were heavily involved in the development of the Local Plan.

### 3. Strategic planning issues

- 3.1 The strategic planning priorities are linked to the Local Plan's overall objectives and strategy referred to in section 2b above.
- 3.2 The strategic matters that require engagement with Duty to Cooperate partners are considered below.

#### 3a. Strategic Matters

- 3.3 Section 33A(4) of the Planning and Compulsory Purchase Act 2004 sets out the context for strategic matters stating that:

*“Sustainable development or use of land that has or would have a significant impact on at least two planning areas, including ..... sustainable development or use of land for or in connection with infrastructure that is strategic and has or would have a significant impact on at least two planning areas...”*

- 3.4 Paragraph 156<sup>12</sup> of the 2012 National Planning Policy Framework (NPPF), which was extant at the time of the development of the Local Plan, sets out the 'strategic priorities' that local planning authorities are expected to include in their Local Plans.

- 3.5 The main 'strategic priorities' that inform the 'Strategic Matters' have been identified for the Mansfield Local Plan are set out below:

1. Identify the appropriate Housing Market Area and distribution of housing;
2. Identify the appropriate Functional Economic Market Area;
3. Meeting the objectively assessed housing needs during the plan period including Sustainable Urban Extensions and other allocations;
4. Work with partners to identify Gypsy & Traveller sites to meet identified need;
5. Identify sufficient land to meet employment land needs during the plan period including allocating land for employment uses and working with partners to identify any unmet need;
6. Deliver the appropriate amount of retail floorspace to meet identified needs.
7. Identify the social infrastructure required to support proposed levels of growth – including health and education provision;
8. Identify the transport infrastructure required in order to support proposed levels of growth, encourage modal shift and secure mitigation to avoid severe adverse impacts;
9. Protect important heritage assets; and
10. Protect important natural environment features.

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<sup>12</sup> Paragraph 156 identifies strategic priorities as 'The homes and jobs needed in the area; the provision of retail, leisure and other commercial development; the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat); the provision of health, security, community and cultural infrastructure and other local facilities; and climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape'.

- 3.6 Engagement with Duty to Cooperate Partners has been based around these strategic matters. These have helped to focus discussions and the issues contained in Statements of Common Ground.
- 3.7 The table in **Appendix 1** summarises how the Council has sought to engage with its partners on these strategic matters. The table sets out:
- I. The Strategic Planning Issue;
  - II. Evidence Base used;
  - III. Which Strategic Partners were involved;
  - IV. Actions and outcomes; and,
  - V. Ongoing cooperation.

## 3b. Evidence base

3.8 The strategic issues in the Local Plan were informed by a wide ranging evidence base including:

### Housing issues

- Nottingham Outer 2015 Strategic Housing Market Assessment (October 2015);
- SHMA Demographic update 2017;
- Assessment of locations for additional housing land in Mansfield District (May 2015);
- Initial assessment of potential housing site allocations (November 2015);
- Housing & Employment Land Availability Assessment (HELAA) (May 2017);
- HELAA summary of Sites (2018);
- Mansfield District Council Gypsy and Traveller Accommodation Needs Assessment 2017<sup>13</sup>;
- Nottingham & Nottinghamshire Traveller Accommodation Assessment Methodology (October 2013);
- Gypsy and Traveller Technical Paper 2018;
- Housing Technical Paper 2018;
- Site Selection Technical Paper (2018);
- Housing & Employment Land Availability Assessment (HELAA) (May 2017);
- Housing needs of particular groups (2018); and
- Housing monitoring Reports (2018).

### Employment, retail and economy issues

- Employment Land Review (May 2017);
- Employment Technical Paper (2017,2018);
- Employment Land Forecasting Study Nottingham Core HMA and Nottingham Outer HMA Final Report (July 2015);
- East Midlands Northern Sub-Region Employment Land Review (2008) (Nottinghamshire County Council and Partners);
- Employment Monitoring report (2018);
- Authority monitoring report 2017;
- Mansfield District Retail and Leisure Study (2011);
- Mansfield Retail and Leisure Study Addendum report (2014);
- Retail & Leisure Technical Paper (November 2015);
- Mansfield Retail viability study (2016);
- Mansfield District Council Retail Update (2016);
- Mansfield District Retail & Leisure Study update (2017);

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<sup>13</sup> For housing and employment.

- Retail and Leisure Technical Paper (2018);
- Retail Monitoring Reports (2017 / 2018); and
- Fast food outlets and obesity– Mansfield Briefing (2018).

### Transport

- Mansfield Transport Study - Stage 1 (October 2014);
- Mansfield Transport Study - Stage 2 (January 2015);
- Mansfield Transport modelling position statement (January 2016);
- Mansfield Transport Study – Stage 1 (Baseline & Reference Case)(2018);
- Mansfield Transport Study – Stage 2 (Local Plan Growth)(2018);
- Mansfield Infrastructure Study and Delivery Plan (2018).

### Environment and Green Infrastructure

- Green Infrastructure Study (2018);
- Playing pitch assessment (January 2016);
- Addendum to the Final Playing Pitch Strategy Assessment - applying Sport England's national development calculator (2018)
- Playing pitch Strategy Action Plan (January 2016);
- Mansfield Habitat Regulations Assessment - Likely Significant Effects Screening Report, 2016;
- Interim Habitat Regulation Assessment - Strategic and Edge of Settlement Sites, 2017
- Habitat Regulation Assessment, 2018
- Local Green Spaces Technical Paper (December 2015);
- Local Green Spaces - Statement of Consultation (2015)
- Designating Local Green Space Addendum (2018)
- Landscape Character Assessment (2010);
- Landscape Character Assessment addendum (2015);
- Community Open Space Assessment (2018);
- Heritage Impact Assessment: Part A (2018)
- Heritage Impact Assessment: Part B (2018).

### Water and energy

- Mansfield Water Cycle Scoping Report (2009)
- Strategic Flood Risk Assessment (June 2008) and Addendum (2018);
- Mansfield Central Area Flood Risk Review (February 2018);
- Mansfield Low Carbon Energy Opportunities and Heat Mapping for Local Planning Areas Across the East Midlands, 2011

### Other evidence

- Local Plan Viability Assessment – Draft Report (November 2015);
- Local Plan Viability Appraisal (TBC);
- Authority Monitoring Report (2017);

- Mansfield today (2018)
- Mansfield Sustainability Appraisal Interim SA Report August 2017;
- Interim Sustainability Appraisal / Strategic Environmental Assessment (February 2016);
- Mansfield pre –submission Sustainability Appraisal report (2018);
- Mansfield Air Quality Impact Assessment Local Plan Junctions Effects, 2018 - not yet complete;
- Whole Plan & Community Infrastructure Levy Viability Assessment (2018);
- Rapid Health Impact Assessment (2018);

3.9 There has also been input from DtC partners in the development of consultant's briefs and commenting on draft versions of evidence reports. Examples include: engaging with the Environment Agency to help develop the Strategic Flood Risk Assessment; Historic England to inform the development of a Historic Assets Assessment; and, Nottinghamshire County Council and Derbyshire County Council Highways Authorities in relation to transport evidence.

### 3c. Joint evidence

- 3.10 Many of the evidence studies have been jointly prepared and commissioned with other DtC partners. These include:
- A 'Strategic Housing Market Area Assessment' (SHMA) which sought to identify the quantity and type of housing requirements for Mansfield, Ashfield and Newark & Sherwood District Councils up to 2033;
  - 'Employment Land Forecasting Study' which considered requirements across the Nottingham Core and Nottingham Outer economic areas; and
  - East Midlands Northern Sub-Region Employment Land Review.
- 3.10 In addition, other evidence has been gathered in accordance with methodologies and protocols agreed by DtC partners, these include the Nottingham & Nottinghamshire Traveller Accommodation Assessment Methodology. The Housing and Employment Land Availability Assessment (HELAA) was the subject to consultation with neighbouring Local Planning Authorities who raised no objection to the proposed methodology.

## 4. Actions, Outcomes and Governance

### 4a. Actions

- 4.1 Some of the key 'actions' in relation to the Duty to Cooperate are set out below. Each of the 'actions' in relation to the key partners is considered independently below:

#### HMA partners

- 4.2 Strategic working with HMA partners resulted in the commissioning of a 'Strategic Housing Market Assessment' and 'Employment Land Forecasting Study' in 2015.
- 4.2.1 Ongoing engagement with HMA partners was through structured meetings, correspondence and development of a Statement of Common Ground. These sought to address strategic planning matters in relation to:
- a. Housing and employment requirements,
  - b. Gypsy & Traveller accommodation; and
  - c. Transport issues.
- 4.2.2 The method for calculating the Full Objectively Assessed Need (FOAN) for housing was a key discussion area. In advance of publishing its plan, Mansfield District Council called a meeting to discuss, amongst other things, how to calculate FOAN. MDC were conscious of the emerging changes to the NPPF at that time including the introduction of the Standardised Methodology of calculating housing requirements. Further e-mail exchanges and the provision of further information was subsequently provided. Notes of meetings and e-mail exchanges are recorded in section 5.
- 4.2.3 In the context of Gypsy & Traveller pitch provision, Mansfield DC sought to identify willing landowners and assessed its own land holdings in order to identify suitable sites to meet identified needs. No suitable options to meet requirements within the District were identified. Meetings were held with Ashfield, Newark & Sherwood, Bolsover and Bassetlaw District Councils to discuss how to meet 'unmet need' across the HMA. Nottinghamshire County Council was also asked if they could identify any suitable sites within their land ownership.
- 4.2.4 Other actions included ongoing meetings and discussions to address the main strategic matters and ongoing dialogue via telephone and e-mail exchanges.
- 4.2.5 A Statement of Common Ground was prepared for the HMA partners.

## Other Neighbouring Local Planning Authorities

- 4.3 Ongoing discussions and meetings were arranged with Local Authority partners in Bolsover and Bassetlaw Districts in order to discuss Strategic matters and cross-boundary issues.
  - 4.3.1 In relation to Bolsover District a meeting was held to discuss: heritage & regeneration issues at Pleasley Vale Regeneration Area; transport issues in relation to main roads and junctions on the M1; unmet need for Gypsy & Traveller accommodation; housing and employment provision; and, strategic cross-boundary developments.
  - 4.3.2 In relation to Bassetlaw District Council, a meeting and discussions related to: Gypsy& Traveller unmet need; Proposed development of the former Welbeck Colliery Site<sup>14</sup> for residential and employment development; and, impacts and implications of growth on the A60 corridor.
  - 4.3.3 Evidence of this engagement included in section 5 and Appendix 5.
  - 4.3.4 Statements of Common Ground were prepared between the MDC and the neighbouring Authorities of Bassetlaw and Bolsover.

## Nottinghamshire County Council (NCC)

- 4.4 Multiple discussions and meetings were held with Nottinghamshire County Council (NCC) regarding: Transport issues; Education provision; minerals and waste; and unmet need for Gypsy & Traveller accommodation.
  - 4.4.1 Nottinghamshire County Council Planning Officers coordinated discussions with colleagues in education, transport and waste departments.
  - 4.4.2 Details of the outcomes are set out in section 4b and evidence of engagement included in section 5 and Appendix 5.
  - 4.4.3 A Statement of Common Ground was prepared between MDC and NCC.

## Highways England (HiE)

- 4.5 Mansfield District Council gathered transport evidence using the Mansfield Transport model to assess the impacts of growth options on the Strategic and local road network. Discussions with HiE were set in the context of this transport evidence.

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<sup>14</sup> Located within 'Bassetlaw District' but adjacent to Meden Vale in Mansfield District.

- 4.5.1 Highways England's advice was sought in scoping the nature of transport evidence required to assess the plan's impacts.
- 4.5.2 HiE were subsequently provided with transport reports / assessments derived from the Mansfield Transport Model and other sources. HiE assessed the impacts of proposed growth on the local and Strategic road network.
- 4.5.3 Subsequent discussions and e-mail exchanges were held with Highways England to understand if they were satisfied with the evidence obtained and that emerging policies were satisfactory in mitigating any adverse impacts and whether a Statement of Common Ground was required.
- 4.5.4 Details of the outcomes are set out in section 4b and evidence of engagement included in section 5 and Appendix 5.

#### Natural England (NE)

- 4.6 Natural England's advice was sought via discussions and e-mail exchanges regarding the impact of proposed growth on important natural environment features including designated sites and protected species. In particular the Council engaged with NE in terms of the Habitat Regulation Assessment process and the implications natural environment implications for proposed strategic sites.
- 4.6.1 Subsequent discussions and e-mail exchanges were held with Natural England to understand if they were satisfied that emerging allocations and policies were satisfactory and whether a Statement of Common Ground was required.

#### The Environment Agency

- 4.7 The Environment Agency's advice was sought through discussions and e-mail exchanges regarding the impact of proposed growth on flooding and the water environment.
- 4.7.1 The Environment Agency were involved in the development of an appropriate evidence base including the Strategic Flood Risk Assessment.

#### Historic England

- 4.8 Historic England's advice was sought via meetings, discussions and e-mail exchanges regarding the impact of proposed growth on heritage assets, the development of appropriate policies, and the robustness of evidence obtained. A Statement of Common Ground was developed.

4.8.1 Details of discussions, meetings and e-mail exchanges are set out in section 5 and Appendix 5.

4.8.2 A Statement of Common Ground was prepared between MDC and Historic England.

#### Mansfield & Ashfield Clinical Commissioning Group (CCG)

4.9 Meetings and ongoing e-mail and telephone discussions were held with Mansfield & Ashfield Clinical Commissioning Group's (CCG) whose advice was sought regarding the impact of proposed growth on the capacity of primary care facilities in Mansfield and how any deficiencies resulting from growth could be addressed.

4.9.1 Details of the outcomes are set out in section 4b and evidence of engagement included in section 5 and Appendix 5.

4.9.2 The input of the CCG was sought in developing an 'Infrastructure Delivery Plan' in order to ensure that necessary infrastructure was identified and that it was deliverable.

4.9.3 A Statement of Common Ground was prepared between the MDC and Mansfield & Ashfield CCG.

#### D2N2 Local Enterprise Partnership

4.10 Ongoing e-mail and telephone discussions were held with D2N2 whose advice was sought regarding the employment allocations and policies within the emerging Local Plan.

4.10.1 Details of the outcomes are set out in section 4b and evidence of engagement included in section 5 and Appendix 5.

## 4b. Outcomes from strategic working

- 4.10 Strategic cooperation between the Council and Duty to Cooperate Partners referred to above has influenced the Local Plan in the following key areas. Each of the ten Strategic Matters and the resultant ‘**outcomes**’ are considered in turn below:

### Identification of the Housing Market Area

- 4.11 One of the key outcomes of joint working with HMA partners on the SHMA was to confirm the logical extent of the Housing Market Area (HMA). The SHMA 2015 identified that the administrative areas of Mansfield, Ashfield and Newark & Sherwood District Councils formed the logical HMA. All HMA partners supported these conclusions.
- 4.12 The main outcome was that all parties within the HMA agreed to plan for the housing by seeking to deliver the needs of the individual Local Planning Authorities and the collective HMA.
- 4.13 At the time of drafting this Statement, all parties agreed that they were able to deliver their Full Objectively Assessed Need for housing (FOAN) individually and as a HMA as a whole.
- 4.14 The Statement of Common Ground (attached as Appendix 8A) indicates that all parties agree with the Housing Market Area as defined.

### Identification of the Functional Economic Market Area

- 4.15 The jointly commissioned Employment Land Forecasting Report 2015 concluded that the ‘Functional Economic Market Area’ (FEMA) included the administrative areas of Mansfield, Ashfield and Newark & Sherwood District Councils.
- 4.16 The main outcome was that all parties within the FEMA agreed to plan for the employment needs of their respective individual Local Planning Authorities and the collective FEMA. This is confirmed in the Statement of Common Ground (Appendix 8a).
- 4.17 At the time of drafting this Statement, all parties were able to deliver their respective employment land requirements individually and the FEMA as a whole.
- 4.18 The Statement of Common Ground (attached as Appendix 8a) indicates that all parties agree with the Functional Economic Market Area as defined.

## Objectively Assessed Need for Housing

- 4.19 At the start of the Mansfield Local Plan production, the Full Objectively Assessed Need (FOAN) was informed by the 'Strategic Housing Market Area Assessment' (SHMA) (2015), which was jointly commissioned by the HMA partners. The outcomes at this time were that the study identified a FOAN for each of the HMA partners. All parties signed up to a Statement of Common Ground (February 2017) and Memorandum of understanding (November 2017) which established the FOAN in the SHMA as the preferred method to establish housing requirements.
- 4.20 Following the publication of the SHMA, revisions to the methodology for calculating FOAN were set out in the National Planning Policy Framework July 2018.
- 4.21 Mansfield District Council discussed whether it was more appropriate to pursue the 'standardised methodology' or continue with the needs identified in the SHMA with its HMA partners. The outcome was that Newark & Sherwood District Council continued with its submitted plan based on the FOAN contained in the 2015 SHMA<sup>15</sup>. Mansfield District Council published its Local Plan in September 2018 based on housing requirements derived using the Standard Methodology. The Ashfield Local Plan will be required to use the standard methodology as it is in its infancy.
- 4.22 Mansfield District Council considered that using the Standard Methodology would be the most defensible approach as it was based on the most up to date guidance. The justification for pursuing the 'Standard Methodology' is set out further in the Housing Technical Paper 2018<sup>16</sup>.
- 4.23 The outcome was that HMA partners signed a Statement of Common Ground (Appendix 8A) which indicated that Newark & Sherwood District Council would continue with the FOAN requirements identified in the 2015 SHMA but both Ashfield and Mansfield DC would use the standard methodology.
- 4.24 A further outcome of discussions was that, based on the respective methodologies, all parties<sup>17</sup> were able to deliver the FOAN without generating any unmet need during the plan period.

## Provision of unmet need for Gypsy and Traveller Sites

- 4.27 The outcome of joint working in relation to Gypsy and Traveller Sites indicated that Mansfield District Council, its HMA partners and neighbouring LPAs of

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<sup>15</sup> Based on the findings of the SHMA in advance of the publication of the NPPF 2018.

<sup>16</sup> [http://www.mansfield.gov.uk/Evidencehousing#Housing Technical Paper](http://www.mansfield.gov.uk/Evidencehousing#Housing%20Technical%20Paper) (pp14-16)

<sup>17</sup> Including HMA partners.

Bolsover and Bassetlaw were unable to identify sufficient land to deliver their G&T pitch requirements resulting in unmet needs.

- 4.29 The outcome was that Mansfield DC decided to produce a separate 'Gypsy & Traveller Site Allocations Development Plan Document'. Mansfield District Council have the authority to use the Council's powers to purchase any relevant sites where appropriate using Compulsory Purchase legislation. Evidence gathering sought to identify potentially suitable sites.
- 4.30 The Statements of Common Ground attached as Appendices: 8a (HMA Partners), 8b (Nottinghamshire County Council); 8c (Bolsover DC); and 8d (Bassetlaw DC) set out the outcomes of discussions in relation to G&T provision.

#### Provision of employment land

- 4.31 An 'Employment Land Forecasting Study' was jointly prepared by Mansfield, Ashfield and Newark & Sherwood District Councils and with the with the Greater Nottingham Housing Market Area.
- 4.32 Discussions with both Ashfield and Newark & Sherwood District Council's identified that both had a surplus of employment land when compared with their respective needs.
- 4.33 The outcome of strategic working was that all partners in the Functional Economic Market Area (FEMA) agreed that they were able to deliver their individual and FEMA employment land requirements during the plan period. This is confirmed in the Statement of Common Ground (Appendix 8a).

#### Provision of retail floorspace

- 4.34 The provision of retail floorspace was identified as a Strategic Matter because Mansfield DC were unable to identify the amount of 'comparison' retail floorspace to meet needs identified in the retail study.
- 4.35 The outcome of discussions with HMA partners and neighbouring authorities was that it was not deemed appropriate for other partners to deliver the unmet 'comparison' retail needs of Mansfield and that this was a local issue that did not cross administrative boundaries. A Statement of Common Ground in relation to this issue was not considered necessary.

#### Identification of necessary social infrastructure provision

- 4.36 The outcome of discussions with NCC (Education) identified the necessary education facilities required to support growth. Discussions identified that, in

the context of education, the level of development proposed at 'Land off Jubilee Way' was sufficient to require the provision of a new primary school. DtC discussions indicated that new primary schools will be required and financial contributions to accommodate cumulative growth. Financial contributions are required towards primary and secondary schools on all other housing sites (See Statement of Common Ground **Appendix 8b**).

- 4.37 The outcome of discussions with Mansfield & Ashfield Clinical Commissioning Group indicated that it would be possible to accommodate the primary health care provision requirements arising from the proposed levels of growth. Financial contributions and extensions to existing services were identified as appropriate solutions. This is addressed in the Statement of Common Ground (**Appendix 8f**).
- 4.38 The nature and type of financial contributions required in order to provide necessary health, education, transport and other infrastructure have also been informed by DtC discussions. The outcome of these discussions were that the nature and cost of infrastructure provision is reflected in the Infrastructure Delivery Plan (IDP).

#### Assessing transport impacts on the Strategic and Local Road network

- 4.39 The outcomes of discussions with Highways England (HiE) in relation to the Strategic Road network, Nottinghamshire County Council (the Local Highway Authority (LHA) in relation to local roads and neighbouring LPAs in relation to specific local issues concluded that the transport impacts of proposed development were capable of being mitigated. No objections were raised by the Highways England, the Local Highway Authority (NCC) or Local Authority neighbours.
- 4.40 Highways England and Nottinghamshire County Council raised no objection to the Local Plan in relation to the impact on the Local and Strategic Road Networks<sup>18</sup>. This is confirmed in the SoCG with Nottinghamshire County Council (Appendix 8b) and an e-mail from Highways England dated 14th June 2018 which stated that they:

*“....do not consider that a Statement of Common Ground is necessary, and instead, the previous correspondence which there has been between the Council and Highways England (including the submission of formal letter responses to consultation documents), can be used as public evidence of the Council engaging in the Duty to Co-operate agenda”.*

- 4.41 The outcome of discussions between MDC and Bolsover District Council regarding the impact on junctions 28 and 29 of the M1 resulted in an

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<sup>18</sup>Based on transport evidence produced by URS for Mansfield District and Nottinghamshire County Councils in 2015 which did not indicate any material impact on the Strategic Road network or impacts on the local road network that were incapable of being mitigated.

agreement that, based on current evidence, the impact of proposed growth identified within the Mansfield Local Plan is capable of being mitigated. This agreement is contained in the signed SOCG attached as Appendix 8c.

