



Mansfield Town Centre Design Code



Consultation Statement | October 2023

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1.0 Introduction

Purpose of this statement

- 1.1 It is important that the council engages with the community throughout the preparation of policy documents. In doing so the council follows its adopted Statement of Community Involvement (SCI) and, when consulting on the Local Plan and supplementary planning documents (SPDs), the Regulations¹ governing the development plan process.
- 1.2 In this case, we were consulting on a draft Design Code (the Code) for Mansfield town centre which, upon adoption, will be a material planning consideration and used alongside policies within the Mansfield District Local Plan² to help inform the determination of planning applications in the town centre. There have been two periods of consultation. These took place for six weeks each, between 13 October and 24 November 2022, and 7 July 2023 and 18 August 2023.
- 1.3 The first consultation period sought to identify the key issues that stakeholders considered influenced the quality of the town centre. It also sought views on which sites and areas could be improved, including streets, buildings and spaces.
- 1.4 The second consultation period sought views on the draft Design Code that was developed to address the issues raised.
- 1.5 This statement explains how we consulted and how we have taken the views of consultees into consideration during the preparation of the final Design Code.

Mansfield Town Centre Design Code

- 1.6 The Design Code establishes a clear set of rules and standards that will guide development in the future while offering the opportunity for creativity and flexibility for designers and developers and ensuring the vision and aspirations set out in the Mansfield Town Centre Masterplan are realised.

¹ Town and Country Planning (Local Planning) (England) Regulations 2012.

² <https://www.mansfield.gov.uk/local-plan/adopted-local-plan-2013-2033>

- 1.7 The Code sets clear expectations of new development, offering clarity and certainty. Development proposals that comply with the code will be approved rapidly subject to other (non-design) matters being policy compliant.
- 1.8 The Code uses a range of mandatory and advisory elements across the town centre in its entirety as well as within a defined set of area types.

Structure of this statement

- 1.9 This statement is structured as follows:
- **Section 2** gives details on who was consulted;
 - **Section 3** sets out how the consultation was undertaken;
 - **Section 4** outlines who responded including their chosen response methods;
 - **Section 5** provides a summary of the main issues raised and our response; and
 - **Section 6** provides a conclusion to the consultation.

2.0 Who was consulted?

- 2.1 For the first consultation exercise in October 2022 1,663 notifications were sent out by email to residents, developers, and community and business organisations on the Council's Local Plan database. Notifications also went to approximately 200 representatives from the local development industry who were signed up to the Mansfield 'Developer Forum'. Further emails were sent to organisations on the Mansfield Community and Voluntary Services (CVS) database on behalf of the District Council. Town centre visitors and businesses were also targeted using posters and flyers (with a link to the consultation material through a QR code).
- 2.2 For the second period of public consultation in July 2023, we sent a notification, either electronically or by post to 1,739 individuals and organisations registered on the local plan database. We also highlighted the consultation to members of the Mansfield Developers' Forum at a meeting that was held on 21 July 2023 and emailed notifications to around 200 representatives on this group.

3.0 How was the consultation undertaken?

Consultation period 1:

- 3.1 As well as the emails, posters and flyers mentioned above, press releases were also issued and the consultation event promoted on the Council's social media platforms.
- 3.2 All notification methods linked through to a web-based digital consultation tool that was developed by an external company, 'Participatr'. This allowed people to use their smartphone or computer to identify areas or buildings in the town centre and give their thoughts on how they could be improved. The map-based tool allowed people to add photographs to back up their comments.
- 3.2 Site visit tours were held with representatives of groups representing disabled people on 20 October and 16 November 2022. This included representatives from 'Disability Nottinghamshire' and 'Mansfield CVS'. The visits were useful in identifying some of the issues faced by disabled people that need to be considered when developing the design code.

- 3.3 Walking Tours were held with elected members and other interested parties on 31 October 2022 in order to identify key issues and encourage participation.
- 3.4 Two meetings were held with representatives of the Design Council to 'critically appraise' progress on the design code and to discuss the process moving forward. The presentations were largely well received with some minor comments made.
- 3.5 There has been direct engagement with key groups including: Mansfield Business Improvement District; Mansfield & Ashfield 2020; Mansfield Community and Voluntary Service; and Disability Nottinghamshire.
- 3.6 In addition to the wider public consultation, the Council, in conjunction with the consultant partners working on the code, also facilitated the following events:
- Two 'Design Coding workshops' for elected members and relevant District and County Council officers on 8 December 2022 where attendees had an opportunity to provide input in the content of the emerging design code to identify key issues and discuss how the document will be used.
 - A 'Design' themed 'Developers' Forum' was held on 9 December 2022 where a presentation on the Code was given by the appointed consultants to assembled developers and their agents.
 - A coding workshop was held following the Developers' Forum which gave developers, landowners and agents an opportunity to input into the content of the emerging code.

Consultation period 2:

- 3.7 All consultation above helped to inform the draft design code that was consulted on in July / August 2023. The list below sets out the details of the methods of engagement used during the second period of public consultation.
- Notifications sent to individuals and organisations on the Council's Local Plan (1,739), and Developer's Forum (c.200) databases either electronically or by post. Notifications were also sent to those who had commented previously, where they had stated that they wished

to remain informed (24). This notification included details about the consultation together with a link to the relevant webpage (<https://mansfield-consult.objective.co.uk/kse>) where access to the report and online questionnaire was made available.

- A PDF copy of the document was available to view and download from the Local Plan Consultation Portal (<https://mansfield-consult.objective.co.uk/kse/>) to allow people to comment online.
- A press release was issued by the Council. This gave details of the consultation period and where copies of the document were available for viewing.
- Copies of the document, posters and the questionnaire were made available to view at the following venues:
 - Mansfield District Council - Civic Centre, Chesterfield Road South
 - Clipstone Village Library - First Avenue
 - Forest Town Library - Clipstone Road West
 - Ladybrook Library - Ladybrook Place
 - Mansfield Library - West Gate
 - Mansfield Woodhouse Library - Church Street
 - Rainworth Library - Warsop Lane
 - Market Warsop Library - High Street
 - Warsop Town Hall – Church Street
- Mansfield Developers' Forum – A Developers' Forum was held during the consultation period (21 July 2023). Members were reminded about the consultation and encouraged to sign up to the consultation portal to receive future notifications.
- A drop-in session was held in Mansfield town centre on 2 August 2023 where members of the public could come along and find out more information from officers and ask any questions.
- The Council's social media channels were updated during the consultation period to notify people about the consultation and provide them with links to the consultation portal. The Council currently has 20,157 followers on Facebook, 7,118 followers on Twitter, 622 followers on Instagram and 2,653 on LinkedIn.

- Any other business – officers have raised awareness of the draft design code, when appropriate, at other meetings they have attended.
- Internal communications (MDC staff) – Details about the draft design code were included on an all staff email, and on our closed staff Facebook group with 408 members.

3.8 Further information on both consultations can be found in Appendix 1.

3.9 The draft design code was also considered by a Design Review Panel. Please see section 5 for their comments.

4.0 Who responded?

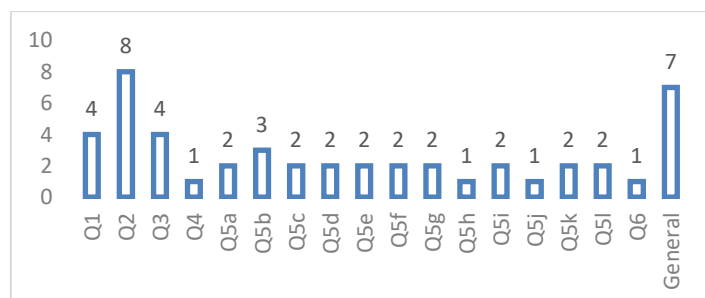
Consultation period 1:

4.1 A total of 172 interactions (by 118 unique participants) were received via the online consultation carried out by Participatr. The overwhelming majority of participants live or work in the NG18 and NG19 postcode areas in Mansfield. Please see Appendix 2 for further information on the first consultation and the comments received.

Consultation period 2:

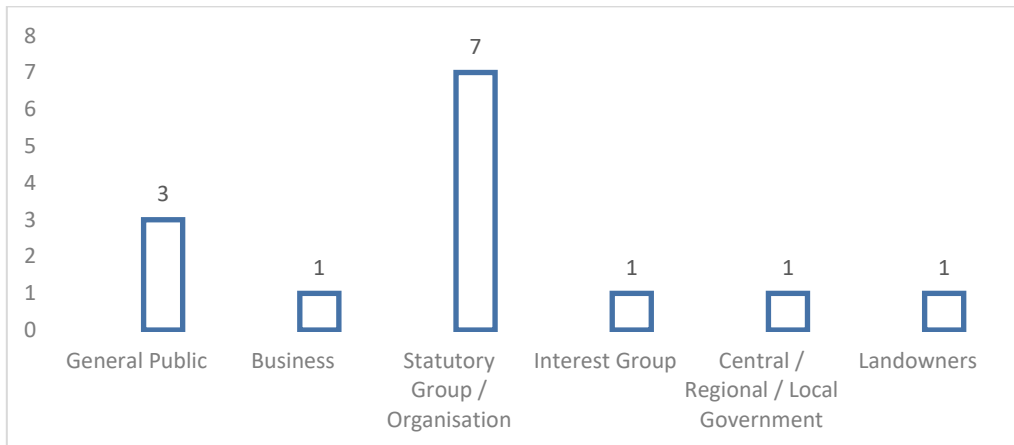
4.2 From those notified about the consultation on the draft design code, a total of 14 people / organisations responded, although, as shown below, many didn't answer every question. Please see section 5 for more details.

