

Mansfield District Council Draft Planning Obligations Supplementary Planning Document (SPD)

Summary

Planning obligations (also known as Section 106 Agreements or 'planning gain') are legal agreements between the landowner and the council (and any other relevant parties) and are used to overcome any negative impacts of a development or to control the nature of a development.

The following table summarises the planning obligations that may be required to support growth within the Mansfield district. Full details, along with the process for seeking these obligations is contained within the Draft SPD which is currently out for public consultation from **31 January to 14 March 2022**.

Infrastructure	Calculation / type of provision
Affordable housing	<ul style="list-style-type: none"> • Trigger - Sites of 10 or more dwellings or more than 0.5ha in size; • On-site provision (proportion dependent on whether in zone 1 or 2 and if greenfield or brownfield) or off-site commuted sum; • Further detail, including the calculation for commuted sums is contained in the Affordable Housing SPD which will be available to view on the council's website
Biodiversity net gain	<ul style="list-style-type: none"> • Trigger – All development, commensurate with their scale, location and size (except householder applications); • On-site (priority) or off-site; • Where a financial contribution is sought, the cost of providing the biodiversity net gain up to a maximum £1,100 per dwelling (based on the Mansfield Local Plan Whole Plan Viability Appraisal Update (2018) which was done for the Mansfield Local Plan). It should be noted that this figure includes the cost of any contribution which may be sought for any element of green infrastructure (as set out in section 7). • For non-residential development, if this cannot be provided on site, a contribution will be sought based on the cost of meeting the national requirement of 10% biodiversity net gain. • To calculate the amount per dwelling sought and to ensure it is not greater than the above figure; the amount requested will be divided by the number of dwellings proposed. For non-residential development, the amount requested will be divided by the number of units proposed. • Further information about the delivery of biodiversity net gain will be set out in a separate Biodiversity and Green Infrastructure SPD.

Infrastructure	Calculation / type of provision														
Green infrastructure, community open spaces, playing pitch provision and allotments	<ul style="list-style-type: none">• Trigger – Development located within and adjacent to the Strategic GI network (GI), new residential development of 10 or more dwellings (community open space), 100 dwellings or more (playing pitches), 30 dwellings or more (allotments);• New or improved on or off-site provision;• Contributions for future maintenance of on-site open space• Where a financial contribution is sought, the cost of making provision up to a maximum £1,100 per dwelling (based on the Whole Plan Viability Appraisal done for the Mansfield District Local Plan). It should be noted that this figure includes the cost of any contribution which may be sought for biodiversity net gain (as set out in section 6).• To calculate the amount per dwelling sought and to ensure it is not greater than the above figure; the amount requested will be divided by the number of dwellings proposed.														
Health	<ul style="list-style-type: none">• Trigger - Residential – 25 dwellings or more and / or development which places extra demand on the local health care provision through its operation;• New or improved facilities;• Contribution based on following formula: <table><tr><td>(B) Additional patients to be accommodated (number of dwellings proposed (A) multiplied by 2.5 (average household size in the Mansfield District))</td><td>x</td><td>(D) Standard area m²/person Based on total list size of approx.¹</td><td>x</td><td>(E) Cost of extension including fees £/m²</td><td>=</td><td>Total cost (B) x (D) x (E)</td></tr><tr><td></td><td></td><td>0.085m²</td><td></td><td>£2,700</td><td></td><td></td></tr></table> <p>Worked Example – Scheme of 25 dwellings:</p> <p>25 x 2.5 = 62.5 (B) 62.5 x 0.085m² (D) = 5.3 5.3 x £2,700 (E) = contribution of £14,310</p> <ul style="list-style-type: none">• The maximum amount that will be sought (combined with contributions for public art and public realm) will be £1,057 per dwelling. This is based on the figure contained in the	(B) Additional patients to be accommodated (number of dwellings proposed (A) multiplied by 2.5 (average household size in the Mansfield District))	x	(D) Standard area m ² /person Based on total list size of approx. ¹	x	(E) Cost of extension including fees £/m ²	=	Total cost (B) x (D) x (E)			0.085m ²		£2,700		
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		0.085m ²		£2,700											

¹ The indicative size of the premises requirements has been calculated based on current typical sizes of new surgery projects factoring in a range of list sizes recognising economies of scale in larger practices. The cost per sq. m has been identified by a quantity surveyor experienced in health care projects.

Infrastructure	Calculation / type of provision
	<p>Whole Plan Viability Appraisal Update (2018) which was done for the Mansfield District Local Plan.</p> <ul style="list-style-type: none"> • To calculate the amount per dwelling sought and to ensure it is not greater than the above figure; the amount requested will be divided by the number of dwellings proposed;
Nottinghamshire county council	<ul style="list-style-type: none"> • Obligations to be based on Nottinghamshire county council's Developer Contributions Strategy: https://www.nottinghamshire.gov.uk/planning-and-environment/general-planning/developer-contributions-strategy
Public realm / public art	<ul style="list-style-type: none"> • Trigger – Residential schemes of 10 or more dwellings or 0.5 hectares or more. For non-residential development; additional floorspace of 1,000 square metres or 1 hectare or more; • Calculated on a case-by-case basis however, the maximum amount sought (combined with contributions for health) will be £1,057 per dwelling / other units. This is based on the figure contained in the Whole Plan Viability Appraisal Update (2018) which was done for the Mansfield District Local Plan. To ensure that the amount sought is not greater than the above figure; the amount requested will be divided by the number of dwellings / other units proposed; • Financial contribution towards the provision of or improvement to public realm / public art.