- 4.42 Outcomes of discussions with Bassetlaw District Council were that no severe adverse impacts on the A60 had been identified and impacts were capable of being mitigated, this is confirmed in the statement of Common Ground (Appendix 8d).
- 4.43 DtC discussions have informed the policies of the Local Plan, including those policies seeking transport infrastructure to support the proposed allocations. The Infrastructure Delivery Plan also identifies where transport infrastructure is required.

#### Protecting Heritage Assets

- 4.44 The outcomes of discussions with Historic England primarily related to the impacts of three proposed large housing site allocations, the robustness of evidence relating to heritage assets and policy wording to be included in policy HE1 of the emerging Local Plan.
- 4.45 Some of the main outcomes and changes to the emerging Local Plan were:
- Further evidence gathering at Pleasley Hill Farm in the form of a geophysical survey to establish the potential impact of development on underground archaeology (non-designated assets). The proposal would only be considered acceptable by Historic England subject to this additional evidence.
  - Policies in relation to proposed allocations at Land off Jubilee Way and Three Thorn Hollow were amended to seek a requirement for a 'Written Scheme of investigation' to understand the archaeological implications of development.
  - Alterations to the wording of policy HE1.

- 4.46 The SoCG with Historic England (Appendix 8e) identifies that a satisfactory 'evidence gathering' and 'policy approach' was agreed. Some additional changes to policy wording and the role and function of 'masterplans' accompanying the Local Plan are further modifications proposed to the Local Plan for clarification purposes.

#### Impacts on the natural environment

- 4.47 The outcome of discussions with Natural England were that they were satisfied there were no issues identified in the emerging Mansfield Local Plan that would require a Statement of Common Ground. This is confirmed in discussions on 12<sup>th</sup> June and an e-mail from MDC to NE on the same day.

#### **4c. Governance and working arrangements:**

4.48 The Governance and working arrangements with DtC partners depends on the nature of the Strategic issue.

4.49 The majority of day to day engagement with Duty to Co-operate partners has been and will continue to be through meetings, e-mail exchanges and telephone engagement between Council Officers and its partners. Most engagement does not need for a formalised governance arrangement.

4.50 Some more formal arrangements are in place and these are summarised below.

##### Housing Market Area partners (Ashfield and Newark & Sherwood District Councils)

4.51 A more formalised structure of Governance between the Housing Market Area partners of Mansfield, Ashfield and Newark & Sherwood District Councils was set out in a Statement of Common Ground in February 2017 (attached as Appendix 6). The Statement set out an agreed approach to certain matters and how the HMA partners would approach them. The SoCG was prepared and signed by Council Officers of the respective HMA authorities.

4.52 A Memorandum of Understanding (MoU) dated November 2017 built on the above SoCG and was signed by elected Councillors. The MoU provided an agreed approach for the HMA partners in terms of Governance structure, behaviour and key issues. It involved elected members and officers from each authority overseen by a 'Sponsor's Board' comprising Senior Officers and politicians. A reporting mechanism is also identified. A full copy of the MoU is attached as Appendix 7.

4.53 The MoU broadly sets out how the partners will seek to ensure that the development requirements of the Nottingham Outer HMA are met. The MoU set out a number of key themes that the LPA partners agree to work together to resolve. These include an agreement to:

*"....work collaboratively to deliver the development requirements of the Nottingham Outer area...."*

The MoU requires all authorities to monitor progress on delivery.

4.54 A further Statement of Common Ground was signed in November 2018 in order to formalise the discussions around the key Strategic Planning matters and setting out the areas of agreement. This is attached as Appendix 8a. This partly superseded the previous MOU and Statement of Common Ground in light of changing Government Policy and emerging evidence.

#### Historic England

- 4.55 The working arrangements with Historic England (in the context of engagement) involved meetings, telephone and e-mail exchanges which focussed on several key issues. In particular the impacts of site allocation options on heritage assets and the development of emerging policy. No formalised governance arrangement is considered necessary.

#### Nottinghamshire County Council (Local Highways, Minerals & Waste and Education Authority)

- 4.56 The working arrangements with Nottinghamshire County Council Officers involved focussed meetings, e-mails and telephone discussions and sought to address potential transport, education, minerals & waste and other impacts;
- 4.57 A statement of Common Ground was prepared setting out the agreed approach. This is attached as Appendix 8b.
- 4.58 No formalised governance arrangement is considered necessary. However, the Statement of Common Ground attached as Appendix 8b sets out the areas of ongoing joint engagement including in the matters of minerals and waste and education provision.
- 4.59 It is anticipated a County-wide Statement of Common Ground will be developed between all parties regarding minerals and waste matters.

#### Bolsover District Council (BDC)

- 4.60 A statement of Common Ground was prepared setting out the areas of agreement on key Strategic Planning issues. This is attached as Appendix 8d. No formalised governance arrangement is considered necessary.

#### Other Neighbouring Local Authorities in Nottinghamshire and Derbyshire

- 4.61 The working arrangements with other Neighbouring Local Authorities in Nottinghamshire and Derbyshire involved structured meetings to consider specific projects including East Midlands Employment Land Study, and; Gypsy and Traveller Accommodation Needs Assessment (GTANA);
- 4.62 All Nottingham and Nottinghamshire LPA partners hold quarterly meeting of Senior Officers in order to allow regular updates with progress and key issues in the delivery of Local Plans. No other formalised governance arrangement is considered necessary.

#### Environment Agency (EA)

- 4.63 The working arrangements with the EA involved meetings, e-mail and telephone correspondence primarily relating to the potential for flooding of site options and preferred allocations in the emerging Local Plan. No formalised governance arrangement is considered necessary.

#### Natural England (NE)

- 4.64 The working arrangements with NE involved e-mail exchanges, face to face meetings, and telephone conversations primarily to determine whether potential site options and proposed allocations resulted in any adverse impacts on the natural environment and in particular on designated sites. No formalised governance arrangement is considered necessary.

#### Highways England

- 4.65 The working arrangements with Highways England mainly involved e-mail exchanges and telephone discussions in order to establish whether the proposed allocations resulted in any adverse impacts on the Strategic Road network and in particular junction 28 of the M1. No formalised governance arrangement is considered necessary.

#### Mansfield & Ashfield Clinical Commissioning Group

- 4.66 The working arrangements with Mansfield & Ashfield Clinical Commissioning Group involved meetings, e-mail exchanges and telephone discussions in order to establish whether growth proposed in the emerging Local Plan could be accommodated and where improvements in capacity were required. No formalised governance arrangement is considered necessary.

#### 4d. Managing strategic issues on an ongoing basis

- 4.67 The Memorandum of Understanding and Statements of Common Ground with HMA partners, referred to in Appendices 6, 7, and 8 are the main mechanism for managing strategic issues across the HMA on an ongoing basis.
- 4.68 The MoU contains an agreement to monitor key issues, including the delivery of development. The MoU and Statements of Common Ground will be monitored on an ongoing basis or as key issues arise (such as the introduction of the Standard Methodology).
- 4.69 The detailed trigger points for delivery of infrastructure and financial contributions will be identified in the Infrastructure Delivery Plan and in subsequent section 106 agreements. Monitoring will occur through the Authority Monitoring Report. Compliance with the section 106 requirements for the provision of infrastructure is managed on an ongoing basis by the Council's Planning team.

## 5. Audit trail of key decisions and processes

5.1 The audit trail of key decisions and processes relating to the ten strategic planning matters are set out below. The section considers each of the strategic planning matters in turn and sets out how Mansfield District Council has cooperated with the Prescribed Bodies to whom the Duty to applies.

5.2 Reference is made to the appropriate appendix where agreement has been confirmed through Statements of Common Ground (Appendix 8) Memorandum of Understanding, in the case of the Housing Market Area (**Appendix 7**). Evidence of other meetings, engagement and correspondence is attached as **Appendix 5**. In some cases the prescribed bodies have confirmed that co-operation has taken place but that no 'Statement of Common Ground' is considered necessary.

### Housing Market Area and distribution of housing

5.3 The identification of the Housing Market Area being coterminous with the administrative boundary of the three Local Planning Authorities of Mansfield, Ashfield and Newark & Sherwood District Councils is identified in the Nottingham Outer 2015 Strategic Housing Market Assessment (October 2015). The HMA partners subsequently formally agreed to work together within the context of the HMA and signed a Statement of Common Ground in February 2017 (attached as **Appendix 6**) and a Memorandum of Understanding in November 2017 (attached as **Appendix 7**). Multiple meetings, e-mail exchanges and telephone discussions were held. The notes of two key meetings are recorded in notes attached as **Appendix 5.1**. Confirmation that all three parties support the defined HMA is confirmed in the Statement of Common Ground attached as **Appendix 8a**<sup>19</sup>.

### Identifying the appropriate Functional Economic Market Area (FEMA)

5.4 The identification of the Functional Economic Market Area broadly containing the administrative areas of Mansfield, Ashfield and Newark & Sherwood District Councils is identified in Employment Land Forecasting Study (Nottingham Outer HMA). The FEMA partners subsequently formally agreed to work together within the context of the HMA and signed a Statement of Common Ground in February 2017 (attached as Appendix 6) and a Memorandum of Understanding in November 2017 (attached as Appendix 7). Confirmation that all three parties support this approach is confirmed in the Statement of Common Ground attached as **Appendix 8a**<sup>20</sup> The Local Enterprise Partnership (D2N2) are supportive of the defined FEMA (see letter dated 16<sup>th</sup> October 2018 (Appendix 5.9).

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<sup>19</sup> Paragraph 5.1

<sup>20</sup> Paragraph 3.1.1

### Meeting Objectively Assessed Housing Needs during the plan period

- 5.5 Discussions were held with HMA partners in relation to Objectively Assessed Housing Needs. The method of OAN calculation was a key area for discussion. **Appendix 5.1(ii)** (para 3) records a meeting of HMA partners and MDC's preference for pursuing the 'Standard methodology'. The meeting records Newark & Sherwood DC's use of the SHMA derived requirements and Ashfield DC and Mansfield Dc using the Standard Methodology.
- 5.6 SoCG **Appendix 8a** indicates that all parties are satisfied that the 'Standard Methodology' is an appropriate approach for calculating the Objectively Assessed Housing Need (FOAN) for Mansfield and Ashfield District Councils and that no unmet needs arise.

### Housing Allocations

- 5.7 Discussions were held with various DtC partners regarding potential housing site allocation options and associated policies. Engagement was ongoing through the development of the plan through meetings, telephone calls and e-mail exchanges. The key DtC bodies and main areas of cooperation are set out below.
- 5.7.1 Historic England (HE). DtC discussions were held with HE at all stages of plan production in relation to site options and selection and production of the Council's HELAA<sup>21</sup>. Meetings and e-mail exchanges helped to inform the plan. Key issues related to potential Sustainable Urban Extension site options at 'Pleasley Hill' and 'Land off Jubilee Way' and a smaller site at Three Thorn Hollow. Discussions concerned evidence gathering and policy development to ensure that impacts could be mitigated. The sites were allocated following additional evidence gathering and policy requirements for 'Written Schemes of Investigation' in relation to 'Jubilee Way' and 'Three Thorn Hollow' (See **Appendix 5.2** for evidence of discussions and **Appendix 8d** for the SoCG).
- 5.7.2 Environment Agency (EA). DtC discussions were held with the EA at all stages of plan production in relation to site options and selection. Ongoing discussions were held regarding emerging site options. Responses concerning emerging site options were received on 17<sup>th</sup> May and 7<sup>th</sup> November 2017 (See **Appendix 5.3**). Key discussions identified no insurmountable objections to emerging sites subject to mitigation. Discussions helped in the assessment of site options and selection of potential allocations. Formal representations on the Publication version of the Local Plan dated 1<sup>st</sup> November 2018 confirmed that EA consider the plan to be sound.

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<sup>21</sup> Housing and Employment Land Availability Assessment.

5.7.3 Natural England (NE). DtC discussions were held with NE at all stages of plan production in relation to site options and selection and Habitats Regulations Assessment. A meeting was held on 17<sup>th</sup> March 2017 to discuss emerging site options. No objections have been received from NE concerning site options. Discussions with Natural England indicated that they did not consider that there were sufficient grounds to necessitate a Statement of Common Ground (See e-mail dated 12<sup>th</sup> June 2018 **Appendix 5.4**).

5.7.4 Highways England (HiE). DtC discussions were held with HiE at all stages of plan production in relation to site options and selection. Key areas of engagement related to the potential impact of options on the Strategic Road Network (SRN) (in particular the impact of proposed development on junctions 28 and 29 of the M1 and whether any potential mitigation measures were required. An e-mail dated 14<sup>th</sup> June 2018 indicates that Highways England:

*“...do not consider that a Statement of Common Ground is necessary, and instead, the previous correspondence which there has been between the Council and Highways England (including the submission of formal letter responses to consultation documents), can be used as public evidence of the Council engaging in the Duty to Co-operate agenda.”*

A full copy of the e-mail is attached as **Appendix 5.5**.

5.7.5 Nottinghamshire County Council (Local Highway, Education, Minerals & waste Authority and Public Health Authority (LHA)). DtC discussions were held with Nottinghamshire County Council at all stages of plan production in relation to site options, site selection, infrastructure requirements and policy development. A Meeting was held on 13<sup>th</sup> June 2018 to address strategic matters with subsequent meetings in November 2018 to address education matters in more detail. Notes of the meeting are attached (See **Appendix 5.6**). Key discussions related to the impact of options on the Local Highway Network, Education Provision, Gypsy & Traveller pitch requirement, Minerals & Waste and Housing methodology. A Statement of Common Ground with Nottinghamshire County Council regarding these issues is attached as **Appendix 8b**.

5.7.6 Mansfield & Ashfield Clinical Commissioning Group (M&ACCG). DtC discussions were held with M&ACCG at all stages of plan production in relation to site options and selection. A meeting was held on 8<sup>th</sup> August 2018 in order to consider the impacts and implications of growth on

primary care facilities. A note of the meeting is attached as **Appendix 5.8**. A SoCG is attached as **Appendix 8f**.

#### Gypsy & Traveller sites (G&T) to meet identified need

- 5.8 Evidence contained in the Mansfield District Council Gypsy and Traveller Accommodation Needs Assessment 2017 indicates the requirements for G&T sites between 2013 and 2033. Analysis of potential options did not identify any deliverable sites resulting in an unmet need for 3 permanent and 1 transit pitch during the plan period.
- 5.9 Requests were made to HMA partners, Bolsover District Council, Bassetlaw District Council to seek help in meeting unmet need. No HMA partner or neighbouring authority was able to help meet identified need (See Statements of Common Ground **Appendices 8a, 8c and 8d**). Nottinghamshire County Council were asked if they had available land for G&T sites in Mansfield District, no sites could be identified (See **Appendix 8b**).

#### Allocate employment sites to meet identified need

- 5.10 Evidence contained in the Employment Land Availability (ELA) and Authority Monitoring Report (AMR) indicates completions and commitments of employment land and premises against the Local Plan Requirements. Analysis of potential deliverable sites indicated that sufficient supply could be delivered during the plan period.
- 5.11 Discussions were held with HMA partners to discuss requirements for employment land in the context of the Nottingham Outer FEMA. Discussions confirmed that there was no unmet need for B1(c), B2 and B8 employment land (See the SoCG **Appendix 8a**).
- 5.12 MDC has co-operated with the Derbyshire & Nottinghamshire Local Economic Partnership (D2N2) in identifying the broad approach and specific locations for employment growth (See letter attached as **Appendix 5.9**).

#### Deliver the appropriate amount of retail floorspace to meet identified needs.

- 5.13 Evidence contained in the 'Mansfield District Retail & Leisure Study Update (2017)' assessed retail and leisure requirements during the plan period. The study identified a need for some 13,200 sqm of additional comparison and some 2,100 sq. m of convenience floorspace up to 2033.

- 5.14 HMA partners were advised that MDC would be unable to meet the identified requirements for 'Comparison' goods floorspace during the plan period at a meeting on 3<sup>rd</sup> May 2018.
- 5.15 The HMA partners and Bolsover District Councils did not consider that the inability to deliver identified 'Comparison' retail needs was a fundamental Strategic issue. It was not considered necessary or appropriate to deliver unmet retail floorspace within their respective administrative areas.
- 5.16 Notes of the meeting are attached as **Appendix 5.1(ii) (section 3d)**, the statement of Common Ground is attached as **Appendix 8a**.

Identify the social infrastructure required to support proposed levels of growth – including health and education provision

- 5.17 Discussions were held with Nottinghamshire County Council (Local Education Authority) in relation to delivery of key Education infrastructure. Discussions sought to: identify the capacity of schools to accommodate growth; identify where new schools or expansion of existing facilities were needed, and; anticipated costs (which were tested as part of a viability assessment). Notes of meetings with the LEA are attached as **Appendix 5.6**, the Statement of Common Ground is attached as **Appendix 8b**.
- 5.18 Discussions were also held with The Mansfield & Ashfield Clinical Commissioning Group in relation to delivery of primary health care infrastructure. Discussions sought to: identify the capacity of primary health facilities to accommodate growth; identify where new or expansion of existing facilities were needed, and; when and where financial contributions would be required. Notes of the meetings with CCG are attached as **Appendix 5.7**. The statements of Common Ground are attached as **Appendix 8f**.

Identify the transport infrastructure required in order to support proposed levels of growth, encourage modal shift and secure mitigation to avoid severe adverse impacts

- 5.19 Discussions were held with Nottinghamshire County Council, the Local Highway Authority (LHA) and Highways England (HiE) who are responsible for the Strategic Road Network.
- 5.20 Discussions sought to: identify the impacts of proposed allocation and policies on transport infrastructure and identify where mitigation measures were needed.

- 5.21 Discussions with the LHA were informed by transport modelling evidence findings<sup>22</sup>. The LHA confirmed that the growth proposed in the MDC Local Plan could be mitigated through improvements to junctions and links and that the policies should identify the requirements.
- 5.22 Notes of meetings with Nottinghamshire County Council (the LHA) are attached as **Appendix 5.6**. The statement of Common Ground between MDC and NCC is attached as **Appendix 8b**.
- 5.23 Discussions with Highways England sought to establish whether the growth proposed in the emerging Mansfield Local Plan would have any adverse impacts on the Strategic Road Network. Highways England confirmed that no significant adverse impacts had been identified that were not capable of being mitigated and that discussions had satisfied the Duty to Cooperate (See e-mail from Highways England **Appendix 5.5**).

#### Protect important heritage assets

- 5.24 Discussions were held with Historic England (HE) concerning the impacts on heritage assets and forming an effective development management policy. Discussions were ongoing.
- 5.25 Notes of meetings with HE are attached as **Appendix 5.2(i)**. Further correspondence with HE is attached as **Appendix 5.2(ii)**. The statement of Common Ground between MDC and HE is attached as **Appendix 8e**.

#### Protect important natural environment features.

- 5.26 Discussions were held with Natural England (NE) concerning the impacts on natural environment features and forming an effective development management policy. Discussions were ongoing.
- 5.27 E-mail correspondence with NE indicating that no Statement of Common Ground is considered necessary is attached as **Appendix 5.4**.

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<sup>22</sup> Mainly using the Mansfield Transport Model.

## Appendix 1 - Strategic Planning Issues Tables

Strategic Planning Matter	Evidence Base	Strategic Partners	Actions	Outcomes from strategic working	Ongoing cooperation
1. Identify the appropriate Housing Market Area and distribution of housing;	Strategic Housing Market Assessment 2015;	HMA Partners (Ashfield DC and Newark & Sherwood DC);; Nottinghamshire County Council; Nottingham City Council.	Joint production of SHMA to identify the appropriate housing market area;	HMA partners supported the housing market as defined in the SHMA and have all adopted this as the strategic area to plan for.	Local Plan Reviews, MoU with HMA partners, discussions around the implications of the 'Standard methodology' for calculating housing requirements.
2. Identify the appropriate Functional Economic Market Area;	Employment Land Forecasting Study Nottingham Outer HMA 2015;	Nottinghamshire District Councils; Nottinghamshire County Council; Nottingham City Council; D2N2 Local Enterprise Partnership.	Joint production of Employment Land Study to identify the appropriate housing market area.	The FEMA is supported by Newark & Sherwood and Ashfield District Councils and has been adopted as the strategic area to plan for.	Local Plan Reviews and MoU regarding 'meeting employment needs'. Detailed discussions with partners about meeting unmet employment needs.
3. Meeting objectively assessed housing needs during the plan	Nottingham Outer 2015 Strategic Housing Market Assessment (October 2015); SHMA Demographic update 2017; Assessment of locations for additional housing land in Mansfield District (May 2015); Initial assessment of potential housing site allocations (November 2015); Housing & Employment	HMA partners; Nottinghamshire County Council (Transport & Education); Historic England; Environment Agency; Natural England; and D2N2 LEP.	Using the standard methodology in the NPPF to identify the requirements for housing; Meetings to discuss preferred approach to calculating OAN; Gather evidence to assess the social, environmental & economic impacts and suitability of site options; Discuss impacts with strategic partners	Two sustainable urban extensions and multiple smaller sites were promoted as allocations; Some sites were dismissed as options due to environmental and other constraints; Draft policies identified Infrastructure requirements and potential mitigation.	Monitoring of housing completions and identification of milestones for provision of infrastructure through planning applications; Monitoring delivery of infrastructure (within and outside of Mansfield District).

