

# Developer Forum

Adam Hill  
Chief Executive Officer



[www.mansfield.gov.uk](http://www.mansfield.gov.uk)



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District Council

# Introduction

- Role and key interest areas
- MDC's aspirations - high quality / green development
- MDC's desire to engage constructively with the development industry



# Formal notices

- Fire drill
- Photographs and audio recording of the meeting
- Mobile phones
- Timings



# Developer forum purpose

- Purpose of the forum is to:
  - help improve the delivery and quality of development schemes
  - create open and transparent channels of communication between developers / MDC
  - seek interest from developers in the Growth Delivery Group (GDG)
  - provide attendees with regular planning updates
- Tenth forum since launch in 2018
- Theme today is 'Change'

# Speakers

- Richard Blyth – Royal Town Planning Institute – **The Levelling Up and Regeneration Bill: What this means for the planning system**
- Rachel Danemann – Home Builder's Federation – **Changes to the planning system: The HBF's perspective**
- Stephen Stray – Mansfield District Council – **Next steps for Mansfield's Local Plan Review**
- Geoff George – Mansfield District Council – **All change for Mansfield town centre**





# NPPF Consultation March 2023

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Mansfield District Council

March 2023

# Housing

- 5 year supply
- 20% buffer
- Oversupply?
- Green Belt = exceptional circ
- Area character = exceptional circ
- Plans not “justified”
- Urban uplift
- Presumption “switch off”
- How to monitor housing

# Communities/ Beauty / Climate Change

- Social rent
- Older people's housing
- Small sites / SMEs
- "Past behaviour"
- Build out
- Repowering wind turbines
- New onshore permissions

# Transitional Arrangements

- Useful clarification
- Plans that will reach the 'five year point' before the reforms are implemented
- Abolition of supplementary planning documents

# National Development Management Policies

- need to be tightly defined
- should not include any matters which impinge on scheme viability,
- Should not set new policy 'ceilings' that limit local innovation
- Should be fully scrutinised by parliament in a similar way to National Policy Statements
- Step change in public consultation needed

# Future NPPF

Secure 'radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience'

Bespoke chapter on renewable energy

Accommodate Transport Decarbonisation Plan

Implementing the commitment in the Levelling Up White Paper to bring forward measures to 'green' Green Belts,

Need to know how local plans will inform LNRS.

Nutrient Neutrality.



**RTPI**  
Royal Town Planning Institute

**Thank you!**

.....

**[Richard.Blyth@rtpi.org.uk](mailto:Richard.Blyth@rtpi.org.uk)**

**[@richardblyth7](#)**

# **The HBF's view on NPPF Proposed Changes**

## **Mansfield Developer Forum**

### **24 March 2023**

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Rachel Danemann MRTPI CIHCM AssocRICS  
[rachel.danemann@hbf.co.uk](mailto:rachel.danemann@hbf.co.uk)



