

Developer Forum

Adam Hill
Chief Executive Officer



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Mansfield
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
- 11th forum since launch in 2018
- Theme today is 'Addressing the climate change emergency'



Speakers

- Martyn Saxton – Mansfield District Council – **Planning and regeneration update**
- Cllr Stuart Richardson – Mansfield District Council – **The role of councillors**
- Caolan Gaffney – Natural England – **Biodiversity Net Gain and its implications for future developments**
- Kevin Pratt – Pure Haus – **Building net zero homes**
- Paul Charlton – Mansfield District Council – **Building Passivhaus council homes**



Planning and Regeneration Update

Martyn Saxton
Head of Planning & Regeneration



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Planning and Regeneration Update

- Draft Mansfield Town Centre Design Code – currently out to consultation until 18 August
- Draft Green Infrastructure SPD – out to consultation Summer 2023
- Mansfield Town Centre Masterplan – due to be adopted Summer 2023
- Affordable Housing SPD – due to be adopted Summer 2023
- Biodiversity Net Gain SPD – due to be adopted Summer 2023



Planning and Regeneration Update

Local Plan Review:

- Local Plan Review (Scoping Report) – out to consultation Summer 2023
- Fresh call for sites
- Commencement of evidence gathering
- Targeting a 4 year timetable for adoption



Planning and Regeneration Update

Towns Fund:

- £12.32M secured for six projects
 - Destination Mansfield – place strategy and branding
 - SMART Mansfield – smart parking solutions and LoRaWAN investment
 - Warsop Health Hub
 - Destination Park at Berry Hill – new facilities for the Mansfield community
 - Mansfield Woodhouse Station Gateway industrial units
 - Future Technology Knowledge and Skills Exchange
- Seeing over £23M of investment in the district over the next 4+ years



Planning and Regeneration Update

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



Planning and Regeneration Update

Levelling Up Fund – Mansfield Connect:

- £20M of support towards a multipurpose civic and community hub at the heart of the town centre
- Re-activating Mansfield town centre, driving transformational change in service delivery, breeding a new confidence in the town and unlocking our entrepreneurial spirit.



Planning and Regeneration Update

Levelling Up Partnership:

- announced in the March budget
- place-based regeneration in an initial twenty of England's areas most in need of levelling up over 2023/24 and 2024/25.

Devolution:

- New powers under a new Combined Authority
- A focus on housing, skills, infrastructure and low carbon
- Funding stream of £1.14 billion or £38 million a year over 30 years

The role of councillors

Councillor Stuart Richardson

Portfolio Holder for Regeneration and Growth

Penniment Ward Councillor



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Introduction

- My background and why I wanted to become a councillor
- The role of councillors
- My specific role as Portfolio Holder and what I get involved in (including achievements)
- My aspirations for Mansfield district



My background

- Age 72 and retired at 60
- 45 years on a factory floor - engineering
- Last job was at Metal Box
- Always been interested in politics and became a councillor in 2011
- Just been re-elected for the fourth successive time



Why I wanted to be a councillor

- Always had a keen interest in politics
- See it as a way to help Mansfield and its residents
- Former chair of the Metal Box Sports and Social Club
- Former chair of the Ladybrook Neighbourhood Management Team



The role of councillors

- I represent the residents in my ward (Penniment)
- Help deal with any issues that arise and hopefully move things along if needed
- Really important to represent people at Council and that the public get the opportunity to scrutinise us and ask questions
- It's up to us to help form policy that moves the town and district forward



My role as Portfolio Holder and what I get involved in

- I am privileged and honoured to represent the district of Mansfield in this role, which I first undertook in 2019 as well as being Deputy Mayor
- Not everyone in life gets the opportunity to change the direction of a town – hopefully what we are doing
- I attend Cabinet meetings – discuss current council business and make decisions that affect the town
- I hold monthly Portfolio Holder – overall scrutiny of current projects in my remit
- I make Delegated Decisions on aspects of planning, such as Supplementary Planning Documents, and other projects that fall within my responsibility



What we have achieved so far

- Slimmed down the cabinet, saving tax payers money
- Regeneration of problem sites in the town – took the bold actions to step in where the market feared to tread
 - White Hart Street - purchased long term derelict site and now have an exemplar design going forward. A firm of architects have been appointed from an outstanding field of applicants to the RIBA competition
 - Beales (Mansfield Connect) – positive action of purchasing this site gave us an advantage when bidding for £20m Levelling Up funding, which we achieved.



What we have achieved so far

- Bellamy Road regeneration
 - Just appointed a firm to build 22 homes and remodel and regenerate the centre of the estate and improve links to public transport. This particular project was a manifesto commitment.