Amount of comments per question:



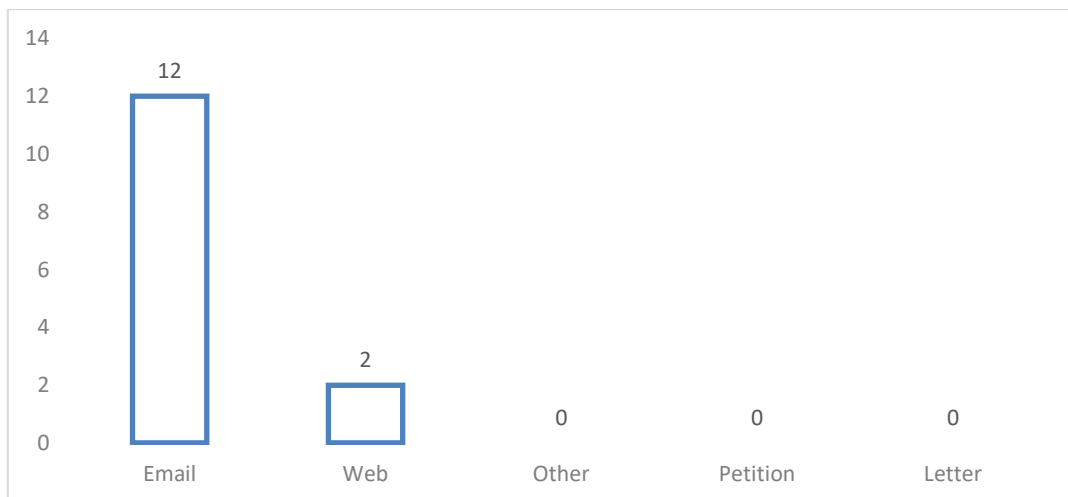
4.2 The breakdown of respondent type shows that the majority of responses were submitted from statutory consultees.

Respondent type:



4.3 The majority of comments were submitted via email. The chosen method of response of all the respondents is set out below.

Response method:



5.0 What was said and what was our response?

5.1 A summary of the comments received to the second consultation, and our response, is set out below.

Organisation (if applicable)	Comment ref	Officer summary	MDC response to comment / Action
Q1 – Do you have any comments about Part A Background and Vision?			
Historic England	MTCDC/5	Mansfield has some wonderful architecture and some great streetscapes, but it has been fractured by the usual mix of poor highways planning (with associated blight) and mall type development that has now come to the end of its usefulness. Master planning, with clear rules for intervention sites defined in a code is therefore a very necessary aid to planning and regeneration, which will take the form of stitching Mansfield’s townscape back together.	Noted.
N/A	MTCDC/6	This is an assumption and should not wholly be relied on. It would have been better to have said that it may lead to or improve the capability as you have no evidence to make the statement	Noted. There are assumptions that underpin the statement. However, it is part of the ‘vision’ from the adopted Town Centre master Plan for the code and therefore an aspirational statement.
		Its USP will be a town which acknowledges its industrial heritage and enterprising identity whilst responding to its evolving needs Response – use of jargon, what does USP mean?	USP comes from the Town Centre master Plan and refers to Unique Selling Point. The Code has been clarified to contain the statement in full.
		The code states: “...town centre requires a careful work of urban repair - knitting back etc” – Response Too wordy, people won’t get what this means	Noted. The ‘vision’ is an extract from the Town Centre master Plan. The Design Code will be used primarily to inform developers in creating new proposals.
		Needs to be clear: What is Mansfield Connect?	The ‘vision’ is from the Town Centre master Plan. Mansfield Connect is a multi-agency hub in the former Beales building that will house key partners

N/A	MTCDC/6		in the district, including the Council, NHS, Vision West Nottinghamshire College and Mansfield CVS. The section on the Beales Building makes this clear.
		Providing a welcome worthy of Mansfield. Response what does this actually mean? Seems to be a pile of rubbish using this terminology/wording.	The principle is from the Town Centre Master Plan. It is a high level aspiration contained in that document (which is adopted) and translated across.
		Severn Trent Water are contributing £76m into a community integrated Sustainable Drainage Solutions (SuDS) project in Mansfield to alleviate flood risk during storms Response – are there project documents and information that people can view?	There is a dedicated web-site hosted by Severn Trent that provides details on the Green Recovery programme. It can be found at: https://www.stwater.co.uk/wonderful-on-tap/green-recovery/mansfield-sustainable-flood-resilience/
		More should be done to promote the history for example how many people know about “the centre tree”? location which lays claim to being the site of the Centre Tree. On Westgate, a short distance from the market place in Mansfield, there is a plinth bearing a plaque (pictured above) which reads: <i>"The Sherwood Forest Centre Tree - The ancient tree which grew on this site until 1940 was reputed to mark the centre of Sherwood Forest"</i>	Noted. The Design Code makes multiple references to promoting the heritage of the town centre. It is one of the key principles and is referenced in the town wide, area wide and site specific codes.
		Historical signage within the town centre will further highlight the history of Mansfield. More should be done in general to promote the history of Mansfield and particularly its link to Sherwood Forest as well as its industrial past. People might actually stop on their way through Mansfield rather than pass through Mansfield thus improving the local economy.	Agreed. The Code refers to bringing Sherwood Forest into the town. Improved interpretation boards could assist this process.
		Celebrate the history, more signage to refer to historical events	Noted. Whilst there are multiple references to heritage, it is acknowledged that improved

N/A	MTCDC/6		interpretation information could help explain and celebrate the town's history. This is a role for the district council but not specifically the design code.
		Urbanisation to introduce living in the town centre is required. This needs to be good quality accommodation and not cheap HMO conversions. The town centre needs 3 zones – 1. Entertainment Zone, 2. Urban living zone and 3. Retail zone. The retail zone should be a scaled back version of the current retail zone to allow a smaller footprint to minimise empty shops and the feeling of deprivation. By introducing a living/urbanisation zone the residents will improve elements of the retail in terms of sustainability. Entertainment zone – this needs to be quarantined in one area to allow for minimal night-time disturbance as well as being easier to police.	Noted. The code recognises that introducing more residential development into the town centre can assist with viability. The code sets a framework for responding to a changing retail world – in which demand for floorspace is likely to diminish. It allows for alternative uses to fill this space. It also supports the creation of a cultural quarter.
Environment Agency	MTCDC/8	The section is laid out in a logical way, making it easy for a variety of audiences to understand and follow. It is useful to state how the Code will fit in with planning policy and also the Mansfield Town Centre Masterplan.	Noted.
		We welcome the inclusion of the section discussing watercourses and flood risk. We are pleased to see that the de-culverting of Rock Valley has been specifically highlighted as an opportunity to reduce flood risk and enhance biodiversity and visual amenity.	Noted.
		We welcome the inclusion of the section discussing open space provision and ecology and support opportunities / measures which will increase biodiversity as well as “identifying green/blue	Noted.

		infrastructure gains in each development area” (p 22). The incorporation of green roofs, green walls, street trees, verges and planting areas, for example, will bring the benefits of Green Infrastructure to the heart of the town centre.	
Nottinghamshire County Council	MTCDC/10	Principles: With regard to the ambition to set design standards which meet the aspirations of local communities, we would welcome a 9th principle to be included around ensuring ‘Inclusive Place Design’ (especially for disabled residents (whether a visible disability or other). This is with a view that place design for Mansfield must bring health benefits and social cohesion to all and in particular such groups which have a greater need to provide for given disparities in opportunities to support accessing place, employment and health opportunities.	Noted. The principles in the Code are taken from the NMDC. The code does make multiple references to inclusive places and inclusive streets (to align with M.2.iii of NMDC).
		Reference is included to Levelling up through the Mansfield connect project site. These Principles of the Levelling Up agenda could be more explicitly stated so they have wider application beyond individual sites. References to the role place design has in enabling health, social cohesion and crime reduction would be useful additions to ensure these outcomes are not lost in the process.	This is an issue that is addressed through other town centre focussed documents and need not be addressed through the Code.
Q2 – Do you have any comments about Part B Spatial Elements - Town Wide Design Rules?			
Theatres Trust	MTCDC/3	We welcome the principle of enhancing the public realm around the Mansfield Palace Theatre including more generous footways. This would afford additional space and a safer environment for audiences arriving and departing the theatre, and potentially afford the theatre and other surrounding uses and businesses the opportunity to utilise the additional external space.	Noted.

