

**Report of Director of Place & Wellbeing
To
Overview and Scrutiny Committee 2
21st February 2017**

**Local Plan Update, Local Development Scheme and Statement of
Community Involvement**

1. SUMMARY

- 1.1 The purpose of this report is to provide Overview and Scrutiny 2 with an update to the Local Plan, Local Development Scheme (LDS) and Statement of Community Involvement (SCI) and to seek comments in relation to the adoption of the proposed LDS and SCI.

2. RECOMMENDATION

- i. The details submitted in this report in relation to the progress on the Local Plan are noted.
- ii. That Overview and Scrutiny 2 agree any comments in relation to the proposed LDS (Appendix 1) which will be incorporated into a report to the Portfolio Holder for Regeneration.
- iii. That Overview and Scrutiny 2 agree any comments in relation to the proposed Statement of Community Involvement (Appendix 2) which will be incorporated into a report to the Portfolio Holder for Regeneration.

3. BACKGROUND

- 3.1. A variety of Local Plan work has been undertaken / ongoing since the update report to Overview and Scrutiny Committee 2 on the 27th September 2016. This work can be summarised as follows.
- 3.2. **Employment Land Review-** An Employment Land Review (ELR) has been prepared to inform the preparation of the Local Plan. The purpose of the ELR is to assess the suitability of existing employment space.
- 3.3. **Housing and Employment Land Availability Study** – The Housing and Economic Land Availability Assessment (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. In order to inform the study a call for sites in July /August 2016 was completed. The results of the HELAA will be consulted upon in spring 2017 once all of the sites have been appraised.

- 3.4. **Transport Study** – The transport study that has been commissioned to support the preparation of the local plan is currently underway and is expected to be completed in July 2017.
- 3.5. **Gypsy and Traveller Needs Assessment** – The Gypsy and Traveller Accommodation Needs Assessment has been completed to ensure the evidence is based on the most recent government guidance (2015). The study has highlighted a shortfall of accommodation within the district over the next twenty years of 3 residential pitches, no plots for Travelling Show people, and 1 transit pitches/emergency stopping places. The Local Plan will need to consider how Gypsies, Travellers and Travelling Showpeople can be helped through the planning process to find suitable sites. A presentation will be given to members on the Gypsy and Traveller Needs Assessment at the meeting.
- 3.6. **Town Centre Feasibility Study** – A high level Town Centre feasibility study has been completed which reviews the suitability for comparison (i.e. non-food) retailing of a number of potential sites surrounding Mansfield Town Centre. The study has concluded that in terms of timing, none of the sites are straightforward to deliver with various challenges and constraints identified.
- 3.7. **Joint Strategic Housing Market Assessment Update Report - A** review of the SHMA was updated in the summer of 2016 looking specifically at demographic needs. The purpose of the update paper was to test whether there has been a material change in the local demographics which would warrant a full review of the overall Objectively Assessed Housing Need following the release of the 2014 –based household projection data. The report concludes that it is not considered necessary to undertake a full review of the OAN.
- 3.8. **Playing Pitch Strategy** – This work is underway and is soon to be completed by formal sign off from the sports bodies.
- 3.9. **Infrastructure Delivery Plan-** The infrastructure delivery plan is underway which will assess the key infrastructure requirements of proposed housing and employment allocations, and to 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, the study is due to be completed June 2017.
- 3.10. **Sustainability Appraisal and Habitat Regulation Assessment** – These important documents will be updated to reflect the outcome of the HELAA and to appraise all reasonable alternatives within plan.
- 3.11. **Mansfield Central Area Flood Risk Review-** 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. The study is due to be completed in March 2017.

4.0 The Local Development Scheme

- 4.1 The Local Development Scheme (LDS) setting out the time line for the Local Plan has been updated to reflect the current Local Plan timetable.
- 4.2 Appendix A shows the proposed LDS for the Local Plan. This is essentially a list of documents the Council will be preparing and when they are expected to be prepared.
- 4.3 This time table indicates that the overall Plan will be submitted for examination in early 2018. The timescale for examination is largely at the discretion of the Planning Inspectorate (PINS).
- 4.4 The LDS has been amended to allow for the public consultation on the results of the Housing and Economic Land Availability Assessment to be carried out in Spring 2017 rather than early 2017 as this will allow the assessment of sites to be informed by key evidence base documents including the Sustainability Appraisal and Transport Study.
- 4.5 The updated LDS now includes reference to the other documents that make up the development plan for the district for example the Nottinghamshire County Minerals and Waste Local Plan. It also refers to the Warsop Neighbourhood Plan as, once this has been adopted by the District Council, it will also form part of the Local Development Plan.
- 4.6 Ensuring an adequate budget to retain and recruit staff and to pay for consultants to complete specialist aspects of evidence gathering is a key risk in meeting the timetable of the LDS. This risk can be partly managed through the consideration of seconding staff from elsewhere within the Council to support the Policy Team when appropriate, and ensuring the correct skills are developed in house and budgets are kept under review as work progresses on the Local Plan.
- 4.7 Unexpected and untimely changes in Government guidance or the interpretation of legislation by practitioners and PINS, usually demonstrated through other examinations is a key risk to the adoption of the local plan. To mitigate this risk, PINS will continue to be kept informed of Mansfield's progress with its emerging Local Plan. The Council will seek an advisory visit by PINS prior to the publication of the Draft Local Plan (Publication Version). In addition, decisions issued by PINS will be monitored to ensure soundness is maintained.
- 4.8 Overview and Scrutiny 2 are encouraged to agree comments on the document which will then be incorporated into the report for the Portfolio Holder responsible for taking the LDS to Cabinet for adoption.

5.0 The Statement of Community Involvement

- 5.1 The Statement of Community Involvement (SCI) sets out how we consult with the public on all planning matters. The SCI was adopted in January 2015. Since the publication of the SCI a further stage of consultation is due to be carried out on the results of the Housing Economic Land Availability Assessment.
- 5.2 In order to accommodate this extra stage of community consultation on the local plan the SCI has been amended to only refer to the consultation methods that the authority may use to consult at both the informal and formal stages of local plan preparation as set out within the Town and County Planning (local planning) 2012 Regulations. This therefore allows greater flexibility as to when and how we consult on the local plan going forward. The LDS will be used to set out the various stages in the local plan process and it was stages there will be community consultation.
- 5.3 In preparing the revised SCI consideration has been given to changes in legislation, regulation and national policies. For example there is no longer a statutory requirement to advertise local plan consultations in the local press. To ensure that local plan consultation are advertised to local residents and businesses within the district updates of the local plan preparation will be published in 'My Mansfield' as well as using social media and other avenues to communicate with local residents and businesses.

6.0 Comments of Statutory Officers

- (a) *Monitoring Officer – No specific comments*
- (b) *Section 151 Officer – Comments to be provided.*

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