

# Mansfield District Local Plan Examination

Matter 5 – Whether or not 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

**Prepared by Fisher German LLP  
on Behalf of the Warsop Estate**



**Project Title:**

Warsop Estate Land at Oakfield Lane, Market Warsop

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Document Author	Version	Date	Approved by	Comments
James Beverley MRTPI	A	14/04/2019	Electronic Signature	
Liberty Stones MRTPI	B	15/05/2019	Electronic Signature	Amendments made

# 01 Introduction

This Hearing Statement has been prepared on behalf of the Warsop Estate in respect of its land interests at Oakfield Lane, Market Warsop. This land is being promoted for employment uses and the Estate are supportive of the proposed allocation for the site (E2b) within submitted Local Plan.

As per previous representations, the Estate would again bring to the Council and Inspectors attention the wider availability of land off Oakfield Lane, under the ownership of the Estate, which could be brought forward if there was found to be any shortfall of employment land through this Examination.

Upon adoption of the Plan, the Estate will bring forward a planning application for its land interests at E2b, Oakfield Lane.

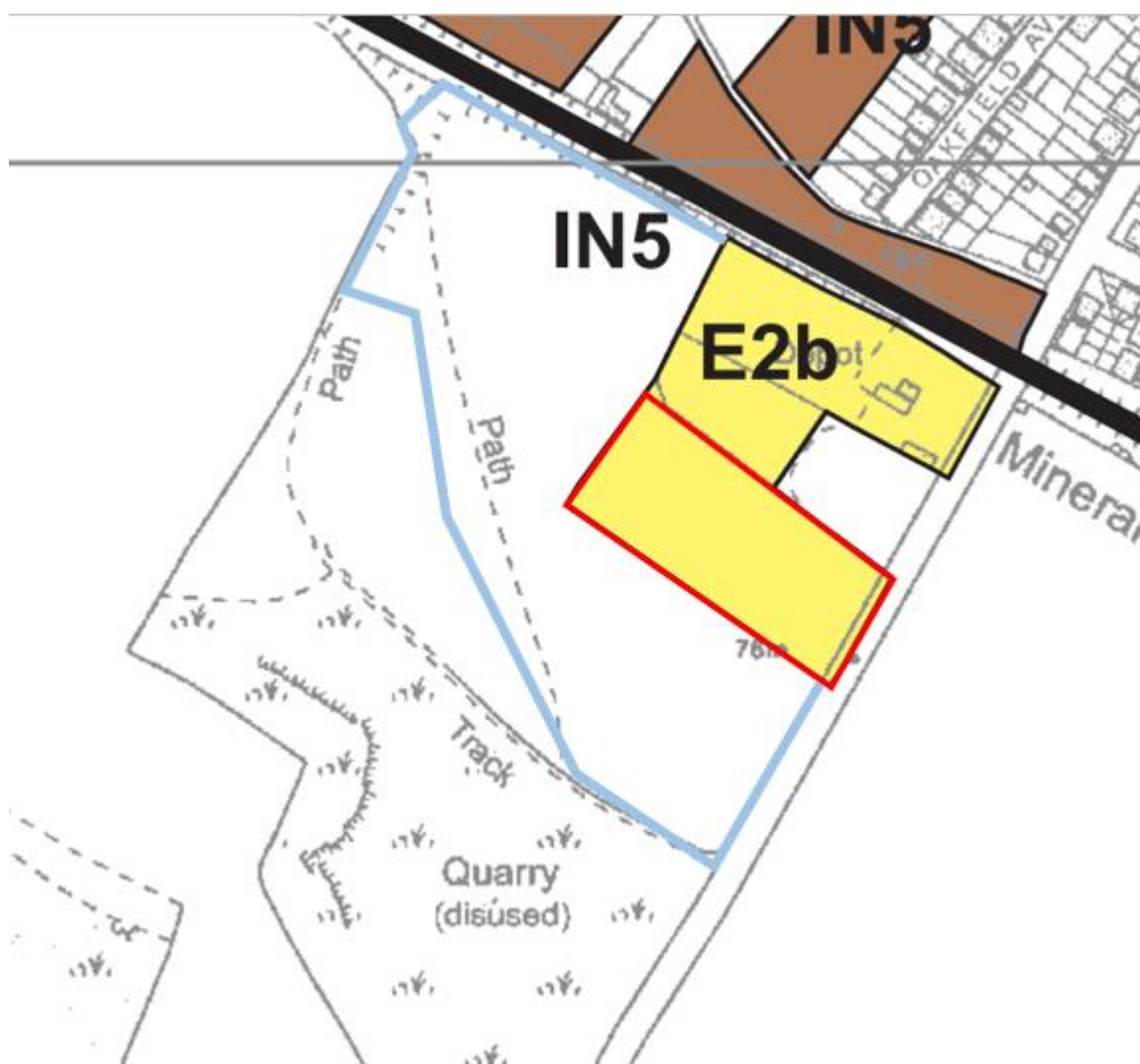


Figure 1: Extract from Mansfield Local Plan 2013 – 2033 Policies Maps

The extract above illustrates the area of employment allocation E2b under the ownership of the Warsop Estate (red) and the wider land owned by the estate (light blue). The Estate have been actively promoting the land, having submitted the land to the Mansfield SHELAA in 2016. The site has been promoted

throughout the preparation of the emerging Plan. As indicated previously, the Estate is committed to delivery of employment uses on the site and believe E2b, to be a sound allocation.