		The Cultural Quarter shown on Figure 6-1 requires a public realm that will enhance the richness and quality of the theatre area. Creating a slower pedestrian environment, and a street geometry towards the pedestrian with generous footways, narrower carriageways, clear crossings, robust and aesthetically pleasing materials will help give it's own identity. Slowed traffic will encourage a walkable and cycle friendly area and ensure that the most vulnerable users have priority. The quality and positioning of the surfacing, street furniture, lighting and planting will play an important role in defining the character and use of these streets.	Noted.
N/A	MTCDC/4	With reference to the flooring for pedestrian areas in Mansfield. I find that some on the paving used at present feel slippery when wet. Would it be possible for a group of people, who would actually be walking on them, to test the materials that may be used. I hope that this idea will be taken into consideration before picking the finished product.	Noted. The Design Code encourages the provision of high-quality surfacing materials when they are replaced. New surfacing materials would need to meet appropriate specifications in terms of providing a safe environment for pedestrians.
Historic England	MTCDC/5	T1: The wording here should also refer to the value of individual buildings within conservation areas – this is a document intended to promote local character so a cornerstone of that needs to be retaining buildings which contribute positively to (and therefore help define) the character and appearance of Mansfield. Suggests a change of wording that covers non designated heritage assets.	Agreed. Change to wording of T1 to read: “There will be a strong presumption in favour of retaining non designated heritage assets (NDHA’s). Where proposals would result in harm or loss of a non-designated heritage asset, Mansfield District Council will require evidence that there are considerable public benefits to justify the loss that could not be secured by its retention. The loss of NDHA’s in conservation areas will require the strongest justification and be wholly exceptional.”
		RE: Policies Map: Some of the site-specific policies maps confuse the issue – in some cases NDHA’s are the key buildings for retention, and hatched, but	Noted. Any discrepancies will be checked and amendments made prior to adoption.

Historic England	MTCDC/5	<p>this has not been consistently applied and in some cases poor modern buildings are hatched for retention next door to good historic buildings that are not.</p>	
		<p>T2-T7: Welcomes the emphasis on public realm and Manual for Streets, but is the County Council signed up to this approach to the extent that it will rationalise street clutter and de-engineer the street network as funds allow? Unless this is the case setting out requirements for radii at junctions etc. will be of little practical use.</p>	<p>Noted. MDC has, and will continue to, engage with NCC in the development and implementation of the Design Code. Some elements are aspirational that will require further work with NCC (as Highway Authority) in order to be effectively delivered.</p>
		<p>T8-T11: The proposals for Street Trees are well specified, and we welcome the proposal for SUDS, but the use of other soft landscaping can be problematic in maintenance terms and isn't always appropriate in very urban environments, for example in the Market Place. We therefore suggest that with the exception of SUDS the soft landscaping proposals in the Market Place re-considered.</p>	<p>Noted. The design code does not promote further tree planting in the Market Place. The diagram on pp153 is an excerpt from the Town Centre Master Plan. This would be subject to further detailed design.</p>
		<p>T12: Welcome the section on shop fronts, the retention/repair or reinstatement of which can have such a profound effect on character at street level.</p>	<p>Noted.</p>
N/A	MTCDC/6	<p>Page 49: Should there be designated and marked lanes for disability scooter users? Page 52 would/should also apply to designated lanes for mobility scooters.</p>	<p>This is a detailed matter for the District and County Council and not within the remit of the Design Code. However, the Code does support an inclusive and accessible town centre.</p>
		<p>Page 56: Town Centre not being inclusive Response – Mobility scooter users should have a designated lane marking.</p>	<p>This is a detailed matter for the District and County Council and not within the remit of the Design Code. However, the Code does support an inclusive and accessible town centre.</p>

		<p>Page 74: Use of grant aid to help with cost to shop fronts –Wouldn't it be good value for money to get the appearance right and identify all shops who could benefit from their shop fronts being refurbished and offer the money to do so.</p>	<p>Noted. The design of shop fronts can make a positive contribution to the character of the town centre. It is not the role of the Code to determine how to distribute funding, mainly to encourage high quality design where new fronts are proposed (either using public or private funding).</p>
Environment Agency	MTCDC/8	<p>Plan 23 which sets out the plan to deliver the vision of the 25 Year Environment Plan:</p> <p>We welcome and support the inclusion of Town Rule T8: SuDS.</p> <p>We welcome the inclusion of Town Rule T9: Flood Risk. (We note a small number of grammatical errors within the green box wording). Consideration should be given to including the following within T9: "Section N.2 iii of the National Model Design Code Part 2: Guidance Notes emphasises the importance of flood risk being designed early in the design process. The principles and guidance within section N.2 iii will therefore need to be applied at the early design stages for sites identified as being at flood risk. Design guidance can be found here: Code of practice for property flood resilience."</p> <p>We welcome the inclusion of Town Rule T10: Biodiversity.</p> <p>We welcome the inclusion of Town Rule T11: Trees and Soft Landscape.</p>	<p>Noted. Grammatical errors have been addressed.</p>
Campaign to Protect Rural	MTCDC/9	<p>T1: We welcome the requirement that development proposals have to restore connectivity to sustainable movement, to create streets and an attractive public</p>	<p>Noted</p>

England (CPRE)		realm rather than roads, to avoid cul de sacs cut off from the rest of the town (and very difficult to serve by public transport), to consider transport at an early stage of development.	
		T1: We agree overall with the proposed <u>Movement Strategy</u> but it is our view that it would be in keeping with the strategy but also provide access for those less mobile to allow slow-moving electric buses into the otherwise pedestrianised area. This has been done very successfully in many towns in other European countries – Bayreuth in Southern Germany is an example.	Noted. This is a matter that is beyond the remit of the Design Code and would require the express consent of the Highway Authority.
		T1: We agree with the plan to protect and enhance the ginnels. Many Local Authorities have closed these alleyways off in the belief that doing so would reduce crime and make people feel more secure. The net effects of closing these direct paths through a town off are less community contact, longer journeys via detours and people feeling less safe.	Noted.
		T4: We agree with this. We wonder however about the proposed plans for the Toothill Lane car park. The stated intention is to develop it as (much needed and centrally located) green infrastructure – but only in the very long term. What is the rationale for this? Postponing the creation of green infrastructure does not seem in keeping with the overall strategic direction of the Design Code.	Noted. The potential redevelopment of Toothill Lane car park is a longer term aspiration as it currently fulfils an essential function in providing one of the best used car parks in the town centre supporting both the daytime and evening economy. There is no realistic prospect that it could be developed in the short term. It is acknowledged in the Code that greening the town centre elsewhere is a key aspiration.
		T8 & T9: (SuDS and flood risk respectively) leave it seems too many opportunities for developers to	Noted. The code makes it clear that the council are committed to achieving

		claim that the SuDS or flood protection is too costly or not feasible for other reasons. We think this policy needs to be strengthened to make it meaningful and prevent the significant adverse consequences which result if the measures are not implemented.	Sustainable Drainage Systems and flood protection. The code does not offer increased opportunities to avoid delivery owing to viability (over and above those that currently exist in the planning system).
Nottinghamshire County Council	MTCDC/10	Principles: With regard to the ambition to set design standards which meet the aspirations of local communities, we would welcome a 9th principle to be included around ensuring 'Inclusive Place Design' (especially for disabled residents (whether a visible disability or other). This is with a view that place design for Mansfield must bring health benefits and social cohesion to all and in particular such groups which have a greater need to provide for given disparities in opportunities to support accessing place, employment and health opportunities.	Noted. The principles in the Code are taken from the NMDC. The code does make multiple references to inclusive places and inclusive streets (to align with M.2.iii of NMDC).
		T6: This would lift the Town standards above and beyond "T5 Inclusive Streets" as part of mobility and extend the ambition level to designing for the "T2 Inclusive Places". This means designing for ability to spend time in places and be connected to the social opportunities associated with that, and consideration of ward journeys, not just the ability to safely enter and to move through streets. Inclusive places consider not just disabled parking spots but access to toilets and places designed for people as carers or women, for whom place design is not always conserved from their perspective. The relevant checklist would involve the input to design of a range of relevant groups.	The Code follows the headings from NMDC. Whilst T2 focusses on creating a well-connected street network section T6 addresses the issue of including streets.
		Completion of the Nottinghamshire Rapid Health Impact Assessment should likewise feature in the Town Centre Rules Checklist. This has been co-	Noted. This is a procedural matter that would be more effectively dealt with through the Local Plan

		developed between Nottinghamshire County Council and all district and borough partners within Nottinghamshire. This tool was developed in collaboration with local planners and was based on the tool developed by the London Healthy Urban Development Unit. A completed version of the NRHIA is appended to this consultation response.	review rather than the Code which is more focussed on design quality matters.
N/A	MTCDC/12	<p>T4: With a view to getting more people into Mansfield Town Centre by cycling please ensure there are secure areas to leave cycles when entering establishments.</p> <p>Bicycle theft is a massive problem for cyclists and failing to incorporate safe and secure areas for cyclists to leave bikes would be counter-productive to encouraging them into the area.</p> <p>I would love to cycle into Mansfield, grab a coffee and pop to into a shop or two but I know this not possible as I cannot leave my bike unattended even though it is locked.</p> <p>A business opportunity for someone in the town centre maybe for some of the empty properties, or even the Town Council. I would pay to know by bike is secure.</p>	<p>The code supports and promotes walking and cycling. Insisting on the provision of cycle parking facilities, whilst worthwhile, is beyond the scope of the code.</p> <p>This is an issue that could be considered through other town centre initiatives and strategies and is not precluded by the code.</p>
Q3 – Do you have any comments about Part B Spatial Elements - Area Wide Design Rules?			
Arqiva (c/o Pegasus)	MTCDC/1	Whilst Arqiva have no site-specific comment to make, they do note the potential for buildings up to 22m in height within 'area 3' of the town centre. The council will be aware of the requirements of NPPF paragraph 116 (b) which states that local planning	Noted. Arqiva's details have been added to the council's database.

