

Mansfield Local Plan Examination

Inspector - Mrs S Housden BA (Hons) BPI MRTPI

Programme Officer – Ian Kemp

ikemp@icloud.com

07723 009166

HEARING SESSION AGENDA

14 May 2019 10am

1.	Inspector's introduction
2.	Participant introductions
3.	Opening statement by the Council
4.	Clarification on any procedural or other matters
5.	Main Matter 1 – Duty to Cooperate (DtC) and Other Legal Requirements
	1 What are the relevant strategic matters in relation to the DtC?
	2 Has the Council maximised the effectiveness of the plan by engaging constructively, actively and on an ongoing basis with the prescribed bodies on relevant strategic matters during the preparation of the plan and what form has this taken?
	3 What outcomes have resulted from the co-operation with the prescribed bodies on any relevant strategic matters and how have these informed the plan's policies? <ul style="list-style-type: none">• Housing (including gypsy and traveller provision)• Employment• Flood Risk• Natural Environment• Transport• Minerals and waste• Social infrastructure (including education and health)• Historic environment
	4 Are there any cross boundary issues in relation to any of the proposed site allocations and any general policies and if so, how have they been dealt with through the DtC? <ul style="list-style-type: none">• Policy HE2 Pleasley Vale Regeneration Area• Housing Site H1j Cauldwell Road

	<ul style="list-style-type: none"> • Housing Site H1b Land off Skegby Lane • Any cross boundary implications arising from Policy CC1 – Renewable and low carbon energy generation, in particular areas identified as suitable for large scale wind turbines
5	<p>Do the content and timescale for preparation of the plan accord with the latest version of the Local Development Scheme (K4a)? Are other proposed Supplementary Planning Documents referred to in the plan included within the Local Development Scheme?</p> <ul style="list-style-type: none"> • Update on gypsy and traveller Development Plan Document
6	<p>Has public consultation complied with the public consultation requirements in the Town and Country Planning (Local Plan) (England) Regulations 2012 and the Council’s adopted Statement of Community Involvement (K3)?</p>
7	<p>Is it clear how the Sustainability Appraisal (S8a -d) and its Addendum (S9) influenced the plan’s strategy and policies and how mitigation measures have been dealt with?</p>
8	<p>Does the Sustainability Appraisal test the plan against reasonable alternatives in terms of the scale of employment and housing development and its broad distribution as set out in the spatial strategy in Policy S2? What alternatives were considered and is it clear why they were discounted?</p>
9	<p>Is the Habitats Regulations Screening Report (S10) legally compliant having regard to the judgement in People over Wind, Peter Sweetman v Coillte Teoranta? Does the report incorporate any mitigation measures that are intended to avoid or reduce harmful effects on the Birklands and Bilhaugh Special Area of Conservation and Sherwood Forest potential Special Protection Area? Are the report’s conclusions robust and is Appropriate Assessment necessary?</p>
10	<p>Does the plan include policies designed to mitigate and adapt to climate change, including supporting the transition to a low carbon future?</p>
11	<p>Has the preparation of the plan complied with the Planning and Compulsory Purchase Act 2004 Part 2 and the Town and Country Planning (Local Plan) (England) Regulations 2012 in all other respects?</p>
6.	<p>Main Matter 2 – Local Plan Vision, Issues and Objectives, spatial strategy, settlement hierarchy and the distribution of employment and housing land</p>
1	<p>Are the plan’s objectives appropriate and justified by the evidence and will they help to deliver the vision and strategic</p>

	priorities to 2033? Are the objectives soundly based and is it clear how the plan and its policies will deliver the objectives?
2	Is the plan period 2013 - 2033 justified?
3	Is Policy S1 consistent with the NPPF and will it be effective in delivering sustainable development and informing proposals for new development?
4	Having regard to paragraph 184 of the NPPF, is it clear which policies should be regarded as 'strategic policies' for the purpose of Neighbourhood Plans (NP)? Do the strategic policies provide an appropriate framework for NPs and what is the up-to-date position with NP preparation in the District?
5	Were alternative options for the level and distribution of development considered during the plan's preparation and is it clear why alternatives were discounted?
6	Does Policy S2 Part 1a provide sufficient guidance for plan users? What is meant by 'most' new development and 'district wide service development'? Should Policy S2 include reference to locations served by sustainable modes of transport including public transport? Is it clear what is meant by 'underutilised' land?
7	Is the spatial distribution of housing development in Policy S2 justified? What evidence justifies the 'split' in the distribution of housing between the Mansfield Urban Area (90%) and Warsop parish (including the villages) (10%) and is the approach justified?
8	Is the 'ceiling' on the level of retail and leisure development within Policy S2 Part 2c justified and is the policy positively prepared? (17,240sqm)
9	<p>What evidence has informed the different settlement categories in the settlement hierarchy in Policy S2 and is the approach justified? In addition:</p> <ul style="list-style-type: none"> • Should the Mansfield Urban area include reference to Forest Town? • Is the requirement in Policy S2 for new development to reflect the more rural character of Rainworth justified? • Is reference to Market Warsop justified?
10	What approach has been taken to identifying the settlement boundaries and are they appropriately identified on the Policies Maps?

	11 Does the spatial strategy in Policy S2 make clear the approach that will apply to development in the countryside?
	12 Which policies will contribute towards objective 9 which seeks to reduce the need to travel?
	13 Overall, will the spatial strategy set out in Policy S2 contribute to the plan's vision and objectives for the District and if so, how?
	14 Should Policy S3 include reference to a wider range of surplus and/or derelict land which does not fall within the definition of previously developed land?
	15 Does Policy S4 provide sufficient guidance for development proposals and how will it be delivered? How does Site S4a relate to the retail and town centre policies in Chapter 7 of the plan?
	16 Is the geographic interpretation of Policy S5 clear on the Policies Maps and should a notation be included to identify 'the countryside'?
	17 How would small scale residential development in the countryside relate to the spatial strategy in Policy S2? Would it be consistent with the aim in paragraph 55 of the NPPF to enhance or maintain the viability of rural communities? How would 'innovative/exceptional design' be assessed?
	18 How would development proposals that do not fall within the categories identified in Policy S5 criteria (a) – (o) be assessed?
	19 Is the requirement in Policy S5 for development in the countryside to be made accessible by sustainable modes of transport realistic and consistent with the NPPF?
	20 Overall, will the strategic priorities and objectives deliver the plan's vision and is the spatial strategy and distribution of development soundly based? Are any main modifications necessary for soundness?
7.	Follow up items and close of hearing session