- Improved the quality and standard of house building, pre-empting the Future Homes Standard in 2025
 - Any new council homes now built to Future Homes Standard
 - Four Passivhaus homes built as a pilot project

What we have achieved so far

- Warsop Health Hub
 - Work has commenced on new swimming pool, gym, MUGA and community space



- Declared a Climate Change Emergency in 2019
 - Really important issue, we all need to work together to achieve carbon reduction goals

A majority of all this work has been done in spite of the Covid crisis.

My aspirations for Mansfield district

- For Mansfield to be a cleaner, greener district
- To encourage and nurture the next generation to achieve high-skilled/high-paid jobs – keep Mansfield talent in Mansfield
- To revitalise the town centre by repopulating it and increasing footfall through the White Hart and Mansfield Connect projects
- To improve the health of residents through partnership working



Thank you.



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Biodiversity Net Gain: An Update for the Mansfield Development Forum

Caolan Gaffney Sustainable Development Senior Adviser –
Natural England

Content



Biodiversity Net Gain:

1. What is BNG?
2. Primary legislation
3. Secondary legislation
4. BNG Market
5. Biodiversity Metric
6. Off Site BNG Register
7. Standards & Best Practice
8. BNG, Nature Recovery & Green Infrastructure
9. Day 1 and beyond



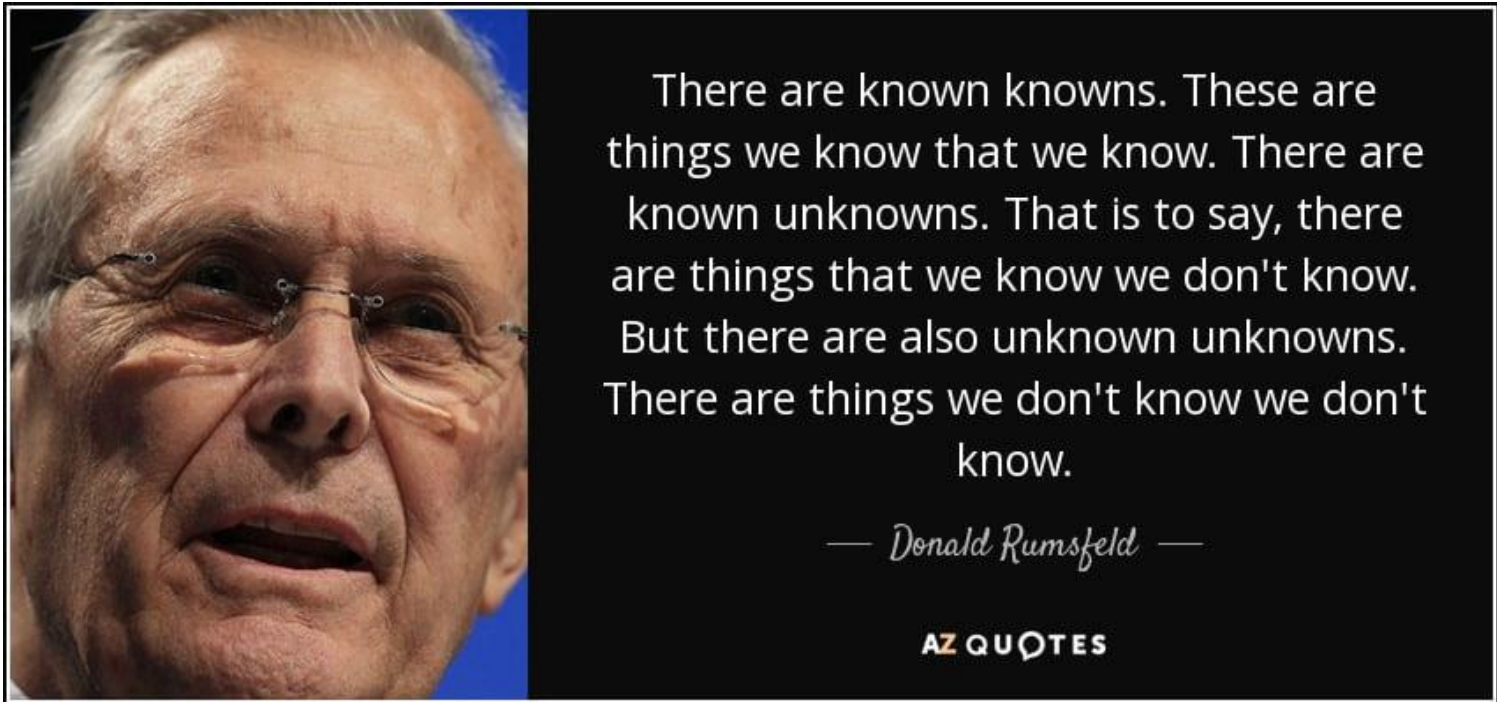
What Is Net Gain?