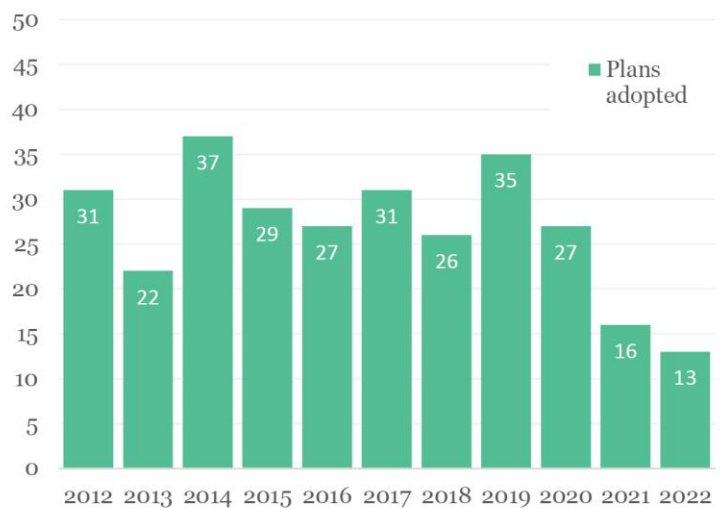
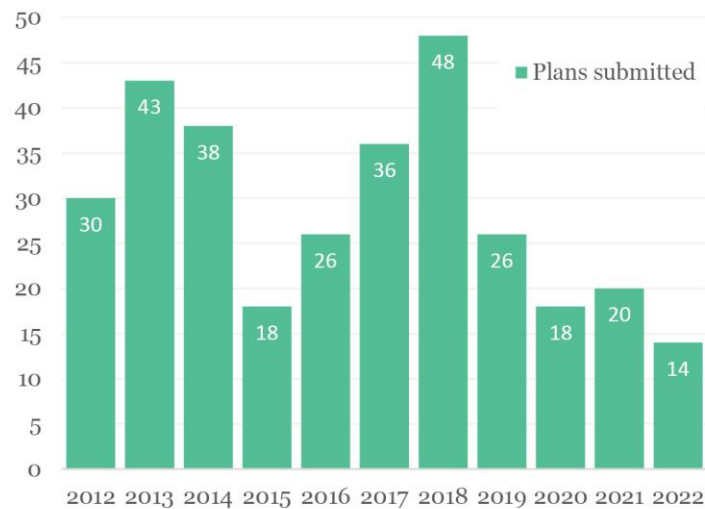
# HBF and LPDF Report

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# Falling Local Plan production

Just 40% of LPAs have an up-to-date local plan. And things are getting worse, with the rate of plans submitted for examination and adopted now around half of the average in the years before the 2020 Planning White Paper.



Source: PINS / Lichfields analysis



# A Falling Number of Permissions

The number of planning permissions so far in 2022 (Q1-Q3) is 10% lower than five years ago and the trend is downward.

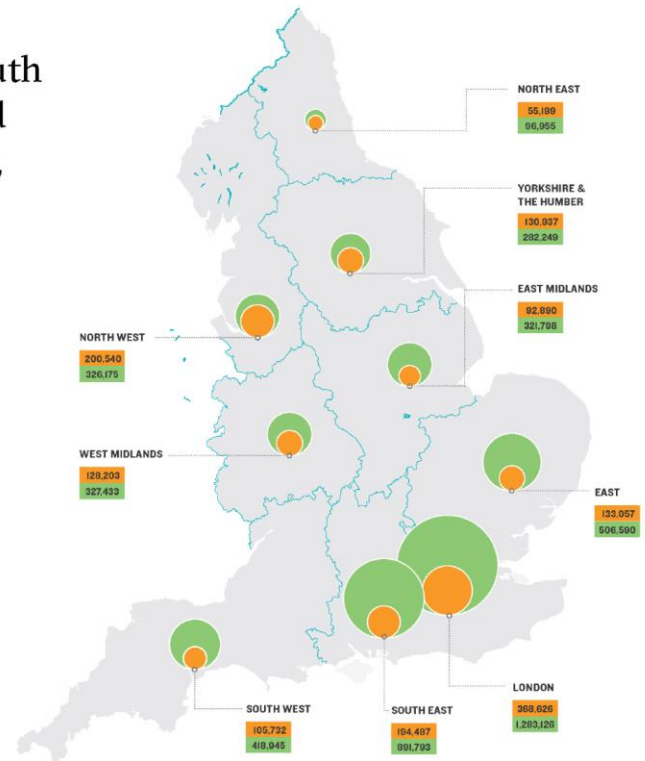


Source: PINS / Lichfields analysis



# There is a need for Greenfield Development

There is not enough brownfield land to meet housing need in any region, just 31% nationally. Beyond the South East, 57% of capacity is in the least viable locations and 48% of sites are earmarked for flats at higher densities, which are demanded by just 17% of households.



Source: Lichfields, 2022 Banking on brownfield



# 300k Ambition?

Proposed NPPF policy changes on local plans and housing land will result in c.77k fewer new homes per year, half the Government's 300k ambition, and over a million fewer homes than the national target by 2030.