		authorities should ensure that they have considered the possibility of the construction of new buildings or other structures interfering with broadcast and electronic communication services. As such, Arqiva would welcome confirmation that they appear on the council's standard list of consultees for tall building proposals within the district area.	
Historic England	MTCDC/5	A1: Concerned that the rule 'New developments in the three area types must use land more intensively' could lead to pressure to develop gardens/back plots, and add storeys or otherwise extend existing buildings. In some instances this may be appropriate, but we can think of many where it will not. The special architectural and historic interest of Conservation areas are areas and listed buildings is protected in law and policy. This needs to be reflected in the wording. In general terms much of the historic pattern of development in Area 1 is already dense – this needs to be recognised and used as a stimulus for how density can be achieved in new development.	Agreed. Wording changed to: <i><u>"New developments in the three area types must use land more intensively whilst still reflecting the special architectural and historic interest of the Conservation Areas and Listed Buildings is protected"</u></i> .
		A2: The rules regarding blocks are very well considered and easy to understand. If implemented they have the potential to secure significant enhancement and improved coherence.	Noted.
		A4: 18m is a considerable height, but we note the requirement for design review were proposals of that height are submitted. We would question the qualification of "to eaves" however, without specific definition of what this means in the document. A three storey "mansard" above the eaves in addition	Noted. 18m is taken from the National Model Design Code in relation to 'office' development. The Code still allows the opportunity to resist 'incongruous' development by virtue of its height. Amendment made to table in section A4.

Historic England	MTCDC/5	to the height below would for instance still in theory comply.	
		A5: We understand the desire to avoid “pastiche”, but this requires some qualification, preferably with examples showing a variety of approaches that achieve this. Judging whether new design uses existing character in a way that avoids pastiche needs to be more fully explained as this is quite a complex area that required the application of considerable judgement.	Noted. The document, taken as a whole, shows examples of contemporary architecture that could be considered, without stifling innovative design. The Code seeks to provide rules whilst allowing designers some flexibility to develop innovative designs. Amended wording: <i>“Identity comes out of respecting and enhancing the existing character of the area and also from adapting and shaping to develop new character. The design approach MUST be influenced and reflect Mansfield’s existing architectural character. Development should seek inspiration from, and reinterpret the existing fabric in a contemporary way.”</i>
		A5: The following statement is confusing: <i>Identity comes out of respecting and enhancing the existing character of the area and also from adapting and shaping to develop new character.</i> This in theory allows proposals to either respect existing character or establish a new character, so in essence it isn’t a rule, and in conservation areas would run contrary to national policy. We appreciate the intention however and suggest re-wording to allow for reinforcing and augmenting the existing character in new, contemporary ways.	Noted. This is the wording used in the National Model Design Code – paragraph 119.
		A6: The bullet point on bricks could be more specific to include water moulded bricks, which were the chief brick type used in the C19. These are smooth faced and quite unlike “soft faced and creased”	Noted. The wording has been amended to state: <i>“Building materials can reinforce or dilute local distinctiveness.”</i>

Historic England	MTCDC/5	which refers to hand made bricks, which will be present in older buildings but not in the majority of industrial ones. Pictures of materials would be helpful.	<i>The older parts of the town centre are largely faced with Mansfield stone and brick, with slate and clay tiles. The brick in 19th century buildings in the town is typically smooth faced and 'water moulded'. Older buildings are often constructed with hand made brick with a soft face and creasing. Windows, doors and shopfronts are constructed from timber."</i>
Environment Agency	MTCDC/8	No comments.	Noted.
Campaign to Protect Rural England (CPRE)	MTCDC/9	Area rule 1: We agree with the principle to build or re-build at higher densities and make more efficient use of land but (unless we have overlooked them) the policy in its current form does not contain definitions of 'density' or 'efficient'. We think these should be added for clarity and to pre-empt conflicts in the future which can take much time and energy to resolve.	Noted.
Q4 – Do you have any general comments about Part C Spatial Elements - Detailing the Place - Site Specific Design Rules?			
Environment Agency	MTCDC/8	No comments.	Noted.
Q5a – Sites 1 & 8 - White Hart and 14-16 Church Street			
Historic England	MTCDC/5	This is somewhat muddled and doesn't carry forward the rules on NDHA's already stated in the document. For instance - <i>Allow for demolition or re-purposing of Sorting Office</i> . The sorting office is a building that contributes strongly to the character and appearance of the conservation area and therefore should by default be retained. Putting an option for demolition in the policy effectively circumvents the rule on	Noted. For clarity, the 'sorting office building is listed (by association) and not a NDHA. The Code refers to retention of NDHA. The specific rule seeks to allow for the demolition of the modern extension to the post office building (listed by association) and not the original building fronting Church Street. Amended wording of note A4 for clarification:

		NDHA's without evidence and in advance of any proposals. They may prove to be exceptions further down the line, but that is for the developer to prove. Further to the map key, it should be hatched "for retention", as should all the buildings along Dame Flogan Street – the map shows just two small buildings retained in what is now a complete built frontage.	<u>"Allow for repurposing or demolition of the modern extension to the rear of the grade II listed Sorting Office fronting Church Street (as shown by purple dotted line)."</u> Also, insertion of new rule A5 to state: <u>"Consider potential for retention of buildings on Dame Flogan Street identified 'for retention' (blue hatched) which positively contribute to the character but are not classed as either designated or non designated heritage assets."</u>
Environment Agency	MTCDC/8	The 1 in 100 flood year event (flood zone 3) and 1 in 1000 flood year event (flood zone 2) flood zones shown on Figure 7-2 do not replicate the flood extents shown by the latest hydraulic modelling undertaken for Mansfield Town Centre and which is available for view on Flood Map for Planning (FMfP). We note however that up-to-date flood extents are shown in Figure 4-2: Watercourses and flood risk (page 21 of the Draft Design Code).	Noted. The extent of flood zones 2 and 3 on figure 7.2 have been amended.
Q5b – Site 2 - Belvedere Street			
Historic England	MTCDC/5	Nos 37 and 47 Stockwell Gate are historic pubs that are NDHA's, and eminently worthy of retention, yet they are not hatched on the map. No.49 on the other hand is shown for retention and is a late 20th century, poor quality building, as are nos. 59-61.	Noted. NDHAs are shown as 'grey' on the maps and not hatched.
Environment Agency	MTCDC/8	No comments.	Noted.
Aldergate Properties Ltd	MTCDC/11	We will not comment on other sites covered but must deal with the Codes approach to our site at Belvedere Street (Site 2).	Noted.

		<p>Figure 7-4 has no regard to topography or the real world of development. This site hasn't been adequately or realistically addressed. The sketch goes well beyond design guidance and is more akin to a "development brief" but which lacks the reality of the commercial market place. The dictation of unrealistic cross site connections – truncating the site into 3 – cannot be justified. Please be mindful of the "town centre first" policy of national & local planning policy.</p>	<p>It is acknowledged that there are issues with 'level changes' across the site that would need to be addressed in any design solution. All sites were visited by the consultants in advance of preparing the code. The figures accompanying specific sites are for illustrative purposes and not intended to predetermine the location of the footprint of buildings. It is accepted that not all sites will be developed having active edges in the precise locations shown. The illustrations seek to identify the key principles to inform future development. These include having active edges that address main public streets and spaces. This is a fundamental urban design principle.</p>
		<p>It is a nonsense to suggest that active frontages can be provided as drawn, especially along Station Road. The sketch takes no regard of the topography of the site nor does it reflect the commercial reality that occupiers will not trade from Station Road due not just to levels differences (several metres from Station Road to the site) but also the fact that there is little or no existing footfall and little prospect of creating customer footfall.</p>	<p>Noted. The active frontages have been amended on Figure 7.4 to reflect the former access point to the site. The plans accompanying site development are for illustrative purposes. It is accepted that not all sites will be developed having active edges in the precise locations shown. The illustrations seek to identify the key principles to inform future development. Including the importance of active edges fronting main public spaces and streets. The green links and pedestrian routes may vary in precise location but are important principles in improving linkages and greening.</p>
		<p>There is no "desire line", nor will there be, for users of the train to walk between the Station and Stockwell Gate as shown – perhaps this is a legacy of an old proposal to link to what was then the Bus Station? There are existing routes to Stockwell Gate, The Market Place and the Four Seasons Centre for</p>	<p>There is a footpath link between 47 and 49 Stockwell Gate that allows connectivity across the site to the south. There is potential to enhance links through the site to create greater permeability. There is some potential to create greater links from north-west to the south-east from Walken Street to the train station. It is acknowledged that there are</p>