Net gain is an approach to development, and/or land management, that leaves the natural environment in a measurably better state than beforehand

Does not change existing environmental protections or legal requirements and is not applicable to irreplaceable habitats



Mandatory BNG – Knowns, Unknowns & Unknown Unknowns



Primary Legislation - The 2021 Environment Act



- Not yet in force –commences from November 2023
- England only
- Amends Town & Country Planning Act (TCPA) and 2008 Planning Act (NSIP's)
- Minimum 10% gain & approval of net gain plan (LPAs can locally vary upwards)
- Off-site & significant onsite habitat secured for at least 30 years
- Statutory Biodiversity Metric
- National register for off-site net gain sites
- Does not change existing legal protections



Secondary Legislation



Statutory Instruments (SIs) to come for:

- **The register**
- **Irreplaceable habitats** – NE submitted recommendations to Defra
- **Exemptions**
- **BNG plan** procedure & approval
- **Phased** developments + **S73**
- **Complex & modified** planning permissions

Will set out important further detail
Informal consultation likely summer '23



Mandatory BNG – Further Information

BNG Consultation Response – 21/02/2023

Clarified some policy unknowns

- Commencement starting November 2023
BUT 'small sites' commence April 2024
- Exemptions – self & custom builds added.
Brownfield NOT exempt



Mandatory BNG – Further Information cont'd



BNG Consultation Response – 21/02/2023 cont'd

- Sale of 'excess' onsite biodiversity units – allowed
- Net gain register details
- Statutory credits
- Protected sites and BNG delivery – coastal vs non-coastal
- Additionality & relationship with compensation



Market for offsite units – how will it work?

NATURAL
ENGLAND



Demand

- Housing & infrastructure developers



Supply

- Farmers
- Local authorities
- Conservation charities
- Estate owners
- Developers



Intermediaries

- Brokers and advisors – land agents, LPAs
- Trading platforms
- Habitat bank operators

The Importance of a Metric



Fundamental to net gain

Net gain is an approach to development, and/or land management, that leaves the natural environment in a measurably better state than beforehand.

The metric:

- Calculates baseline + forecast outcome
- Provides confidence
- Ensures consistency of approach

Needs to be:

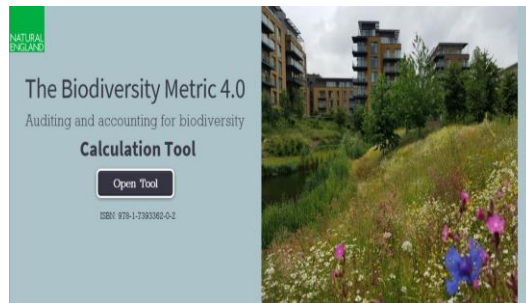
- Simple yet sound



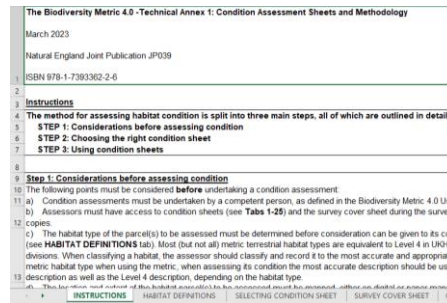
The Biodiversity Metric - Components



Elements interdependent of each other and work together as a package



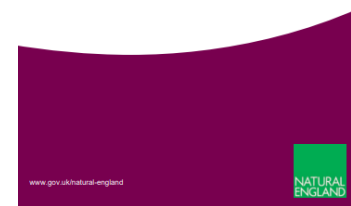
Calculation Tool



Condition Assessment

The Biodiversity Metric 4.0 User Guide

First published March 2023
Natural England Joint Publication JP039



User Guide

The Biodiversity Metric 4.0

User Guide – Technical Annex 2
First published 1st March 2023
Natural England Joint Publication JP039



Technical Supplement

Two Versions of Biodiversity Metric 4.0



'Main' Metric

- Can be used by all TCPA, NSIP developments + other developments types and by land managers
- Requires a 'competent' person
- Calculates both on and off-site gains/losses
- Can run indicative or 'final' calculations
- Requires condition assessment input (using condition assessment methodologies provided)

Small Sites Metric (SSM)

- A simplified and restricted version of the metric
- Must only be used on sites that meet the small site definition + only for sites containing habitats found within the SSM.
- Cannot be used on sites containing priority habitats or SSSIs
- Can only be used to calculate on site loss/gains

Mechanisms for Delivery of Mandatory BNG

On-site (units)

Potentially in full or combination



Habitat creation or enhancement;
landscaping or green infrastructure

Off-site (units)



New habitat creation or enhancement on land holdings or via habitat banks

Statutory Credits

Only if units not available



Landscape-scale strategic habitat creation delivering nature-based solutions

Where does the register come in?

MECHANISMS FOR BNG DELIVERY

ON-SITE (UNITS)



Delivered through habitat creation/enhancement via landscaping/green infrastructure

OFF-SITE (UNITS)



Delivered off-site through habitat creation/enhancement, including via habitat banks, with public and private landowners

STATUTORY CREDITS*



Delivered through large-scale habitat projects delivering high value habitats which can also provide long-term nature-based solutions

*Credits will be made available for purchase in the future. They are intended for use only where BNG cannot be delivered on-site or off-site via the market, as a last resort.

