

**MANSFIELD LOCAL PLAN EXAMINATION
HEARING SESSIONS FOLLOW UP ITEMS**

WEEK 1 – 14.5.19 – 16.5.19

NO	ITEM	RESPONSE/ACTION	MM REF
MAIN MATTER 1			
1	Habitats Regulations Assessment screening report – pending further consideration by Inspector.		
MAIN MATTER 2			
1	Policy S1 – Council to review the wording of paragraph 1 and amend to ensure consistency with the NPPF.		
2	<p>Policy S2</p> <p>1.Reference to ‘district wide service development’ to be replaced with reference to retail and other community services and facilities – consider whether reference to ‘District’ is needed in the policy – if explanation is necessary, include within the supporting text.</p> <p>2.Future development opportunities to include reference to locations served by public transport as well as the MARR.</p> <p>3. Reference to ‘brownfield sites, other underutilised land’ to be replaced with ‘previously developed or other surplus or derelict land’ for consistency with M8 proposed for Policy S3. Definition of ‘surplus’ and ‘derelict’ land to be included in the plan glossary. Also consider if the cross reference to other policies proposed in M9 should be included in the supporting text to Policy S2.</p>		

	<p>4. Table below 2c to be re-located to the supporting text – note M7 will need amending to refer to the supporting text instead of the ‘following table’.</p> <p>5. Para 1a – reference to ‘rural character’ of Rainworth to be replaced with ‘should reflect its identity as a separate settlement and be more limited in scale’.</p> <p>6. Include additional paragraph for the approach to development in the countryside with a cross reference to Policy S5.</p>		
3	<p>Policy S4</p> <p>Policy text to include reference to uses likely to be appropriate on the key regeneration sites – ‘Development proposals that would re-use these sites including for(insert examples of uses) will be supported.</p>		
4	<p>Policy S5:</p> <p>1. Re-consider wording of paragraph 1k having removed reference to ‘self build’ – should be consistent with paragraph 55 of the 2012 NPPF. Also review wording of paragraph 3.37 supporting text to Policy S2</p> <p>2. Paragraph 2 – delete ‘development in accordance with’ and replace with ‘Development falling within categories (a) to (o)</p> <p>3. Paragraph 2i – delete ‘and where practical’ and replace with ‘or’ and insert ‘only’ between ‘will’ and ‘be’.</p> <p>4. Paragraph 2v – review</p>		

	<p>wording to make clear what is meant by 'appropriately accessible' and that the requirement to provide sustainable transport would apply to larger scale development</p> <p>6.Paragraph 1m to cross reference to other low carbon/renewable energy policies.</p> <p>5.Re-locate Policy S5 to follow Policy S2</p>		
MAIN MATTER 3			
1	<p>Incorporate reference to inclusive and accessible design in Policies P1 and P2</p>		
2	<p>Policy P4</p> <p>1.Include text in para 4.36 in policy together with reference to the masterplans in Appendix 8.</p> <p>2.Add 'or more' after '150 dwellings'.</p>		
3	<p>Policy P7</p> <p>1.Typo para 1 line 2 replace 'uses' with 'users'.</p> <p>2.Para 1a – insert 'and future occupiers of the proposed development' after 'residents'.</p> <p>2.Review wording of M24 – this para may not be required if the final sentence of para 1 is re-worded to say 'As such, development proposals will be expected to:</p>		
4	<p>Policy P8</p> <p>1.MM26 Para 2 – delete 'and' and replace with 'or'</p>		

	2.MM26 - delete paragraph 2c		
5	<p>Policy NE1</p> <p>1.Supporting text to include explanation of what is meant by 'where appropriate and feasible'. Is reference to 'in accordance with the above criteria' correct?</p>		
6	<p>Policy NE2</p> <p>1.Council to review whether the implications of achieving a net gain in biodiversity have been assessed in the viability studies V1 and V2.</p>		
7	Local Development Scheme to be updated to reflect MM25.		
MAIN MATTER 4			
1	Review Table 6.3 to reflect latest position on employment land supply		
2	Council to provide further data on delivery of affordable housing and implications for the housing land supply buffer		
MAIN MATTER 5			
1	Update SUE1 masterplan in Appendix 8		
2	<p>Policy SUE1</p> <p>1.Delete paragraph 1c and replace with 'New retail or leisure floorspace proposed at Pleasley Hill will be expected to meet the requirements of Policy RT1'. Note the position of M78 within the policy needs amending to reflect this.</p> <p>2.Representor to make viability information available. Amend paragraph 8.4 of the plan to</p>		

	reflect updated viability information.		
3	<p>Policy SUE2</p> <p>1. Amend paragraph 8.4 of the plan to reflect updated viability information.</p> <p>2. Incorporate additional mitigation measures set out in paragraph 32 of the Council's MM5 hearing statement together with a further requirement for an assessment of the likely impact of increased nitrogen deposition on sensitive habitats nearby. These requirements should be added to paragraph 8.14 of the plan together with a reference to them in the text of Policy SUE2 itself.</p> <p>3 Amend masterplan in Appendix 8 including southern boundary of the allocation.</p>		
	<p>Policy SUE3</p> <p>1. Include reference within the text of Policy SUE3 to the various uses that have been permitted at Berry Hill – Council to agree wording with representor.</p>		
	<p>Site E2a Ratcher Hill</p> <p>1. Site area and separate 'solid red' and 'hatched red' areas to be re-calculated.</p>		
	<p>Site E2b Oakfield Lane, Market Warsop</p> <p>1. Delete paragraph 3 of the policy.</p>		
	<p>Site E2c Penniment Farm</p> <p>1. Amend paragraph 1 to read 'A site at Penniment Farm is</p>		

	<p>allocated for a minimum of 9 hectares of B1, B2 and B8 employment uses’.</p> <p>2. Include reference to masterplan in Appendix 8.</p>		
	<p>Policy E3</p> <p>1.Council to give consideration to definition of ‘small scale’.</p> <p>2.Delete final part of sentence in paragraph 3 from ‘for B Class Uses.....’</p>		
	<p>Policy E4</p> <p>Separate out paragraphs e – h into a new paragraph 2 which applies to all development proposals ‘In all cases development proposals will be expected to:’</p>		
	<p>Policy E5</p> <p>Council to provide Inspector examples of local labour agreements agreed as part of approved developments.</p>		