	Land Availability Assessment; NPPF (Standard methodology guidance)		(transport / infrastructure provision.		
4. Work with partners to identify Gypsy & Traveller sites to meet identified need;	Mansfield District Council Gypsy and Traveller Accommodation Needs Assessment 2017.	HMA Partners (Ashfield DC and Newark & Sherwood DC); Bolsover / Bassetlaw District Councils; Nottinghamshire County Council.	A systematic assessment of potential G&T site options was carried out; HMA partners, Bolsover DC were asked if they could assist in meeting unmet need; Nottinghamshire CC were asked if they had available land.	MDC were unable to identify deliverable G&T pitches to meet identified need at the time of publication; An enabling policy was included in the Local Plan; and A separate G&T Development Plan Document pursued.	Continue working with partners in developing the G&T DPD and to identify sites where need cannot be met with MDC area.
5. Identify sufficient land to meet employment needs during the plan period.	Employment Land Forecasting Study Nottingham Outer HMA; Authority Monitoring Report; Housing & Employment Land Availability Assessment (HELAA).	FEMA partners (Ashfield and Newark & Sherwood District Councils); Bolsover District Council; D2N2 Enterprise Partnership.	Following a detailed and systematic assessment of available employment sites no unmet needs were identified.	HMA partners all identified no unmet needs. A signed SoCG confirms this position (see appendix 8a).	Continue monitoring employment land deliver and continue working with partners in monitoring delivery in the wider FEMA area.
6. Deliver the appropriate amount of retail floorspace to meet identified needs.	Mansfield Retail and Leisure Study Addendum report (2014); Retail & Leisure Technical Paper (November 2015); Mansfield Retail viability study (2016); Mansfield District Council Retail Update (2016); MDC Retail & Leisure Study update (2017).	Ashfield and Newark & Sherwood District Councils	MDC was unable to meet all of its comparison retail requirements and asked neighbouring authorities if this resulted in any potential concerns.	The SoCG with HMA partners indicated no concerns in relation to the potential shortfall of comparison floorspace as this was a local and not strategic matter.	Ongoing monitoring and future assessments of need in the context of a shifting retail environment; No ongoing governance arrangements identified.
7. Identify the social	Mansfield Infrastructure	Mansfield & Ashfield	MDC met with CCG and	Agreement was	Ongoing discussions

infrastructure required to support proposed levels of growth – including health and education provision;	and Delivery Plan (February 2016)	Clinical Commissioning Group; Nottinghamshire County Council (Local Education Authority (LEA)).	LEA to discuss the infrastructure requirements arising from proposed development; MDC provided CCG and LEA with draft copies of the policies.	reached between MDC and CCG concerning the delivery of infrastructure (either on-site provision or financial contributions). SoCGs indicating support of the LEA/CCG (Appendix 8)	with CCG and LEA as planning applications are submitted.
8. Identify the transport infrastructure required in order to support proposed levels of growth, encourage modal shift and secure mitigation to avoid severe adverse impacts;	Mansfield Transport Study - Stage 1 (October 2014); Mansfield Transport Study - Stage 2 (January 2015); Mansfield Transport modelling position statement (January 2016).	Nottinghamshire County Council (Transport); Highways England; HMA partners; Bolsover District Council; Bassetlaw District Council.	MDC produced transport evidence using the Mansfield Transport model in order to assess the impacts of proposed growth. Discussions were held with Highways England and NCC (LHA). DtC discussions were held with adjoining LPAs.	The proposed allocations and associated policies contain a requirement to deliver the necessary transport infrastructure. No objection has been raised by Highways England or Nottinghamshire Local Highway Authority.	Ongoing monitoring of transport impacts in conjunction with the LHA.
9. Protect important heritage assets; and	Heritage Impact Assessment 2018	Historic England; Nottinghamshire County Council (archaeology);	Discussions with Historic England to ensure that sufficient evidence to support allocating sites without harm to heritage assets.	Evidence has been gathered to assess the impacts on heritage assets. Policies developed to ensure that suitable mitigation occurs where heritage assets are identified.	Ongoing monitoring of policy requirements to assess heritage assets.
10. Protect important natural environment features.	Habitats Regulation Assessment (February 2016); Landscape Character Assessment (2010); Landscape Character Assessment addendum (2015); Important Areas for Wildlife (TBC).	Natural England;	Discussions with Natural England to ensure evidence supported allocations without adverse impacts on the natural environment and that policies could effectively avoid and mitigate any impacts.	Evidence has been gathered to assess the impacts on landscapes, habitats and species. Policies developed to ensure that suitable mitigation occurs where important features are identified.	Ongoing monitoring of policy requirements to ensure natural environment mitigation occurs.

## Appendix 2 – List of main ‘issues’ in the emerging Local Plan

- Identification of the Strategic Housing Market Area
- Housing requirements and distribution
- Provision of affordable housing
- Specific strategic housing allocations including:
  - Pleasley Hill Farm
  - Land off Jubilee Way
- Gypsy and Traveller Accommodation
  - Identification of need
  - Identification of sites
- Identification of the Functional Economic Area
- Economic Development and Employment Land requirements including provision of new Employment sites
  - Unmet need beyond 2033
- Retail and Leisure Needs
- Transport Infrastructure
  - Impact on junction 28 of the M1
  - Impact on main arterial routes
  - Infrastructure requirements associated with proposed SUEs and other developments
  - Cross boundary multi-user trail links
  - Reopening the Dukeries railway line
- Water Related Infrastructure
  - Water cycle study
  - Provision of water supply and treatment of waste
  - Water quality
- Flood Risk
- Provision of essential Social Infrastructure to support the required development (including health and education)
- Biodiversity
  - incl. possible Birklands and Bilhaugh Special Area of Conservation (SAC) and proposed Sherwood Special Protection Area SPA
- Landscape Character
- Green Infrastructure
- Playing Pitch and Recreational Needs
- The historic environment
  - Pleasley Park and Vale Conservation Area

## Appendix 3 - Organisations engaged

### The Environment Agency (EA)

The EA were engaged throughout the process of developing the plan.

The EA were involved in the production of a 'Flood Risk Assessment'.

The EA responded at all stages of plan production in identifying potential of flooding constraints and potential for ground water / aquifer pollution.

*The EA have indicated that they have no insurmountable objections to the Local Plan.*

### Historic England (HE)

HE were engaged throughout the process of developing the plan. They have responded at all stages of plan production in identifying potential constraints in terms of potential impacts on heritage assets and assisting in the content of emerging policies and proposals.

HE were engaged in reviewing the 'Heritage Impact Assessment'.

HE assessed emerging site options and considered that additional evidence was required in order to fully assess the impacts of the proposed SUE at Pleasley Hill Farm.

*Formal representations were received from Historic England to the Publication version of the Local Plan. A Statement of Common Ground sets out the areas of agreement with HE and potential agreed modifications to the plan.*

### Natural England (NE)

NE were engaged throughout the process of developing the plan. They have responded at key stages of plan production in identifying potential constraints in terms of adverse impacts on important habitats and species (bio-diversity).

NE considered the Council's Habitat Regulations Assessment (HRA) Screening Report' and confirmed that 'Appropriate Assessment' was not necessary.

*No outstanding material objections have been raised by Natural England.*

### Mansfield & Ashfield Clinical Commissioning Group (M&ACCG)

M&ACCG were engaged throughout the development of the plan.

Discussions with M&ACCG were ongoing throughout the plan development in terms of policy requirements and Infrastructure Delivery.

M&ACCG identified where there were potential capacity constraints that required mitigation. Discussions indicated that financial contributions would be required in order to increase capacity at local facilities.

*No insurmountable adverse formal representations were received from Mansfield & Ashfield Clinical Commissioning Group to the Local Plan.*

### Nottinghamshire County Council (Local Highway Authority) (LHA)

The LHA were engaged throughout the process of developing the plan.

The LHA were a joint partner in the preparation of Transport Evidence reports using the Mansfield Transport Model.

The LHA were engaged in assessing the transport merits of emerging site options and identifying potential constraints. This helped identify preferred allocations.

*The LHA have responded at all stages of plan production in identifying potential constraints on transport infrastructure and hard and soft mitigation measures.*

Discussions were held with the LHA regarding transportation policies contained within the emerging Local Plan. The policies were amended in light of comments from the LHA.

*No insurmountable adverse formal representations were received from the Local Highway Authority to the Local Plan.*

### **Highways England (HiE)**

Highways England have responded at all stages of plan production in identifying potential constraints on the Strategic Road Network.

No adverse formal representations were received from Highways England to the Local Plan.

### **Other 'Non-Prescribed' bodies**

#### **D2N2 Local Enterprise Partnership**

D2N2 were notified at key stages of plan production and their views sought in relation to emerging allocations and policies. The Council was mindful of the requirements of the Strategic Economic Plan and its objectives.

#### **Lowland Derbyshire & Nottinghamshire Local Nature Partnership**

Lowland Derbyshire & Nottinghamshire Local Nature Partnership (LD&NLNP) was initially formed in September 2012 with the aim of working in a joined up and strategic way to drive positive change in the environment and to produce multiple benefits for people, the economy and the environment. The partnership was subsequently disbanded and no engagement is recorded.

### **Utilities providers - Water supply / Drainage (Severn Trent), Power (National Grid / Western Power)**

#### **Severn Trent**

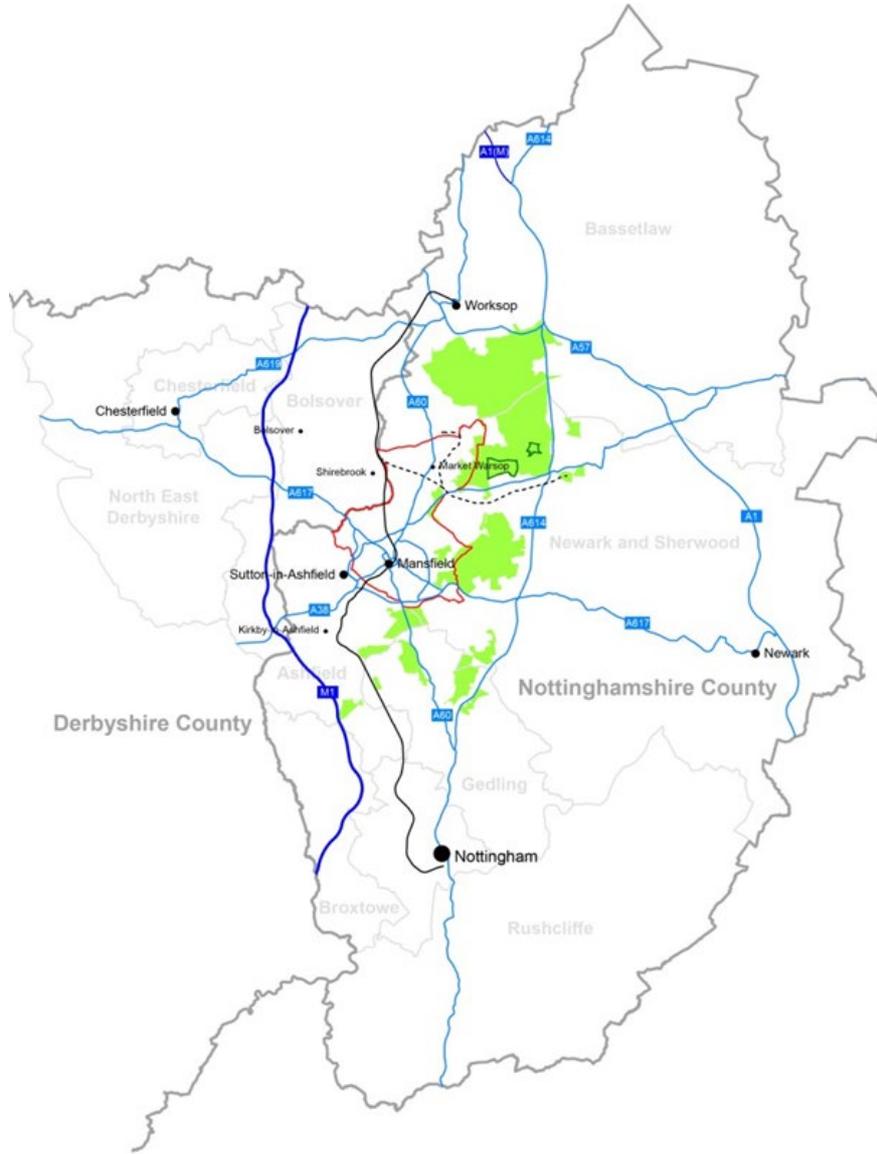
Correspondence was undertaken with Severn Trent in order to understand whether there were any capacity constraints in terms of the provision of water supply and the disposal of sewage taking account of site options. Severn Trent have identified that there may be a need for some infrastructure improvements.

### **Parish Councils / Neighbourhood Planning Groups**

Warsop is the only Parish in Mansfield District. Warsop Parish Council and Neighbourhood Planning Group have been engaged throughout the development of the plan.

## Appendix 4 - Maps of Mansfield District and Strategic planning Area

Map 1: Strategic Planning Area in context



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Map 2 – Housing Market Area



## Appendix 5 - Duty to Cooperate evidence

### 5.1 HMA partners

#### 5.1(i) HMA partner meeting minutes – 3/5/18

Mansfield Local Plan - Strategic Planning Issues Meeting

Mansfield District Council (Priory Room) - 3rd May 2018

Notes of meeting

#### Attendees

Paul Tebbitt (PT)(Mansfield DC)

Matthew Tubb (MT)(Newark & Sherwood District Council (N&SDC))

Lisa Furness (LF) (Ashfield District Council (ADC))

Neil Oxby (NO) (Ashfield District Council)

#### 1. Introductions

All attendees introduced themselves. PT explained his role at MDC.

#### 2. Background and progress with Local Plans

PT advised that the Council were updating their Local Development Scheme.

PT advised that MDC are hoping to publish the Local Plan in September 2018. Submission of the plan will depend on the quantity and nature of representations but likely to be late 2018 / early 2019. **[post meeting note – anticipated submission date is December 2018]**

MT indicated that N&SDC Core Strategy is in examination. Hearing sessions are complete and modifications consultation expected shortly subject to a key issue relating to a challenge to G&T requirements. The Site Allocations DPD may be delayed and the Council are revising their LDS.

ADC advised that the full Local Plan submitted in February 2017 is still in examination. Following the hearing sessions in October the Council is likely to publish Main Modifications (possibly in 4 – 6 weeks).

ADC and N&SDC indicated that they submitted their plans in the expectation that all partners in the HMA were able to meet their own assessed needs for housing and employment in accordance with the previously signed Statement of Common Ground (February 2017).

#### 3. Provision of employment land in Mansfield and potential unmet need

PT indicated that the Nottingham Outer HMA Employment Land Study Review 2017 employment requirements of 42 ha (38ha pro-rata) 2013 – 33. Following analysis of completions and commitments and available sites in the HELAA Mansfield District Council may not be able to deliver this requirement. PT indicated that initial analysis indicated that this could be 5 to 10 hectares but may change.

**Action: PT indicated that he would confirm the updated position after the meeting.**

PT said that MDC had allocated all sites in the HELAA and no other potential sources had been identified. A meeting was to be held with D2N2 to explore options. PT indicated that the lack of Strategic Road Network and viability issue appeared to be a disincentive to potential developers.

ADC & N&SDC requested a note setting out why in more detail. PT agreed and said he would confirm the notional shortfall.

ADC indicated that their submitted plan contained a surplus of Employment Land but also included a contribution to meeting the unmet needs of Nottingham City. There was still a notional oversupply of 15 ha but flexibility was required in order to allow for non-delivery or potential reductions in another site as a result of the impact of HS2.

ADC indicated that there was no certainty of political support.

N&SDC indicated that their employment requirements are 'fixed' in the submitted Local Plan and no potential to amend in light of the unmet needs in MDC. Notwithstanding this, there is a large over-provision of employment land identified. MT indicated that not all of this land had a good functional relationship with MDC, although there was a notional 'oversupply' of employment land in the 'Mansfield Fringe Area'.

N&SDC indicated that there was no certainty of political support.

#### 4. Gypsy & Traveller pitch provision and potential unmet need

PT advised the Council's G&T pitch provision requirements were for 3 permanent pitches and 1 transit pitch and that, following examination of the Council's land holdings and engagement with landowners, that no sites had been identified.

N&SDC indicated that there was no potential to accommodate any unmet need within their administrative area and that they were experiencing problems identifying sites. None came forward through a call for sites and a site finding consultant had been employed (without success). It is unlikely that political support would be forthcoming.

ADC indicated that they had no capacity to accommodate the pitches. They did not allocate land to meet their requirement of 2 pitches in the ADC Local Plan. A criteria based policy was used instead. This was not challenged by the Inspector. ADC anticipated that the need would be reduced as a result of the new definition in the G&T guidance and would be conducting a review before 2020.

#### 5. Unmet retail needs

PT indicated that the Council were unable to meet the identified needs for retail floorspace in the District, in particular in Mansfield Town Centre. No site opportunities have been identified to meet need. PT considered that this was District specific and that any increase in neighbouring LPAs would not address this shortfall.

**[Post meeting note - The Mansfield District Retail and Commercial Leisure Study Update 2017 indicated a need for some 13,200 sqm of additional comparison floorspace including some 11,000 sqm in Mansfield Town Centre and some 2,100 sq. m of convenience floorspace up to 2033. The majority of retail needs are post 2026 in the final 7 years of the plan].**

N&SDC considered that the MDC figure seemed high when compared to N&SDC's of 2,350 convenience and 5,500 comparison (mostly weighted to the end of the plan period). MT referred to the proposed NPPF amendments that enabled plans to consider the first 10 years of retail needs.

ADC indicated that retail supply in the plan was broadly aligned with the expected demand.

6. Quantity and distribution of housing and potential changes to methodology.

PT indicated that MDC were mindful of the potential changes to the NPPF that sought to introduce a standardised methodology for the calculation of Objectively Assessed Needs (OAN). PT indicated that the plan was currently based on the 376 houses per year that was identified in the Nottingham Outer SHMA but that the Council would have to consider whether to adopt the standardised methodology.

ADC and N&SDC have both submitted plans based on the SHMA requirements.

The standardised methodology would result in an uplift in the housing requirements for N&SDC (454 to 510) and ADC (480 to 518). The requirements for MDC would reduce from 377 to 291. This entails that the standardised methodology would result in a HMA housing requirement that is broadly the same as the SHMA.

ADC & N&SDC considered that if MDC are able to meet the 377 houses per year it should be retained as the annual local plan requirement. Diversion away from this may undermine the HMA position resulting in a HMA shortfall.

7. Other Strategic Planning issues

ADC indicated that other strategic issues could include transportation, in particular the impact of the MDC plan on the A38 and A60.

8. Statements of Common Ground & sign off procedures

PT indicated that he would prepare a draft version of the Statement of Common Ground and distribute it for comment.

ADC indicated that any SoCG may need to be signed off by Cabinet.

N&SDC had previously indicated that sign off may need to be through Economic Development Committee.

PT indicated that MDC were hoping to sign off the SoCG by the end of June.

9. Any other business

No other issues were identified.

## 5.1(ii) HMA partner meeting minutes – 18/10/18

Nottingham Outer HMA – Duty to Cooperate Meeting

Mansfield District Council Offices - 18th October 2018

Notes of meeting

### Attendees

Katie Mills (KM) (Mansfield DC)

Paul Tebbitt (PT)(Mansfield DC)

Matthew Norton (MN)(Newark & Sherwood District Council (N&SDC))

Christine Sarris (CS) (Ashfield District Council (ADC))

Neil Oxby (NO) (Ashfield District Council)

#### 1. Introductions

All attendees introduced themselves. PT explained his role at MDC.

#### 2. Background and update on Local Plans

##### ADC

CS / NO confirmed that following submission in February 2017 and hearings in October 2017 that the Ashfield Local Plan had been withdrawn. ADC will be working with Government and other parties to advance a new plan and anticipate that total production time will be c.3years. A Local Development Scheme is in place that sets out the proposed timetable.

ADC will be working to the new NPPF 2018.

##### N&SDC

MN indicated that N&SDC are still awaiting the Inspector's report following completion of consultation on Main Modifications in September 2018. N&SDC are hopeful of adopting the plan in December 2018. The significant delays to the plan were primarily as a result of a challenge to the Gypsy & Traveller Accommodation Assessment.

The 'Allocations & Development Management' DPD was under review which will now also contain an Affordable Housing Policy to reflect recent change introduced through National Planning Policy and Guidance. MN anticipated that Reg.18 consultation would be July 2019 with a publication draft by end of 2019 and adoption late 2020. A full Local Plan review would follow in 2020/2021.

##### MDC

KM advised that the Mansfield Local plan had been 'Published' on 1<sup>st</sup> November and it was anticipated that the plan would be 'submitted' by the end of the year. MHCLG were satisfied with this timetable. Hearing sessions were anticipated in April /May (subject to PINS).

PT confirmed that a separate Gypsy & Traveller DPD was being prepared.

### 3. Draft Statement of Common Ground and potential way forward

#### a. Housing requirements and standardised methodology

ADC indicated that they would now be using the Standard Methodology to determine their housing requirements. Using the most recent figures the annual requirement would be for 492.

KM indicated that Mansfield DC were progressing with the plan using the Standard Methodology. There was a risk associated with this given submission would be within the 6 month transition period. The requirements using the latest data were for 338 pa. NS asked how the discrepancy between the 325 in the plan and 338 would be dealt with. KM indicated a main modification would be required but that there was still flexibility in the requirements.

MN indicated that the housing figures for N&SDC were based on the SHMA given the advanced stage of plan production. A review of the 'Housing Need and Affordability' study had been commissioned to inform the implementation of housing mix and affordable housing policy.

All parties acknowledged that the data and methodology may be subject to change. PT suggested that a caveat should be included in the Statement of Common Ground (SoCG) that indicated that any figures were accurate at the time of drafting. KM indicated that SoCGs were a 'live' document that could be changed in response to circumstances.

All parties confirmed that, based on the latest figures, there would be no unmet need arising and it was agreed that each LPA would meet its own housing need.

#### b. Gypsy & Traveller pitch provision and potential unmet need;

MN indicated that N&SDC have no 'formal' requirement for Gypsy & Traveller provision at present but that ORS had been commissioned to prepare a new Gypsy & Traveller Accommodation Assessment.

NO indicated that ADC's requirements would be forwarded by e-mail for inclusion in the SoCG.

[post meeting note: NO confirmed that before the ADC plan was withdrawn "The assessment identified a nil need for additional Showmen accommodation over and above the current provision. For Gypsies/Travellers there was a required for 2 pitches from 2014 to 2029. A recent planning permission has been granted for 2 pitches meeting this requirement."]