The Biodiversity Gain Site Register



What is the register and what is the purpose?

The register will record:

- information about biodiversity gain sites and planned habitat enhancements
- the allocation of enhancements to developments

The purpose:

- Confidence that gains will be delivered



What will the Register do and not do?



- ✓ Ensures gain site meets eligibility criteria = confidence in delivery of BNG
- ✓ Publicly accessible record = transparency
- ✓ Prevents double counting of gains
- ✓ Allow LPA to check that off-site gains are allocated on the register when approving the gain plan



- ✗ Act as a marketplace platform for buying and selling units
- ✗ Assess ecological suitability of proposals
- ✗ Assess additionality of proposals

The Registration process

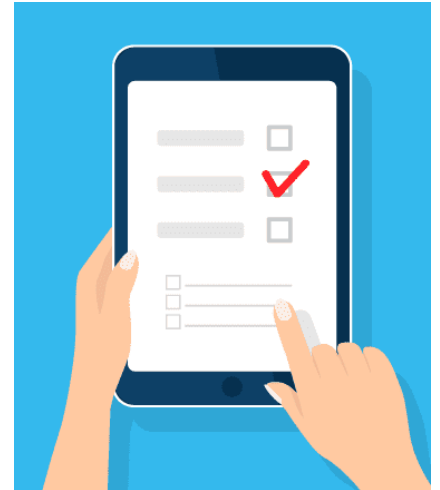
The Register Operator

- Natural England are the register operator
- Primary role to verify that applications meet the eligibility criteria and to check that gains sites are appropriately secured

The Registration Process



- Step-by-step digital application process
- Fee for registration
- When application is successful, register operator will create an entry
- Powers to issue financial penalties for false or misleading information
- Appeals process available



Eligibility

Applications must satisfy the eligibility criteria before approval:

- The regulations in the Register SI will set out who can apply and what information needs to be provided
- Habitat enhancements must be secured by a legal agreement lasting for at least 30 years before they can be registered



The allocation of habitat enhancements



- Before a gain plan can be approved, any off site gains relied on to meet BNG must be allocated to that development on the register
- Recording an allocation can be done at the same time as registration or later
- When approving a Biodiversity Gain Plan, a planning authority will use the register to check that any offsite gains contained in the plan have been recorded on the register

The Metric – Top Tips



- Use at site selection/outline design stage – run design solutions through
- Work collaboratively - ecologists, landscape architects, architects, civil engineers etc
- Wherever possible retain and enhance existing higher value habitat features
- Check proposed outcomes are ecologically and practically viable e.g. can this be delivered onsite? Is maintenance/management possible?
- If metric 'red flags' are generated = there is an issue and your proposal risks rejection



Mandatory BNG Commencement



Town & Country Planning Act Developments

- **November 2023*** – commencement for all bar exempted plus small sites
**Unknown when in November*
- **April 2024** – commencement for small sites – defined as:
 - (i) *For residential: where the number of dwellings to be provided is between one and nine inclusive on a site having an area of less than one hectare, or where the number of dwellings to be provided is not known, a site area of less than 0.5 hectares.*
 - (ii) *For non-residential: where the floor space to be created is less than 1,000 square metres OR where the site area is less than one hectare.*



The Status of Biodiversity Metric 4.0



All can use but is NOT the statutory metric for the purposes of BNG under the 2021 Environment Act

'At the time of publishing biodiversity metric 4.0 and this consultation response, the relevant provisions in the Environment Act will not yet be in force. Therefore, at this time, biodiversity metric 4.0 will not be mandatory to use.'

We anticipate that this next version of the biodiversity metric, including the small sites metric, will form the basis of the statutory metric, for the purposes of Schedule 7A of the Town and Country Planning Act 1990 as introduced by Schedule 14 of the Environment Act 2021, once published by Defra's Secretary of State. This will become mandatory to use once it is laid before Parliament, expected to be November 2021. Defra Metric Consultation Response, 2023

Countdown to Mandatory BNG – Timelines



Early Summer:

Responsible body designation launched

NSIP BNG statement and consultation

Secondary Legislation –Statutory Instruments:

- Exemptions
- Irreplaceable habitats
- The Register
- How BNG will work through the existing planning process.

