

**Report of Director of Place and Wellbeing
To
Portfolio Holder for Safer Communities
On
11 September 2017**

Consultation on Preferred Options Local Plan

1. SUMMARY

- 1.1. The Council is required to prepare a local plan for the district to guide future development for a period of at least 15 years. The Council consulted on the draft Local Plan during 2016 where a total of 1,477 representations were received, these can be viewed at Appendix D. As a result of the further evidence that has been commissioned, it has been necessary to review the vision, objectives and residential and employment land allocations proposed within the draft Local Plan.
- 1.2. The current stage in the preparation of the Local Plan is the Preferred Options. The Preferred Options Consultation document does not allocate land for development; however it does set out the preferred approach of the Council to delivering sustainable development. The purpose of this report is to seek member's agreement to consult on this Preferred Options document at Appendix A and to agree to a public consultation period of six weeks between the 2 October and 10 November 2017.

Key Decision – This is not a key decision.

2. RECOMMENDATION

Recommendation to Council

- i. That the Preferred Options Local Plan document, Sustainability Appraisal and Habitats Regulations Assessment be consulted upon between the 2 October and 10 November 2017 and placed on the Council's web site.

3. BACKGROUND

- 3.1. The key piece of evidence that has been completed to support the identification of sites for the Local Plan is the Housing Economic Land Availability Assessment (HELAA). The HELAA presents a strategic picture of the availability, suitability and achievability of land for housing and economic development, a call for sites was held between July and August 2016 in which

a total of 176 sites were identified through submission of sites and sites with planning permission. These sites have been appraised against the HELAA methodology, the findings of the HELAA can be viewed on the Planning Policy section of the website.

- 3.2. The Preferred Options Local Plan has been subject to the following independent assessments:
 - Sustainability Appraisal / Strategic Environmental Assessment
 - Habitats Regulation Assessment
- 3.3. These studies will be published alongside the Preferred Options Local Plan for consultation and can be viewed at Appendix B and C. The preferred sites have not been assessed as part of the Local Plan Transport Study, Infrastructure Delivery Plan or Viability Appraisal; these assessments will be completed following the consultation on the Preferred Options Consultation once there is more certainty over the allocation of the sites as the cumulative traffic and highway implications across the District will vary depending on the sites chosen .
- 3.4. Following the Preferred Options consultation, the comments received, together with any updated information, will be considered and the plan will be amended where necessary to produce the Publication Draft Local Plan for formal consultation. There will also be the opportunity for members to consider the preferred sites alongside the Local Plan Transport Study, Infrastructure Delivery Plan and Viability Appraisal before the consultation on the Publication Draft Local Plan. The Council will then submit a summary of representations received and any proposed changes it considers necessary to the Planning Inspectorate for examination on behalf of the Secretary of State. Following examination the Local Plan will be formally adopted.
- 3.5. The Preferred Options consultation and the evidence base that has been used to inform the consultation document has been discussed with the Overview and Scrutiny Place Committee. The evidence base that has been used to inform the Preferred Options Consultation document can be viewed at: <http://www.mansfield.gov.uk/article/7920/Evidence-to-support-the-Local-Plan>
- 3.6. A revised Local Development Scheme (LDS) was agreed by the Portfolio Holder for Regeneration on the 10 April 2017 to take account of the extra stage of the consultation on the outcome of the HELAA.

The Preferred Options Local Plan

- 3.7. The first section of the Preferred Options document sets out the revised vision for the district until 2033; the Vision has been revised based on the key issues for the district which are set out within the supporting paper 'Mansfield Today' and is consistent with the Mansfield and Ashfield Sustainable Community Strategy (SCS) and the Mansfield District Council Corporate Plan. To help to deliver the vision four strategic priorities have been prepared.

- 3.8. To ensure the delivery and the monitoring of the vision and strategic objectives, the draft Local Plan objectives have been revised to have regard to the issues outlined in Mansfield Today and the Sustainability Appraisal Scoping Report 2016. All of the revised objectives have been appraised through the supporting interim SA which can be viewed at Appendix B.
- 3.9. Section 2 of the document sets out the districts development requirements, this section is supported by the Housing Technical Paper 2017 which sets out how the Council has arrived at its housing target for the district until 2033.
- 3.10. Overall the Local Plan seeks to make provision for development until 2033. The Strategic Housing Market Assessment (SHMA) identifies the Districts Objectively Assessed Housing Need (OAHN) as 7,520 dwellings (2013- 2033) or 376 dwellings per annum. In order to ensure that the district can deliver its housing need it is considered appropriate to identify a supply of housing sites sufficient to meet the housing need plus an additional 20% buffer. This equates to 9,024 new homes within Local Plan. This approach has been found sound in a number of local plans as the additional buffer provides a number of benefits.
- 3.11. It provides enough flexibility in case circumstances change for any of the sites that are allocated within the plan period or currently have planning permission. It also provides the housing market with a range of sites to allow the delivery of sites within the local plan to allow the housing target to be met. The SHMA 2015 sets out the split of growth throughout the district between the Mansfield Urban Area (90%) and the Parish of Warsop (10%) it is therefore proposed that development is distributed as follows:
- Mansfield Urban Area 8122
 - Warsop Parish 902
- 3.12. Since the beginning of the plan period 938 dwellings have been completed, there are currently 3212 dwellings with planning permission. It is also proposed to include a windfall allowance of 470 dwellings over the plan period. Windfalls are sites that have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites that unexpectedly become available; these sites have made an important contribution to the housing supply between 2006 and 2016. Taking account of completions, planning permissions and windfall leaves a total of 4407 left to allocate.