		those entering on the train, including direct from the Station to the Bus Station/Transport Interchange.	some changes to levels between the site and Station Road. These would not be insurmountable as part of a redevelopment of the site.
		It is a small point but buildings hatched on Stockwell Gate include the 1960's former job centre (39 Stockwell Gate). These shouldn't be seen as having to be retained. They are not listed and there is no reason to suggest they couldn't be satisfactorily redeveloped in the future despite employing existing policy safeguards regarding proximity to designate & none designated assets.	Noted. Some buildings are shown as 'buildings to be retained'. These are not identified as 'designated' or 'non-designated' heritage assets (as is the case with 39 Stockwell Gate). The 'buildings to be retained' can contribute to the street by virtue of scale, siting and creating continuity in the street scene. They are not afforded the same protection as listed buildings.
Q5c – Site 3 - Former Mansfield Co-operative Society (Beales)			
Historic England	MTCDC/5	The original Co-op (Beales) building is a high quality historic building constructed of fine Portland stone. Allowing options for its demolition, as option 3 effectively does will almost certainly result in its demolition. We therefore advise that that option 3 is omitted.	Noted. The Code allows for the demolition of the more modern 'incongruous' modern extensions to the Beale's building but retains the main building which is an NDHA. The building is Council owned and is proposed for re-use.
Environment Agency	MTCDC/8	No comments.	Noted.
Q5d – Site 4 & 5 - BHS and Clumber Street			
Historic England	MTCDC/5	This policy needs to be reconsidered. 32, 34, 36a and 36b West Gate are fine quality buildings constructed of local stone ashlar and there should be no question regarding their retention of all of them, but the policy only refers to 36a&b, with no mention made of 32 and 34 even though they are the larger portion of the frontage, featuring an historic clock. The drawings show a large gap being punched into this building at the very least, with the sole benefit of improved access to Clumber Street, the rationale for which is difficult to ascertain. Clumber Street is a	The Design code rules seek to 'as a minimum' retain the façade of 36a/b West gate. The other approach is to 'Retain and reuse 36 a/b Westgate'. Notwithstanding this, the site is within the Conservation Area where stricter controls are in place regarding demolition and design quality.

		back-land area and this is highly unlikely to become a desire line. Eclipse Yard which is literally next door has been gated off, so if a new route is required this should be brought back into use, something that would also accord with the document's movement strategy.	
Environment Agency	MTCDC/8	No comments.	Noted.
Q5e – Site 6 - Rosemary Centre			
Environment Agency	MTCDC/8	No comments.	Noted.
Carney Sweeney	MTCDC/14	The Rosemary Centre falls within Area 3 in the design code. It is also identified as Site 6 and categorised as a refurbishment / redevelopment opportunity. Members of the Planning Committee voted to grant permission for the demolition (2021/0488/FUL) to redevelop the site. The design code should be revised to reflect the scheme granted on this site.	Noted that this is a summary of the proposed approach to 'Area 3' in the Design Code. It is acknowledged that there is an extant planning permission on the site that was secured prior to adoption of the Design Code. The code cannot prevent implementation of this proposal but seeks to shape future developments if the permitted scheme is not implemented.
Q5f – Site 7 - Clumber House			
Historic England	MTCDC/5	We question whether this building is in fact a heritage asset – it is a low quality 1970's building with little architectural merit.	This is owned by MDC and being refurbished – hence its retention and inclusion in the Code. The Design Code does not only address 'heritage assets' but sets a framework for other development.
Environment Agency	MTCDC/8	No comments.	Noted.
Q5g – Site 9 - Four Seasons shopping centre			
Historic England	MTCDC/5	We welcome the objectives for this site, which show a scale of ambition and a recognition that re-	Noted

		development is critical for the future vibrancy of the town centre.	
Environment Agency	MTCDC/8	No comments.	Noted.
Q5h – Site 10 - Toothill Lane car park			
Environment Agency	MTCDC/8	We note that details are to be provided in a future edition of the Design Code.	Noted.
Q5i – Site 11 & 12 - Market Place			
Historic England	MTCDC/5	See earlier comments regarding planting [re Q2].	Noted. The design code does not promote further tree planting in the Market Place. The diagram on pp153 is an excerpt from the Town Centre Master Plan. This would be subject to further detailed design.
Environment Agency	MTCDC/8	We note that the site has been identified as a 'Public realm enhancement opportunity'. This should include multifunctional green (and blue) infrastructure enhancements where possible.	Noted. This would be a matter of detailed design. Historic England would need to be involved in the design of any environmental enhancement schemes as they could have an impact on the historic integrity of the Market Place.
Q5j – Site 13 - Stockwell Gate			
Environment Agency	MTCDC/8	No comments.	Noted.
Q5k – Site 14 - Town Mill			
Historic England	MTCDC/5	The objectives for this site are welcomed – this is one of the very oldest parts of Mansfield and it is regrettable that it is so close to St Peter's Way, which was built over the old Mill Pond. The northern retaining wall of this pond still survives. Could there be a reinstatement of part of this pond – perhaps as part of a sustainable urban drainage system for the site? We also note that the river Maun has been put in a modern concrete culvert here also.	Noted. The Design Code encourages the delivery of Sustainable Drainage Systems and other policy documents (including the Town Centre master Plan) and initiatives promote the de-culverting of the River Maun.

Environment Agency	MTCDC/8	This site is identified as being at flood risk. As discussed in answer to Qu 2 above, the principles and guidance within section N.2 iii of the of the National Model Design Code Part 2: Guidance Notes will need to be applied at the early design stages for any redevelopment of this area. We would welcome green and blue infrastructure enhancements being embedded in any redevelopment of this area, including those which improve the biodiversity, habitat and public amenity value of the River Maun which runs through the site.	Noted. The code promotes development that: 'Co-ordinates and contributes to town wide SuDS strategy.' And 'Co-ordinate and contribute to biodiversity strategy.'. This could include blue infrastructure.
Q5I – Site 16 - Station Hotel			
Historic England	MTCDC/5	Increasingly public transport is seen as an indicator of the quality of a place. Although it has a fine Bath stone station building and associated hotel (now vacant), Mansfield station area is a very poor entrance to the town visually, provides no other amenities and considering its close proximity to the town centre has some of the worst pedestrian connections of any railway station in the midlands. Wide turning radii and an absence of pedestrian crossings on Quaker Way exacerbate this. With this in mind we advise that a broader strategy is needed for this site as part of a more detailed movement plan. The exemplars shown - Liverpool Lime Street, Nottingham and Kings Cross are not really applicable, but Sheffield station on the other hand suffered a similar extent of severance that was addressed by outstanding three dimensional public realm and public art, and there will be other examples – Worcester Shrub Hill is also for instance the subject of ambitious proposals to address this type of severance.	Noted. It is agreed that the station environs and links to the town centre need improvement. The Design Code, and recently adopted Town Centre Master Plan both set a framework for the enhancement of the Station, its environs and links to the town centre. The Design Code is one of a suite of policy approached that will address environmental improvements and linkages within and to the town centre. More detailed design work on this area would be set in the context of the Code and other strategies including the TCMP, Local Cycling and Walking Infrastructure Plan and Severn Trent Green Recovery Programme. These are being considered by the Council. Public art is promoted in the Design Code.

Environment Agency	MTCDC/8	No comments.	Noted.
Q6 – Do you have any comments about Appendix A - Compliance Checklist?			
Environment Agency	MTCDC/8	No comments.	Noted.
General comments			
Forestry Commission	MTCDC/2	We have reviewed the draft design code and fully support its aims and ethos as an exemplar example. If we can assist with information and advice on urban tree planting initiatives and grants available, please do not hesitate to contact us.	Noted and welcomed.
Historic England	MTCDC/5	The challenges of delivery are manifest in the scope of the master plan and code, and resource implications will be part of this. If the issues we have identified can be addressed we would be happy discuss how we might assist, perhaps in association with other arm's length bodies.	Noted and welcomed.
Coal Authority	MTCDC/7	It is noted that this design code document relates specifically to the town centre as identified in Figure 2-1: Design Code Extents. I can confirm that our records do not indicate the presence of any coal mining features at surface or shallow depth within the town centre area identified. On this basis I can confirm that the Planning team at the Coal Authority have no specific comments to make on this consultation document.	Noted
Campaign to Protect Rural England (CPRE)	MTCDC/9	General: Our <u>overall view</u> is that this Design Code has real potential to transform Mansfield into the kind of environment people will want to live in and spend time in. It represents a mostly very coherent strategy for the future.	Noted.

