

FREETHS

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

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

PREPARED ON BEHALF OF HELIER LIMITED

APRIL 2019

FREETHS LLP

PLANNING AND ENVIRONMENTAL GROUP

**Cumberland Court
80 Mount Street
Nottingham
NG1 6HH**

**DX: 10039 Nottingham
Tel: 0115 9369 369**

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 5 of the ‘Inspector’s Matters, Issues and Questions’ (MIQs) note prepared by the Inspector and forming the basis of the Examination Hearings.

2. MATTER 5 - QUESTION 4

Pleasley Hill Farm (Policy SUE1): 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?

- 2.1. The site is located to the north west of Mansfield urban area close to the settlement of Pleasley. The site is intersected by the Mansfield and Ashfield Regeneration Route (MARR) which was opened in 2004 with the strategic aim of contributing to the regeneration of the area following closure of coal mines and de-industrialisation. The location of the employment and residential uses on this strategic transport corridor, adjacent to the main urban area, would provide sustainable development as set out in the NPPF. Given the location of the MARR the flexible approach to providing a mix of employment uses, residential and retirement accommodation helps make the development more sustainable by ensuring employment, facilities and services are conveniently located reducing the need to travel. The proposed allocation supports economic growth and the wider spatial strategy of the plan.
- 2.2. The Employment and Technical Paper highlights a requirement for additional floorspace and SUE1 allocates for a minimum 1.7 ha of mixed employment uses. The Policy does not limit a flexible approach for delivering the employment development as it is not overly restrictive. The policy is flexible enough to account for the significant employment floorspace it is allocated to provide along a main strategic transport corridor. The retail / main town centre elements would not impact on the Mansfield Town Centre and there is a justified need to include space for retail / food / drink / leisure in the SUE local centre to make it effective, sustainable, and deliverable.

- 2.3. The provision of the new local centre and employment on site helps create a sustainable development (Policy S1) by ensuring facilities and services are conveniently located reducing the need to travel. The retail and leisure uses are planned to be located within a new local centre to create a sense of place providing local services and facilities accessible by foot to local residents and businesses. It is important to ensure locations for growth are well connected to major strategic routes to be attractive to the market and to link with similar strategies in adjoining authority areas. The MARR has clearly been a success in attracting and delivering inward investment and delivering economic growth and the proposed mixture of employment, convenience and leisure along this strategic route would complement the spatial strategy moving forward.
- 2.4. In respect to housing yield given the scale of development this should be a minimum figure to allow flexibility.

3. MATTER 5 – QUESTION 5

Have cross boundary impacts been identified and appropriately addressed?

- 3.1. The allocation at Pleasley Hill Farm has been subject to discussion with Bolsover District Council documented in the Statement of Common Ground (DCT5 - Chapter 5). Studies undertaken by Mansfield District Council (including infrastructure and transport studies) have not identified any likely significant impacts on Bolsover District. Both authorities agree that the principle of the allocation, in accordance with SUE1, is acceptable.

4. MATTER 5 – QUESTION 6 (IMPACT ON LANDSCAPE CHARACTER AND PLEASLEY VILLAGE)

Would the development have any adverse effect on landscape character and/or the form and character and setting of Pleasley Village?

Landscape Baseline

- 4.1. The site is located within ML23 Skegby Plateau and Landscape Description Units 244. The key characteristics relevant to the site and the development of the SUE are (paraphrased from the LCA);
- Primarily arable farmland, with some pasture and woodland, on rising ground which falls sharply at the western edge where the northern edge is close to Pleasley;
 - Predominantly rural character but influenced by urban elements visible at the edge of Skegby, Sutton in Ashfield and Pleasley;
 - Fields are typically bound by low thorn hedgerows which are generally intact;
 - Woodland is not a strong characteristic;
 - Built development is limited, infrequent individual farms;
 - Views are sometimes restricted by gently rising landform, some views from lower ground are more enclosed by steeper slopes;
 - The southern fringes of Pleasley are glimpsed;
 - Overhead lines are prominent; and
 - Rural footpaths cross the area through open fields.
- 4.2. The landscape surrounding the proposed SUE is typical of the LCA description, the skies are large, the midground from the south comprising of rural fields, sloping towards the settlement edge and the A617 (MARR) new link road. The fields are bound by well maintained, strong hedgerows and although woodland blocks are not a dominant characteristic, they feature in most views. There are a number of public rights of way (PRoWs) through the area connecting the larger settlement with the outlying farms and road network.
- 4.3. The most sensitive visual receptors in the area are the users of the PRoWs and the residential edge of Pleasley and Mansfield Woodhouse. These views are represented by the appended views 1 – 11.
- 4.4. It is unlikely that there would be an impact on the setting of Pleasley Village. VP11 is taken from Upper Pleasley looking east across the village towards the location of the SUE. The proposals will appear as an extension of the built form visible in the view, however the balance of features will be retained with the rural, agricultural landscape still wrapping around the new development. The components of the view will remain

the same and although there will be the introduction of commercial elements the existing screening on the new link road and the strong green links shown on the masterplan offer the opportunity to assimilate these elements into the landscape.