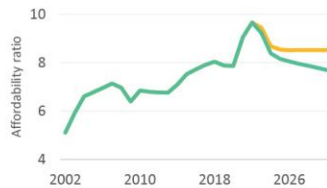
Source: Lichfields analysis



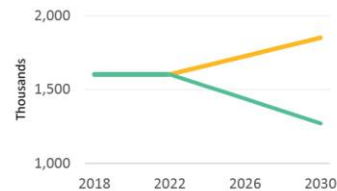
# The Consequences of a Lack of Homes

Proposed policy changes will cut the rate of new housing, with c.77K fewer homes than recent years and half the Government's 300K per annum target. This will have big adverse consequences.

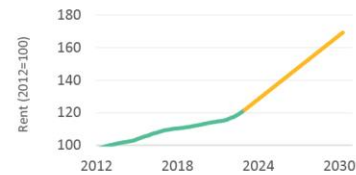
## Higher house prices



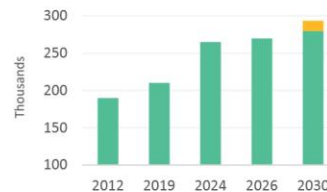
## More concealed households



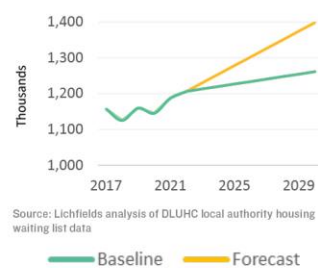
## Higher rents



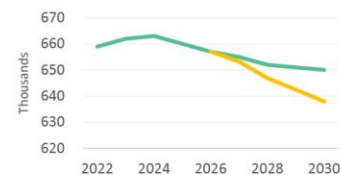
## Increased homelessness



## Housing Waiting Lists



## Falling birth rate



Source: Lichfields analysis



# HBF NPPF Response

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Our principal concerns are:

- The proposals as drafted will significantly reduce the number of new homes being planned for, with significant knock-on economic and socio-economic impacts;
- Of over 50 new policy provisions only three (support for community-led housing groups; support for the supply of specialist older people's housing; and encouragement for upward extensions by way of mansard roofs) could be said to be in any way positive towards new development;
- The reduction will be exacerbated because where LPAs do plan for less it will become more difficult for unmet need to be met elsewhere;
- The crisis in local plan-making is set to continue and when plans do progress, they will have a lower bar to get over in order to be found sound; and
- The Government is set to respond to the consultation in 'Spring 2023', adopting the NPPF revisions as part of this exercise, which suggests that these significant changes will not be properly considered.



# Next Steps for Mansfield's Local Plan Review

Stephen Stray MRTPI – Interim Planning Policy  
Manager



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# The current development plan for the district

- Mansfield District Local Plan 2013-2033  
(Adopted September 2020)

## Supporting / monitoring data

- AMR
- 5 year land supply
- Performing well on housing delivery
- Employment delivery more challenging



# Progress on SPDs based on Adopted Local Plan

- Planning Obligations SPD - Adopted Sept 2022
- Sustainable Urban Drainage Systems SPD – Adopted March 2023
- Affordable Housing SPD - Consultation completed - Feb 2023
- Biodiversity Net Gain SPD – Consultation completed – Feb 2023
- Green Infrastructure SPD – Consultation in late Spring 2023



# Progress on other planning documents

- Mansfield Town Centre Masterplan
- Design Code work
- Gypsy & Traveller Development Plan Document



# Need / drivers for Local Plan review

- Economic change / shocks - global pandemic & war in Ukraine
- Accelerated changes in shopping patterns impacting on retail centres
- Employment land requirements / type changes
- Commuting patterns / needs
- Construction costs / Cost of living
- Government Policy Changes - NPPF & NPPG, Use Classes Order
- First Homes
- Environment Act / Biodiversity Net Gain (BNG)
- Government & MDC Climate Change declarations
- Need for policy to be based on up to date evidence