Source	Mansfield Urban Area	Warsop Parish	Total
Target	8122	902	9024
Completions 31 st March 2016	728	207	935
Deliverable Planning Permissions at 31 st March 2016	3071	141	3212
Windfall (Sites that come forward that are not allocated within the local plan)	437	33	470
Left to Find	3886	521	4407

- 3.13. Section 3 of the consultation paper sets out how the preferred residential sites have been selected. This section is supported by the Site Selection Paper 2017 at Appendix E.
- 3.14. Of the 176 sites in the HELAA 109 were assessed as available, suitable, achievable and developable within the HELAA; 64 of these sites are currently without planning permission. This process has identified a pool of sites that could be potentially allocated for residential and economic development in the local plan.
- 3.15. The majority of the sites that have been identified by the HELAA are within the existing built up areas of settlements. Where these sites have been assessed as available, suitable, achievable and deliverable it is proposed that these sites are allocated before sites outside of the urban boundary.
- 3.16. In order to guide decisions about which of the sites outside of the urban boundary should be potentially allocated the sites have been assessed against criteria which are based on the draft vision and objectives as this helps provide a golden thread through the Local Plan.
- 3.17. To ensure that we can meet our housing target it is important that a range of sites are allocated to give flexibility to the development industry and allows for the small, medium and large national housebuilders to enter the Mansfield market.
- 3.18. Section 4 of the document sets out the preferred residential sites. Further information on how each of the sites meets the Local Plan vision and objectives is set out within the Site Selection Paper 2017.
- 3.19. Section 5 of the document sets out the employment land requirements and how the preferred employment site allocations have been identified. Members will recall that the consultation draft set out the requirement of 26,100sqm of office floorspace and 42Ha of industrial land between 2011 and 2033; these

requirements are based on the findings of the Joint Nottingham core HMA and Nottingham Outer HMA Employment Land Forecasting Study (ELFS) 2015.

- 3.20. As with housing all existing proposals with planning permission and sites that have already been built out have an important role to play in meeting the development needs of the district. These commitments make up 47% of our industrial land requirements. As a result the Local Plan will now need to allocate enough sites to deliver 19.88 Ha of industrial land.

	Office (Sqm)	Industrial (Ha)
Requirement	26,100	42
Delivered between 2011-2016	4,563	2.32
Committed	69,947	19.80
Left to Find	0	19.88

- 3.21. A Call for Sites as part of the HELAA was also undertaken in summer 2016 to review the potential supply of employment land. The HELAA has identified eight employment sites and two mixed use sites that are currently available, suitable, achievable and developable this equates to 22,576 Sqm of office space and 14.10 ha of industrial land. It is proposed that all of these sites are allocated within the Local Plan for employment land. The HELAA sites do not meet employment land requirement for the plan period, however in accordance with the NPPF a supply of employment land can be identified for the first ten years in the plan period.
- 3.22. The evidence base for employment does not split employment space requirements between different parts of the district.
- 3.23. The majority of the employment sites identified in the HELAA are within the Mansfield urban area. At Market Warsop and the villages in the north of the district, the scope for employment development in such locations is much more limited due to the size of settlements and the limited number of existing employment areas.
- 3.24. It is therefore proposed that the forthcoming Warsop Neighbourhood Plan makes provision for a flexible requirement of 1Ha for employment land to support both existing and new residents and will help to contribute choice and sustainability in the Warsop Parish.
- 3.25. Section six of the document sets out the preferred employment sites, it should be noted that the two strategic sites land off Jubilee Way and Pleasley Hill Farm will also provide employment land as part of a mixed use development.
- 3.26. Section seven of the document sets out how the council will seek to maintain the existing stock of good quality employment land and buildings in order to provide a basis for the continuing economic prosperity of the area. The main employment areas within the district have been assessed by the Employment Land Review 2017 in order to inform the protection of employment sites.

