

Briefing Paper
To
Overview & Scrutiny Committee 2
On
27th September 2016

LOCAL PLAN UPDATE & REVISED LOCAL DEVELOPMENT SCHEME

1. SUMMARY

- 1.1 This report updates members on progress with the preparation of the Mansfield District Local Plan following the completion of the consultation on the Consultation Draft in February 2016. It sets out information on key actions arising from the representations received including key evidence studies and advises members of the revised Local Plan programme.
- 1.2 The Local Plan programme is contained within the revised Local Development Scheme which is attached at Appendix 2.

2. BACKGROUND

- 2.1 Members will be aware that the Consultation Draft Local Plan was subject to public consultation between 11th January and 22nd February 2016. Some 1,081 representations were received from 382 individuals, agents or organisations. The representations addressed a range of key issues including:
- scale and justification of proposed development (in particular housing and the objectively assessed housing need- too much or too little.
 - the location of development, i.e. the use of use of brownfield sites before greenfield sites
 - objections from local residents regarding the proposed housing allocations on a range of criteria including, impact on: agriculture, environmental assets, traffic impacts, amenity, flood risk, land stability, access, open space, playing fields and allotments
 - Gypsy and Traveller Accommodation Needs Assessment
 - Flood risk within the Town Centre
- 2.2 The representations received are now being reviewed and the Council's response will be set out in a Consultation Statement which will also show how the next stage of the Local Plan has been changed in response.

New/Updated Evidence Studies

- 2.3 In response to some of the key issues raised and the latest government advice it has been necessary to commission a number of key evidence studies to inform the Local Plan and ensure its soundness at formal Examination. These are set out below:

Study Title	Purpose/ Comment
Housing and Employment Land Availability Study (HELAA)	The Housing and Economic Land Availability Assessment (HELAA) was formally known as Strategic Housing Land Availability Assessment (SHLAA). Although the SHLAA did not consider Economic Development) is a key component of the evidence base to inform the preparation and review Local Plan. The HELAA presents a strategic picture of the availability and suitability of land for development, providing a key component of the evidence base to inform the preparation of the Local Plan. It attempts to establish realistic assumptions about the number of homes and amount of economic development that this land could yield and the timeframe within which this might come forward. The study has been informed by a Call for Sites in July/ August 2016 and will replace and update the 2013 SHLAA.
Gypsy and Traveller Accommodation Needs Assessment	This study will set out the level of accommodation needs within the District for permanent and temporary sites. The study has been commissioned to ensure that the evidence is based on most recent government guidance (2015) and in response to representation received on the Consultation Draft Local Plan.
Comparison Retail Feasibility Study	A high level feasibility study has been commissioned to review the suitability of a number of edge of centre sites for the purpose of comparison retail development. This is in response to the Council's development aspirations for Stockwell Gate North, which may mean it is no longer available for the scale of retail development previously envisaged.
Mansfield Central Area Flood Risk review	In response to comments made on the Local Plan Consultation Draft by the Environment Agency, a study has been commissioned to review and update the flood mapping through the centre of Mansfield, so as to provide a detailed assessment of the flood risk and opportunities to three key proposed development sites within the area.
Infrastructure Delivery Plan	This study will assess the key infrastructure requirements of proposed housing and employment allocations, and ensure that they can be provided, and in time to meet the anticipated housing delivery trajectory. The study will consider costs, and responsibility for key infrastructure provision.
Joint Strategic Housing Market Assessment (SHMA)	This study originally prepared in 2015 (with Ashfield and Newark and Sherwood) sets out the District's Objectively Assessed Housing Need (OAHN) and sets the context for the level of housing allocations required to be set out in Local Plan. The SHMA is to be updated over late summer 2016 to take account of latest population data to ensure that the OAHN figure is robust.
Transport Assessment	A further phase of the Transport Assessment Study will be required to consider the impacts of the final proposed housing and employment allocations on the local highway network. It is

	anticipated this work will be undertaken in October/ November 2016.
Whole Plan Viability Study	The existing Draft Whole Plan Viability study will be updated based on the final policies of the Publication version of the Local Plan
Sustainability Appraisal and Habitat Regulations Assessment	These important supporting documents will be updated to inform the preparation of the Publication Version of the Local Plan.

Supporting Document Consultation

2.4 A further consultation on the Local Plan Consultation Draft supporting documents, as listed below, was undertaken between 3 August and 14 September 2016 to ensure all requirements of the Council's Statement of Community Involvement are met:

- Sustainability Assessment
- Habitats Regulations Assessment
- Equalities Impact Assessment

Next Steps

2.5 The next key steps in progressing the Local Plan are:

- Completing review of representations received on Consultation Draft and supporting Documents – by end September 2016
- Confirmation of housing and employment sites – October 2016
- Completion of various studies – Jan 2017
- Consultation on the Draft Local Plan (“Publication” version).- Spring 2017
- Submission Local Plan - Early summer 2017
- Examination Autumn 2017
- Adoption late 2017

The dates are indicative and may need to be adjusted depending on evidence study progress and resource availability.

Updating the Local Development Scheme

2.6 The Council is required to maintain an up to date Local Development Scheme (LDS). It was agreed by Council in July 2015 (see Appendix 1) that the on-line version of the LDS should be kept ‘live’ and amended as and when specific dates can be locked in or when updating is necessary.

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