# The Local Development Scheme (LDS)

- Local Plan Review timetable

Stage	Timescale
Regulation 18 Issues public document consultation	Spring 2023
Regulation 18 Preferred Options document public consultation	Summer 2024
Regulation 19 Publication document consultation	Summer 2025
Regulation 22 Submission document Examination in Public (EIP)	Autumn 2025 Winter / Spring 2026
Proposed Main Modifications	Autumn 2026
Adoption	Winter 2026/27

# Evidence review

Programming in evidence review:

2023/24 - SA / SEA and Transport Assessment work, analysis of Census 2021 data, call for sites

2024/25 - Further transport modelling work, SA testing, Employment Study work, Flood Risk Assessment / Water Cycle, Landscape Study, GTAA, Retail & Class E, Infrastructure Delivery, Housing Need and Housing Land Availability

2025/26 – SA/SEA, HRA, Plan Viability, Housing Need and Housing Land Availability updates, Open Space & Playing Pitch studies, Habitat & Biodiversity, Climate Change, GTAA refinement, Heritage Impact Assessment, Affordable Housing Viability, Air Quality, Infrastructure Delivery.

# Challenges / positives & partnerships

- Transitional arrangements - NPPF
- What the refreshed evidence might tell us
- What the consultations might tell us
- Resourcing
- Project funding - catalysts
- At the start - a good thing



# Any questions?



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# The Changing Face of Mansfield

Mansfield Developer Forum 24<sup>th</sup> March 2023  
Geoff George - Regeneration Manager



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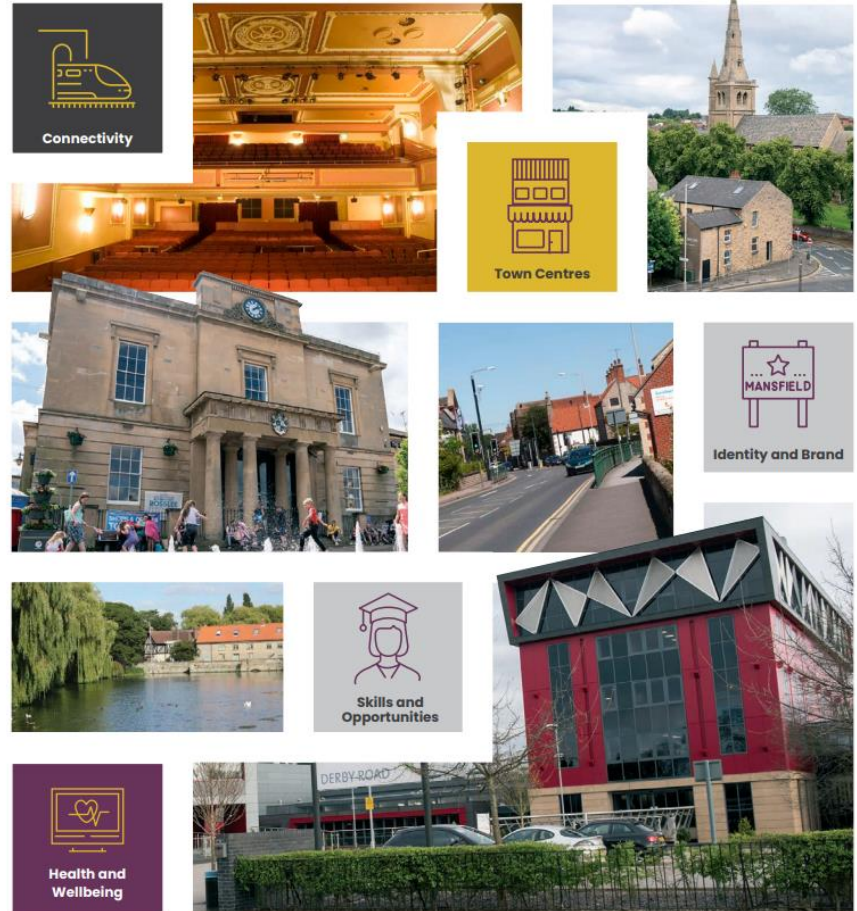
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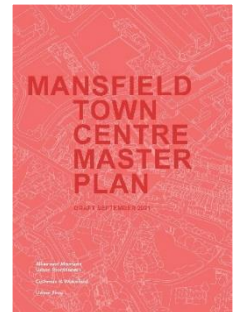
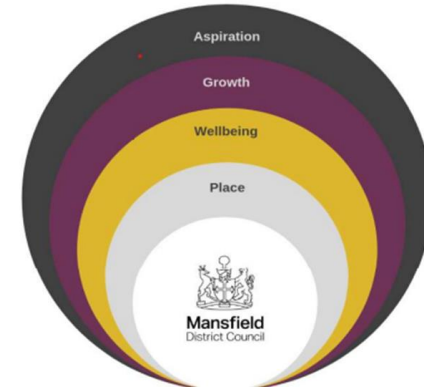
# Developer Forum