3.27. The consultation period will be from 2 October to 10 November 2017, for a six week period. We hope to engage with as many people as possible, as well as writing to statutory consultees (such as the Environment Agency and Historic England), officers have prepared a consultation strategy which seeks to use a variety of means to raise the profile of the Local Plan and encourage representations to be raised. A copy of the engagement strategy can be viewed at Appendix F of this report. The main elements of the consultation are:

- a) Notifying 1382 individual / organisations on the Local Plan database and 68 organisations on the Voluntary and Community Sector Directory.
- b) Public exhibitions at a range of locations around the district
- c) Articles in local newspapers / newsletters
- d) Use of Social Media
- e) Young People through targeted events
- f) A range of presentations to specific stakeholders.

3.28. The representations received will be considered and reported to the Overview and Scrutiny Committee.

3.29. The current timetable to have the Local Plan adopted is as follows:

Date	Stage
2 nd October – 10 th November 2017	Preferred Options Consultation
Spring 2018	Consultation on the Draft Local Plan (Publication version)
Summer 2018	Submission Local Plan

3.30. It should be noted that there is still uncertainty regarding some aspects of the timetable. For example, the amount of time taken to consider the responses to the consultation will be influenced by the number and complexity of responses received.

3.31. In the Housing White Paper 2017, the Government set out its intention to consult on a new way for councils to assess their local housing need. The consultation on the new methodology is due to begin in September 2017. The Local Plan will need to take account of the changes that are being made to the way in which the districts housing needs are calculated. Once further information is known on the implications of the new housing need for the district and the local plan timetable members will be updated.

3.32. Any changes to the timetable would then be reflected in an update to the Councils Local Development Scheme subject to the approval of the Portfolio Holder for Safer Communities in accordance with the constitution.

4 OPTIONS AVAILABLE

- 4.1 Consultation is a significant part of the development of a Local Plan with statutory requirements in relation to this throughout the process. At this time there are two options. The first option is to not consult this would mean that no consultation is held until the formal Regulation 19 Consultation where representations can only be made on soundness and legal compliance. The other option is to consult on alternative preferred sites that have been identified in the site selection paper as reasonable alternatives, but are not currently identified as preferred sites as they do not meet the site selection criteria.

5 RISK ASSESSMENT OF RECOMMENDATIONS AND OPTIONS

Risk	Risk Assessment	Risk Level	Risk Management
Reputation	Not consulting would stop further development of the Local Plan and may risk the Council's ability to bring its vision for development forward. Further delay is also likely to lead to additional pressures for housing on sites that are less sustainable than the sites proposed and makes it more difficult to resist applications on unsustainable sites. Significant delays in progressing and adopting the Local Plan may lead to Government intervention.	High	Consulting on this version of the Local Plan enables the Council to consider the community responses before moving on to the next stage of the Local Plan.

6. ALIGNMENT TO COUNCIL PRIORITIES

- 6.1 Production of a Local Plan is one of the specific actions that needs to be undertaken as part of the Corporate Priorities and this consultation on the Preferred Option Local Plan is an important step.

7. IMPLICATIONS

- 7.1 It is important to note that consulting on this document is an important step forward and will also help in providing for good community involvement in the Local plan process
- (a) Relevant Legislation – The report relates to the next stage in the Local Plan process and accords with the Planning and Compulsory Purchase Act 2004.

- (b) Human Rights - No impact as this is a consultation document, where consultation will be in accordance with the adopted Statement of Community involvement and compliant with all relevant Human Rights issues.
- (c) Equality and Diversity - No impact as this is a consultation document, where consultation will be in accordance with the Statement of Community involvement adopted by the council and compliant with all relevant equality and diversity issues.
- (d) Climate change and environmental sustainability- No impact as there are no changes to relevant policies as a result of the consultation on this document. The Preferred Sites have also been assessed as part of the Interim Sustainability Appraisal Report which will be published alongside the Preferred Options Local Plan document.
- (e) Crime and Disorder- No impact as there are no changes to relevant policies as a result of the consultation on this document.
- (f) Budget /Resource- This document does not in itself generate greater costs than those associated with meeting our legal duties.

8. COMMENTS OF STATUTORY OFFICERS

- (a) Head of Paid Service – No specific comments
- (b) Monitoring Officer – formal consultation will inform and strengthen the development of a robust local plan.
- (c) Section 151 Officer – No specific issues

9. CONSULTATION

The purpose of this report is to seek consultation on the Preferred Options Local Plan.

10. BACKGROUND PAPERS

The document is based upon a significant evidence base for which all of the currently available background papers can be found here

<http://www.mansfield.gov.uk/article/7920/Evidence-to-support-the-Local-Plan>

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