

FREETHS

STATEMENT OF REPRESENTATION FOR THE EXAMINATION IN PUBLIC HEARINGS: MANSFIELD DISTRICT COUNCIL

MAIN MATTER 2:

**Local plan Vision, Issues and Objectives, Spatial Strategy, Settlement
Hierarchy and the Distribution of Employment and Housing Land.**

PREPARED ON BEHALF OF HELIER LIMITED

APRIL 2019

FREETHS LLP

PLANNING AND ENVIRONMENTAL GROUP

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1. INTRODUCTION

- 1.1. This Statement is prepared by Freeths LLP on behalf of our client Helier Limited promoting Land at Pleasley Hill Farm (SUE1) and is submitted as evidence as part of the examination into the Mansfield District Council Local Plan.
- 1.2. This Statement relates to Matter 2 of the ‘Inspector’s Matters, Issues and Questions’ (MIQs) note prepared by the Inspector and forming the basis of the Examination Hearings.

2. MATTER 2 – QUESTION 1

Issue - Will the plan contribute to the achievement of sustainable development in the plan area (Policy S1)?

- (1) Are the plan’s objectives appropriate and justified by the evidence and will they help to deliver the vision and strategic priorities to 2033? Are the objectives soundly based and is it clear how the plan and its policies will deliver the objectives?
- 2.1. The allocation of the Sustainable Urban Extension along the main strategic regeneration transport corridor would support the objectives of sustainable economic growth. It is important to ensure locations for growth are well connected to major strategic transport routes (MARR) to be attractive to the market and link with similar strategies in adjoining local authority areas. The MARR has clearly been a success and its completion has attracted and delivered inward investment, which in turn delivers economic growth to the area. It is essential that Mansfield District Council takes the opportunity to build on this and utilise the significant regeneration route to attract business, jobs and prosperity. The allocation of the SUE along the MARR supports the proposed settlement hierarchy concentrating most new housing, employment and district wide services within the Mansfield urban area. The allocation of SUE1 supports all the overriding Objectives of S1 and in particular it would:
- Provide a sustainable urban extension with the addition of a diverse range of employment opportunities accessible to residential areas (Objective 2);
 - Provide housing throughout the urban area to meet the objectively assessed needs of the community (Objective 3);
 - Create an attractive neighbourhood (Objective 5);

- Provide a diverse range of green infrastructure, public transport opportunities, leisure facilities and public rights of ways that promote health and wellbeing (Objective 7); and
- Would reduce the need to travel (Objective 9).

3. MATTER 2 – QUESTION 8

Issue – Is the spatial strategy, settlement hierarchy and distribution of housing, employment and retail development appropriate and justified by a robust and credible evidence base (Policy S2)?

(8) Is the ‘ceiling’ on the level of retail and leisure development within Policy S2 Part 2c justified and is the policy positively prepared?

- 3.1. Policy S2 encourages development to be focussed on the route of the MARR (paragraph 3.17) to reduce the impact on the overall highway network across the district and take advantage of existing road capacity. These sites along the MARR have good access to both Greater Nottingham and the M1.
- 3.2. The local plan retail and leisure floorspace ceiling of 17,240sqm is not considered sound as it is not flexible enough to respond to market conditions. Should a significant proportion of the retail floorspace provision be provided within the Mansfield Town Centre it could compromise the sustainability of the new sustainable urban extensions.
- 3.3. Given the location of Pleasley Hill Farm (SUE 1) within the Mansfield Urban Area which is the highest priority area for employment, housing, and leisure the ceiling on Policy S2 (2c) is too restrictive and could preclude providing sustainable local shopping of a sufficient scale to be effective. It has been demonstrated through the sequential test procedure that additional retail at Pleasley Hill Farm (SUE1) would not harm the vitality and viability of Mansfield Town Centre. There is a need to provide locally accessible food/drink/leisure in sustainable urban extensions to make them effective and sustainable and to provide essential facilities for the new community.