MDC's requirement is for 3 permanent and 1 Transit pitch and 1 Travelling Showperson's plot.

All parties agreed that they had no capacity to accommodate unmet need from neighbours owing to difficulties in meeting their own need. All parties agreed to meet their own need.

c. Employment land requirements

PT confirmed that since the previous meeting of HMA partners, MDC have been able to identify sufficient land to accommodate its own needs. No other unmet needs were identified and each of the parties agreed to meet their own need.

It was acknowledged that the success of employment land delivery relied on its strategic location (often close to major road links). It was agreed that discussions would continue between HMA partners going forward to seek to deliver effective solutions for the 'Functional Economic Market Area' (FEMA). PT suggested making reference to this in the SoCG but it was not considered necessary to specifically refer to future joint working in the SoCG.

d. Other Strategic Planning issues

Retail – PT indicated that MDC were unable to meet their needs for comparison goods but that there was no requirement for any 'unmet' need to be accommodated by HMA partners given the localised nature of retail. It was agreed that this was not a matter that needed to be included in the SoCG.

Transport – All parties recognised that there were capacity issues on the network and to seek to work together where cross boundary issues existed.

4. Updated Statement of Common Ground timetable and sign off procedures

PT indicated that he would update the draft SoCG in light of the meeting and circulate it for comment.

CS indicated that she would be the likely signatory for ADC and MN indicated that he had secured the delegated authority to necessary for the Chief Executive to sign for N&SDC.

5. Any other business

No other issues were identified.

## **5.2 Historic England meeting minutes – 5/7/18**

Mansfield Local Plan - Strategic Planning Issues Meeting with Historic England

Mansfield District Council Offices – 5th July 2018 (11am)

Note of meeting

Attendees

Katie Mills (Mansfield DC)

Paul Tebbitt (Mansfield DC)

Rosamund Worrall (Historic England)

### 1. Introductions

### 2. Background and progress with Local Plans

PT / KM updated RW regarding progress and anticipated timescales for the plan.

Publication September 2018 and submission December 2018 (subject to representations received).

RW was aware of the concerns about plan progress at MDC and indicated a willingness to help with the progress.

### 3. Sites:

#### a. Pleasley Hill Farm

PT / KM indicated that MDC were aware of HE's concerns regarding a geophysical survey at Pleasley Hill. KM indicated that a report had been submitted from the site promoters that considered this issue and that it had been forwarded to Louise Jennings (Lincolnshire County Archaeologist) for professional comment (in the absence of available capacity at Nottinghamshire CC).

The developers are supportive of a geophysical survey when submitting the planning application

RW indicated that her preference was for the survey at Local Plan stage owing to potential for design / viability issues if artefacts are identified and parts of the site sterilised. The topography of the site also resulted in issues.

KM indicated that the site was not necessary to meet needs but was an aspiration for a mixed use site.

NCC highways were considering a dual carriageway scheme for MARR which could have implications for development of the site and possibly resulted in reluctance by the developer to invest in the site in the short term.

**Action: KM to resend an electronic version of the report to RW for comment and RW to respond.**

b. Land off Jubilee Way

RW indicated that HE were satisfied with a Written Scheme of investigation for this site.

c. Three Thorn Hollow

RW indicated that HE were satisfied with a Written Scheme of investigation for this site.

d. Small sites

No issues with other sites were identified.

4. Policy wording

HE would consider amended policy wording and send a response. Policy wording for policy HE1 to be provided in the next week.

**Action: RW to consider revised wording**

5. Evidence base

RW indicated that initial concerns about the lack of evidence had been satisfied by the Heritage Impact Assessment.

6. Other Strategic Planning issues

A windfarm policy was discussed. KM indicated a similar policy at NWLDC.

**Action: KM to send draft policy wording to RW**

7. Statements of Common Ground & sign off procedures

RW indicated that herself or Louise Brennan would be likely to sign the SoCG and that Mansfield's timescales were not an issue.

8. Any other business

None identified.

## **5.2 (ii) Further HE correspondence regarding proposed allocations and policies**



Katie Mills  
Mansfield District Council  
Civic Centre  
Chesterfield Road South  
Mansfield  
Nottinghamshire  
NG19 7BH

Direct Dial: [REDACTED]  
Our ref: PL00015662

24 August 2018

Dear Katie

### **MANSFIELD LOCAL PLAN - INFORMAL COMMENTS ON HISTORIC ENVIRONMENT POLICY HE1 AND CRITERIA WORDING FOR PROPOSED SITE ALLOCATIONS WHICH HAVE THE POTENTIAL TO IMPACT ON ARCHAEOLOGY**

Further to our early responses to the Plan and ongoing dialogue in relation to the above matters, including our meeting of 5 July 2018, we have had opportunity to consider options to assist with moving forward to a Statement of Common Ground ahead of the EIP.

#### **Historic Environment Policy HE1**

If MBC is keen to retain parts 2, 3, and 4 relating to particular heritage assets we recommend that part 1 of the policy is strengthened to clearly set out expectations for development proposals in respect of NPPF requirements, some of which are currently included in the justification text. As such, we recommend that the current part 1 of Policy HE1 be replaced with the following wording:

#### *Policy HE1 Historic Environment*

1. *As part of ensuring the conservation and enhancement of Mansfield district's historic environment, where a development proposal would affect the significance of a heritage asset (whether designated or non-designated), including any contribution made to its setting, it should be informed by proportionate historic environment assessments and evaluations (such as heritage impact assessments, desk-based appraisals, field evaluation and historic building reports) that:*
  - a) *identify all heritage assets likely to be affected by the proposal;*
  - b) *explain the nature and degree of any effect on elements that contribute to their significance and demonstrating how, in order of preference, any harm will be avoided,*

*minimised or mitigated;*

- c) *provide a clear explanation and justification for the proposal in order for the harm to be weighed against public benefits; and,*
- d) *demonstrate that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset; and whether the works proposed are the minimum required to secure the long term use of the asset.*

If this is included you will need to consider rewording some of the justification paragraphs e.g. 12.10 would need to reflect the preference relating to harm in terms of avoid, minimise and mitigate. At present it sets out harm is minimised. It is recommended that 'loss' should be removed from 12.10 since it should only be allowed in exceptional circumstances. It is recommended that this point be raised at the start of 12.13, and the existing text be revised to read 'Should the loss of a heritage asset be agreed...' or a similar alternative.

### **Proposed site allocations having the potential to impact on archaeology (Pleasley Hill Farm, Land off Jubilee Way and Three Thorn Hollow)**

Further to our email of 5 June 2018 to Tom Dillarstone (MBC), and following the LPA's discussion with the developers for Land off Jubilee Way and Three Thorn Hollow sites, we understand that the developers would be agreeable to relevant wording to be included as policy criteria to address these matters. As such, we would recommend the following wording, or a similar alternative, to be included as policy criteria:

*"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."*

With regard to the Pleasley Hill Farm we have advised that Historic England agrees with the approach set out by your archaeological advisor at Lincolnshire County Council (LCC) and would recommend appropriate policy criteria wording in line with the comments provided. It would also be appropriate to set out in the relevant policy justification paragraphs what could be expected of developers in relation to the sites as per Louise Jennings' (LCC) comments.

I hope this information is of use to you at this time. Do not hesitate to contact me should you have any queries.

Yours sincerely,



Rosamund Worrall  
Historic Environment Planning Adviser



### **5.3 E-mail from the Environment Agency dated 7<sup>th</sup> November 2017**

Mansfield District Council Civic Centre Chesterfield Road South Mansfield Nottinghamshire NG19 7BH	<b>Our ref:</b> LT/2006/000048/CS- 08/PO1-L01 <b>Your ref:</b>  <b>Date:</b> 07 November 2017
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Dear Sir/Madam

#### **Mansfield District Local Plan - Preferred Options**

Thank you for consulting us on your preferred options.

We can confirm that we have no objections to the preferred options as submitted. We are pleased to note that almost all of the sites are proposed within Flood Zone 1 only, which is an approach we are highly supportive of. We would like to take this opportunity to answer some of the questions you have asked within the document, where they are relevant to our remit as a statutory consultee in the planning process. Where we have omitted a question, it is likely that it falls outside of our remit. Please see Appendix 1 for our response.

Furthermore, we have compiled some site specific comments which cover our areas of interest, and include recommendations for both environmental opportunities and/or mitigation. We have included these within Appendix 2 of our response.

Finally, we are very keen to continue our partnership working with your Authority, and we are committed to ensuring that the proposed growth will also deliver benefits to the wider environment. Please do get in touch if you have any further questions on our comments, or recommendations for partnership working.

Yours sincerely

**Mr Rob Millbank  
Planning Specialist**

## **5.4 E-mail from Natural England dated 10/12/18**

### **RE: Mansfield Local Plan - Statement of Common Ground**

Deeming, Roslyn (NE) [REDACTED]

 If there are problems with how this message is displayed, click here to view it in a web browser.

Sent: Mon 10/12/2018 09:25

To: Paul Tebbitt

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Hi Paul

Thank you for your email.

I can confirm that Natural England agrees with your statement that no issues have been identified in the emerging Mansfield Local Plan that cause sufficient concern or area of disagreement to require a Statement of Common Ground.

If you wish to discuss this matter further please do not hesitate to contact me.

Kind regards

Roslyn

Roslyn Deeming  
Lead Adviser  
Sustainable Growth & Marine Team  
East Midlands Area

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## **5.5 E-mail from Highways England dated 14/6/18**

Statements of Common Ground - Mansfield Local Plan



From: Chadha, Adrian

Sent: 14/06/2018 10:20

To: Paul Tebbitt

Dear Paul,

Good morning, Thanks for your email dated 6<sup>th</sup> June 2018, regarding the potential need for Mansfield District Council to prepare a Statement of Common Ground between the Council and Highways England. It is noted that this would include the key identified issues such as the growth proposed in Mansfield and the potential impacts on the SRN, and whether the emerging policies in the Local Plan and IDP are sufficient to secure mitigation.

In this instance we do not consider that a Statement of Common Ground is necessary, and instead, the previous correspondence which there has been between the Council and Highways England (including the submission of formal letter responses to consultation documents), can be used as public evidence of the Council engaging in the Duty to Co-operate agenda.

Future correspondence between the Council and Highways England can also be used in the same regard.

Kind Regards

**Adrian Chadha**  
**Spatial Planning and Economic Development Team | Area 7**  
Highways England | The Cube | 199 Wharfedale Street | Birmingham | B1 1RN  
T: 0300 470 8148 W: <http://www.highways.gov.uk>

## **5.6 Meeting between Mansfield DC and Nottinghamshire CC note of meeting**

Mansfield Local Plan - Strategic Planning Issues Meeting  
Mansfield District Council & Nottinghamshire County Council

13th June 2018 – County Hall, West Bridgford

Notes of meeting

### **Attendees**

Paul Tebbitt (PT) (Mansfield DC)

Steve Pointer (SP) (Nottinghamshire County Council (NCC))

Nina Wilson (NW) (Nottinghamshire County Council (NCC))

#### **1. Introductions**

All attendees introduced themselves.

#### **2. Background and progress with Local Plans**

PT advised that Mansfield District Council had updated their Local Development Scheme and were hoping to publish the Local Plan in September 2018. Submission of the plan is proposed for December 2018.

PT advised that, depending on timing, there may be implications on housing numbers because of the Standard methodology contained in the NPPF.

NCC advised that they intended to produce a 'Minerals Local Plan' but no specific issues had been identified for Mansfield District.

#### **3. Transport**

PT advised that he was aware of the previous discussions between MDC and NCC.

Nottinghamshire County Council (the Local Highway Authority) has commented on the emerging Local Plan Infrastructure Delivery Plan and were party to the transport modelling carried out to assess potential impacts.

No transport impacts had been identified that could not be mitigated. This would be reflected in the Statement of Common Ground (SoCG).

#### **4. Education**

PT advised that discussions had been ongoing between MDC and NCC Education colleagues. This resulted in an e-mail from NCC to MDC on 30<sup>th</sup> May 2018 setting out the education requirements arising from proposed growth. SP and NW were broadly aware of discussions

regarding a potential new school and issues relating the suitability of extending existing schools. PT agreed to confirm details of previous discussions.

**[Post meeting note: PT sent e-mail exchange between MDC and NCC education for information]**

SP and NW agreed to discuss the SoCG with education colleagues to ensure that the contents reflected their views.

PT advised that he would clarify the overall housing numbers proposed with NCC once the Objectively Assessed Need for Housing had been finalised.

It was agreed that the draft SoCG would benefit from some specificity regarding where education capacity would be improved to accommodate growth, including new primary schools and extending existing facilities.

#### 5. Gypsy & Traveller pitch provision and potential unmet need

PT advised that the Council's G&T pitch provision requirements were for 3 permanent and 1 transit pitches. No sites had been identified.

PT indicated that MDC were producing a separate G&T Development Plan Document. NCC were aware of this and Officers were attending a meeting on 14<sup>th</sup> June 2018.

NCC indicated that they had liaised with colleagues in the NCC Estates department and that no suitable sites had been identified. An amendment to the SoCG wording was proposed which indicated that no suitable sites had been identified "... at this point in time."

#### 6. Minerals and Waste matters

NCC indicated that no substantive issues regarding waste and minerals had been identified in Mansfield. No allocations were proposed in the District. Potential issues can arise in terms of proximity of residential and mineral extraction developments and safeguarding potential mineral sites.

NCC indicated that there were potential issues regarding waste management. NW agreed to check with colleagues to ascertain whether capacity existed.

**[post meeting note: NCC confirmed that capacity increases would be required and a financial contribution sought].**

NCC indicated that they would consider the proposed wording and make any necessary additions or changes.

#### 7. NPPF issue – standard methodology

PT indicated that the timing of publication and submission would likely be after the revised NPPF and therefore the standard methodology for housing.

This is not a matter for the MDC/NCC SoCG but is a matter for HMA partners.

## 8. Other Strategic Planning issues

NCC indicated that 'Health' was a strategic issue that could be addressed in the SoCG. NCC had a 'Public Health' function and have produced a document called "Spatial Planning for the Health & Wellbeing of Nottinghamshire, Nottingham City & Erewash" which seeks to recognise the interrelationships between planning and health. A protocol has also been agreed that seeks to ensure that health is fully embedded into planning processes.

PT indicated that the key issues, vision, objectives and key policies were strongly influenced by 'health'. Policies relating to air quality, promoting walking & cycling, open spaces and provision of health infrastructure were contained in the emerging plan.

A paragraph in the SoCG to stress the importance of health as a strategic matter was considered beneficial.

## 9. Draft Statement of Common Ground.

PT had e-mailed a first draft SoCG for comment.

An amended version of the SoCG would be prepared in conjunction with both parties based on the meeting and engagement with education / minerals / transport colleagues.

## 10. Sign off procedures and timescales

PT indicated that he would prepare a draft version of the Statement of Common Ground and distribute it for comment.

NCC indicated that any SoCG could be signed off by Senior Officers of the Council (Director / Group Manager) in conjunction with appropriate Elected Member(s) unless new policy was being introduced.

NCC considered that a workable SoCG could be finalised by mid to late July 2018.

## 11. Any other business

No other issues were identified.

## **5.8 Note of meeting between Mansfield District Council and Mansfield & Ashfield Clinical Commissioning Group**

Mansfield Local Plan - Strategic Planning Issues Meeting with NHS Mansfield and Ashfield Clinical Commissioning Group (M&A CCG)

Birch House – 8th August 2018 (9am)

Note of meeting

Attendees:

Mike Simpson (MS) (Community Health Partnerships representing M&ACCG)

Paula Longden (PL) (Mansfield & Ashfield CCG)

Andrea Brown (AB) (Mansfield & Ashfield CCG)

Paul Tebbitt (PT) (Mansfield District Council (MDC))

### 1. Introductions

All attendees introduced themselves and outlined their role with their respective organisations.

### 2. Background and progress with Local Plans

PT indicated that the Mansfield Local Plan was progressing and the publication of the plan and associated consultation was anticipated in September 2018 after consideration at a meeting of the Council.

PT hoped that the Statements of Common Ground would be completed in advance of this.

### 3. Sites and quantity of development

PT tabled a map showing the proposed allocations in the plan and a map from the Infrastructure Delivery Plan (IDP) that identified the local of GP practices within the District of Mansfield and close to its borders.

A table from the IDP was also tabled which identified GP practices where there were capacity constraints and those that had notional capacity.

PL sought clarification on the housing requirements and numbers in the emerging plan. PT explained that the identified need was for 6,500 based on the 'Standard methodology' contained in the new Planning Policy Framework and associated guidance and other considerations but the plan identifies some 7,800 houses to provide a flexibility allowance.

[post meeting note: the trajectory provided to M&ACCG identifies some 8,380 houses during the plan period but this includes a windfall allowance and all Larger Strategic Housing sites which have potential for delayed commencement and delivery].

M&ACCG requested further details of the potential timing and rates of delivery of housing in Mansfield so that this could be applied to the SHAPE model that had been developed and which sought to examine the relationship between expected growth and health provision.

[post meeting note. PT forwarded a spreadsheet on 8<sup>th</sup> August and MS forwarded this to 'Parallel' who are co-ordinating the SHAPE project.]

#### 4. Capacity in primary care facilities in the context of proposed growth

M&ACCG highlighted the difficulties in creating a clear relationship between growth and capacity. The goalposts were frequently moving and the preferred method of delivery was changing towards a 'Locality Hub' model containing a mixture of professions. The limitations of the CCG in delivering primary care were also identified in terms of GP practices being independent businesses that may choose how to develop their practices.

The table in the IDP broadly identifies which practices have capacity and those which do not. Whilst this is a useful starting point, more detailed consideration will be required when precise details are provided as part of a planning application (in terms of numbers of houses, house types etc.) PT explained that this level of precision could not be achieved in producing a local plan. The overall housing numbers, location and broad timetable can be identified. Assumptions would need to be made about housing mix.

It was noted that there was a large allocation to the north-west of Mansfield and that there were capacity issues in Pleasley. This practice also runs 'Bull Farm' PCRC.

MS referred to the HUDU model (Healthy Urban Development Unit) which is being used to assess the health impacts of development in London. This approach is being pursued locally.

#### 5. New facilities – are extensions to existing facilities possible

There was no indication of any practices that were unable to expand if funding were forthcoming.

It was indicated that some practices in Mansfield, where there was a concentration of GP practices, may wish to relocate. The south-east of the town has very few facilities.

#### 6. Financial contributions – is there a formula?

MS indicated that there is a formula for calculating whether there is a surplus of spaces. The financial contribution (where there was no capacity was c. £950 per dwelling based on 2.4 people per dwelling).

The NHS standard for the area was for 1,830 patients per GP.

#### 7. Potential capital schemes for improvements to Primary Care

No capital schemes were identified in Mansfield other than improvements to Mansfield Community Hospital (MCH).

#### 8. Statement of Common Ground and sign off procedures

The meeting considered the draft Statement of Common Ground that was circulated in advance of the meeting.

Several amendments were proposed including:

- 3.1.5 refer to equivalent professional persons as well as GPs;
- 3.1.7 – indicate that no new primary care facilities are required but that “this does not prejudice provision of new facilities or relocation of existing GP practices should they be promoted”
- 3.1.8 refer to ‘freedom of choice’ and ‘flexibility’ potentially resulting in other facilities being expanded or delivered using financial contributions;

PT indicated that he would make the proposed changes and circulate.

#### 9. Any Other Business

No other business was identified.

## **5.9 Letter from D2N2 Local Enterprise Partnership - Statement of Common Ground**



[www.d2n2lep.org](http://www.d2n2lep.org)

Tel: [REDACTED]

16<sup>th</sup> October 2018

Hayley Barsby

Chief Executive Officer Mansfield District Council

Dear Hayley,

### **Mansfield's Local Plan and the Duty to Co-operate**

Further to the engagement between your officers and my colleague Matthew Wheatley about the strategic fit of the Mansfield District Local Plan (2013-2033) with the LEP's current and emerging plans for the D2N2 economy, I am pleased to confirm that as part of the Duty to Co-operate you have actively sought input and engagement from us as the LEP along with other key partners. Having reviewed the local plan, I am also pleased to confirm that;

The Functional Economic Market area that you identify is appropriate for the development of spatial policies as detailed in the Plan.

The proposed site allocations in the emerging Local Plan, along with completions and commitments, are able to meet and exceed the identified need for employment land in Mansfield between 2013 and 2033.

The proposed allocations and policies in the emerging Mansfield Local Plan provide the potential for local jobs and makes a proportionate contribution to the aims of the current and emerging D2N2 Strategic Economic Plan.

A clear plan identifying how homes and jobs will be delivered including the necessary infrastructure required to deliver them sustainably is welcomed by the LEP.

Should you require anything further then please do not hesitate to contact me again.

Yours sincerely

**Sajeeda Rose**

Interim Chief Executive D2N2 LEP

**Appendix 6 –Statement of Common Ground (HMA partners – Ashfield and Newark & Sherwood DC) (February 2017)**



**Ashfield Local Plan 2013 – 2032**

**Statement of Common Ground As agreed between  
Ashfield District Council, Mansfield District Council and  
Newark and Sherwood District Council**

## Introduction

- 1.1 This Statement of Common Ground (SoCG) has been prepared jointly between the parties consisting of Ashfield District Council (ADC), Mansfield District Council (MDC), and Newark and Sherwood District Council (NSDC), known thereafter as “the Authorities”.
- 1.2 The Statement sets out the confirmed points of agreement between the Authorities with regard to the delivery of housing and employment in each District.
- 1.3 Further to the Statement, the three district Councils, together with Nottinghamshire County Council, are in the process of preparing a Memorandum of Understanding. Whilst that will cover similar issues, the key focus of the MoU is the on-going collaboration between the authorities and formalising governance arrangements.

