



Mansfield Local Plan Examination Hearing Papers

Main Matter 5

Boyer

MANSFIELD LOCAL PLAN EXAMINATION

HEARING PAPERS

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

Issue – Is the site selection process based on a robust assessment against relevant criteria?

- 1.0 It is considered that due to the geographic constraints of the District, the scope for location of strategic urban extensions and employment allocations within the District is limited. The factors influencing the location also includes existing planning permissions.

Issue – Are the strategic site and employment allocations soundly based?

- 2.0 In principle the strategic site and employment allocations are soundly based. However, some of these allocations are proposed as part of larger allocations which will cover the Plan Period and, as a result, will be subject to changing economic climates. As a consequence, an element of flexibility is required to ensure that delivery of the whole is not prejudiced or inhibited.

Land at Berry Hill (Policy SUE3)

- 3.0 Policy SUE3 is supported in principle as this is an allocated site with the benefit of Planning Permission and on which development has already begun.

Therefore, the general scale and mix of uses for the site are supported. However, this is a long term development and many factors will change over the period of its development including the requirements for employment land and the amount of retail/leisure space. It is considered that the wording of the Policy and supporting text needs to reflect that the current figures for housing, employment, retail and houses could change over the Plan period, subject to the developer demonstrating the need or justification for any changes required.

Issue – Will other employment and economic policies support jobs and contribute to the economy in the plan area?

- 4.0 It is considered that the Policy will support employment and contribute to the economy in the plan area as well as locally. However, in order to deliver the SUE at Berry Hill, a degree of flexibility is required in respect of the amount of employment land and retail floorspace that can be delivered in order to ensure that the Plan delivers both a sustainable and economically viable development. The figures contained in the Policy and the Plan should not be seen as prescriptive but as minimum objectives.