- 4.5. The overall character of the area would endure, the SUE would not extend beyond the existing built edge of Pleasley Hill (south of Chesterfield Road), the skyline would remain intact and the rolling nature of the surrounding agricultural fields would remain. This is best demonstrated in VP09.
- 4.6. The commercial element would introduce a new built typology but in appropriate location along the Mansfield and Ashfield Regeneration Route where the existing wooded buffer offers substantial existing mitigation and the opportunity for new vegetation to be implemented.

5. MATTER 5 – QUESTION 7 (MASTERPLAN)

- 5.1. A masterplan has been produced to support the allocation with the view to it informing an outline planning application in accordance with SUE.4. It is considered that a Masterplan informing an outline planning application would give multiple stakeholders a clearer understanding on the delivery of the scheme and would assist in securing multiple house builders onto the site to achieve a quicker delivery during the plan period whilst maintaining a level of flexibility.

6. MATTER 5 – QUESTION 8

Is the 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?

- 6.1. A Statement of Common Ground has been produced between all the land owners with interest in the land and adjoining land which sets out a realistic approach to delivery. Helier Limited have a controlling interest in much of the site and intend to bring forward both the employment land and housing land with partners. There is agreed terms to develop the employment land and Helier are working with two house

builders with an agreement in principle to deliver the site subject to the allocation within the Local Plan.

7. MATTER 5 – QUESTION 9

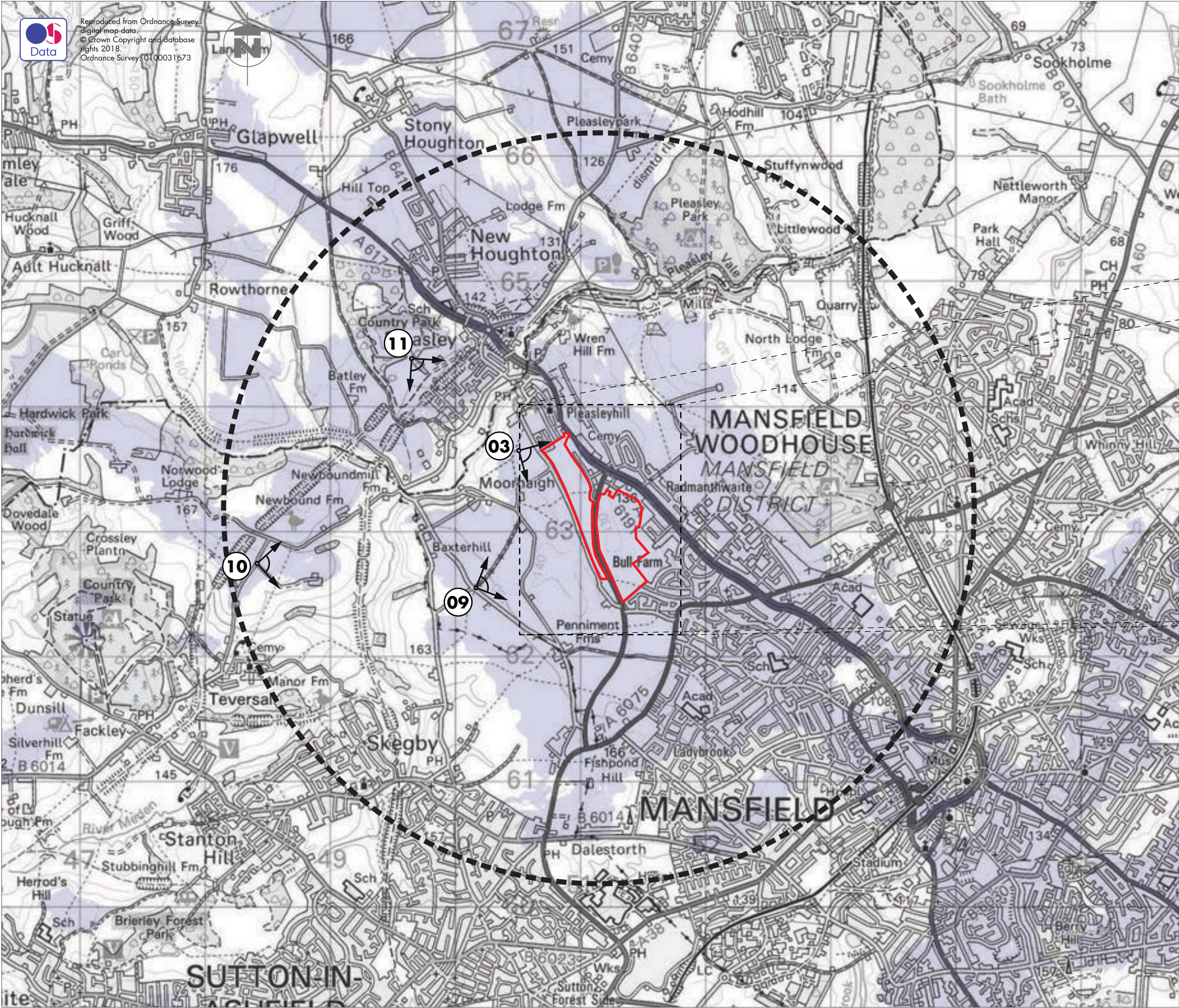
Are any further safeguards or mitigation measures necessary to achieve an acceptable form of development? Are any main modifications necessary for soundness?