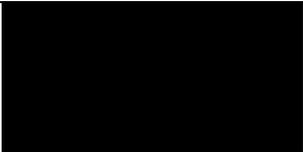
## Background

- 2.1 Throughout the development of the Local Plans for each district a close working relationship has been maintained between the Authorities to ensure strategic issues are appropriately addressed. This has resulted in the production of some key evidence documents for the wider area including:
  - Nottingham Outer Strategic Housing Market Assessment (October 2015);
  - Nottingham Core and Nottingham Outer Employment Land Forecast Study (August 2015);
  - Nottingham and Nottinghamshire Traveller Accommodation Needs Assessment Methodology (Nottinghamshire Local Authorities, October 2013);
  - Nottingham Outer Self-Build Register (March 2016);
  - Infrastructure Delivery Plans for each District
  - Transport Studies for each District.
- 2.2 The 2015 Nottingham Outer Strategic Housing Market Assessment (SHMA) identifies the Objectively Assessed Housing Need (OAN) for the Nottingham Outer Housing Market Area (HMA) which is then broken down to a District OAN figure. The Nottingham Core and Nottingham Outer Employment Land Forecast Study (August 2015) identifies the Nottingham Outer Functional Economic Area (FEA) and has informed the employment requirement for each district.
- 2.3 The Authorities have agreed to continue working together to deliver the development requirements of the Nottingham Outer HMA and FEA.
- 2.4 Mansfield District Council and Newark and Sherwood District Council have submitted representations to the Ashfield Local Plan Publication (2016) consultation in support of the approach taken to the delivery of development in Ashfield District, in particular in relation to meeting their own housing (OAN) and employment needs.

## Agreed Matters

- 3.1 In the interests of delivering the development needs of the Nottingham Outer HMA and FEA, and of complying with the Duty to Cooperate (a requirement of the Localism Act 2011), the Authorities formally agree the following matters:
- To work collaboratively to deliver the Employment requirements of the Nottingham Outer FEA (as identified by the ELFS).
  - To deliver and meet the objectively assessed housing needs (identified for each Authority by the 2015 SHMA) within their own district boundary.
  - To deliver land to meet the employment needs of the Functional Economic Area, informed by the 2015 ELFS, as identified in the Local Plan for each District.
  - To deliver any necessary infrastructure requirements associated with development in each District and to help secure a broad but consistent approach to strategic planning, infrastructure delivery, transport and development issues across each Authority's District.
  - To continue to identify and manage spatial planning issues that impact on more than one local planning area in the Nottingham Outer HMA.
  - To ensure that the local planning and development policies prepared by each Authority are, where appropriate, informed by the views of neighbouring Authorities adjoining each administrative boundary and by statutory consultees and prescribed bodies. This will normally involve engagement with Development Plan Document and Supplementary Planning Document preparation.
  - To support better integration and alignment of strategic spatial and investment priorities in Ashfield, Mansfield and Newark and Sherwood Districts, ensuring that there is a clear and defined route where necessary, through the statutory local planning process.
  - To identify and agree the infrastructure investment needs associated with proposed development and to address existing issues;
  - To ensure legal compliance with the Duty to Cooperate.

**Statement of Common Ground**

Signed on behalf of Ashfield District Council		
Name and Position	Signature	Date
R. Stibben Chief Executive		20/2/17

Signed on behalf of Mansfield District Council		
Name and Position	Signature	Date
BSmith Chief Executive		15-02-2017.

Signed on behalf of Newark and Sherwood District Council		
Name and Position	Signature	Date
Kirsty Cole Deputy Chief Executive		22 February 2017

Appendix 7 – Housing Market Area Memorandum of Understanding  
(November 2017)



DATED: \_\_\_\_\_

30 NOVEMBER 2017

**MEMORANDUM OF UNDERSTANDING**

between

**ASHFIELD DISTRICT COUNCIL**

and

**MANSFIELD DISTRICT COUNCIL**

and

**NEWARK AND SHERWOOD DISTRICT COUNCIL**

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**THIS AGREEMENT** is dated 30<sup>th</sup> NOVEMBER 2017

**PARTIES**

- (1) Ashfield District Council of Urban Road, Kirkby in Ashfield, Nottinghamshire, NG17 8DA; ("**Authority One**" and/or "**AOC**")
  
- (2) Mansfield District Council of Civic Centre, Chesterfield Road, Mansfield, Nottinghamshire, NG19 78H; ("**Authority Two**" and/or "**MDC**")
  
- (3) Newark and Sherwood District Council, Castle House, Great North Road, Newark, Nottinghamshire, NG24 1BY; ("**Authority Three**" and/or "**NSDC**")

Collectively known as the "**Authorities**".

**1. BACKGROUND**

- 1.1 The Authorities have agreed to work together to deliver the development requirements of the Nottingham Outer Housing Market Area and to ensure that the objectives of this agreement are delivered as detailed in Schedule A of the Annex to this Memorandum of Understanding ("**MoU**").
- 1.2 The Authorities wish to record the basis on which they will collaborate with each other. This MoU sets out:
  - (a) the key objectives of the Project;
  - (b) the principles of collaboration;
  - (c) the governance structures the Authorities will put in place; and
  - (d) the respective roles and responsibilities the Authorities will have during the Project.

**2. KEY OBJECTIVES OF THE PROJECT ("KEY OBJECTIVES")**

- 2.1 The Authorities shall undertake to achieve the key objectives set out in Schedule A of the Annex to this MoU.
- 2.2 The Authorities acknowledge that the current position with regard to the contributions already made (financial and otherwise) are as detailed in Schedule C in the Annex to this MoU.

### 3. PRINCIPLES OF COLLABORATION ("PRINCIPLES")

The Authorities agree to adopt the following Principles when carrying out the Project:

- (a) collaborate and co-operate. Establish and adhere to the governance structure set out in this MoU to ensure that all activities are delivered and actions taken as required;
- (b) be accountable. Take on, manage and account to each other for performance of the respective roles and responsibilities set out in this MoU;
- (c) be open. Communicate openly about major concerns, issues or opportunities relating to the Project;
- (d) learn, develop and seek to achieve full potential. Share information, experience, materials and skills to learn from each other and develop effective working practices, work collaboratively to identify solutions, eliminate duplication of effort, mitigate risk and reduce cost;
- (e) adopt a positive outlook. Behave in a positive, proactive manner;
- (f) adhere to statutory requirements and best practice. Comply with applicable laws and standards including EU procurement rules, data protection and freedom of information legislation. In particular the Authorities agree to comply with the requirements of the Information Sharing Protocol attached in Schedule **B** in the to this MOU;
- (g) act in a timely manner and respond accordingly to requests for support;
- (h) manage stakeholders effectively;
- (i) deploy appropriate resources. Ensure sufficient and appropriately qualified resources are available and authorised to fulfil the responsibilities set out in this MoU. In particular the Authorities agree to make the contributions detailed in Schedule D in the Annex of this MoU; and
- (j) act in good faith to support achievement of the Key Objectives and compliance with these Principles.

### 4. PROJECT GOVERNANCE

#### 4.1 Overview

The governance structure defined below provides a structure for the development and delivery of the Project.

#### 4.2 Guiding principles

The following guiding principles are agreed. Governance will:

- (a) provide strategic oversight and direction;
- (b) be based on clearly defined roles and responsibilities at organisation, group and, where necessary, individual level;
- (c) align decision-making where possible and necessary; and
- (d) provide coherent, timely and efficient decision-making.

#### 4.3 Member Agreement and Involvement

- (a) Each Authority will be responsible for seeking formal approval of the objectives, amendments and signing of agreements in relation to the Key Objectives of the MoU through their own formal decision making procedures.
- (b) The Cabinet Member responsible for Planning or the appropriate Committee Chairman (or their representative) from each Authority shall sit on a Sponsors' Board to provide strategic member oversight and direction of the process.

#### 4.4 Sponsors' Board Role

- (a) The **Sponsors' Board** provides overall strategic oversight and direction to the delivery of the key objectives of the Project. This group will consist of:

**ADC:** Chief Executive **ADC:** Deputy

Leader **MDC:** Mayor

**MDC:** Chief Executive

**NSDC:** Chief Executive

**NSDC:** Chairman Economic Development Committee.

- (b) The Sponsors' Board shall be managed in accordance with the terms of reference set out in Schedule B in the Annex to this MoU.

#### 4.5 Project Board Role

- (a) The Project Board will provide support to the Sponsor's Board at workstream level. It will provide assurance to the Sponsors' Board that the Key Objectives are being met and that the project is performing within the boundaries set by the Sponsors' Board.
- (b) The Project Board consists of representatives from each of the Authorities. The Project Board shall have responsibility for the day to day management of meeting the Key Objectives and deliverables of the MoU, The core Project Board members are:

ADC-Forward Planning Team Leader MDC- Planning Policy

Team Leader

## NSDC - Business Manager - Planning Policy

The Project Board shall be managed in accordance with the terms of reference set out in Schedule C in the Annex to this MoU.

### 4.6 Reporting

Project reporting shall be undertaken at three levels:

- (a) **Project Board:** Minutes and actions will be recorded for each Project Board meeting. Any additional reporting requirement shall be at the discretion of the Project Board.
- (b) **Sponsors' Board:** Reporting shall be at least once per annum, based on the minutes from the Project Board highlighting: Progress this period; issues being managed; issues requiring help (that is, escalations to the Sponsors' Board) and progress planned over the next period and/or aligned with the frequency of the Sponsors' Board meetings.
- (c) **Organisational:** the Project Board members shall be responsible for drafting reports for their respective Authority.

## 5. ROLES AND RESPONSIBILITIES

- 5.1 Ashfield, Mansfield, and Newark and Sherwood District Councils shall work together in seeking to ensure that the development requirements of the Nottingham Outer Area are met. The jointly produced evidence base documents, Nottingham Outer Strategic Market Area Assessment (2015) and Employment Land Forecast Study, have informed the housing and employment land requirements for the Housing Market Area (HMA).
- 5.2 All Authorities shall develop a monitoring and delivery plan in relation to the Local Plan for each District. This will enable each Authority to monitor the progress of the objectives and to plan for any necessary amendments in the future.

**6. ESCALATION**

- 6.1 If any Authority has any issues, concerns or complaints about the Project, or any matter in this MoU, that Authority shall notify the other Authorities and the Authorities shall then seek to resolve the issue by a process of consultation.
- 6.2 If the issue cannot be resolved within a reasonable period of time, the matter shall be escalated to the Project Board, which shall decide on the appropriate course of action to take. If the matter cannot be resolved by the Project Board within 7 working days, the matter may be escalated to the Sponsors' Board for resolution.
- 6.3 If any Authority receives any formal inquiry, complaint, claim or threat of action from a third party (including, but not limited to, claims made by a supplier or requests for information made under the Freedom of Information Act 2000) in relation to the Project, the matter shall be promptly referred to the Project Board (or its nominated representatives). No action shall be taken in response to any such inquiry, complaint, claim or action, to the extent that such response would adversely affect the Project, without the prior approval of the Project Board (or its nominated representatives).

**7. TERM AND TERMINATION**

- 7.1 This MoU shall commence on the date of signature by all Authorities, and shall expire on 31<sup>st</sup> March 2032.
- 7.2 This MoU will be reviewed at a minimum of once every 5 years.
- 7.3 Any Authority may terminate this MoU by giving at least three months' notice in writing to the all the other Authorities at any time. A shorter notice period may be agreed by all the Authorities in writing.

**8. VARIATION**

This MoU, including the Annex, may only be varied by written agreement of the Sponsor's Board.

**9. CHARGES AND LIABILITIES**

- 9.1 Except as otherwise provided, the Authorities shall each bear their own costs and expenses incurred in complying with their obligations under this MOU.
- 9.2 The Authorities agree to share the costs and expenses arising in respect of any formally agreed joint work, in accordance with the Contributions Schedule set out in Schedule D In the Annex to this MoU.
- 9.3 All Authorities shall remain liable for any losses or liabilities incurred due to their own or their employee's actions and no Authority intends that the other Authorities shall be liable for any loss it suffers as a result of this MoU.

**10. CONFIDENTIALITY AND FREEDOM OF INFORMATION**

- 10.1 The Authorities agree and undertakes to the other that during the term of this MoU and, for a period of 12 months after termination of this MoU, it will keep confidential and will not use for its own purposes nor part with nor, without the prior written consent of the owner of the information in question, disclose to any third party any information of a confidential nature (including data and applications, know-how, trade secrets and information of a commercial nature) which may become known to an Authority from the other. To the extent necessary to implement the provisions of this MoU and notwithstanding the above, an Authority may disclose the Confidential Information to such of its employees and professional advisers as may be necessary for the purposes of carrying out the obligations under this MoU.
  
- 10.2 The Authorities acknowledge that each Authority is subject to the requirements of the Freedom of Information Act (FOIA) and the Environmental Information Regulations (EIR) and shall assist and co- operate with each other to enable each Authority to comply with these information disclosure requirements.
  
- 10.3 Upon receipt of a request each Authority shall be responsible for determining at its absolute discretion whether the requested information:
  - 10.4 a) Is exempt from disclosure in accordance with the provisions of the FOIA or the EIR; and/or
  - 10.5 b) Is to be disclosed in response to a request for information.

**11. DATA PROTECTION**

- 11.1 The Authorities shall (and shall procure that any of its employees involved in the provision of this Agreement) comply with any notification requirements under the Data Protection Act (DPA) and shall duly observe all their obligations under the DPA, which arise in connection with this MoU.

**12. STATUS**

- 12.1 This MoU is not intended to be legally binding, and no legal obligations or legal rights shall arise between the Authorities from this MoU except where specifically stated. The Authorities enter into the MoU intending to honour all their obligations.
- 12.2 Nothing in this MoU is intended to, or shall be deemed to, establish any partnership or joint venture between the Authorities, constitute any Authorities as the agent of any of the other Authorities, nor authorise any of the Authorities to make or enter into any commitments for or on behalf of the other Authorities.

**13. LIMITATIONS**

All the Authorities recognise that there will not always be full agreement with respect to all of the issues on which they have agreed to cooperate. For the avoidance of doubt, the MoU will not restrict the discretion of any of the Authorities in the determination of any planning application, or in the exercise of any of its statutory powers and duties, or in its response to consultations, and is not intended to be legally binding.

**14. GOVERNING LAW AND JURISDICTION**

This MoU shall be governed by and construed in accordance with English law and, without affecting the escalation procedure set out in clause 6, each Authority agrees to submit to the exclusive jurisdiction of the courts of England and Wales.

## Schedule A - The Project

### Project overview:

#### Strategic Planning, Development Issues and Policy Documents

ADC, MDC, and NSDC will work together to:

- agree those matters which are strategic in nature, based upon an appreciation of the wider demographic, economic, environmental and social context that affects the area, and up-to-date evidence of development needs;
- agree an integrated and consistent approach to address these needs;
- continue to work together to agree the overall quantity, mix and broad distribution / apportionment of development across the area, including its delivery through necessary strategic infrastructure;
- ensure that where strategic priorities cross local boundaries, we work collaboratively to make sure they are clearly reflected in our individual plans;
- continue to work together to produce joint evidence where it is the most efficient and effective approach;
- ensure appropriate governance arrangements are in place to take forward the commitments in this memorandum.
- if appropriate, meet and discuss any issues raised by one or more of the other Authorities and take into account any views expressed on those issues.

#### Development Management

Each Authority will:

Notify the other Authorities who are party to this MoU of any major planning applications, from within its area or on which it is consulted by a Local Authority from outside its area, which would, in its view, have a significant impact on the strategic planning and development of the Ashfield, Mansfield and Newark and Sherwood Districts.

#### The Key Objectives

The MoU has the following broad objectives:

- The Authorities agree to work collaboratively to deliver the development requirements of the Nottingham Outer Area (as identified by the Local Plan for each District).
- The Authorities agree to formalise their agreement to deliver the objectively assessed housing needs, identified for each of these Authority's area by the Nottingham Outer Strategic Housing Market Area Assessment, within their own district boundary.
- The Authorities agree to formalise their agreement to deliver employment land to meet the needs of the Functional Economic Area, as identified in the Local Plan for each District.,.
- To deliver any necessary infrastructure requirements associated with development in each District and to help secure a broad but consistent approach to strategic planning, infrastructure delivery, transport and development issues across each Authority's District.
- To continue to identify and manage spatial planning issues that impact on more than one local planning area in the Nottingham Outer HMA which covers Mansfield, Newark & Sherwood and Ashfield. Hucknall (part of Ashfield District) is located in Greater Nottingham and, as such, also has links to the Nottingham Core HMA where a close working relationship with the authorities is already established.
- To ensure that the local planning and development policies prepared by each Authority are, where appropriate, informed by the views of the other Authorities adjoining each Authority area and by statutory consultees/prescribed bodies. This will normally involve engagement with Development Plan Document and Supplementary Planning Document preparation.
- To ensure that decisions on major applications which may impact on any of the Authority's areas are informed by the views of the other Authorities.
- To support better integration and alignment of strategic spatial and investment priorities in Ashfield, Mansfield and Newark and Sherwood Districts, ensuring that there is a clear and defined route where necessary, through the statutory local planning process.
- To identify and agree the infrastructure investment needs associated with proposed development and to address existing issues;
- To ensure compliance with the Duty to Cooperate.

## **The existing position and contributions already made**

A close working relationship between ADC, MDC and NSDC has been maintained to ensure strategic issues are appropriately addressed. This has resulted in the production of some key evidence documents for the wider area including:

- Nottingham Outer Strategic Housing Market Assessment (October 2015);
- Nottingham Core and Nottingham Outer Employment Land Forecast Study (August 2015);
- Nottingham and Nottinghamshire Traveller Accommodation Needs Assessment Methodology (Nottinghamshire Local Authorities, October 2013);
- Nottingham Outer Self-Build Register (March 2016);
- Infrastructure Delivery Plans for each District
- Transport Studies for each District

There are a number of established joint working groups in Nottinghamshire of which the four Authorities have membership. These include:

- D2N2 Local Enterprise Partnership Board;
- The City of Nottingham and Nottinghamshire Economic Prosperity Committee;
- Nottinghamshire Local Government Leaders Group;
- Nottinghamshire Chief Planning Officers Group
- Nottinghamshire Policy Officers Group.

## **Schedule B - Sponsors' Board and Project Board terms of reference**

### **(a) Sponsors' Board and Project Board Aim**

- (i) Ashfield, Mansfield and Newark and Sherwood District Councils will seek to work collaboratively to deliver the objectives of this Memorandum of Understanding.

### **(b) Sponsors' Board Remit**

- (i) to provide strategic oversight and direction to work related to meeting the Key Objectives of this MoU. Membership is set out in 4.4 (a) of this MoU, however each Authority is able to nominate substitutes for Sponsors' Board meeting as and when required.

### **(c) Project Board Remit**

- (i) To support and provide assurance to the Sponsors Board in the oversight of the work of the Project Board.
- (ii) The Project Board shall have responsibility for the day to day management of the objectives and deliverables of meeting the Key Objectives of this MoU.
- (iii) Membership is set out in 4.5(b) of this MoU however the Project Board can draw on technical, commercial, legal and communications resources as appropriate to support its work.

### **(d) Decision-making:**

- (i) the Project Board's will make formal recommendations to the Sponsors' Board on matters relating to its work in meeting the Key Objectives of the MoU.
- (ii) All formal recommendations made by the Project Board will be discussed and agreed with the Sponsor's Board prior to official decision making process by each Authority.

### **(e) Meetings:**

- (i) The Sponsor's Board will meet at least once per annum to review the Project Board's report on Strategic Planning issues affecting the Nottingham Outer HMA.
- (ii) The Project Board will meet at least twice per annum to discuss strategic planning matters affecting the Nottingham Outer Housing Market Area and Functional Economic Area and progress on meeting

the objectives of the MoU. Where there is a lack of progress on the delivery of MoU objectives, the Project Board will seek to identify solutions to address under performance.

- (iii) The Project Board and Sponsor Board will meet as necessary to agree any amendments to the objectives of the MoU and to seek to resolve any issues identified by the Project Board.
- (iv) The meetings will take place on one of the Authority's premises as appropriate.
- (v) A minimum, 2 days notice will be given prior to a meeting.

## Schedule C - Contributions

### DETAILS OF CONTRIBUTIONS

#### Contributions already made:

##### Joint documents

- Joint work on Nottingham Outer Strategic Housing Market Area Assessment (2015) - (SHMA)
- Joint work on Nottingham Core and Nottingham Outer Employment Land Study (2015)- (ELFS)

##### Staffing

- Project Management is undertaken by ADC.
- The project team consists of Planning Policy Team Leaders at ADC, MDC and NSDC.

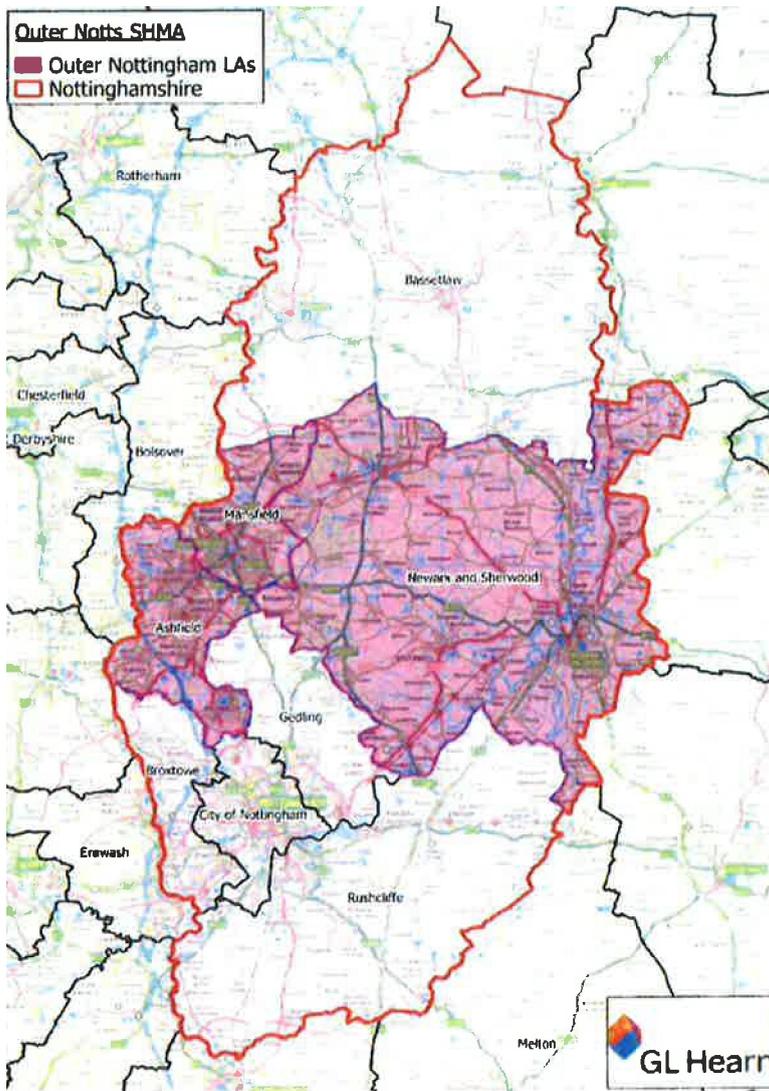
##### Financial

- Where necessary, the Authorities have, and will continue to contribute towards joint working practices. The Councils have made equal contributions towards the SHMA and ELFS documents.