Late Summer/early Autumn

- List of responsible bodies published



Mandatory BNG – Timelines cont'd



2008 Planning Act Developments (NSIPs)

- **Late 2025** – commencement for all that have not already commenced via updated national policy statements
- Standard BNG policy statement produced
- Essentially same approach as for TCPA BNG envisaged e.g. standardised metric, use of register for offsite etc



BNG Good Practice and Standards



Good Practice



Chartered
Institute of
Ecology and
Environmental
Management



IEMA

Transforming the world
to sustainability

Biodiversity net gain good
practice principles (2016)

Biodiversity net gain good
practice principles for
development (2019)

Standards

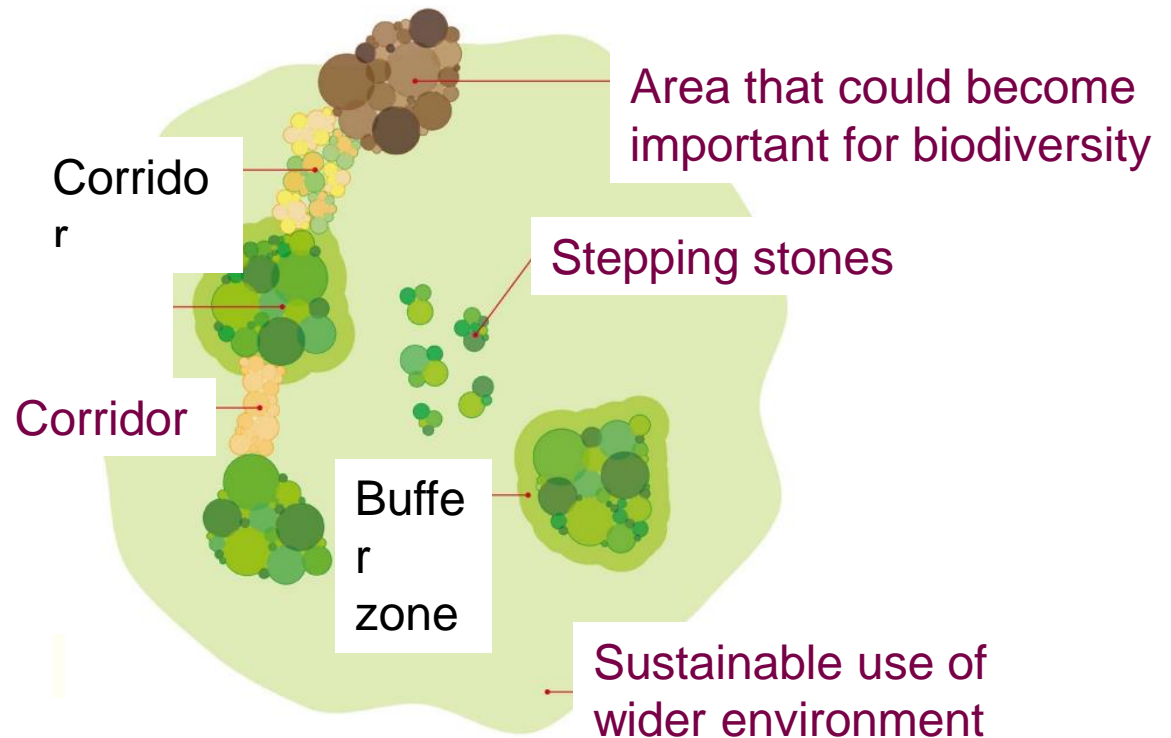


BS8683:2021 – Process for
designing and implementing
BNG (2021)

BNG & Nature Recovery

‘More, bigger, better and joined’ Lawton Report (2010)

Area of importance for biodiversity



BNG & Local Nature Recovery Strategies



Related component of the Environment Act

- Locally developed, spatial strategy for nature working within a national framework
- Identify opportunities and priorities for enhancement of the natural environment
- The Act contains a specific duty on public authorities to 'have regard' to relevant Local Nature Recovery Strategies (LNRS)
- Inform and underpin the national Nature Recovery Network (NRN)

Expectation that LNRS' will be used to help inform how and where BNG should be delivered i.e. what habitats are appropriate in which locations

BNG & Green Infrastructure Framework

- Launched early 2023
- Mainstream GI as a key asset/ infrastructure in creating and maintaining sustainable places
- Improve existing green infrastructure (GI) and create more GI
- BNG as a GI delivery mechanism



Biodiversity Net Gain & Urban Greening Factor

COMPLEMENTARY

BNG –

- NPPF + coming legal requirement.
- Biodiversity focus
- Requirement is delivering a % gain for all developments
- Site baseline drives target

UGF –

- Linked to local planning framework
- Ecosystem services focus
- Requires meeting a fixed target depending on development type
- Site baseline not relevant to target

To consider in preparation for mandatory BNG



- Minimum 10% requirement, but this could be higher depending on local policy
- Current uses of the space and realistic ecological ambitions
- Other factors impacting the site, such as landscape/historic/recreational etc
- Engagement with local communities to highlight any changes that may be taking place



Top Tips for Achieving BNG



- Consider early – site selection/design stage
 - Avoid high nature value sites if possible
 - Integrate nature into scheme design
- Retain good existing habitat where possible
- On or off-site or both? Consider strategy and pros and cons
- Deliver local priorities to achieve BNG more easily
- Design for nature recovery, climate resilience, people and place-making