Campaign to Protect Rural England (CPRE)	MTCDC/9	<p>Cross-cutting <u>features</u> of the Design Code we are particularly <u>in agreement with</u>:</p> <ol style="list-style-type: none"> 1. the intention to protect views from the town centre onto both natural (forests) and industrial (e.g. rail viaduct) heritage 2. the intention to increase the number of trees and canopy cover and prioritise soft landscaping solutions rather than hard engineering ones 3. the intention to direct residential development to the town centre 	
		<p>Transport: We welcome</p> <ol style="list-style-type: none"> 1. the recognition of the detrimental impact of the ring road including severance, and the recognition of the opportunities to re-allocate road space to give priority to non-car modes <p>the recognition that bus services in the evening are often poor and those arriving by public transport arrive into an unwelcoming environment</p>	Noted
Nottinghamshire County Council	MTCDC/10	<p>The County Council welcomes the work done by this project to test the application of the National Model Design Code for Mansfield and wider Nottinghamshire towns. The Code enables a strong conversation around the local place ambitions and a suitable framework to hold privately and co-funded regeneration partners to account to benefit local communities in the long term.</p>	Noted
		<p>The comments are suggested improvements to support the finalising of this work, which we believe</p>	Noted

Nottinghamshire County Council	MTCDC/10	can make for a nationally as well as locally significant exemplar project.	
		<p>General: The publication of this design code is to produce exemplar design code and design coding processes, for other areas to follow. The key standards are for the design code:</p> <ul style="list-style-type: none"> • to be clearly defined, concise and include well-illustrated design requirements. • to be sensitive to local context and to support proposed policy themes to be clearly illustrated and explicit parameters. • to be concise, practical, easy to use and take into account viability considerations. <p>This is well achieved by the code, which should also provide some flexibility as times change and new technologies arise providing different place investment opportunities such as through digital innovations to place.</p>	Noted.
		General: It sets a strong vision for the Town Centre and will benefit the local area for prosperous and green places.	Noted
		General: We look forward to being involved with the next phase of information sharing on best practice and lessons learned, to include: • shared local information on how to follow the coding process set out in the National Model Design Code • shared national lessons learned so that other organisations can benefit from the learning and best practice. • enabling local authorities and community groups to access digestible and easy to use tools prepared as part of the monitoring and evaluation process	Noted.

Nottinghamshire County Council	MTCDC/10	We particularly welcome the development of local engagement through interactive mapping and would want to see this resource kept alive for the purpose of lessons learned and monitoring of the design code effectiveness. Interactive map (Mansfield.place) This enables review of the Code by spatial planning partners, as needed and in a way that is flexible and appropriate.	
		General: The document reads well and explains the requirements of SUDS to the audience.	Noted.
		Pages 58-60: The Flood Risk Management (FRM) Team has the following observations to make with regards to pages 58-60: There is no mention of future climate change mitigation which is expected within storage calculations by the Lead Local Flood Authority (LLFA).	Agreed. Changes are proposed to add to Town wide rule T8 to state: “...Mansfield District Council is committed to achieving Sustainable Drainage Systems (SuDS) in new developments in order to reduce the potential for flooding, deliver environmental enhancements, make places more resilient and respond to climate change. <i>This must include mitigation within storage calculations for future climate change for approval by the Lead Local Flood Authority (LLFA).</i> SuDS will also add value in terms of Green Infrastructure and biodiversity.”
		Pages 58-60: Reference should be made to the LLFA’s preference for above ground SUDS.	Noted. This matter is dealt with in the Council’s SuDS SPD and need not be included in the Code. The type of SuDs intervention will be a matter of detailed design where the Council can express preference for above ground SuDS.
		Pages 58-60: The LLFA has a discharge hierarchy which is not mentioned within this document. The hierarchy is: infiltration, discharge to a watercourse, discharge to surface water sewer or discharge to	Agree. Town wide rule T8 (Bullet 1) has been amended to read: “...and amenity. <i>The LLFA has a preferred discharge hierarchy of infiltration, discharge to</i>

Nottinghamshire County Council	MTCDC/10	combined sewer. Reference to this should be included.	<i>a watercourse, discharge to a surface water sewer or discharge to a combined sewer.</i> To be supported....”
Aldergate Properties Ltd	MTCDC/11	Perhaps the first thing we should say is that we are in favour of good design & good architecture & wouldn't wish our comments to be seen as anything else.	Noted
		As our response doesn't fit readily into the "comments form", please treat this email as our consultation response. We won't deal with the with them page by page - 170 pages, but perhaps we should point out that the "active frontage sketch" is missing from page 112	Agree. The amendment has been made.
		Rosemary Street on page 122 is actually Belvedere Street.	Agree. The amendment has been made.
		We'd also repeat our previous observation that it is somewhat odd for the Draft Design Code to declare it is to support the Master Plan – which had not yet been published in a final form when the Code was written.	Noted. The Master Plan was adopted by the Council on 2 nd August 2023.
		Although the Code says it is intended to be used flexibly, the use of words such as "mandatory", "no exceptions", "rules", "prohibits" and "must" tend to imply the opposite. Mandatory use and completion of a "Compliance Checklist" for example may be a cost burden, especially to smaller "applicants". One might ask why Officer's would need that from an applicant rather than reach a considered opinion?	The Design Code is intended to set out 'rules' for development. The use of positive language is encouraged in the guidance for preparing codes. The use of a check list has also been supported by the Office for Place in helping to ensure compliance. However, the code also contains advisory sections. Officer's will still have discretion in assessing compliance when determining applications. Where there is a material departure from the code, developers have the opportunity to explain why this is necessary. The code allows for these to be addressed through a design review panel.

Aldergate Properties Ltd	MTCDC/11	<p>There are real dangers of adopting rigid guidelines. We say that with good reason & the best example we can give is the Old Brewery Site where the Council promoted a massive offices development – despite protestations from us & others in the then Developer Forum that housing here was the way forward. It was many years before the Council relented and allowed residential development.</p>	<p>The design code allows some flexibility in the use of buildings and land. It is primarily concerned with design quality. The design code cannot retrospectively address previous decisions.</p>
		<p>We agree in principle that development proposals complying with the Code should be consented.</p>	<p>Noted.</p>
		<p>It should however be made clear that proposals which are not compliant should not be automatically attract a refusal. That is a matter for the Council/Decision makers exercising their own planning balance & judgement on planning applications.</p>	<p>Agree. Officers will still have discretion in assessing compliance when determining applications. Where there is a material departures from the code, developers have the opportunity to explain why this is necessary. The code allows for these to be addressed through a design review panel.</p>
		<p>There is little or no information in the Code to allay fears that the implications of adopting it have been fully considered (an appended report would have been useful). For example: What will be the impact on the cost of development? Will the viability of development be adversely affected? As with the Master Plan there are huge question marks here. If development is stifled or rendered unviable/undeliverable that has knock on effect on the vitality of the town.</p>	<p>The Code considers matters of design quality. It is accepted that there are other matters that inform the determination of planning applications including viability considerations. No evidence has been identified that suggests the developments would not be viable. It is not the intention of the code to stifle development, only to improve its quality by setting out key principles.</p>
		<p>Have the cost/benefits been quantified & considered?</p>	<p>The document sets out principles that will help deliver high quality development. Cost / benefit can only be established through assessing detailed designs.</p>
		<p>What are the costs of public realm off-site works? - such as re introducing “historic street patterns”,</p>	<p>The design sets out principles for re-development of sites and public realm works, it does not set out</p>

Aldergate Properties Ltd	MTCDC/11	<p>changing existing roads/layouts, new street signs/furniture etc. is undoubtedly very costly. How is that to be delivered & funded?</p>	<p>detailed designs. Creation of new linkages / streets as part of new developments need not add to costs. In most cases they are needed to allow access to and through proposed new schemes. The recently submitted proposals at White Hart Street have demonstrated that it is feasible to consider proposals that re-introduce linkages as part of the proposal. This scheme has been costed and appears to be viable.</p>
		<p>It is unrealistic to assume that such works can be paid for by developer contributions. In the current economic climate it is perhaps equally unrealistic to suggest that they will be funded by local Council Tax & Ratepayers. We appreciate that having a code in place may help with attracting government funding for “public realm works” but that is by no means certain and we’d ask you to bear in mind that the Code could have the opposite effect.</p>	<p>The design code does not set out requirements for public realm works to be paid for by town centre developers. It sets out a framework that encourages individual sites to contribute towards a coherent approach. Other sources of funding can be explored to seek to deliver improvements to existing public streets and spaces, including public funding.</p>
		<p>If the Code & its “rules” are slavishly applied this could stifle development rather than encourage it. It could undermine innovation in design & architecture; adoption of modern methods of construction and prevent reaction to changes in operational, economy and the commercial market.</p>	<p>It is not the intention of the Code to stifle innovative design. It sets out principles such as movement, scale and relationship with the street rather than interfering in matters of detailed design and architecture – other than in terms of scale and appropriate materials. Some of the photographic examples given in the code could be considered ‘innovative’.</p>
		<p>Finally from practical & perhaps procedural view we would ask you to consider whether the Code should or can be adopted until proper consideration has been given to its impact on development in the centre.</p>	<p>The purpose of the Code is to set a framework for coherent and co-ordinated development within the town centre. The Council will consider adopting the document once it is content it offers a justifiable and logical approach to code setting in the town centre.</p>

Sport England	MTCDC/13	Sport England are in support of the Mansfield Town Centre Design Code and approve of the sections which encourage movement and co-locating of facilities in the town centre. It is also great to see the hierarchy of travel to consider walking, wheeling and cycling as priorities over vehicle traffic.	Noted and welcomed.
		Sport England would encourage the implementation of our Active Design guide in the sections outlining policy that should be used as design guides. Sport England, in conjunction with Public Health England, has produced 'Active Design' https://www.sportengland.org/facilities-planning/active-design/ , a guide to planning new developments that create the right environment to help people get more active. The guidance sets out ten key principles for ensuring new developments incorporate opportunities for people to take part in sport and physical activity. The Active Design principles are aimed at contributing towards the Government's desire for the planning system to promote healthy communities through good urban design.	Noted. It is not essential for the code to refer to all other publications that could have positive benefits for the town centre. The 'Sport England' and 'Public Health England' document 'Active Design' is supported but can be used as a material consideration independently of the Code without specifically being referred to.
		It is <u>requested</u> that the design guide includes a specific section which sets out advice (e.g. listing the 10 Active Design principles) on how developments can be designed to promote physical activity and this can signpost to Active Design for further detail.	Noted. The document is supported but need not be in the Code – which primarily deals with the design of buildings, streets and places. It would more appropriately be considered as part of the suite of documents supporting the emerging Local Plan and the Council will consider the principles at that time.

