

Mansfield Local Plan Examination

Inspector - Mrs S Housden BA (Hons) BPI MRTPI

Programme Officer – Ian Kemp

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HEARING SESSION AGENDA

16 May 2019 9.30am & 2pm

1.	Inspector's introduction
2.	Participant introductions
3.	Follow up items from 15.5.19
4.	Main Matter 5 – Whether or not the proposed strategic urban extensions and employment allocations are soundly based and deliverable in the plan period and whether other policies for employment and the economy are soundly based
	1 Is the site selection process for the employment allocations soundly based, including sustainability appraisal and the testing of reasonable alternatives?
	2 Is the site selection methodology based on an appropriate set of criteria and where are these explained? Are the reasons for selecting allocated sites and rejecting other clear and justified?
	3 What approach has been taken where specific site constraints or developer intentions are known?
	<u>Pleasley Hill Farm (Policy SUE1)</u>
	4 Are the overall scale and mix of uses for the site justified and is any further flexibility to accommodate additional uses justified? Should the housing yield be a minimum figure?
	5 Have cross boundary impacts been identified and appropriately addressed?
	6 Would the development have any adverse effect on landscape character and/or the form and character and setting of Pleasley village?

	7	Is the requirement for a masterplan reasonable and would it provide an appropriate framework for the development of site proposals and sufficient flexibility to respond to changing circumstances?
	8	Is the site allocation soundly based having regard to paragraph 8.4 of the plan and the viability study which indicate that the site is not viable? What interventions would be necessary to ensure that the site is deliverable?
	9	Are any further safeguards or mitigation measures necessary to achieve an acceptable form of development? Are any main modifications necessary for soundness?
<u>Land off Jubilee Way (Policy SUE2)</u>		
	10	Are the overall scale and mix of uses for the site justified and are the site boundaries appropriate?
	11	Is the site allocation soundly based having regard to paragraph 8.4 of the plan and the viability study which indicate that the site is not viable? What interventions would be necessary to ensure that the site is deliverable?
	12	Is the requirement for a new primary school justified?
	13	Is the requirement for a masterplan reasonable and would it provide an appropriate framework for the development of site proposals?
	14	Are any further safeguards or mitigation measures necessary to achieve an acceptable form of development and are any main modifications necessary for soundness?
<u>Land at Berry Hill (Policy SUE3)</u>		
	15	Are the overall scale and mix of uses for the site justified including the amount of employment land and retail/leisure floorspace?
	16	Are any further safeguards or mitigation measures necessary to achieve an acceptable form of development and are any main modifications necessary for soundness?
<u>Site E2a Ratcher Hill Quarry</u>		
	17	What is the position in relation to the restoration for part of the site set out in a section 106 agreement relating to a previous planning permission for minerals development? Having regard to this, is the site allocation justified and are Figure 6.1 and the Policies Map consistent?

	18	Would the mitigation set out in E2a (f) be effective?
	19	Are any further safeguards or mitigation measures necessary to achieve an acceptable form of development and are any main modifications necessary for soundness?
	<u>Site E2b Oakfield Lane, Market Warsop</u>	
	20	Is the site required to meet an identified need for employment development in Market Warsop?
	21	Is the reference to specific highway improvements within the site policy justified?
	22	Is the requirement for a range of units to meet the needs of different employers reasonable?
	23	Are any further safeguards or mitigation measures necessary to achieve an acceptable form of development and are any main modifications necessary for soundness?
	<u>Site E2c Penniment Farm</u>	
	24	Is the requirement for a masterplan reasonable and would it provide an appropriate framework for the development of site proposals and sufficient flexibility to respond to changing circumstances?
	25	Are any further safeguards or mitigation measures necessary to achieve an acceptable form of development and are any main modifications necessary for soundness?
	26	How have the existing key/general employment areas set out in Policy E3 been reviewed and what is the justification for seeking to protect those areas for the uses specified? How would proposals for other types of uses be assessed?
	27	Are the requirements in Policy E4 for other employment development justified and deliverable and will the policy provide sufficient guidance for plan users?
	28	Is the requirement for local labour agreements in Policy E5 reasonable and how would this be secured and delivered?
	29	Overall, are the strategic site. employment allocations and other employment policies soundly based and are any main modifications necessary for soundness?
5.	Follow up items and close of hearing session	