Final Thoughts



BNG is a journey

November 2023 is just the start

Important that we all continue to learn from each other and work together

Development with BNG is a lot better than development without





PLANS TO CREATE ONE OF THE MOST ECO-FRIENDLY
HOUSING DEVELOPMENTS IN YORKSHIRE WERE
APPROVED IN 2019

approved



TALENTED PEOPLE MADE IT HAPPEN



Passive house
is the building code
of the future

NOW



PUREHAUS




Yorkshire
Residential
Property
Awards
2021
Winner

www.purehaus.co.uk



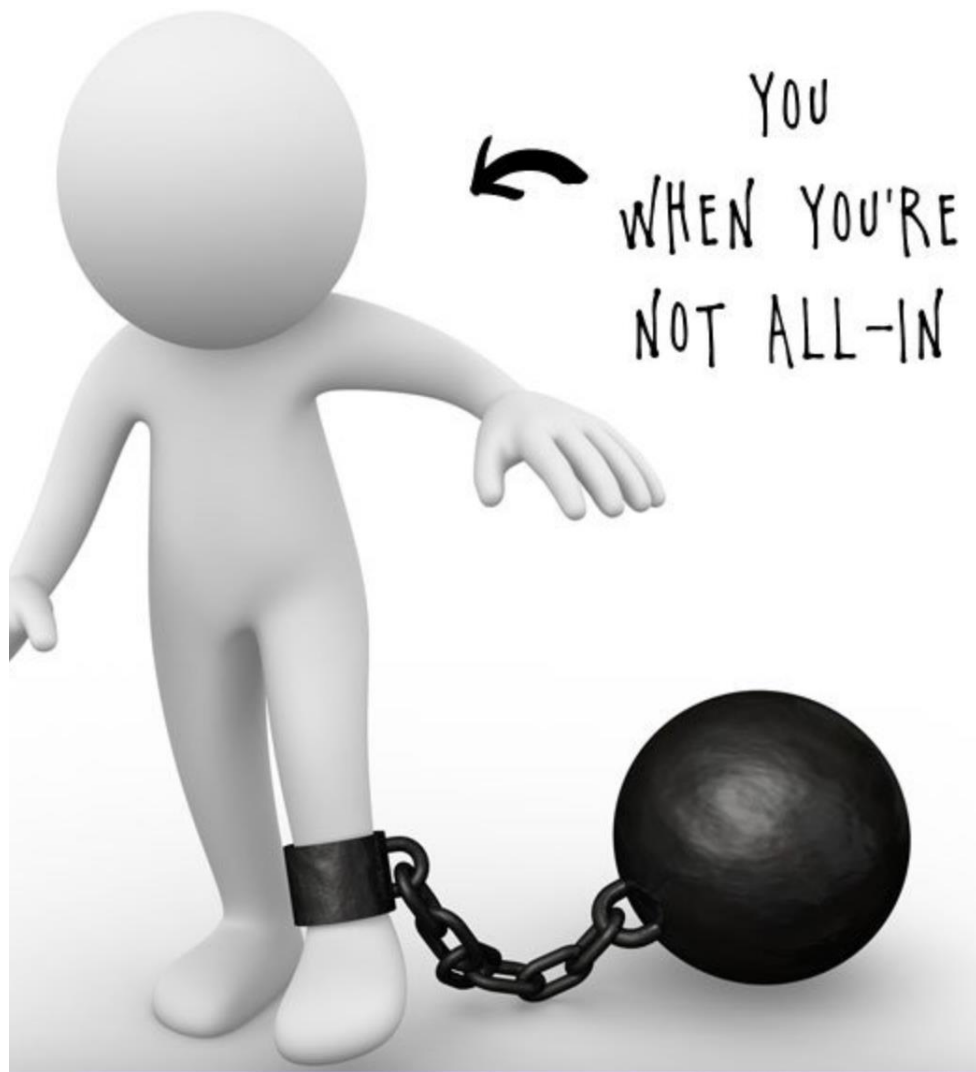


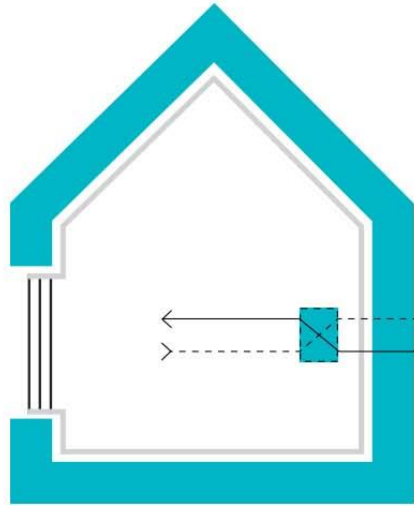
A portrait of Peter Drucker, an elderly man with glasses, wearing a dark blue suit and a white shirt. He is sitting with his hands clasped in front of him, looking slightly to the right. The background is a plain, light-colored wall.

