



# Mansfield Local Plan Examination Hearing Papers

**Main Matter 8**

**Boyer**

## MANSFIELD LOCAL PLAN EXAMINATION

### HEARING PAPERS

#### MAIN MATTER 8 – Whether or not the plan makes appropriate provision for new infrastructure to support the level of new development proposed

- 1.0 The principle of Policy IN1 is supported in that it relates to all reasonable costs required as as consequence of new infrastructure associated with development. Furthermore, paragraph 9.11 of the supporting text states:

*“Where appropriate, the council will assess viability evidence submitted in support of planning applications relating to infrastructure provision with the need to achieve sustainable development. Where a developer of a large site, to be developed over a number of years, provides satisfactory evidence to demonstrate that it is not viable to deliver policy requirements at the time of the planning application, the council may require developers to enter a ‘clawback’ agreement. This will allow the viability of later phases of the development to be reviewed. If these later phases are deemed to be viable, then those contributions required by planning policy may be required. In all cases where viability evidence is provided, this will be reviewed by a suitably qualified person and any costs met by the developer.”*

It is considered that the use of a “clawback” agreement in larger developments may be difficult to implement and enforce. Furthermore, in cases where viability evidence is required to be provided by a developer to the Council in support of their proposals, and the costs of any review are to be provided by a “suitably qualified person”, these costs should be reasonable and limited.

In respect of Policy IN7, account needs to be taken of the fact that new local facilities should not be limited to 250 sqm (net), especially with regards to the SUE’s (Policy SUE3). In order to ensure that these provide a sustainable local community, flexibility is required (supported by the relevant viability evidence) on the appropriate level of retail and other space required.

*Issue - Will the plan be effective in supporting sustainable travel and what effect will providing for new jobs homes have on the capacity and operation of the strategic and local road network?*

- 2.0 It is considered that the scale and distribution of new development will have an effect on the local highway network and key junctions. In order to mitigate for this development, the developer should only be required to provide the mitigation measures appropriate for their development following the submission of a suitable Transport Assessment. Any additional mitigation measures or highway improvements should be met by the County Council or other appropriate body.