# 02 Site E2b Oakfield Lane, Market Warsop

## 20 Is the site required to meet an identified need for employment development in Market Warsop?

The Council's Employment Technical Paper (2018) states that there is no assessed employment requirement for Warsop Parish. However, provision has been made within the submitted Plan for some 446 new dwellings. Clearly, as part of planned spatial growth, it is entirely logical and sound to allocate a quantum of employment land to reflect the growing population. It is considered the Council's proposed approach to deliver 2.2ha of employment uses is entirely reasonable and justified. Seeking a flexible approach to the employment uses on site means it can be reactive to the employment needs arising out of the settlement. In not allocating any employment land within Warsop, the Council are likely to increase unsustainable movements from the settlement to Mansfield and other larger centers as people commute for work. It is considered that in delivering 2.2 hectares of employment land at this location, this pattern of unsustainable movements can be somewhat mitigated.

Notwithstanding the above, we consider it is clearly beneficial to deliver as wide a range of employment allocations as possible within Mansfield District. As per housing allocations, this provides vital choice and competition in the market, which is essential to assist in ensuring delivery. The proposed site at Oakfield Lane is very different from other proposed employment sites, and as such could attract different uses (it is noted that most of the employment land allocated within the plan are larger scale allocations). We consider the land at Oakfield Lane is therefore an opportunity to deliver alternative land which may suit other potential occupiers.

Whilst we consider the allocation as submitted to be acceptable, we consider additional land could be allocated at this location, to facilitate further employment growth commensurate with the growth expected in Warsop. Furthermore, should any other employment land need to be removed from the plan, or housing levels to Warsop increase, additional land is available at Oakfield Lane to facilitate any employment shortfall arising, as demonstrated on the plan above.

## 21 Is the reference to specific highway improvements within the site policy justified?

We do not consider that the reference to specific highway improvements is justified at this stage and should be replaced with more generic wording, simply that the development should be acceptable in highway terms. The Plan is correct that it is the Transport Assessment which will be the critical tool in establishing any highway improvements necessary. Importantly, the Transport Assessment will be able undertake detailed modelling, reflective of the use proposed by the application. Clearly differing employment uses will generate differing levels of traffic. Furthermore, other factors may influence the need for improvements at the time, such as improvements made to facilitate other developments or improvements made by the Highway Authority more generally and as such the policy should be reflective that this requirement may not even exist when the site is brought forward.

Paragraph 21 of the NPPF states that "Investment in business should not be over-burdened by the combined requirements of planning policy expectations. Planning policies should recognise and seek to address potential barriers to investment, including a poor environment or any lack of infrastructure". Considering this, we believe the below policy wording to be more appropriate;

'A Transport Assessment is submitted in support of any application, outlining the effects of the development on the wider highway network with particular attention given to the junction of the A60 Church Street/ Wood Street. Any adverse effects of the development on the highway network must be sufficiently mitigated to ensure the development is acceptable in planning terms'

**22 Is the requirement for a range of units to meet the needs of different employers reasonable?**

The requirement to deliver a range of units to meet the needs of different employers is not reasonable on the Oakfield Lane site (E2b), The site in its entirety is only 2.2ha and as such we do not consider it proportionate to enforce such a requirement. It may be the case that market drivers mean a range of uses on site is appropriate and delivered, however we do not feel there is sufficient planning justification at this stage to impose this. Clearly it may be the case that a single business upsizing or establishing itself may wish to occupy the entire site. This would be an entirely acceptable use of the site.

We note that the Council in their response to our regulation 19 consultations agree that this wording is overly onerous and propose to delete the wording as a Main modification.

Employment						
M53	91	Policy E2b (1a)	Amend policy wording to delete part 1(a): "The provision of employment units of varying sizes to meet the needs of a wide range of employers."	Respond to comment.	Consultee PD/200	Main

We are content that the above change suggested by the Council alleviates our concerns with regard to the policy and support the proposed Main Modification.

**23 Are any further safeguards or mitigation measures necessary to achieve an acceptable form of development and are any main modifications necessary for soundness?**

No further safeguards or mitigation are required to ensure the soundness of the allocation. The development management process and other policies within the plan ensure proportionate levels of control, without overly burdening individual allocations with site specific policy requirements.