**'Culture eats
strategy for
breakfast'
- Peter Drucker**

**The latin root of DECIDE is
DE-CAEDERE – meaning “to
cut off”**

**Once you decide something
you cut off all other options**





THE
PASSIVHAUS
COLLABORATION PROJECT

EDUCATE, EMPOWER AND EXECUTE

Saundby Avenue

Paul Charlton MDC Design Services



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Background

- Mansfield District Council own around 6500 homes
- The majority of them were built in the 1970's
- They have little or no insulation and whilst being robustly built they are thermally very poor.
- MDC declared a climate emergency in 2019
- 51% of the districts carbon emissions come from domestic sources



Background







Why Passivhaus (or Passive House)?

The aim is to reduce the need to heat the building to such an extent that you don't need a conventional heating system

To achieve the standard required the home must meet the following criteria:

1. The space heating demand is not to exceed 15kWh per square metre.
2. The renewable primary energy demand must not exceed 60kWh per square metre.
3. A maximum of 0.6 air changes per hour at 50 Pascal's pressure.
4. Thermal comfort – not more than 10% of the hours in a given year should be over 20 degrees C.



The five basic principles.

1. Thermal insulation
2. Windows
3. Ventilation strategy
4. Air tightness
5. Thermal bridging





Air Tightness Testing

1. Before plastering
2. After second fix
3. Prior to handover

Concerns

- Robustness
- Fuel poverty
- How tenants use the home
- Can the contractor successfully deliver the project?





