

Developer Forum

Martyn Saxton
Head of Planning and Regeneration



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Formal notices

- Fire drill
- Photographs and audio recording of the meeting
- Mobile phones
- Timings
- Chatham House rules apply
- Slides will be circulated afterwards
- New feedback form



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
- 12th forum since launch in 2018
- Theme today is ‘Devolution’



Agenda

- Damien Dacey – East Midlands Devolution Programme – **The East Midlands Devolution Deal**
- Executive Mayor Andy Abrahams – Mansfield District Council – **What devolution means for Mansfield**
- Martyn Saxton – Mansfield District Council – **Planning and regeneration update**
- Stephen Stray – Mansfield District Council – **Local Plan Issue and Opportunities Overview**
- **Workshop**





Devolution What does it mean for Mansfield?

Andy Abrahams

Elected Mayor of Mansfield



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How have we got here?

Between 2016 - 2020, NCC sought to make Nottinghamshire County Council a Unitary Authority

Since 2020, all the Districts and the NCC worked together case for the D2N2 area to become a strategic devolved area but retain local democracy

In 2022, the Government published the Levelling Up White Paper which motivated closer collaboration with Derby City and Derbyshire to enable a proposal to be submitted to DLUHC



What are the benefits of Devolution?

- Increased funding and investment (£38m/yr)
- Freedom to develop skills to our strengths and our needs
- Increased economic growth leading to better paid jobs
- More and better housing
- Fast track Green Technology and achieve Net Zero
- Better connected public transport and connectivity
- Economies of scale
- Localism and democracy



Headline Strategic Projects

- EM Freeport - £9 Billion – Ratcliffe on Soar
 - Zero carbon technology and energy hub
 - Access to Global Manufacturing Distribution
- EM Development Corporation
 - Attenborough Great Park/Toton/EM Parkway/A453 Corridor/Freight terminal
- West Burton Step Fusion Plant - £Billions
- Derby – Great British Railways Head Quarters
- Electrification of EM Mainline



Aspirational schemes for our Area

- VWNC - Advanced Manufacturing/Railway & Civil engineering & Future Skills & Technology
- NTU – 10 year programme to transfer degree courses
- Extension of the Robin Hood Railway Line
- Establishment of the Maid Marion Railway Line
- Midland Main Line Electrification
- Mansfield – the centre green innovation and retrofit
- Devolution and Levelling Up



Devolution – Rebranding Mansfield

Build
Create
Grow
Enjoy

‘Make it in Mansfield’



Any questions?



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Planning and Regeneration Update

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Planning and Regeneration Update

- Mansfield Town Centre Masterplan – adopted 2 August
- Affordable Housing SPD – adopted 5 September
- Biodiversity Net Gain SPD – adopted 5 September
- Mansfield Town Centre Design Code – adopted 15 November
- Green Infrastructure SPD – due to be adopted early next year



Planning and Regeneration Update

Local Plan Review:

- Local Plan Review (Scoping Report) – consultation held towards the end of summer
- Will have a fresh call for sites in the new year
- Commencement of evidence gathering



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

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



Local Plan Review – Issues & Opportunities overview

Stephen Stray MRTPI – Interim Planning Policy
Manager



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Local Plan Review

- Economic change – Pandemic / Impact of wars
- Accelerated changes in shopping patterns impacting on retail centres
- Commuting patterns / needs
- Construction costs / Cost of living
- Government Policy Changes - NPPF & NPPG, Use Classes Order, First Homes
- LURA, Environment Act / Biodiversity Net Gain (BNG)
- Government & MDC Climate Change declarations
- Need for policy to be based on up to date evidence
- Programme for review is set out in the Local Development Scheme (LDS) <https://www.mansfield.gov.uk/planning-policy/local-development-scheme>



Local Plan Review Timetable

Stage	Timescale
Consult on Local Plan Issues	Spring 2023
Evidence gathering	Ongoing until summer 2025
Duty to cooperate	Ongoing
Consultation on Local plan alternative options	Summer 2024
Publication of Local Plan	Summer 2025
Submission of Local Plan	Autumn 2025
Examination hearing sessions	Winter 2025 / Spring 2026
Proposed modifications	Summer / Autumn 2026
Adopt Local Plan	Winter 2026/2027



Evidence review

Programming in evidence review:

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

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

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



Issues & Opportunities (1)

- Consultation took place 25 August – 20 October (not Spring 2023)
- Document made available to view on consultation portal and at district libraries (along with Clipstone & Rainworth)
- Notifications sent to approx. 1,750 people on Local Plan database plus various notifications through the press
- Had 39 responses that are currently being reviewed



Issues and Opportunities consultation (2)

Structure of the Issues and Opportunities document:

- Provided some background to the district
- Explained the purpose of the consultation
- Set some context to the Local Plan including 'Making Mansfield: Towards 2030'
- Explained what a Local Plan is and why we are reviewing it;
- Set out the timetable moving forward
- Explained the relationship with other government policy and other plans and strategies.



Issues and Opportunities consultation (3)

Sets out some of the key issues that the Local Plan could address moving forward:

The 'spatial strategy'	Transport
Housing issues	Environment
Employment, Retail & Leisure	Sustainability & Climate Change
Health & Wellbeing	Local Services & Infrastructure

List not exhaustive. Purposes of the consultation was to seek the views of stakeholders as to what should be included in the emerging Local Plan.

Issues & opportunities (4)

- The level of growth that should be contained within the emerging Local Plan, including housing, employment, retailing and leisure and supporting infrastructure;
- The timescale for the 'plan period';
- The 'spatial strategy' – considering the options as to where new development should be located



Issues & Opportunities (5)

- Housing issues – including:
 - How much should be provided
 - Provision of affordable housing
 - Housing to meet specialist needs
 - Custom and self-build homes
 - Gypsy and Traveller Accommodation, and
- Housing mix



Issues & Opportunities (6)

- Employment, Retail & Leisure
 - How much additional employment and retail / leisure floorspace should be provided
 - Type of employment land needed
 - Strategic distribution sites (the need for new warehouses)



Issues & Opportunities (7)

- Health & Wellbeing – how the Local Plan can seek to improve people’s health and provide healthy environments. Including the provision of play and open space
- Transport – including how to maximise sustainable modes and encourage greater connectivity for Mansfield District
- Environment – Considering issues such as ‘countryside’ protection, Green Infrastructure, Biodiversity Net Gain, Flooding and Sustainable Drainage
- Sustainability & Climate Change, and
- Local Services & Infrastructure



LURA / Plan Making Reform Implementation consultation

- Act received Royal Assent 26/10/2023
- Supporting technical reforms consulted on 25th July to 18th October 2023.
- Finalised regulations to be informed by the consultation responses
- Government proposes 10 front runner authorities proposed to be selected for piloting the way in November 2024
- The rest to wait and come forward in tranches



Implications for MDC – Current plan system versus new system

- Options available
 - Progress the plan in line with current plan making system
 - Consider switching to the new plan making system



Any questions?



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Workshop

1. What do you think the main opportunities and challenges of devolution will be for the development industry?
2. What are the top 3 issues when wanting to develop / invest in Mansfield?
3. What are the top 3 opportunities / policy areas that should be pursued in the new local plan?



Thank you

- Feedback forms – online this time, at

www.mansfield.gov.uk/developforumfeedback



- Extra questions on the format of the forum

- 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