Summary of Design Review Panel comments and MDC response

	Section	Comment	Response / change
Design Review Panel	Vision	The comments made on the March draft apply to the final draft too.	Noted.
Design Review Panel	Vision	The code includes a Masterplan Vision Statement which is clear (p.16) referencing industrial heritage, repairing urban fabric connecting destinations as well as connecting the town to surrounding neighbourhoods. A statement at the end explains that the code provides the next level of detail to the town centre masterplan vision.	Noted.
Design Review Panel	Vision	The section on Mansfield's character shows helpful analysis.	Noted.
Design Review Panel	Vision	Small point: there is a statement that the code was funded by Government, DLUHC (p.3). This should be changed to reflect that the code was produced as part of the Design Code Pathfinder Programme funded by DLUHC.	Change made.
Design Review Panel	Short/visual/numerical	It is positive to see the use of diagrams and numbers (in particular on street design) within this code. I would however encourage the Pathfinder to undertake a 'code breaking' exercise to understand where there are potential gaps or areas of this code that maybe exploited.	No change proposed. Code breaking exercise 18 th September.

Design Review Panel	Short/visual/numerical	This is a long document, at 170 pages. There is a clear structure according to spatial scales: town wide, area type and site-specific rules.	Noted.
Design Review Panel	Short/visual/numerical	The code instructions (p.12) offer clarity to the reader of which rules/guidance they need to follow, this is useful to see although in its current structure (and length), the reader has to jump around the document quite a bit to understand the relevant sections that might apply to a particular planning application. Testing the ease of use of the document with developers and Development Management teams is important. It is recommended that further work/testing is undertaken to ensure the document is concise.	Hyperlinks added to the document to allow easier navigation.
Design Review Panel	Short/visual/numerical	The hand drawn sketches could be refined to align more clearly with the graphics across the document.	Noted. Some changes have been made to the illustrative material. Otherwise, there is broad consistency in the style of the diagrams. Some have been replicated from the shop front guidance.
Design Review Panel	Short/visual/numerical	The code states (p.13) that “the Council reserves the right to review the Code after planning applications within the town centre have been determined”. We assume this is to safeguard, in the event that an application comes through that satisfies the code but is not the standard anticipated by the council? A code-breaking exercise would be useful to potentially remove the risk of these applications being submitted in the first place by identifying the gaps in the code, where the code can be strengthened and where greater flexibility might be offered.	Code review wording amended to remove final paragraph. Wording amended whilst retaining the Council’s right to review the code. The flow chart has been changed to be more graphical rather than text and hyperlinked to the relevant pages. The wording in Town Wide rules has been changed to refer to ‘code instructions’ and not ‘policy requirements’.

Design Review Panel	Definitive requirements	It states (p.9) that “the design code uses a range of mandatory and advisory coding elements across the town centre in its entirety as well as within a defined set of area types”. A code is a mandatory requirement – it is recommended to distinguish between guidance and codes throughout the document, particularly in the town-wide rules section.	The wording in Town Wide rules has been changed to refer to ‘code instructions’ and not ‘policy requirements’ to clarify that these are ‘rules’.
Design Review Panel	Definitive requirements	The town-wide rules as currently written, are largely principles to influence the design process, rather than requirements that give clarity on the form of development. It would be better to describe these as principles or guidance. If the intention is to create codes that will influence process, to tighten the language and think about the expectations for planning application information that is required or elements of built form that can be coded at this scale.	Noted. Some changes have been made to the text to refer to ‘rules’. The document has largely been drafted to signpost ‘rules’. Whilst there are some ‘principles’ in the document, the ‘town-wide’ area wide’ and ‘site specific’ sections are expressed as ‘rules’.
Design Review Panel	Definitive requirements	A further review of the town-wide principles to ensure their purpose/rationale is clear and ties back to the vision, would be helpful – at the moment this section feels very long.	The text has been amended to clarify links between the vision and Town wide principles. Amendment to read: “Twelve town wide design rules have been created to set out requirements for ALL development proposals. These rules facilitate delivery of the town centre vision to: <ul style="list-style-type: none"> • Create a liveable vibrant town centre • Deliver good quality new homes • Generate footfall by repairing the network of streets and creating new connections. • Create a range of uses. • Protect and enhance the character and quality of the historic environment • Creating a greener environment.

Design Review Panel	Definitive requirements	Coding for process should ensure the applicant is clear about what is expected and the information they need to provide to demonstrate the codes are met. For example, would you expect reference to the policy documents listed on p.38 to be included in a Design and Access Statement or that every application within the town centre must include a heritage statement demonstrating how the application responds to existing heritage assets and conservation areas.	Noted. The Code provides links to the appropriate policy documents that need to be considered.
Design Review Panel	Definitive requirements	It would be useful to understand the relevance of the photos for the permitted exceptions (p.39) – these all look like heritage assets that were retained rather than lost.	Noted. The photographs seeks to show positive references rather than permitted exceptions. These are annotated with ticks and crosses throughout the document.
Design Review Panel	Definitive requirements	The town-wide codes for the Street Network similarly are quite loose. Are there common rules that will apply to different street types, or if these are also about a change in behaviour to ensure streets design issues are considered early, then how can the process be improved to meet the aspirations that are set out – e.g. applications at a certain scale threshold must include a transport strategy that includes x, y, z.	Noted. The Code offers a series of rules that apply to <u>all</u> new streets as part of the ‘town wide’ principles. Enhancements to existing streets are aspirational and offer an opportunity for the Council to bid for future funding. The street typologies show what typical sections could look like. The final form of streets is outside the scope of the Code and is a matter of detailed design.
Design Review Panel	Definitive requirements	The area rules are largely set out as requirements. They are clear and well-illustrated, however, the hierarchy of design control, and what this means for the application of control, needs to be clearer. How will the DM team ensure this doesn't give applicants for these areas of lower control reasons to argue against the code? Perhaps this could be described in	Noted. There have been some changes to the Code's introduction (Code Compliance) to clarify that departures from the code must be the subject of the ‘Design Review Panel’. This has also been repeated in the Town wide and Area wide Rules.

		a different way – accepting alternatives to the code, perhaps that will be reviewed using a Design Review Panel?	Amendment proposed (pp12 paragraph 4): “...In order to justify any exception to any rules set out within the Code Mansfield District Council will require an independent design review to be undertaken by Design Midlands.”
Design Review Panel	Definitive requirements	The site-specific rules act as development briefs giving direction as to expectations for each site. It is useful to see how these link back to the area and town rules sections but these are not in themselves codes.	Noted. However, there are ‘design codes’ shown in the tables and through the diagrams.
Peeveril Securities Limited	Figure 6-2	The Rosemary Centre falls within ‘Area 3’ on Figure 6-2 in the Design Code, where land lies outside the town centre’s Conservation Areas and no heritage assets are located. The Rosemary Centre is also identified as ‘Site 6’ in the Draft Design Code and is categorised as a ‘Refurbishment / redevelopment’ opportunity type.	Noted and agrees as a summary of the ‘Area 3’ in the Design Code.
Peeveril Securities Limited	Figure 6-2	Members of the Council’s Planning Committee recently voted to grant full planning permission for the demolition of the Rosemary Centre building and redevelopment of the site for two new buildings for retail and one new building for food and drink/takeaway purposes, as well as new servicing, car parking and landscaping (application ref. 2021/0488/FUL). The Design Code should be revised to reflect the scheme accepted by Members for Site 6. For ease of reference a copy of the proposed site layout plan and proposed elevations drawings considered by Members are enclosed	Noted. It is acknowledged that there is an extant planning permission on the site that was secured prior to adoption of the Design Code. The code cannot prevent implementation of this proposal but can shape future developments if the permitted scheme is not implemented.

6.0 Conclusion

- 6.1 This consultation focused on a draft Design Code for Mansfield town centre, which is intended create a set of design rules for new town centre developments to follow. This should increase certainty for developers and speed up decision making. There was a modest response to the consultation. Although a number of comments we received were generally supportive, there were some which challenged the Design Code. The comments received were sufficiently detailed to have helped inform the final content of the Code.
- 6.2 A separate summary of consultation has been prepared by the Council's appointed consultants (PJA) to set out the nature of public engagement – particularly in the early stages of production of the Code. This will also be made available on the Council's web-site and is attached as Appendix A to this report.
- 6.3 There was a mix of respondents representing specific consultation bodies, general consultation bodies and a small number of landowners and members of the public. A summary of comments is provided below:
- Positive comments about the use of diagrams and numbers (in particular on street design) within this code.
 - The Code should become an exemplar project for others.
 - The code needs to more carefully consider 'mobility issues'.
 - The Code should encourage more Green Spaces.
 - The Council needs to undertake a 'code breaking' exercise to understand whether the code works effectively.
 - The code needs to be kept under review to ensure that gaps are filled.
 - The document is too long and complex and uses too much jargon.
 - Coding for process should ensure the applicant is clear about what is expected and the information they need to provide.