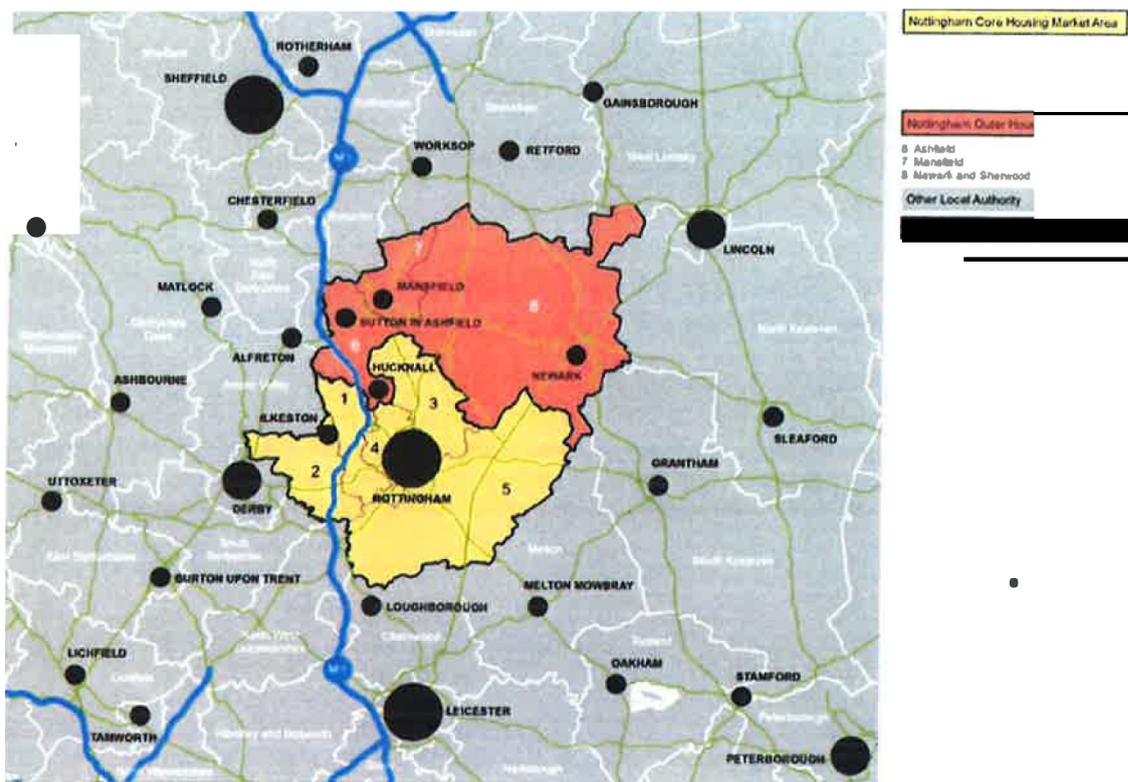
##### Premises

- Meetings will be held at a convenient location for Officers, this may include facilities at any of the Authority's premises.

## SCHEDULE D - NOTTINGHAM OUTER HMA MAP



**SCHEDULE E • NOTTINGHAM OUTER AND NOTTINGHAM CORE FUNCTIONAL ECONOMIC AREAS**



Appendix 8 – Statements of Common Ground

Appendix 8a – Statement of Common Ground (HMA partners –  
Ashfield and Newark & Sherwood DC) (November 2018)



**Mansfield  
District Council**



**Mansfield Local Plan (MLP)**

**Statement of Common Ground**

**As agreed between**

**Ashfield District Council,**

**Mansfield District Council and**

**Newark and Sherwood District Council**

**Reference: SoCG MDC/ ADC / N&SDC**

**Date x November 2018**

## 1. Introduction

- 1.1 This Statement of Common Ground (SoCG) has been developed in order to address Strategic Planning Matters between the parties consisting of Mansfield District Council, Ashfield District Council and Newark & Sherwood District Council. The three Authorities constitute the Nottingham Outer Housing Market Area (HMA) and Functional Economic Market Area (FEMA). A map of the area is shown in section 4.
- 1.2 The Statement sets out the confirmed points of agreement between the parties with regard to:
- Provision of employment land in the Functional Economic Market Area;
  - Gypsy & Traveller pitch provision and potential unmet need;
  - Quantity and distribution of housing and proposed assessment methodology; and
  - Implications for major cross boundary transport infrastructure.
- 1.3 The purpose of the Statement of Common Ground is to inform the Inspector of the Mansfield Local Plan and other parties about the areas of agreement between Mansfield District Council, Ashfield District Council and Newark & Sherwood District Council in relation to key strategic matters contained in the Mansfield District Local Plan (2013-2033).
- 1.4 The Statement of Common Ground builds on a Memorandum of Understanding (MoU) signed by the partners in November 2017, but recognises changes in circumstances in relation to progress on each party's Local Plans and the introduction of the revised National Planning Policy Framework in 2018. The main purpose of the MoU was for the partners to 'seek to ensure the development requirements of the HMA are met'. The MoU states:

*"The Authorities agree to formalise their agreement to deliver the objectively assessed housing needs, identified for each of these Authority's area by the Nottingham Outer Strategic Housing Market Area Assessment, within their own district boundary."*

## 2. Background

- 2.1 Mansfield District Council, Ashfield District Council and Newark & Sherwood District Council are public bodies that are the Local Planning Authority (LPA) for their respective administrative areas. They are prescribed Bodies for the purposes of the Duty to Cooperate.
- 2.2 The development of the Local Plans for each district has been enhanced by close working relationship which ensures that strategic issues are appropriately addressed. This has resulted in the production of some key evidence documents for the wider area including:

- Strategic Housing Market Area Assessment (SHMA);
- Employment Land Forecasting Study; and
- Nottingham and Nottinghamshire Traveller Accommodation Needs Assessment Methodology (Nottinghamshire LPAs, October 2013);

2.3 This Statement of Common Ground reflects the agreed position between Mansfield District Council, Ashfield District Council and Newark & Sherwood District Council for submission to the Inspector for the Mansfield Local Plan Examination.

2.4 At the time of drafting this SoCG, the emerging Ashfield District Local Plan had been withdrawn from examination by Ashfield District Council (ADC) and work commenced on a new plan. As a result, the housing requirements for ADC in any review of the Ashfield Local Plan will be informed by the Standard Methodology introduced through the National Planning Policy Framework and associated Planning Practice Guidance in 2018.

### 3. Areas of Common Ground

#### Provision of Employment Land

3.1 The parties have agreed that:

3.1.1 They are all part of the Nottingham Outer Functional Economic Market Area with all authorities having influences beyond the administrative area;

3.1.2 The requirement for B1(c), B2 and B8 employment land in each of the Local Planning Authorities is set out in the table below:

	Employment (B1a & B1b, B1c, B2 and B8)	
	Required (ha)	Supply (ha)
Mansfield	41 <sup>23</sup>	56
Ashfield	59 <sup>24</sup>	77
Newark & Sherwood	83.1	130.13

3.1.3 All parties are able to demonstrate sufficient sites to meet the requirements for B1(a), B1(c), B2 and B8 employment land during their respective plan periods (up to 2033 for Mansfield and Newark & Sherwood Districts).

3.1.4 Total completions, commitments, proposed allocations and available land on existing key employment sites in Mansfield District provides some 57.5 hectares,

<sup>23</sup> Requirements for 38ha of employment land and c3ha of office land based on 7,500sqm / hectare.

<sup>24</sup> The employment land requirements identified in the withdrawn Ashfield Local Plan 2016. The requirements may be subject to change as part of the review of the ADC Local Plan but are the most identified for Ashfield District and were informed by the 'Employment Land Forecasting Study 2015'.

a notional over-provision of some 16.5 hectares of employment land during the plan period. This level of supply allows sufficient flexibility should any sites fail to deliver or there are slower rates of delivery.

3.1.5 The partners are satisfied that sufficient B1 (a), B1(c), B2 and B8 employment land can be provided in Mansfield District, Ashfield District and Newark & Sherwood District respectively and the wider Functional Economic Market Area collectively during the respective Local Plan periods;

3.1.6 The proposed employment site allocations identified in the Local Plan are suitable and deliverable and will help to meet identified needs.

### Provision of Gypsy and Traveller (G&T) Accommodation

3.2 The parties have agreed that:

3.2.1 The requirement for Gypsy & Traveller accommodation for Mansfield District Council between 2013 and 2033 is for 3 permanent pitches and 1 transit pitch;

3.2.2 The requirements for Gypsy & Traveller accommodation for Newark & Sherwood District Council is currently being established via the production of a Gypsy & Traveller Accommodation Assessment;

3.2.3 The requirement for Gypsy & Traveller accommodation for Ashfield District Council between 2014 and 2029 is for 2 pitches and this need has been met;

3.2.4 Mansfield District Council is unable to identify deliverable pitches to meet the identified G&T need;

3.2.5 Mansfield District Council requested that the HMA partners assist in helping meet the identified G&T needs for Mansfield District but the partners were unable to identify any deliverable sites to help meet Mansfield's unmet need;

3.2.6 The most appropriate solution is for MDC to prepare a separate Gypsy and Traveller Development Plan Document which will give more time to identify suitable options for site delivery and potentially consider using a Compulsory Purchase Order if no deliverable sites are identified;

3.2.7 The Mansfield Local Plan should include a suitable 'enabling' policy for provision of G&T pitch provision consistent with the DCLG 'Planning policy for traveller sites (August 2015)'.

### Quantity, distribution and calculation methodology for housing

3.3 The parties have agreed that:

3.3.1 They are all part of the Nottingham Outer Housing Market Area;

3.3.2 All parties agreed to work collectively as a Housing Market Area but to seek to meet their own objectively assessed requirement for housing within their own district boundary<sup>25</sup>;

3.3.3 A Strategic Housing Market Assessment (SHMA) for the Nottingham Outer Housing Market Area was produced in 2015 and updated in 2017. The SHMA identified an annual housing requirement of 1,310 homes across the HMA (Ashfield 480, Mansfield 376 and 454 in Newark & Sherwood). Newark & Sherwood have used this study as the basis of the Full Objectively Assessed Need (FOAN) for Housing in their emerging Local Plan;

3.3.4 The National Planning Policy Framework (2018) has introduced a 'Standard methodology' for calculating FOAN housing requirements in new Local Plans. Ashfield will be required to utilise the Standard Methodology for the new plan. Mansfield District intends to use the 'Standard methodology' to identify FOAN.

3.3.5 The standardised methodology (September 2018) results in an annual housing requirement for Mansfield of 338 and 492 for Ashfield. The annual housing requirement for Newark & Sherwood District Council of 454 is already included in their Local Plan which is currently being examined. Under the transitional arrangements set out in the NPPF 214 the SHMA is the basis by which its FOAN is established rather than the Standard Methodology.

3.3.6 The Local Authority partners agree that each authority should meet their own Full Objectively Assessed Need for housing within their own administrative area. The HMA partners are confident that FOAN can be met during the plan period.

### Transport infrastructure

3.4 The parties have agreed that:

3.4.1 All parties have assessed the transport implications of planned levels of growth within their emerging Local Plans<sup>26</sup> and shared the information with the HMA partners, the Local Highway Authority and Highways England;

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<sup>25</sup> As confirmed in the Statement of Common Ground dated February 2017.

<sup>26</sup> For Ashfield this assessment was undertaken as part of the submitted Local Plan that was withdrawn from Examination.

- 3.4.2 The proposed levels of growth have the potential to result in direct and indirect implications for the transport network both within and beyond the administrative boundaries of the HMA partners;
- 3.4.3 Mansfield District Council has used the ‘Mansfield Transport Model’ (MTM) to understand the implications of growth on the network. The MTM is a SATURN model<sup>27</sup> that extends into Ashfield District;
- 3.4.4 The findings of the transport model identified thirteen junctions that would be above their operating capacity in 2033 (without development)<sup>28</sup>. The addition of development resulted in five additional junctions operating above capacity<sup>29</sup>;
- 3.4.5 Transport modelling has not identified any insurmountable constraints in Ashfield District and Newark & Sherwood District Council areas arising from the policies and proposals within the Mansfield Local Plan;
- 3.4.6 All parties have cooperated with Highways England and Nottinghamshire County Council (Local Highway Authority) throughout the process and no ‘show-stopping’ transport constraints have been identified by these organisations;
- 3.4.7 The Mansfield Local Plan will seek transport improvements from all proposed allocations where development is resulting in junctions and links operating above capacity (over and above the identified implications identified in the reference case).
- 3.4.8 Mansfield DC and Ashfield DC will work together with the Highways England and Nottinghamshire County Council (as the Local Highway Authority) to identify and apply mitigation measures to manage traffic demand along the A38 / A617 corridors. Contributions towards the necessary mitigation requirements shall be proportionate and based on evidence of impacts arising from growth and will be subject to viability.

#### 4. Map of Housing Market Area

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<sup>27</sup> Simulation and Assignment of Traffic in Urban Road Networks

<sup>28</sup> These included Chesterfield Road / Debdale Lane, A60 Nottingham Road / Berry Hill Ln, A60 Leeming Ln, A6075 Warsop Road/ Kings Mill Road, Beck Lane, B6014 Skegby Lane, Mansfield Road/ A6191 Ratcliffe Gate, A60 St. Peters Way/ A6117 Old Mill Lane, B6030 Clipstone Road West/ A38 Sutton Road, B6014 Skegby Lane, Sheepbridge Lane/ A6191 Adams Way, Oaktree Lane/ A60/ New Mill Lane, A6117 Oaktree lane/Eakering Road/ A6191 Southwell Road, Berry Hill Lane/ A6191 Southwell Road, Bellamy Road/ A60 Nottingham Road, A611 Derby Road/ A6191 Chesterfield Road/A617 Chesterfield Road, MARR Pleasley/ A60 Nottingham Road, Baums Lane , Park Lane.

<sup>29</sup> These were: Carter Lane, Southwell Road, Windsor Road/ A60 Leeming Lane, Peafield Lane/ A60, Old Mill Lane, Butt Lane/ A60 Church Street, Wood Street/ A6075 Debdale Lane, Priory Road.



Appendix 8b - Statement of Common Ground (Nottinghamshire County Council) (December 2018)



**Mansfield  
District Council**



**Nottinghamshire  
County Council**

**Mansfield Local Plan (MLP)  
Statement of Common Ground  
As agreed between  
Mansfield District Council and  
Nottinghamshire County Council  
Reference: SoCG MDC/ NCC  
Date [ ] December**

## **1. Introduction**

- 1.1 This Statement of Common Ground (SoCG) has been developed in order to address Strategic Planning matters between the parties consisting of Mansfield District Council and Nottinghamshire County Council.
- 1.2 The Statement sets out the confirmed points of agreement between the parties with regard to:
- Transport – mitigation and delivery of key infrastructure;
  - Provision of sites for Gypsies & Travellers;
  - Education provision and contributions arising from proposed growth;
  - Minerals and Waste matters;
  - Waste Disposal; and
  - Public Health matters.
- 1.3 The purpose of the Statement of Common Ground is to inform the Inspector of the Mansfield Local Plan and other parties about the areas of agreement between Mansfield District Council and Nottinghamshire County Council in relation to key strategic matters contained in the Mansfield District Local Plan (2013-2033). Duty to Cooperate engagement has been in a consideration in the development of the policies, supporting explanatory text and Infrastructure Delivery Plan within the Local Plan.

## **2. Background**

- 2.1 Mansfield District Council is the Local Planning Authority (LPA) for its administrative area. Nottinghamshire County Council is the Local Planning Authority in relation to Minerals and Waste for Nottinghamshire including Mansfield District and is also the Local Education Authority and Local Highway Authority. Both parties are prescribed Bodies for the purposes of the Duty to Cooperate. Nottinghamshire County Council has a statutory role and corresponding duty to improve the health of the people that live in Nottinghamshire.
- 2.2 This Statement of Common Ground reflects the agreed position between Mansfield District Council and Nottinghamshire County Council for submission to the Inspector of the Mansfield Local Plan Examination.

## **3. Areas of Common Ground**

- 3.5 Transport – mitigation and delivery of key infrastructure
- 3.5.1 Mansfield District Council has produced evidence that seeks to identify the transport impacts and implications of the growth proposed in the Local Plan within the District. Evidence has mainly used the 'Mansfield Transport Model' (MTM) a

SATURN model<sup>30</sup> that extends beyond the administrative boundary of Mansfield and seeks to assess impacts on the local and wider highway network.

3.5.2 The parties have agreed that:

3.5.3 The 'Mansfield Transport Model' (MTM) is an appropriate model to understand the implications of growth on the highway network;

3.5.4 Mansfield District Council have cooperated with Nottinghamshire County Council (the Local Highway Authority) and Highways England in gathering evidence to assess the impacts of growth;

3.5.5 The findings of the transport model and associated reports have appropriately identified impacts on links and junctions including the identification of 19 junctions that would be above their operating capacity in 2033 (with development)<sup>31</sup>.

3.5.6 Mitigation measures have been identified that seek to minimise impacts of growth to a level that would have been expected as a result of background growth without development (2033 reference case);

3.5.7 Mitigation measures that minimise the transport impacts of growth include:

- Junction widening where appropriate to improve capacity;
- Linking traffic signals to the urban traffic control centre using CCTV;
- Optimising the layout and operation of traffic signal junctions so as to maximise capacity;
- The installation of bus priority measures to promote modal shift;
- Seeking to maximise sustainable travel take-up; and
- Technology upgrades.

3.1.8 Transport modelling has identified that some junctions in Mansfield District would still be operating above capacity even with mitigation as a result of the policies and proposals contained within the Mansfield Local Plan. However, the policies in the plan would deliver viable options to mitigate impacts including measures to encourage modal shift.

### 3.6 Provision of sites for Gypsies & Travellers (G&T)

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<sup>30</sup> Simulation and Assignment of Traffic in Urban Road Networks

<sup>31</sup> These included Chesterfield Road / Debdale Lane; 2. A60 Nottingham Road / Berry Hill Lane; 3. Carter Lane / Southwell Road / Windsor Road; 4. A617 MARR / A6191 Southwell Road; 5. A60 Leeming Lane / Peafield Lane; 6. A60 Leeming Lane / A6075 Warsop Road; 7. Kings Mill Road / Beck Lane / B6014 Skegby Lane / Mansfield Road; 8. A6191 Ratcliffe Gate / A60 St. Peters Way; 9. A6117 Old Mill Lane / B6030 Clipstone Road West; 10. A38 Sutton Road / B6014 Skegby Lane / Sheepbridge Lane; 11. A60 / Old Mill Lane / Butt Lane; 12. A6191 Adams Way / Oak Tree Lane; 13. A60 / New Mill Lane; 14. A60 Church Street / Wood Street. (Market Warsop); 15. A6117 Oak Tree Lane – Mansfield; 16. Southwell Road/Berry Hill Lane; 17. Southwell Road/Bellamy Road; 18. A38/Rosemary Street; 19. Coxmoor Road/Hamilton Road.

- 3.6.1 The requirement for Gypsy & Traveller accommodation in Mansfield District between 2013 and 2033 is for 3 permanent pitches and 1 transit pitch.
- 3.6.2 Mansfield District Council is unable to identify deliverable pitches to meet the identified G&T need resulting in unmet needs. MDC has requested assistance from Nottinghamshire County Council and its HMA partners to help meet the unmet need.
- 3.6.3 The parties have agreed that:
- 3.6.4 Mansfield District Council is unable to identify deliverable pitches to meet the identified G&T need;
- 3.6.5 Mansfield District Council has held discussions with Nottinghamshire County Council in order to identify potential sites and has requested NCC to assist in helping MDC deliver unmet needs through assessing their land holdings to identify any suitable sites. Following assessment, NCC are unable to identify any suitable land for G&T pitches at this point in time;
- 3.6.6 The most appropriate solution is for MDC to prepare a separate Gypsy and Traveller Development Plan Document which will give more time to identify suitable options for site delivery and consider the potential to pursue a Compulsory Purchase Order;
- 3.6.7 The Local Plan should include a suitable 'enabling' policy for provision of G&T pitch provision consistent with the DCLG 'Planning policy for traveller sites (August 2015)'.

### 3.7 Education provision and contributions arising from proposed growth

- 3.7.1 The housing development proposed in the Mansfield Local plan will require commensurate growth in social infrastructure including local schools. The provision of education facilities can be delivered through financial contributions to increase capacity at existing facilities or provision of new schools infrastructure. Mansfield District Council has held discussions with NCC in its role as Local Education Authority.
- 3.7.2 The parties have agreed that:
- 3.7.3 The housing requirement between 2013 and 2033 will be 6,500 with a residual requirement for some 4,950<sup>32</sup> as at 1<sup>st</sup> April 2018<sup>33</sup>;

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<sup>32</sup> There were 1,544 completions in Mansfield District since 1<sup>st</sup> April 2013.

3.7.4 The notional yield rates for new primary school places will be 21 per 100 new dwellings and for secondary school places 17 per 100 new dwellings. Detailed analysis will be required depending on housing mix;

3.7.5 The agreed proposed additional infrastructure and financial contribution requirements are set out in table 1 below (subject to viability assessments). The table details the agreed infrastructure improvements for increasing capacity at primary and secondary schools and likely timescale for delivery.