7.1. The allocation has been supported by extensive studies and reports that demonstrate that the development is achievable without significant adverse impacts that would require safeguards or mitigation measures that cannot be addressed through the Environmental Statement, Outline Planning Application and Reserved Matters. The outline application would be accompanied by an Environmental Statement further to the EIA screening assessment.

7.2. The studies done to date to support the allocation in the Local Plan are:

- Archaeological Desk-Based Appraisal;
- Coal Report;
- Sequential Test;
- Flood Risk and Drainage Strategy Technical Note;
- Geophysical Survey;
- Ecological Survey Phase 1 Survey (Site 1);
- Ecological Survey Phase 1 Survey (Site 1);
- Heritage Advice;
- Soils and Agriculture Report;
- Transport and Utilities Briefing Notes;
- Landscape and Visual Appraisal LVIA preliminary assessment.

7.3. There are no main modifications necessary for soundness.



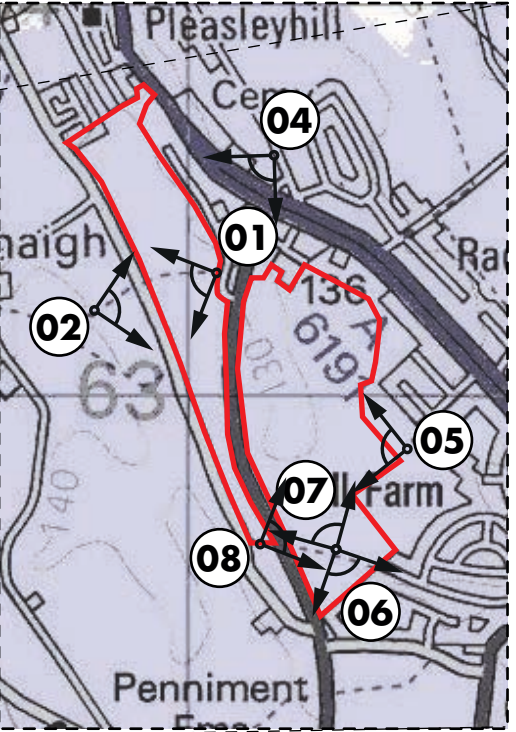
Legend

- Application Site
- 3km Radius
- Zone of Theoretical Visibility (ZTV)



The ZTV illustrates the potential visibility of the proposed development based on topographical (bare earth) data only. Therefore, it does not take into account objects that may occur in the landscape, such as woodland or buildings, which may affect lines of sight.

The ZTV has been run to a height of 7m, taking in to account the height of the proposed buildings.



influence

© Influence Environmental Limited
www.influence.co.uk info@influence.co.uk

PROJECT

Pleasley Vale, Mansfield

CLIENT

David Winterbotham

TITLE

ZTV & Representative Viewpoint Locations

STATUS	DRAFT	DATE	July 2018
SCALE	NTS	CHECKED	JG
DRAWN	WB		

JOB NO:	DWG NO:	REV NO:	ORIGINAL SIZE
N0510	(08)001	-	A3