- Context - the Strategy for Mansfield
- Towns Fund
- UK Shared Prosperity Fund
- Levelling Up Fund – Mansfield Connect
- Coming Next?
  - Levelling Up Partnership
  - Devolution



# Making Mansfield - Towards 2030

- “Grow an ambitious, vibrant and confident place”
- Challenges – and Opportunities
- Mansfield as a destination
- A focus on Regeneration and Growth - and how this can benefit all
- Local Plan / Masterplan
- The role of all partners going forwards – a refreshed vision



<https://www.mansfield.gov.uk/makingmansfield>



# Towns Fund

£12.33M of funding

- Destination Mansfield – place strategy and branding (£0.5m)
- SMART Mansfield – smart parking solutions and LoRaWAN investment (£1m)
- Warsop Health Hub (£3m)



**Funded by  
UK Government**



# Towns Fund

- Destination Parks Berry Hill – new facilities for the Mansfield community (£2.9m)
- Mansfield Woodhouse Station Gateway industrial units (£0.5m)
- Future Technology Knowledge and Skills Exchange (£4.3M)

<https://www.mansfield.gov.uk/town-centres/place-board-towns-fund/2>



# UK Shared Prosperity Fund

- £2.99m of funding through UKSPF
- Strong Place Board drivers
- Communities and Place
  - Culture and communities, health and well-being, the cost of living crisis and grass roots support
- Supporting Local Business
  - Enterprise development, especially around climate change and R&D, business support and linking skills and education
- People, and Skills
  - Barriers to employment, high level skills and digital skills



# Mansfield Connect

- Levelling Up Fund - £20m
- Refurbishment / Redevelopment of the former Beales Dept Store
- Community and Civic Hub
- Partnership Engagement
- Reactivating Mansfield town centre
- Driving transformational change in service delivery across the district
- Breeding a new confidence in the town
- Unlocking our entrepreneurial spirit



# Mansfield Connect

## Three Interconnected Delivery Strands Driving Transformational Impact

### What our community wants



# Mansfield Connect

- First stage tender – Sept 23
- Start on Site – June 24
- Completion – April 26



<https://www.mansfield.gov.uk/downloads/file/5247/mansfield-connect-project-vision-delivery-plan>

# Coming Next...

- Place Strategy – visioning and branding
- Levelling Up Partnerships – March 2023 Budget
- Devolution / Combined Authority
  - Opportunity to influence
  - What are Mansfield's key infrastructure and regeneration needs
  - What factors / what support will drive growth
  - A dialogue



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**Regeneration Manager**  
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# Any questions?



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# Thank you

- Feedback forms – please complete
- GDG sign up forms – please complete
- Look out for upcoming consultations / sign up to our consultation portal
- <https://mansfield-consult.objective.co.uk/kse>



- Contact us: [lp@mansfield.gov.uk](mailto:lp@mansfield.gov.uk)

# Thank you

**Save the date!**

The next Developer Forum is on 21 July 2023



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