

**Main Matter 2 – Local Plan Vision, Issues and Objectives, spatial strategy, settlement hierarchy and the distribution of employment and housing land**

**9) What evidence has informed the different settlement categories in the settlement hierarchy in Policy S2 and is the approach justified? In addition:**

- **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?**

We note the settlement categories set out in policy S2 and positively acknowledge that it includes parts of surrounding villages such as Rainworth, Pleasley and Clipstone that are within the Mansfield DC boundary. This is appropriate, as it reflects the contiguous nature of development which links these villages to the Mansfield urban area

However, we **object** to the requirement in policy S2 for new development to reflect the more rural character of Rainworth. As set out in representations previously submitted to the publication draft consultation, we object to a blanket requirement for development in Rainworth to reflect a rural character. This is because Rainworth is identified as being part of the Mansfield Urban Area. The supporting text (paragraph 3.19 page 24) to the policy, recognises that Rainworth is in close proximity to the urban area.

Furthermore, whilst there is a suggestion of reflecting a more rural character, the plan does not provide an explanation of what this means in character terms. Therefore we do not consider the approach to requiring a “rural character” to be justified, as set out in paragraph 182 of the NPPF (2012).

Although paragraph 17 of NPPF (2012) makes reference to the need to: “...take account of the different roles and character of different areas...”, all development sites should be considered on their own merits, with varying styles and appropriate scale, taking into account the site’s individual characteristics. We consider that the wider context of development site H1 d) to be residential to the north and north east, whereas the southern and western parts of the site border onto open countryside. We consider the combination of an existing suburban residential area to the north and the rural edge to the south should be taken into account, rather than a simplistic requirement to provide a rural character across the site.