Planning Area	Infrastructure Required	Timescale for Delivery
Forest Town	1.5FE (315 place) primary School	2022/23
Mansfield East	2FE (420 place) Primary School	2021
	1FE (210 place) Primary School	2022/23
Mansfield West	1FE (210 place) Primary School	2022/23
Pleasley	7 Classroom Extension to Crescent Primary School	2021
Mansfield Woodhouse	Contributions towards improvements in primary school catchment area. Based on assessment of capacity in catchment primary school	As required based on assessment at time of planning application submitted
Rainworth	Contributions towards improvements in primary school catchment area. Based on assessment of capacity in catchment primary school	As required based on assessment at time of planning application submitted
Warsop	2 new classrooms art Birklands Primary School	2021
Secondary Education	Contributions towards improvements at the school in whose catchment the development is required. Based on assessment of capacity in catchment school	As required based on assessment at time of planning application submitted

Table 1: Agreed additional infrastructure and timescale for delivery.

3.7.6 No insurmountable school capacity issues have been identified as a result of the proposed levels of growth in the Local Plan.

### 3.8 Minerals and Waste Matters

<sup>33</sup> The Publication version of the Local Plan identifies an annual housing requirement of 325. Using the Standard methodology would result in some 279 houses per year.

3.8.1 The County Council as the Minerals and Waste Planning Authority has a statutory duty to prepare Minerals and Waste Local Plans.  
Nottinghamshire Minerals Local Plan

3.8.2 The Nottinghamshire Minerals Local Plan was adopted in December 2005 and covers the County Council administrative area. Work is underway to prepare a new Minerals Local Plan which will cover the period up to 2036 and is currently at the draft plan consultation stage. The new Minerals Local Plan will need to provide a steady and adequate supply of minerals over the plan period for a range of minerals including sand and gravel, Sherwood Sandstone, crushed rock, clay, gypsum and silica sand.

3.8.3 No site specific allocations are identified in the Mansfield District area in the Nottinghamshire Draft Minerals Local Plan consultation document at present.

3.8.4 The parties have agreed that:

3.8.5 The District Council will take account of the minerals safeguarding areas and consultation areas as set out in the Nottinghamshire Minerals Local Plan to ensure that allocations in the District Local Plan would not sterilise important mineral reserves.

#### Nottinghamshire and Nottingham Replacement Waste Local Plan Part 1: Waste Core Strategy

3.8.6 The 'Nottinghamshire and Nottingham Replacement Waste Local Plan Part 1: Waste Core Strategy' was adopted in December 2013 and covers the County and City Council administrative areas over the period to 2031. The strategy sets out the County and City Councils strategic planning policies for the development of future waste management facilities.

3.8.7 The parties have agreed that:

3.8.8 The District Council will take account of the need to safeguard existing and proposed waste management facilities as set out in the Nottinghamshire and Nottingham Replacement Waste Local Plan Part 1: Waste Core Strategy

3.8.9 Financial contributions should be required from new development towards waste recycling where no capacity is available in existing facilities.

#### 3.5 Waste Disposal Matters

3.5.1 The County Council as the statutory Waste Disposal Authority is responsible for the safe treatment and disposal of household and other Local Authority Waste collected by each of the seven Nottinghamshire district and borough councils including Mansfield District Council. It is also responsible for the provision of one or more household waste Recycling Centres where residents can deposit their

waste. The additional housing development proposed in the Mansfield Local Plan will increase the amount of waste deposited at these Recycling Centres.

3.5.2 The parties have agreed that:

3.5.3 As per the updated Planning Obligations Strategy, where significant additional housing is planned and a catchment site is at or close to capacity it may be necessary to seek developer contributions to support the construction of a new or expanded Recycling Centre site.

### 3.6 Public Health matters

3.6.1 Nottinghamshire County Council have a 'Public Health' function and have jointly produced a document "Spatial Planning for the Health & Wellbeing of Nottinghamshire, Nottingham City & Erewash" which seeks to recognise the interrelationships between planning and health. A protocol has also been agreed that seeks to ensure that health is fully embedded into planning processes.

3.5.2 The parties have agreed that:

3.5.3 The key issues, vision, objectives and key policies in the Mansfield Local Plan including policies relating to air quality, promoting walking & cycling, open spaces and provision of health infrastructure are a proportionate approach to addressing health matters in the Local Plan.

#### 4. Map of Strategic Area



Appendix 8c - Statement of Common Ground (Bolsover District Council) (August 2018)



Mansfield and Bolsover District Council's

Joint Statement of Common Ground

Reference: SoCGMDC/BOC

Date: August 2018

## 1. Introduction

- 1.1. This Statement of Common Ground (SoCG) has been developed in order to set out both Council's approach to strategic matters and cross boundary issues. It provides a framework for the delivery of the Duty to Co-operate duties and obligations arising from Section 110 of the Localism Act 2011 and paragraphs 178 and 179 of the current (2012) National Planning Policy Framework. New guidance on the form of this type of Statement is set out in draft new Planning Practice Guidance, and this statement has been prepared with this proposed approach in mind.

## 2. This Statement of Common Ground

- 2.1 Both Mansfield and Bolsover districts sit within the East Midlands. Both are part of two tier authorities, along with Nottinghamshire and Derbyshire County Councils respectively. The authorities share a common district/county boundary to the east of Bolsover district, and west of Mansfield District. The two districts fall within different Housing Market Areas; Bolsover district within the North Derbyshire and Bassetlaw Housing Market Area and Mansfield district within the Nottingham Outer Housing Market Area.



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Map 1. Strategic area covered by Statement of Common Ground.

2.2 In terms of governance arrangements the two authorities agree:

To adopt the principles of open communication, the sharing of information and a 'culture of no surprises':

- a. To keep each other well informed on both an informal (e.g. by telephone or e-mail) and formal basis (e.g. letter or formal meeting) of matters arising which are likely to have significant cross-boundary implications;
- b. To work together to achieve identified outcomes in relation to strategic matters;
- c. To review and update this Statement: prior to consultation on any draft or publication Development Plan Documents; after any major changes to legislation of guidance; and, on any other occasion as agreed by the two authorities.

### **3. Strategic Planning**

- 3.1 Often within planning documents, the terms: 'strategic matters', 'strategic priorities' and strategic issues' seem to be used almost interchangeably. However, as neighbours the authorities have a close working relationship, including bi-lateral meetings to discuss cross boundary, shared issues and strategic matters. However, as the Duty to Co-operate relates only to strategic matters, this section of the Statement sets out how these terms are defined.
- 3.2 Strategic priorities are set out at paragraph 156 of the current NPPF, and are the priorities that need to be addressed in a Local Plan. They are the most important priorities for a Council, but what these are can vary from council to council.
- 3.3 In contrast, a strategic matter is one that has or would have a significant impact on at least two authorities, and needs to be dealt with through the Duty to Co-operate. Lastly, a cross boundary issue is one where the authorities have worked together to address a shared issue, although it may not be a strategic priority and its impact may not be significant.
- 3.4 This means that not all strategic priorities are defined as strategic matters. Nor are all cross boundary issues strategic matters.
- 3.5 Both authorities are currently at slightly different stages of plan preparation. This Statement of Common Ground identifies both current strategic matters and cross boundary issues. The distinction between these two is that a strategic matter is one which would have a significant impact on at least two local authority areas.

#### **4. Issues**

4.1 This Statement of Common Ground sets out the confirmed approaches to the following identified issues:

- A proposed Sustainable Urban Extension at Pleasley within MDC (Cross boundary issue).
- The proposed Pleasley Vale Priority Regeneration Area (Strategic Matter)
- Junction 28 & 29 issues (Cross boundary issue)
- Gypsy & Traveller unmet need (Cross boundary issue)
- Meeting Housing Needs (Cross boundary issue)

#### **5. The proposed Sustainable Urban Extension at Pleasley within Mansfield district.**

5.1 The emerging Mansfield Local Plan seeks to allocate some 925 houses and associated infrastructure at Pleasley Hill Farm which is adjacent to the village of Pleasley in Bolsover District. This site was identified as a possible housing site at the early stages of consultation (Regulation 18) and discussions held between the authorities. The site is being proposed as a Sustainable Urban Extension. The emergence of the site as a proposed allocation in the Mansfield Local Plan has been discussed by the two authorities as a potential strategic matter. However, as studies undertaken by Mansfield District Council to date (including infrastructure and transport studies) have not identified any likely significant impacts on Bolsover district, it is considered that this is a cross boundary issue. Further relevant evidence base work in relation to this site will be disseminated and discussed between the two authorities.

5.2 Both authorities agree that:

The principle of the allocation of land at Pleasley Hill Farm for some 925 houses and associated infrastructure in accordance with draft policy SUE1 is acceptable to both authorities subject to:

- An appropriate mix of housing and employment land;
- Social infrastructure is secured in order to mitigate the impacts of development;
- Measures to mitigate environmental impacts (landscape, heritage and natural environment);
- Measures to limit and mitigate any transport impacts, particularly in relation to the A619 which runs between the authorities;
- Measures to mitigate impacts on any public rights of way.

5.3 Further discussions will also take place if additional evidence base work indicates any significant cross boundary issues or impacts in relation to this proposal.

## **6. The proposed Pleasley Vale Priority Regeneration Area**

- 6.1 Pleasley Vale encompasses a Mill Complex, associated Estate Village, an extensive wooded area and a gorge. It is designated as a Regionally Important Geological Site (**RIGS**), and a Local Wildlife Site. A Conservation Area was designated by Bolsover District Council in 1987, and Mansfield District Council in 1992. Given these factors and as the site straddles the district/county boundary, proposals to develop the site are a strategic matter.
- 6.2 The Conservation Area Appraisal and Management Plan (2009) identified threats and opportunities for this area that the Local Plans need to address. The concerns of Bolsover District Council over the long term future of the site, led to the inclusion of a site specific policy (policy SS8) in the Publication Version of the Local Plan for Bolsover District. Discussions have taken place with Mansfield District Council with a view to ensuring a joint comprehensive approach to any future development of the site, this has resulted in a consistent policy in the emerging Mansfield Local Plan (policy HE2).
- 6.3 Both authorities agree that:
- This is an important cross boundary site, and its development is a strategic matter;
  - That any development should protect the historic and built integrity of the area;
  - Policies need to ensure the comprehensive development of the site; and
  - Consistent policies for the development, protection and management of Pleasley Vale Priority Regeneration Area will be included in both the Mansfield and Bolsover Local Plan.

## **7. Junction 28 and 29 issues**

- 7.1 Junction 28 of the M1 motorway falls within the administrative area of Bolsover District. Proposed growth in Mansfield District has the potential to increase vehicular movements that access the motorway at this point along the A617 or which pass through the motorway junction. Mansfield District Council has carried out transport modelling in order to understand the impacts of proposed growth. The transport model does not include the M1 but modelling has considered ".... flow changes on the A38 approaching Junction 28 and the A617 approaching M1 Junction 29...." and has not identified any significant adverse impacts that are not capable of being mitigated.

7.2 The findings of transport modelling have been shared with Highways England, Nottinghamshire County Council (the Local Highway Authority) and Derbyshire County Council (the LHA containing junction 28 and 29). None of the parties have raised objections to the Local Plan based on transport grounds. Given that no significant impacts have been identified, this is considered to be a cross boundary issue

7.4 Both authorities agreed that:

- Based on current evidence the impact of proposed growth identified within the Mansfield Local Plan is capable of being mitigated through improvements to links and junctions;
- The emerging Mansfield Local Plan policies and Infrastructure Delivery Plan will identify the nature of potential improvements, who and how they will be funded; and will discuss any further issues with Bolsover District Council if appropriate.

## 8. **Provision of Gypsy and Traveller (G&T) Accommodation**

8.1 Based on the latest assessments, the requirement for Gypsy & Traveller accommodation in Mansfield District between 2013 and 2033 is for 3 permanent pitches and 1 transit pitch. The requirement for Bolsover District between 2014 and 2034 is for 17 permanent pitches, and 13 Travelling Showpeople's Plots. This is a cross boundary issue as although both requirements are small, neither authority is currently able to identify sufficient deliverable pitches to meet their identified needs for Gypsies and Travellers, although Bolsover Council have been able to meet their needs for Travelling Showpeople. Both authorities have requested all of their neighbouring authorities to help meet their unmet need for Gypsy and Travellers.

8.2 Both authorities have agreed that:

- Neither authority has been able to identify sufficient deliverable sites. This has resulted in unmet needs for Gypsy, Traveller provision in both local authority areas;
- As/where neighbouring authorities have been unable to identify sufficient spare capacity to meet unmet need from either authority Local Plans will include a

suitable 'enabling' policy for provision of G&T pitch provision consistent with the DCLG 'Planning policy for traveller sites (August 2015)'<sup>1</sup>;

## **9. Meeting Housing Needs**

The authorities sit within different Housing Market Areas. Both authorities have had an up to date assessment of their Fully Objectively Assessed Housing Needs (FOAHN) across their respective HMA's. Bolsover District Council published their Local Plan based on the FOAHN identified in the Strategic Housing Market Area Assessment. Mansfield District Council will be submitting a Local Plan following the publication of the amended National Planning Policy Framework and will therefore need to consider whether to adopt the 'Standardised Methodology' of SHMA requirements. Based on these both authorities are intending to meet their FOAHN within their respective districts and wider Housing Market Areas. In Bolsover district the FOAHN is 272 dwellings a year. In Mansfield the FOAHN will depend on the methodology chosen.

### **8.3 The parties agree that:**

- They will make provision to meet their Fully Objectively Assessed Housing Needs within their in their respective Local Plans.
- Neither authority is requesting assistance in respect of unmet housing needs (except in relation to Gypsy, Traveller, and Travelling Showpeople as set out in section 8 above).

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<sup>1</sup> Bolsover District Council has a separate Housing Market Area Statement of Common Ground which also sets out a shared approach to this issue.

Appendix 8d - Statement of Common Ground (Bassetlaw District Council) (December 2018)



**Mansfield  
District Council**



**BASSETLAW**  
DISTRICT COUNCIL

**Mansfield District Local Plan (MLP)**

**Statement of Common Ground**

**As agreed between**

**Mansfield District Council and**

**Bassetlaw District Council**

**Reference: SoCG MDC/ BaDC**

**Date [ ] December 2018**

## **1. Introduction**

- 1.1 This Statement of Common Ground (SoCG) has been developed in order to address Strategic Planning issues between the parties consisting of Mansfield District Council (MDC) and Bassetlaw District Council (BaDC). The Authorities are neighbouring Planning Authorities with Strategic Planning matters that cross the administrative boundaries of the respective authorities.
- 1.2 The Statement sets out the confirmed points of agreement between the parties with regard to:
  - Gypsy& Traveller unmet need.
  - Housing need and distribution.
  - Proposed development of the former Welbeck Colliery Site for residential and employment development.
  - Impacts and implications of growth on the A60 corridor.
- 1.3 The purpose of the Statement of Common Ground is to inform the Inspector of the Mansfield Local Plan and other parties about the areas of agreement between Mansfield District Council and Bassetlaw District Council in relation to key strategic issues contained in the Mansfield District Local Plan (2013-2033). The agreement has been taken into consideration in the development of the policy wording and supporting explanatory text in Mansfield District Local Plan.

## **2. Background**

- 2.1 Mansfield District Council and Bassetlaw District Councils are public bodies that are the Local Planning Authorities (LPAs) for their respective administrative areas. They are prescribed Bodies for the purposes of the Duty to Cooperate. Ultimately, the Councils have a Duty to Cooperate on strategic planning matters affecting both areas.
- 2.2 The development of the Local Plans for each district has been enhanced by working together to ensure that strategic planning matters are appropriately addressed.
- 2.4 This Statement of Common Ground reflects the agreed position between Mansfield District Council and Bassetlaw District Council for submission to the Inspector for the Local Plan Examination of the Mansfield Local Plan.

### **3. Areas of Common Ground**

#### **3.9 Provision of Gypsy and Traveller (G&T) Accommodation and unmet need**

3.9.1 The requirement for Gypsy & Traveller accommodation in MDC between 2013 and 2033 is for 3 permanent pitches and 1 transit pitch. Bassetlaw District has a requirement for 8 pitches during their plan period up to 2029.

3.9.2 Bassetlaw District Council will be updating their Gypsy & Traveller Accommodation Assessment in 2019 in light of emerging changes in circumstances regarding site supply and the amended definition of Gypsies and Travellers.

3.9.3 Mansfield is unable to identify deliverable pitches to meet identified G&T need resulting in unmet needs. Mansfield has requested their HMA partners help meet their unmet need and has been unable to identify any deliverable sites.

3.9.4 Bassetlaw District Council is at the early stages of its Local Plan Development and at the time of writing has yet to identify deliverable pitches to meet identified needs. This will be addressed in 2019 following an update to their Gypsy & Traveller Accommodation Assessment.

3.9.5 The parties have agreed that:

- At the time of writing, MDC is unable to identify sufficient deliverable sites resulting in unmet needs for G&T pitch provision;
- At the time of writing BDC has not yet resolved its own identified G&T accommodation needs;
- In seeking to address unmet needs, MDC and BaDC will continue to liaise with neighbouring authorities;
- MDC and BaDC are currently unable to assist each other in meeting unmet needs;
- Local Plans for both Districts should include a suitable 'enabling' policy for provision of G&T pitch provision consistent with the DCLG 'Planning policy for traveller sites (August 2015)';
- It would be appropriate for MDC to prepare a separate Gypsy and Traveller Development Plan Document which will allow more time and opportunities to identify suitable options for site delivery.

### 3.10 Housing need

3.10.1 Mansfield and Bassetlaw Districts are within different Housing Market Areas (HMA). Mansfield District is within the Nottingham Outer HMA<sup>34</sup>, Bassetlaw District falls within the North Derbyshire and Bassetlaw HMA<sup>35</sup>.

3.10.2 The Full Objectively Assessed Need for housing for both LPAs has traditionally been determined through Strategic Housing Market Area Assessments. This is due to change as the Government's introduction of a standardised methodology to determine the Full Objectively Assessed Need for housing included in the updated National Planning Policy Framework (NPPF)(July 2018).

3.10.3 The timescale for publication and submission of the emerging Bassetlaw Local Plan has resulted in the Council adopting the Standard Methodology to calculating OAN whilst also taking into consideration planned employment growth. The housing requirement in Bassetlaw is proposed to be 390 in the emerging Bassetlaw Local Plan. This is based on the results of the review of the housing requirement and economic needs assessment undertaken by G L Hearn (Bassetlaw EDNA, 2018).

3.10.4 The minimum number of homes needed in Bassetlaw, based on the NPPF Standard methodology, is for some 306<sup>36</sup> homes per year. For Mansfield the figure is some 279 homes per year.

3.10.5 The Housing requirements in the Mansfield Local Plan are for 325 dwellings per annum. The requirements in Bassetlaw District in the emerging Local Plan are yet to be finalised.

3.10.6 The parties agree that:

3.10.7 It would be appropriate for Mansfield and Bassetlaw District Councils to use the Standardised Methodology contained in the NPPF as a baseline for determining the housing requirement for their districts.

3.10.8 The annual housing requirement in the Mansfield Local Plan is for 325 dwellings. The annual housing requirement for Bassetlaw is proposed to be 390 in the emerging Local Plan.

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<sup>34</sup> Mansfield District, Ashfield District, and Newark and Sherwood District combined form the Nottingham Outer Housing Market Area.

<sup>35</sup> Bassetlaw District, Bolsover District, Chesterfield Borough and North East Derbyshire District combined form the Bassetlaw and North Derbyshire Housing Market Area.

<sup>36</sup> Based on the Standard method using the 2014-based household projections for the period 2018 to 2028 (as proposed in the Government's technical consultation paper on revisions to the standard method which ends on 7<sup>th</sup> December 2018).

3.10.9 Both parties are able to deliver the quantity of housing identified through the objective assessment of need during their respective plan periods. No 'unmet need' will be generated.

### 3.11 Proposed development of the former Welbeck Colliery Site for residential and employment development

3.11.1 The former Welbeck Colliery Site is wholly within the District of Bassetlaw but abuts the boundary of Mansfield and Bassetlaw Districts. Planning permission was granted for employment development and 65 dwellings on a 29 hectare site (Bassetlaw DC ref: 15/01037/FUL) in August 2016.

3.11.2 The parties have agreed that:

- The currently approved scheme is an appropriate solution for the development of the former Welbeck Colliery Site.
- Any material changes to the proposed quantities or mix of development of the site will be discussed between the parties or addressed through any appropriate planning applications.
- The employment component of the approved development will help to provide employment opportunities to residents of both Mansfield and Bassetlaw Districts.

### 3.12 A60 transport issues

3.12.1 The A60 is a classified road that links Loughborough (Leicestershire) and Doncaster (South Yorkshire) and traverses the Districts of Mansfield and Bassetlaw. The growth proposed in both Mansfield and Bassetlaw Districts have the potential to increase vehicular movements on the A60.

3.12.2 Mansfield and Bassetlaw District Councils have carried out transport modelling in order to understand the impacts of proposed growth. Transport evidence has not identified any severe harm to the A60 arising from growth proposed in emerging Local Plans.

