MANSFIELD DISTRICT LOCAL PLAN

PLAN 1: MANSFIELD DISTRICT - Local Plan Boundary.
Plan not to scale

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CHAPTER 1 - INTRODUCTION

1.1 Role and Status of the Local Plan

1.1.1 This is the adopted version of the Mansfield District Local Plan, which, as the name suggests, covers the whole of the Mansfield District area. The area involved is shown on Plan 1. The Plan was adopted on 25th November, 1998, following approval by the District Council on the 21st October, 1998.

1.1.2 This Local Plan is a statutory document and will be used to guide development in the area up to the year 2006. Whilst plan making is a continuous process involving regular review, as a statutory document, the Plan has had to follow certain procedures as laid out in law (see Figure 1).

1.1.3 The Local Plan supersedes the previous statutory Local Plans in the District, namely:-

- Woodhouse Local Plan (Adopted October 1983);
- Woodhouse Centre Action Area Local Plan (Adopted October 1983);

1.2 Purpose of the Local Plan

1.2.1 The Local Plan sets out a policy framework to guide and encourage development in the District whilst enhancing its environment in the period up to 2006. It has five principal functions, which are:-

- to apply the policies of the Nottinghamshire Structure Plan to the Mansfield area;
- to provide a detailed basis for development control;
- to provide a detailed basis for co-ordinating and directing development and other use of land;
- to bring local planning issues before the public of Mansfield;
- to set a framework for ongoing monitoring and review.

1.2.2 This Local Plan has been prepared taking into account all relevant legislation and guidance issued by the Department of the Environment, Transport and the Regions. The contents of this Plan have been approved by the District Council.

1.3 Need for the Local Plan

1.3.1 The Planning and Compensation Act 1991 instructs all local authorities to prepare plans in accordance with the new development plan system. In Mansfield's case this means preparing a Local Plan for the whole of the District. The Act also makes reference to the enhanced status of up-to-date development plans as a planning consideration (Section 26 and 58), for Development Control.

1.3.2 There is a need to update the existing planning policies for the District of Mansfield and to take account of the changing circumstances prevailing in the area. The continued demise of the mining industry in the area has presented it with serious economic problems and threatens the whole future of the Mansfield area. The Local Plan will aim to address these issues and to provide a framework for the future development of the District.
Figure 1: MANSFIELD DISTRICT LOCAL PLAN TIMETABLE

PUBLIC CONSULTATION ON DRAFT PLAN

REASSESSMENT AND REVISION OF PLAN BY COUNCIL IN LIGHT OF PUBLIC CONSULTATION

MODIFIED PLAN SENT TO COUNTY COUNCIL FOR STATEMENT OF CONFORMITY WITH STRUCTURE PLAN

MODIFIED PLAN PLACED ON DEPOSIT AND SUBMITTED TO THE SECRETARY OF STATE

PUBLIC EXAMINATION OF OBJECTIONS BY THE SECRETARY OF STATE

PUBLICATION OF INSPECTORS REPORT AND CONSIDERATION OF RECOMMENDATIONS BY COUNCIL

ADOPTION OF LOCAL PLAN
1.4 Form and Content of the Local Plan

1.4.1 The Local Plan comprises three main elements;

i) The Written Statement

This sets out, in written form, the Council’s approach to the District’s future. It contains proposals for individual sites as well as wider policies to be applied to existing areas and features. Policies and proposals are set out in bold **UPPER CASE** type and are identified by a letter and a number (e.g., **H1, E2**). Applications for planning permission should have regard to all the policies contained in the Plan and the criteria contained within them. The statement contains chapters dealing with:

- the strategy for the District as a whole
- nine specific topics (e.g., housing, retail)
- three specific areas, Mansfield town centre, Woodhouse centre and Warsop centre.

ii) The Proposals Map

This consists of a map covering the whole District. Development sites and proposals are identified by the relevant proposals number on the map. Policies applying to particular areas are also shown on the Proposals Map and in the key. Policies applying to the whole of the District or its developed areas are not shown on the Proposals Map though they are referred to in the key. Proposals not identified but which come forward on undeveloped land will be judged against policies applying to the whole of the Local Plan area which are relevant to the particular use(s) proposed.