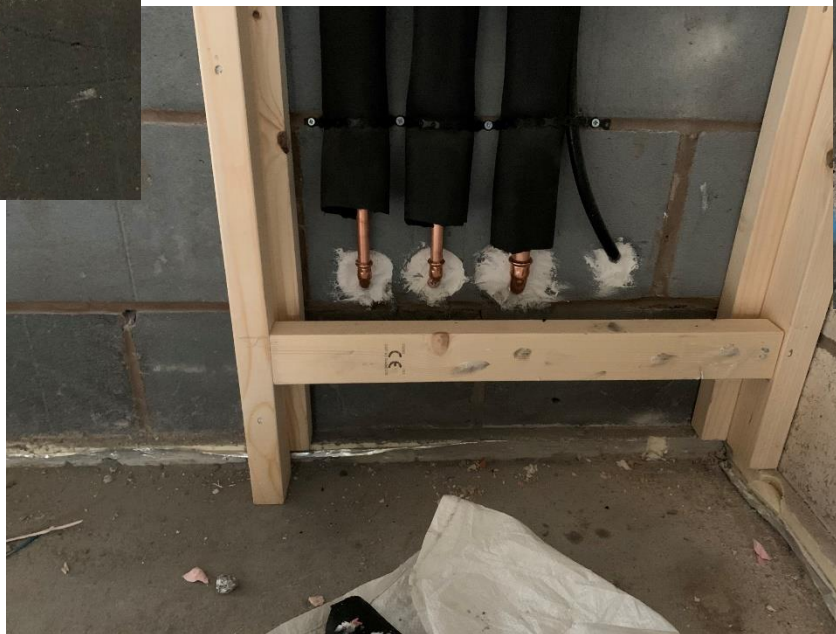


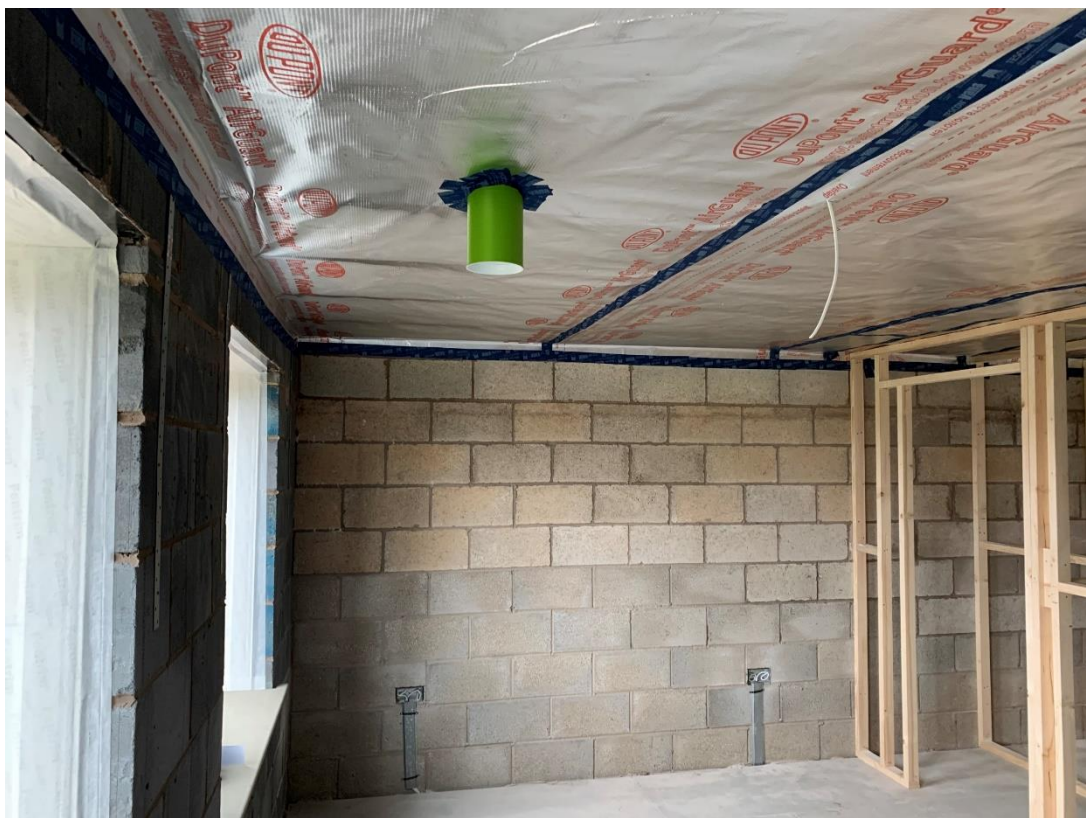












Costs:

- £1,974 per sq m
- 25% more expensive than a normal house built to current building regulations standards
- 12.5% more expensive than a home built to future homes standards (due in 2025 and means homes will produce 75-80% less carbon emissions than now)





Andy Abrahams – Elected Mayor

Adam Hill – Chief Executive Officer



Mansfield
District Council





Andy Abrahams – Elected Mayor

Adam Hill – Chief Executive Officer



Mansfield
District Council

Certificate

Certified Passive House Classic



Mead:
Energy &
Architectural
Design Ltd.

Authorised
by:

**Passive House
Institute**
Dr. Wolfgang Feist
64283 Darmstadt
Germany

Plots 1 & 2
Saundby Avenue, Mansfield, United Kingdom/ Britain



Client	Mansfield District Council Chesterfield Road South NG19 7BH Mansfield, United Kingdom/ Britain
Architect	Mansfield District Council Chesterfield Road South NG19 7BH Mansfield, United Kingdom/ Britain
Building Services	MES Building Solutions Newark Beacon, Cafferata Way NG24 2TN Newark, United Kingdom/ Britain
Energy Consultant	MES Building Solutions Newark Beacon, Cafferata Way NG24 2TN Newark, United Kingdom/ Britain

Passive House buildings offer excellent thermal comfort and very good air quality all year round. Due to their high energy efficiency, energy costs as well as greenhouse gas emissions are extremely low.

The design of the above-mentioned building meets the criteria defined by the Passive House Institute for the 'Passive House Classic' standard:

Building quality		This building	Criteria	Alternative criteria
Heating	Heating demand [kWh/(m²a)]	16	≤ 15	-
	Heating load [W/m²]	10	≤ -	10
Cooling	Frequency of overheating (> 25 °C) [%]	0	≤ 10	
Airtightness	Pressurization test result (n ₅₀) [1/h]	0.6	≤ 0.6	
Non-renewable primary energy (PE)	PE demand [kWh/(m²a)]	112	≤ 120	

London
11.07.2022

Certifier: Kym Mead, Mead Ltd

www.passivehouse.com

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Certificate

Certified Passive House Classic



Mead:
Energy &
Architectural
Design Ltd.

Authorised
by:

**Passive House
Institute**
Dr. Wolfgang Feist
64283 Darmstadt
Germany

Plots 3 & 4
Saundby Avenue, Mansfield, United Kingdom/ Britain



Client	Mansfield District Council Chesterfield Road South NG19 7BH Mansfield, United Kingdom/ Britain
Architect	Mansfield District Council Chesterfield Road South NG19 7BH Mansfield, United Kingdom/ Britain
Building Services	MES Building Solutions Newark Beacon, Cafferata Way NG24 2TN Newark, United Kingdom/ Britain
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Cooling	Frequency of overheating (> 25 °C) [%]	0	≤ 10	
Airtightness	Pressurization test result (n ₅₀) [1/h]	0.6	≤ 0.6	
Non-renewable primary energy (PE)	PE demand [kWh/(m²a)]	112	≤ 120	

London
11.07.2022

Certifier: Kym Mead, Mead Ltd

www.passivehouse.com

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Any questions?



Thank you

- Feedback forms – please complete
- GDG sign up forms – please complete
- View and comment on our consultations / sign up to our consultation portal
- <https://mansfield-consult.objective.co.uk/kse>



- Contact us: lp@mansfield.gov.uk

Thank you

Save the date!

The next event is on 24 November 2023



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