- Clear rules for intervention on sites, as defined in the code, is necessary to aid planning and regeneration.
- The code should emphasise the importance of heritage assets – including the Conservation Area, important buildings and spaces.
- The County Council need to be signed up to the Code.
- The provision of street trees is welcomed.
- The code needs clear rules for intervention sites in order to aid planning and regeneration.
- 18 metre tall buildings need to be considered in greater detail and may be too tall.
- Historic England - the original Co-op (Beales) building is a high quality historic building constructed of fine Portland stone - the option for demolition should be omitted.
- Historic England - 32, 34, 36a and 36b (former BHS) West Gate are fine quality buildings and should be retained.
- Historic England - Re-development of Four Seasons is critical for the future vibrancy of the town centre.
- Historic England - Mansfield station area is a very poor entrance to the town visually and should be improved.
- Historic England - Delivery of the Design Code (and Master Plan) will need resourcing.
- Where tall buildings are proposed it should not interfere with broadcast and electronic communication services.
- The principle of a Cultural Quarter and enhancing the public realm around the Mansfield Palace Theatre is welcomed.

- There needs to be a review of the surfacing materials used in the town centre.
- The Code should promote the town centre's history – the central Oak etc.
- Urbanisation to introduce living in the town centre is required not HMOs.
- The town centre needs 3 zones – 1. Entertainment Zone, 2. Urban living zone and 3. Retail zone.
- Shop fronts need to be improved.
- Environment Agency welcome inclusion of a section on watercourses, flood risk, blue/green infrastructure and de-culverting of Rock Valley.
- CPRE welcome recognition of the detrimental impact of the ring road including severance, and opportunities to re-allocate road space to give priority to non-car modes.
- There needs to be mention of Sustainable Drainage Systems (SuDS) and particularly above ground SuDS.
- The Code should not be adopted in advance of the Master Plan.
- Use of words such as “mandatory”, “no exceptions”, “rules”, “prohibits” and “must” will prevent the code being used flexibly.
- The code needs to deal with ‘viability’ matters more.
- The code could undermine innovation in design & architecture.
- Some of the links and connections shown in the code are not possible or difficult to achieve.
- Better cycling opportunities are needed in the town centre.

Next steps

6.2 All comments were forwarded to the consultants who prepared the draft Design Code and these, alongside other discussions have informed an updated final version:

- The vision has been changed to reflect that the code was produced as part of the Design Code Pathfinder Programme funded by DLUHC.
- Hyperlinks have been added to the document to allow easier navigation.
- Changes made to illustrative material / flow charts to ensure consistency across the document, and to be more graphical, as well as a number of typographical errors that were highlighted.
- The wording in Town Wide rules and some of the text has been changed to refer to 'code instructions' and / or 'rules', not 'policy requirements' to clarify that these are 'rules'.
- There have been some changes to the Code's introduction (Code Compliance) to clarify that departures from the code should be the subject of the 'Design Review Panel'.
- Town Wide Rule 1 has been amended to take account of 'non-designated heritage assets'.
- Town Wide Rule 8 has been amended to refer to the Lead Local Flood Authority's (LLFA) preferred discharge hierarchy and to require new sustainable drainage systems to include mitigation for future climate change within storage calculations.
- Area Wide Rule 1 has been amended to ensure more intensive use of land reflects the special architectural and historic interest of heritage assets.
- Area Wide Rule 5 has been amended to ensure Mansfield Town Centre's existing architectural character is used to inform and inspire new developments in a contemporary way to avoid pastiche.
- Site Specific Rules for White Hart Street and 14-16 Church Street have been amended to clarify which buildings should be retained and repurposed.

- 6.3 The document is due to be adopted in November 2023. Following this, the document will be used alongside the Mansfield District Local Plan and Town Centre Master Plan to guide the design of developments and inform planning decisions in Mansfield town centre.

Appendix 1

- Letter / emails

Mansfield District Council



Contact: Paul Tebbitt
Your ref: [REDACTED]
Our ref: MTDCDC2023
Direct line: 01623 463200
Email: lp@mansfield.gov.uk
Date: 30 June 2023

Dear Sir or Madam,

Re: Draft Mansfield Town Centre Design Code

Mansfield District Council is committed to delivering high quality development. This includes the design of buildings and the spaces between them. In 2022 the council was selected as one of 25 councils in England to be awarded £120,000 by the government to develop a design code.

Working alongside expert urban designers PJA and Urban Design Doctor, the council has prepared a draft design code for Mansfield town centre which, when finalised, will comprise a set of written and graphical rules which form the blueprint for how future developments in the town centre will look. It will cover the design of streets, public spaces and buildings, as well as spaces created for nature and green areas. It also looks at the design of specific sites and areas that have been identified in the emerging Town Centre Masterplan.

We will be holding the following drop in session where you can come along and find out more:

- **2 August 2023** (12pm until 5pm) West Gate (outside WHSmith), Mansfield town centre

You can make comments on the draft design code from **7 July to 18 August 2023**. All comments received will be used to inform the final document which, upon adoption by Mansfield District Council, will be a material consideration that will inform future decisions on planning applications and town centre improvements.



You can view the document and comment online by visiting our consultation portal: <https://mansfield-consult.objective.co.uk/kse> or by scanning the QR code on the left with the camera on your smartphone.

Your username is: [REDACTED]

To make comments online, please contact us quoting your reference or username so that we can link your account with your email address and send you a password.

You can also view a copy of the document at the Civic Centre and at each county library in the district during the consultation period. Please check opening times.

Comments must be made in writing and should preferably be sent electronically via the consultation portal or by email to lp@mansfield.gov.uk. Any comments sent by post should be addressed to the Planning Policy Team at the address below and reach the council no later than 4.30pm on 18 August 2023.

Mansfield District Council
Civic Centre
Chesterfield Road South
Mansfield
NG19 7BH

Please note that any comments you make may be made publicly available. We will process your data in accordance with our privacy statement. This can be viewed at www.mansfield.gov.uk/privacy.

You have received this letter because you are listed on Mansfield District Council's Local Plan database. We'd be grateful if you could let us know your email address so that we can reduce our paper usage. Please contact us, quoting your reference or username, at lp@mansfield.gov.uk or on 01623 463322 / 463200 / 463182 to update your details, for further information, or to be removed from our records.

Yours Faithfully

Paul Tebbitt
Policy Planner
Mansfield District Council

- Press release (7 July 2023)

<https://www.mansfield.gov.uk/news/article/12710/shape-what-mansfield-town-centre-could-look-like-in-the-future>

Shape what Mansfield town centre could look like in the future

People are being given a chance to help shape a draft Design Code that will determine the future of the look and feel of public spaces and buildings in Mansfield.



Share on



A six-week public consultation gets underway today (7 July) for people to have their say on the first draft of the code and make any comments before a final draft is prepared and adopted by Full Council.

This Design Code will form the blueprint for how future developments in the town centre will look. It will cover the design of streets, public spaces and buildings, as well as spaces created for nature and green areas, and it will inform future decisions on planning applications and town centre improvements.

The documents can be accessed and downloaded on the [council website in the planning policy section \(link opens in new window\)](#). People can participate in the consultation by answering questions on each section using online or paper questionnaires.

The first draft documents were given formal approval to go to consultation by Councillor Stuart Richardson, Portfolio Holder for Regeneration and Growth, on 26 June.

He said: "The design code will clarify what constitutes acceptable design quality and thereby provide a level of certainty for the council, developers and the local community.

"I would encourage everyone who has an interest in what the town centre should look like in the future to have their say on this consultation."

Press release pick up:

Coverage:

<https://mansfieldandashfield2020.com/help-shape-mansfield-town-centre/>

<https://www.chad.co.uk/news/politics/council/shape-what-mansfield-town-centre-could-look-like-in-the-future-4213055>

- Social media

Posts were added to the council's Facebook, Instagram, Twitter and LinkedIn social media channels once a week from 7 July

Examples:



Post frequency: Once a week

Average shares per post: 4

Average reactions per post: 10

Average comments per post: 5

Average reach per post: 1,227



- Poster

Mansfield District Council

Mansfield District Council


Are you interested in the design of future town centre developments?

We are currently consulting on a draft **Mansfield Town Centre Design Code** and would like to hear your views.




The government is encouraging the creation of design codes across England. This draft design code sets out a series of rules for new development within Mansfield town centre.

It covers the design of streets, public spaces and buildings, as well as spaces created for nature and green areas. It also looks at the design of specific sites and areas that have been identified in the emerging Town Centre Masterplan.






Available to view here and at:
<https://mansfield-consult.objective.co.uk/kse>



**by 4.30pm on
18 August 2023**

Please send your comments to:
**Planning Policy Team, Mansfield District Council,
Civic Centre, Chesterfield Road South, Mansfield, NG19 7BH**

 www.mansfield.gov.uk  [MyMansfieldUK](https://www.facebook.com/MyMansfieldUK)  [@MDC_News](https://twitter.com/MDC_News)