

Mansfield District Local Plan
Hearing Position Statement

On behalf of Welbeck Estates Company Ltd

30th April 2019

Quality Control

Project No.	14.033			
Client	The Welbeck Estates Company Ltd			
Title	Hearing Statements: Mansfield Local Plan Examination in Public (EiP) 2019			
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Hearing Statement 6

Main Matter 8 -Whether or not the plan makes appropriate provision for new infrastructure to support the level of new development proposed.

Question 1: Does the Infrastructure and Delivery Plan (IN1) contain the full range of infrastructure necessary to support the development proposed in the plan?

- 7.1 Policy IN1 in our view does contain the full expectations of infrastructure to support new development proposed, subject to a number of considerations including viability, specific site conditions and other material conditions. It would be for the planning application process to determine specific site conditions and obligations that will accord with the allocation.

Question 2: Does Policy IN1 make clear the contributions that will be sought towards new and improved infrastructure necessary to support the development in the plan? How will strategic and local infrastructure improvements be funded?

- 7.2 We believe that Policy IN1 is clear that contributions to the infrastructure that is deemed to be necessary will include the role of identified transport infrastructure requirements. It is made even clearer in criteria 3. In the absence of a CIL policy we believe the policy is sound to make it clear that the expectation will rest with development commitments in the plan.

Question 3: Is the designation of green infrastructure on the Policies Map justified by the evidence and does Policy IN2 provide sufficient flexibility to assess development proposals that may come forward?

- 7.3 It is unclear if all proposed green infrastructure (GI) that could be strategic is truly included on the Policies Map and key at present. For instance, to the east of the proposed SUE2 allocation at Jubilee Way, where substantial green infrastructure enhancements are proposed, is an area of white land presently comprising of a large part of a redundant golf course. As an amended masterplan for the site at Jubilee Way is proposed by the Council, to include land outside of the development area of the allocation in blue, and with it a series of different areas of green infrastructure and new golfing academy, it may be prudent to ensure that the Policies Map is updated accordingly.
- 7.4 The reason why we are suggesting the amendment to the Policies Map is that it is fundamentally clear that there will be new GI networks and areas introduced that provide appropriate land area for the safeguards and mitigation required to protect spaces that are designated including Sites of Special Scientific Interest (SSSI) and Local

Wildlife Sites (LWS) from development. This is an important component of the site's sustainability and it is recommended to be visible on the Policies Map accordingly.

- 7.5 Notwithstanding the above comments we are satisfied that Policy IN2 in other respects will provide sufficient flexibility to assess development proposals that may come forward.

Question 4: Do Policies IN3 and IN4 provide a robust and appropriate approach to the protection and provision of community open space and outdoor sports facilities and is the geographic interpretation of Policy IN3 and areas of community open space on the Policies Map justified?

- 7.6 We are supportive of the requirements of Policy IN4 when concerning new outdoor sports provision since this is commensurate with the principles of the proposed allocation at Jubilee Way for both enhanced rugby club and golfing facilities. For the requirements to be proportionate to the scale of development, be informed by the appropriate evidence base, multi-functional, accessible, of a good quality and be supported by appropriate maintenance ensures this is a policy that is sound and fit for purpose.