Inset maps are shown on the Proposals Map for Mansfield town centre and the centres of Woodhouse and Warsop. For these areas proposals and policies are shown at a larger scale. These areas also contain action areas which envisage comprehensive development taking place within the next ten years.

iii) Appendices

Appendices are included at the back of the document to provide background information relevant to the Local Plan including the following:-

- Local Plan summary lists
- environmental guidelines
- development requirements

1.5 Environmental Appraisal of the Local Plan

1.5.1 In accordance with recent government guidance, the District Council has undertaken an environmental appraisal of all the Plan’s proposals and policies. This has been published as a technical document. The District Council will undertake an environmental appraisal at an early stage of the review of the Plan.
Consultation and Publicity on the Deposit Period

1.6.1 The Mansfield District Local Plan was placed on Deposit in November, 1995. The Plan was available for viewing at ten inspection points in the District. Over 390 organisations were advised that the Plan had been placed on Deposit. At the end of the Deposit period 237 organisations/individuals had made a total of 903 representations on the Plan.

1.6.2 Following detailed consideration of all the comments received during the Deposit period, the District Council published a schedule of amendments it wished to make to the Deposit Draft version of the Local Plan in advance of the Local Plan Inquiry. These Pre-Inquiry Amendments were placed on Deposit in May, 1996.

1.6.3 The total number of valid representations finally made on the Local Plan totalled 1597. Of these 1371 were objections, either to the Deposit version of the Plan or the Pre-Inquiry Amendments.

The Public Inquiry

1.7.1 The Public Inquiry into the Local Plan was held in two sessions, the first between the 13th and 30th August, 1996, and the second session between the 15th October and 6th November, 1996. The Local Plan Inquiry was formally closed by the Inspector on the 10th December, 1996. In total the Inquiry lasted for a seven week period and sat for 21 days covering 23 separate sessions. The Inquiry ranged in scope from sessions with full legal and professional representation on both sides to informal hearings with individual objectors. The Inquiry also included two round table discussions covering the topics of retailing and housing. In addition to appearances at the Public Inquiry, objections to the Plan by written representation were also answered. 289 proofs of evidence were prepared to counter objections made to the Plan.

1.7.2 Arising out of the Inquiry and the submission of proofs of evidence, a number of changes to the Deposit Plan and Pre-Inquiry Amendments were made, which were published as ‘Changes to the Deposit Draft and Pre-Inquiry Amendments’.

The Inspector’s Report

1.8.1 The Inspector’s Report into the Mansfield District Local Plan was received by the District Council on the 24th November, 1997. The report covered all the written representations made on the Plan together with all the representations made at the Public Inquiry.

Proposed Modifications to the Plan

1.9.1 Following careful and detailed consideration of the Inspector’s Report, the District Council placed its Proposed Modifications to the Plan on Deposit in June, 1998.

1.9.2 A total of 190 representations were made on the Proposed Modifications. Having carefully considered all the representations made, the District Council decided that no further modifications materially affecting the content of the Plan were required and gave notice of its intention to Adopt the Plan on the 25th November, 1998.

1.9.3 Further information regarding the preparation and adoption of Local Plans is set out in a booklet “Development Plans - What you need to know” prepared by the Department of the Environment, Transport and the Regions. Copies of this booklet can be obtained from the Civic Centre, Chesterfield Road South, Mansfield.
1.10 Other Planning Documents

1.10.1 Some sites within the District and some forms of development raise issues which require more detailed guidance and consideration than is possible in a Local Plan. In these areas planning and development briefs will be prepared by the Council.

1.10.2 Some development control guidance notes have already been prepared by the Council and others are in the process of being reviewed/revised. Whilst not forming part of this Local Plan they do nevertheless provide useful guidance for those submitting planning applications.