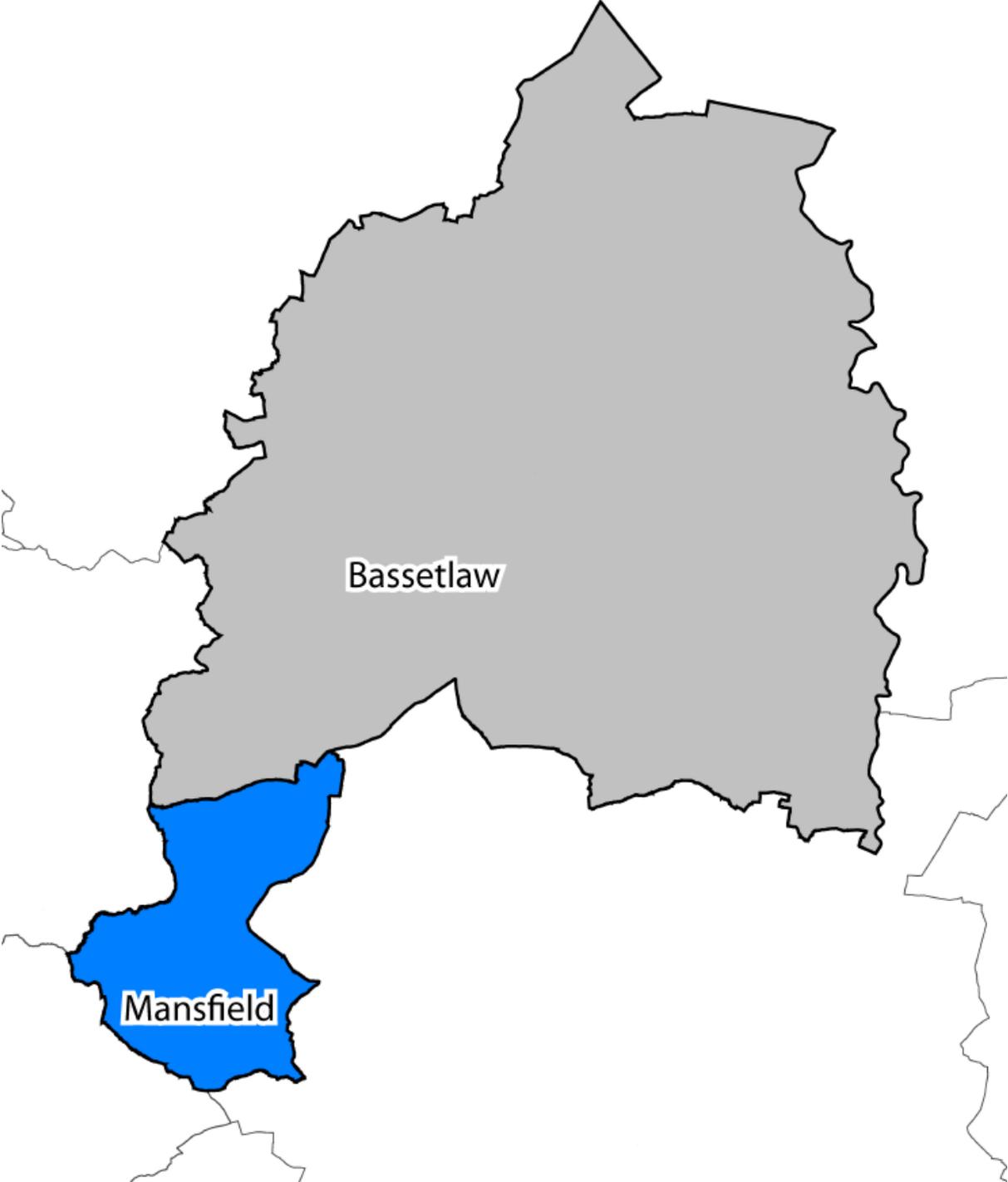
3.12.3 The findings of transport modelling have been shared with Nottinghamshire County Council (the Local Highway Authority).

3.12.4 The parties have agreed that:

- The impact of proposed growth on the A60, as identified in the Mansfield Local Plan and Bassetlaw emerging Local Plan, is capable of being mitigated through improvements to links and junctions;

- The emerging Local Plan policies and Infrastructure Delivery Plans will identify the nature of potential improvements, and how they will be implemented and funded.
- Transport modelling has not identified any severe adverse impacts on the A60 that are not capable of being mitigated.

Map of Strategic area



Appendix 8e - Statement of Common Ground (Historic England)  
(December 2018)



**Mansfield  
District Council**

**Mansfield District Council  
Mansfield Local Plan (MLP)  
Statement of Common Ground  
As agreed between  
Mansfield District Council and  
Historic England  
Reference: SoCG MDC/ HE  
Date December 2018**

## **1. Introduction**

- 1.1 This Statement of Common Ground (SoCG) has been developed in order to address Strategic Planning issues between the parties consisting of Mansfield District Council (MDC) and Historic England (HE). The parties have identified Strategic Planning matters and the approach of the respective parties in addressing these.
- 1.2 The Statement sets out the confirmed points of agreement between the parties with regard to:
- The wording of Local Plan policy H1 that seeks to conserve and enhance the district's heritage assets and their settings;
  - Potential changes to the wording of: paragraph 11.4 BP6 'Buildings at Risk'; policy H2d Three Thorn Hollow Farm; policy SUE2 'Land off Jubilee Way'; and amended wording accompanying Masterplans for proposed Strategic sites;
  - The evidence required to support proposed Sustainable Urban Extension allocations at Pleasley Hill Farm, Land off Jubilee Way and Three Thorn Hollow and associated Heritage Impacts; and
  - The acceptability of evidence gathered in relation to small allocations of land which are proposed to be allocated in the Local Plan and which do not have the benefit of planning permission<sup>37</sup>.
- 1.3 The purpose of the Statement of Common Ground is to inform the Inspector of the Mansfield Local Plan and other parties about the areas of agreement between Mansfield District Council and Historic England in relation to key strategic matters contained in the Mansfield District Local Plan (2013-2033). The agreement has been in a consideration in the development of the proposed allocations, policy wording and supporting explanatory text within the plan.

## **2. Background**

- 2.1 Mansfield District Council is a public body which is the Local Planning Authority (LPA) for its administrative area. Historic England is a public body that helps people care for, enjoy and celebrate England's historic environment. Both are 'Prescribed Bodies' for the purposes of the Duty to Cooperate.
- 2.2 During development of the Mansfield Local Plan, Historic England has made representations which have informed the proposed allocations and policies. The development of the plan has been enhanced by engagement with HE

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<sup>37</sup> Debdale Lane; Sherwood Rise, and Highfield Close;

which helped to ensure that strategic issues and matters are appropriately addressed.

- 2.3 This Statement of Common Ground reflects the agreed position between Mansfield District Council and Historic England for submission to the Inspector for the Local Plan Examination of the Mansfield Local Plan.

### **3. Areas of Common Ground**

#### **3.13 The wording of the 'Historic Environment' policy HE1**

- 3.13.1 The draft wording of the Council's Historic Environment policy emerged from the 'vision' promoted in the Mansfield Local Plan – Preferred Options. Discussions have been held between Mansfield District Council and Historic England which have helped to refine policy HE1.

3.13.2 The parties have agreed that:

- 3.13.3 The policy wording should be consistent with the terminology contained within the National Planning Policy Framework insofar as it refers to 'heritage assets' and 'their settings' being 'conserved' and 'enhanced'.

3.13.4 Reference to 'heritage assets' includes both 'designated' and 'non-designated' assets.

3.13.5 The proposed wording of Policy HE1 (Heritage Assets) policy (attached as Appendix 1) has been developed jointly by MDC and Historic England and is considered acceptable in seeking to protect heritage assets.

#### **3.14 Policies for the proposed Sustainable Urban Extensions at Pleasley Hill Farm & Land off Jubilee Way and allocation at and Three Thorn Hollow**

3.14.1 Three key sites that are proposed to be allocated in the emerging Mansfield Local Plan have been identified as having the potential to result in adverse impacts on non-designated archaeological artefacts. HE confirmed that further evidence gathering was required before development can be considered acceptable in relation to land at Pleasley Hill Farm and that a 'Written Scheme of Investigation' would be required for 'Land off Jubilee Way' and 'Three Thorn Hollow'.

3.14.2 The parties have agreed that:

3.14.3 Further geophysical survey work is required by the site promoters at Pleasley Hill Farm. The survey work will be carried out at the earliest opportunity following the harvesting of crops from the site in late summer / autumn 2018.

The additional geophysical survey will be carried out in advance of the Local Plan being 'submitted' for examination and is required in order to provide evidence of the potential for underground non-designated heritage assets. The proposed policy SUE1 requires field evaluation prior to determining a planning application. This is considered an acceptable approach in seeking to evaluate potential heritage assets at Pleasley Hill Farm.

3.14.4 A Written Scheme of investigation (WSI) is required by Policy SUE 2 for 'Land off Jubilee Way'. HE has suggested some alternative wording in relation to the policy and the timing of conducting the WSI which MDC consider acceptable.

3.14.5 Policy H1(d) requires development at 'Three Thorn Hollow' to be subject to an 'Appropriate Archaeological Assessment'. Historic England has requested that the policy specifically refers to a WSI and that this is required in advance of determining a planning application on the site. This is acceptable to MDC. Amended wording has been proposed following further discussions between HE and MDC and is acceptable to both parties. These are set out in Appendix 2.

3.14.6 The policies and proposed amendments associated with Pleasley Hill Farm, Land off Jubilee Way and Three Thorn Hollow allocations are a proportionate approach to balancing development needs whilst adequately protecting designated and non-designated heritage assets.

3.14.7 The Heritage Impact Assessment 2018 provides an appropriate evidence base for assessing the impacts of proposed growth on heritage assets.

### 3.15 Evidence base for small allocations

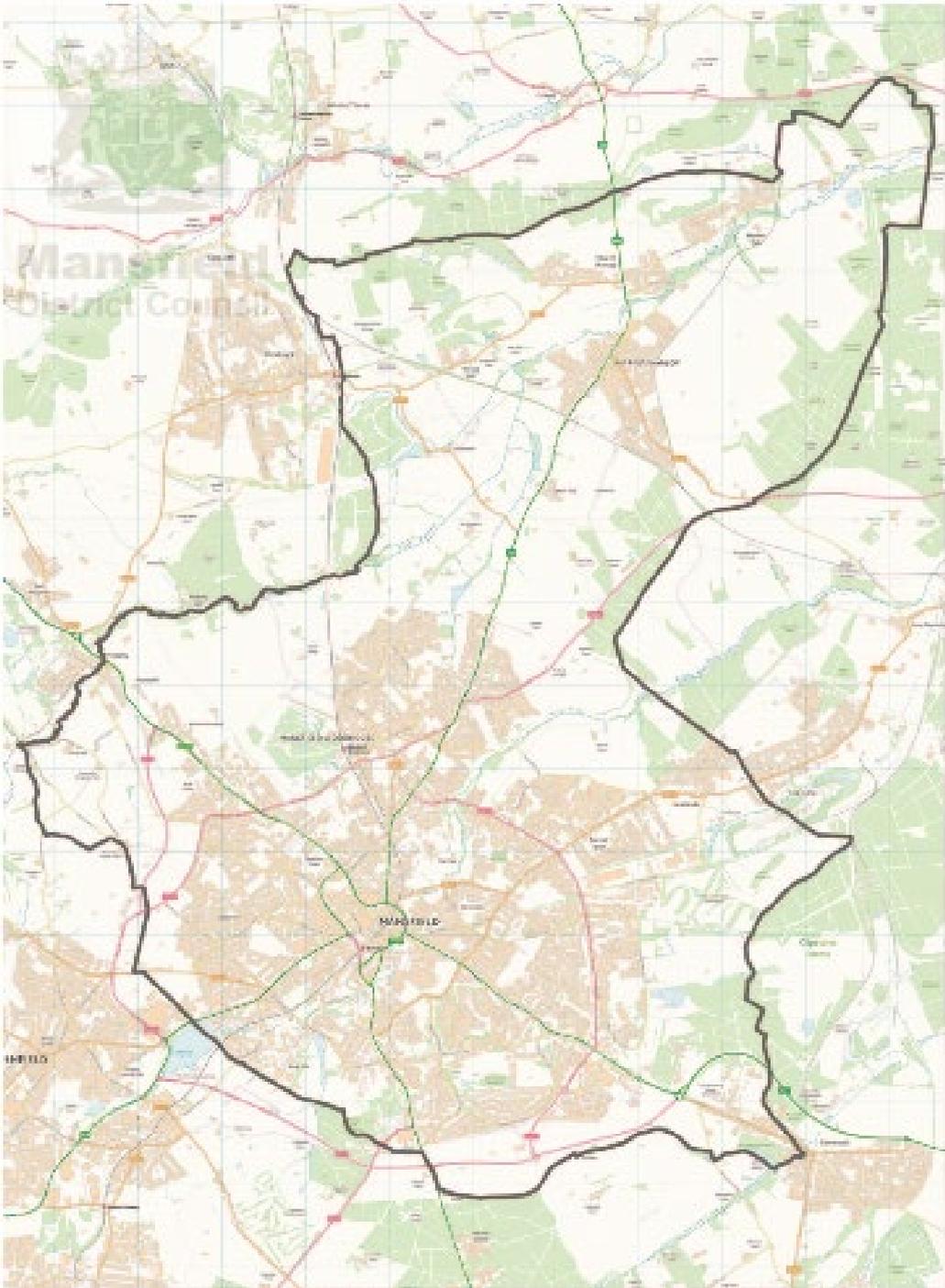
3.15.1 The revised and updated version of the Heritage Impact Assessment is the appropriate evidence base for the proposed allocations and policies in the emerging Mansfield Local Plan.

3.15.2 The evidence contained in the Heritage Impact Assessment indicates that the housing, employment and other allocations<sup>38</sup> proposed in the Mansfield Local Plan, other than the three sites referred to in section 3.2 above, are capable of being developed without any material adverse impacts being identified. Where adverse impacts are identified these are capable of being mitigated.

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<sup>38</sup> Which do not already have the benefit of planning permission.

Map of Strategic Area (Mansfield District)



## Appendix 1 – Policy HE1 (Mansfield Local Plan Publication Version 2018)

### Policy HE1

#### Historic environment

1. As part of ensuring the conservation and enhancement of Mansfield district's historic environment, where a development proposal would affect the significance of a heritage asset (whether designated or non-designated), including any contribution made to its setting, it should be informed by proportionate historic environment assessments and evaluations (such as heritage impact assessments, desk-based appraisals, field evaluation and historic building reports) that:
  - a. identify all heritage assets likely to be affected by the proposal;
  - b. explain the nature and degree of any effect on elements that contribute to their significance and demonstrating how, in order of preference, any harm will be avoided, minimised or mitigated;
  - c. provide a clear explanation and justification for the proposal in order for the harm to be weighed against public benefits; and
  - d. demonstrate that all reasonable efforts have been made to sustain the existing use, find new uses or mitigate the extent of the harm to the significance of the asset; and whether the works proposed are the minimum required to secure the long term use of the asset.
2. Development proposals affecting conservation areas will be permitted where they make a positive contribution to the character, distinctiveness and appearance of the conservation area and its setting, and preserve or enhance its significance, including settlement patterns, important buildings, important spaces, landscapes, walls, trees and significant views within, into and out of the conservation area.
3. Development proposals affecting listed buildings, scheduled monuments or registered parks and gardens will be permitted where they conserve the heritage asset(s) and their settings.
4. Development affecting non-designated heritage assets (including those identified through the planning process and archaeological sites) will be considered according to the significance of the asset and the contribution that setting makes to the significance; development involving loss will be resisted unless public benefits have been satisfactorily demonstrated that would outweigh the loss. Where development proposals are likely to affect non-designated archaeological sites, including sites with archaeological potential, the developer should submit sufficient information to allow the significance of the potential archaeological remains and the impacts of the proposals to be understood. Appropriate measures should be taken to ensure the protection of archaeological sites in-situ.

Appendix 2 – Proposed amendments agreed by both parties

<b>Policy / Para.</b>	<b>Historic England Comments</b>	<b>Mansfield District Council Response</b>	<b>Agreed Position</b>
para 11.4 BP6	'Buildings at Risk' should read ' <b>Heritage at Risk</b> '	Non-material amendment	Wording to be changed as a non-material amendment
Policy H2d Three Thorn Hollow Farm	Proposed wording change: <b><i>“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”</i></b>	The policy as submitted refers to an appropriate archaeological assessment. Specific reference to a WSI adds clarity to the form of 'appropriate' assessment.	If the Inspector is minded to propose an amendment to the wording it would be supported by both parties.
Policy SUE2 Land off Jubilee Way	The WSI approach should be required as part of the development proposal at application stage.	Amending SUE2 criteria 4 to clarify wording in terms of requiring a pre-determination evaluation to <b><i>“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.”</i></b>	If the Inspector is minded to propose an amendment to the wording it would be supported by both parties.
Appendix 8 - Masterplans: specifically A8.1, A8.2, and A8.6	The Masterplans cannot be sound in respect of the historic environment since it is not known at this stage whether any areas may be undevelopable due to the potential for archaeology.	The text accompanying masterplans could be amended to state: <b><i>“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)”</i></b>	If the Inspector is minded to propose an amendment to the wording it would be supported by both parties.

Appendix 8f - Statement of Common Ground (NHS Mansfield & Ashfield Clinical Commissioning Group) (December 2018)



**Mansfield  
District Council**



***Mansfield and Ashfield  
Clinical Commissioning Group***

**Mansfield District Council**

**Mansfield Local Plan (MLP)**

**Statement of Common Ground**

**As agreed between**

**Mansfield District Council and**

**Mansfield & Ashfield Clinical Commissioning Group**

**Reference: SoCG MDC/ BDC**

**Date December 2018**

## **1. Introduction**

- 1.1 This Statement of Common Ground (SoCG) has been developed in order to address Strategic Planning issues between the parties consisting of Mansfield District Council (MDC) and Mansfield & Ashfield Clinical Commissioning Group (CCG). The parties are seeking to identify Strategic Planning issues and the approach of the respective parties in addressing these.
- 1.2 The Statement sets out the confirmed points of agreement between the parties with regard to:
- The requirements for primary health care arising from the proposed housing development contained within the Mansfield Local Plan 2018;
  - The co-ordinated approach of the Local Plan and the CCG investment plans; and
  - The Level of financial contributions required in order to deliver the necessary infrastructure.
- 1.3 The purpose of the Statement of Common Ground is to inform the Inspector of the Mansfield Local Plan and other parties about the areas of agreement between Mansfield District Council and the CCG in relation to key strategic issues contained in the Mansfield District Local Plan (2013-2033), primarily the delivery of social infrastructure. The agreement has been in a consideration in the development of the proposed policy wording and the Infrastructure Delivery Plan.

## **2. Background**

- 2.1 Mansfield District Council is a public body which is the Local Planning Authority (LPA) for its administrative area. Mansfield & Ashfield Clinical Commissioning Group is a clinically-led public body that is responsible for the planning and commissioning of health care services for the Mansfield and Ashfield area. Both are prescribed Bodies for the purposes of the Duty to Cooperate.
- 2.2 In developing the Mansfield Local Plan, the CCG have been engaged on an ongoing basis in order to assess capacity issues and determine the requirements for financial contributions or new facilities to mitigate the impacts of population growth arising from new development.
- 2.4 This Statement of Common Ground reflects the agreed position between Mansfield District Council and Mansfield & Ashfield Clinical Commissioning Group for submission to the Inspector for the Local Plan Examination of the Mansfield Local Plan.

### **3. Areas of Common Ground**

#### **3.16 Requirements for health care provision**

3.16.1 The Publication version of the Local Plan proposes an increase of some 6,500 houses<sup>39</sup> in Mansfield District between 2013 and 2033. The increase in housing will have a commensurate increase in population. The demographic structure of the District is also forecast to change. As a result of the proposed growth in population and changing demographic circumstances, there will be additional pressures on social infrastructure including primary health care.

3.16.2 MDC commissioned an Infrastructure Delivery Plan (IDP) in April 2018 which sought to assess the implications of potential growth on health provision.

3.16.3 The parties agree that:

3.16.4 There will be a requirement for improvements in health care capacity arising from development set out in the Mansfield Local Plan;

3.16.5 Thirteen additional GP places<sup>40</sup> or equivalent professional persons and commensurate increases in practice facilities and floorspace will be required in order to accommodate the proposed levels of growth arising in the plan;

3.16.6 The Infrastructure Delivery Plan (IDP) has adequately assessed the level of demand for primary health care arising from the proposed growth within the District of Mansfield during the plan period;

3.16.7 Improvements to primary care provision can be delivered through extensions to existing premises and no new primary care facilities are required<sup>41</sup>;

3.16.8 Based on the proposed location of growth and an assessment of potential capacity in GP practices, financial contributions will be spent at practices in the following areas:

- I. Mansfield Urban Area<sup>42</sup>;
- II. Pleasley area<sup>43</sup>; and

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<sup>39</sup> Since publication of the plan, the Government's new 2016-based household projections were released on September 20th, 2018. Using the 'Standard Methodology' for calculation housing requirements - 338 houses per year are required (6,760 between 2013 and 2033). In order to provide flexibility some 7,800 houses are being proposed through the Local Plan.

<sup>40</sup> As identified in the Mansfield District Infrastructure Delivery Plan (July 2018)

<sup>41</sup> This does not prejudice the delivery of new facilities or relocation of existing GP practices to help meet identified need should they be promoted.

<sup>42</sup> Forest Medical - Oak Tree Lane Surgery / Rainworth Health Centre,

<sup>43</sup> Bull Farm Primary Care Resource Centre / Pleasley Surgery

### III. Forest Town area<sup>44</sup>.

3.1.9 Given that patients have freedom of choice and to provide flexibility this list is not prescriptive or exhaustive and other facilities may be expanded using financial contributions<sup>45</sup>.

#### 3.17 Co-ordination of financial contributions and CCG investment plans

3.2.1 The financial requirements arising from development, as identified in the Infrastructure Delivery Plan<sup>46</sup>, will be funded through planning obligations. Financial contributions should complement, and not duplicate, any capital works identified by the CCG.

3.2.2 The contributions are necessary to fund the potential increase in population growth arising from the proposed levels of new growth in the local plan.

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<sup>44</sup> Sherwood Medical Partnership.

<sup>45</sup> Where this is necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind.

<sup>46</sup> Indicative financial requirement is for £950 per dwelling.

#### 4.0 Map of the Strategic Area

Image 1 – Locations of GP Practices in the North of the District<sup>2</sup>

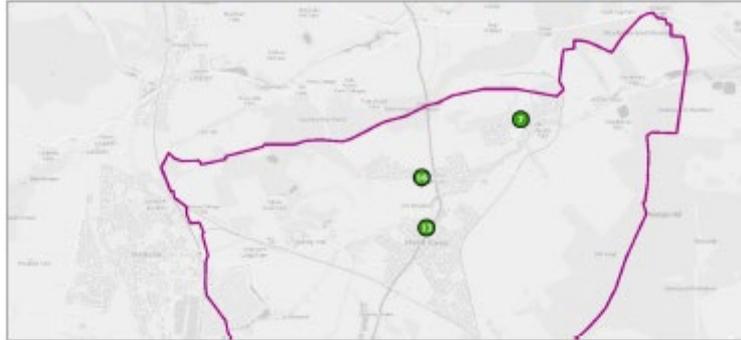


Image 2 – Locations of GP Practices (and Hospitals) in the South of the District

