

## Town Centre Design Code

Mansfield District Council adopted the Mansfield Town Centre Design Code as a council policy document on 15 November 2023. It will be used when determining planning applications within the district and for setting design rules for proposed development within the town centre and related public realm projects.

Mansfield District Council was selected by the Department of Levelling Up Housing and Communities as one of 25 Pathfinder Authorities to prepare a Design Code for their area. The Council received funding from the Government to prepare the Code.

The Design Code covers the whole town centre and covers broadly the same area as the adopted Town Centre Master Plan. The Code sets out rules for new development and public realm projects. The document contains rules that can be applied across the whole town centre. More detailed rules are set out that can be applied in three distinct character areas and to 16 specific sites.

The 'rules' contained within the Code encourage developers to deliver high quality design. Some of the town wide rules relate to:

- Protecting the town centre's historic assets
- Greening the town centre
- Establishing a well-connected street network
- Encouraging Sustainable Drainage Systems
- Enhancing Biodiversity

More detailed rules consider issues such as:

- Density of development
- Building lines and relationship to the street
- Building heights
- Appropriate materials

The code provides rules for 16 sites and areas in the town centre including:

- White Hart Street / Midworth Street
- Beale's former department store
- The former BHS building
- Mansfield train station and its environs

Public consultation on the Design Code took place between 7 July 2023 and 18 August 2023. Following this, a number of changes were made to the Code prior to its adoption. A consultation statement has been prepared which summarises the comments made and the council's response to them.

A copy of the adopted Design Code is available to view online at

<https://www.mansfield.gov.uk/planning-policy/town-centre>. Hard copies are available at:

- Civic Centre, Chesterfield Road South, Mansfield; and
- County libraries within the district (please check opening times).

If you have any queries about the Town Centre Design Code please contact the district council's Planning Policy Team by email at [lp@mansfield.gov.uk](mailto:lp@mansfield.gov.uk), by post at the address below, or telephone 01623 463463.