

Developer Forum

James Biddlestone
Chief Executive Officer



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Mansfield
District Council

Welcome

- New CEO
- Today's event
 - Mansfield Green Recovery Scheme
 - Local Plan Review
 - Local Nature Recovery Strategy



Formal notices

- Fire drill
- Photographs and audio recording of the meeting
- Mobile phones
- Slides will be circulated afterwards
- Chatham House rules apply
- Feedback welcomed



Developer forum purpose

- To:
 - help improve the delivery and quality of development schemes
 - create open and transparent channels of communication between developers / MDC
 - provide attendees with regular planning and regeneration updates



Agenda

- Clare Cook / Geoff George – Mansfield District Council – **Planning and regeneration update**
- Adam Boucher (Severn Trent Water) – **Mansfield Green Recovery Scheme update**
- Tracey Tucker – Mansfield District Council – **Local Plan Review**
- Catherine Mayhew (Nottinghamshire County Council) – **Draft Local Nature Recovery Strategy**
- **Questions / Discussion**



Planning and Regeneration Update

Clare Cook
Planning Manager

Geoff George
**Regeneration Programmes and
Projects Manager**



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Planning and Regeneration Update

- Planning and Infrastructure Bill
 - Has 6 Parts:
 - Infrastructure
 - **Planning**
 - Nature Recovery
 - Development Corporations
 - Compulsory Purchase Orders
 - Miscellaneous provisions
- Planning
 - Improving certainty and decision making
 - Resource crisis
 - Setting own planning fees and retaining income for the service
 - Changes to Delegation
 - Mandatory training for committee members
 - Spatial Development Strategies



Planning and Regeneration Update

- Whilst the Planning and Infrastructure Bill is key there are other reforms afoot:
 - Unimplemented provisions of the Levelling Up and Regeneration Act 2023
 - Local Government Reform
- New NPPF published Dec 2024
- Current Government Consultations:
 - Reform of Planning Committees – Technical Consultation
 - Planning Reform Working Papers on:
 - Speeding up build out
 - Reforming site thresholds
 - Planning committees
 - Development and nature recovery
 - Brownfield passport
 - Improving the implementation of BNG for minor, medium and brownfield development



Planning and Regeneration Update

Other News

- Development Management processed around 700 applications 2024/5.
- We were cited in a planning publication as having a high rate of approvals, ranked joint 11th in the Country with the highest approval rates in the year to Dec 2024
- We are making good progress on the Local Plan Review – Reg 18.
- Backlog Officer post was successful, and we did manage to clear the majority of the historic backlog in planning applications
- We have been successful in receiving a grant for £228,000 to help deliver the local plan review
- We have been successful in attaining £27,000 for BNG funding
- We have introduced Mycelia to assist in the validation, assessment and monitoring of BNG, although BNG remains a challenge
- We are going out for recruitment for an Assistant Director who will be the Chief Planning Officer this will give a clear focus on Planning in Mansfield



Planning and Regeneration Update

Towns Fund

- £12.32M secured
 - Destination Mansfield
 - SMART Mansfield
 - Warsop Health Hub
 - Destination Park at Berry Hill
 - Future Technology Knowledge and Skills Exchange
- Over £23M of investment in the district



Planning and Regeneration Update

Levelling Up Fund – Mansfield Connect:

- A multipurpose civic and community hub at the heart of the town centre, c. £33.5M
- Re-activating Mansfield town centre, driving transformational change in service delivery, breeding a new confidence in the town and unlocking our entrepreneurial spirit
- Progress on strip-out, asbestos removal and demolition
- Redesign underway to account for structural and condition issues
- Strong partnership engagement

National Lottery Townscape Heritage Programme

- 11 buildings being improved across the town centre area re-purposing many and refurbishing others
- 2 more under consideration, linked to a town centre marketplace upgrade

Planning and Regeneration Update

High Street Rental Auctions

- Working with private sector landlords to bring vacant properties into potential use

Community Regeneration Partnership

Including:

- Culture-led Regeneration - masterplanning and concept plans for the Theatre and Museum
- Inward investment playbook – promoting the opportunities for business growth
- Hotel and Bed–space review
- Developing a Mansfield vision and pipeline projects for investment and funding, esp. from EMCCA



Planning and Regeneration Update

The Plan for Neighbourhoods

- c.£20M, 75% capital
- 10-year vision, commencing 2026/27
- Collaborating with partners via the Place Board
- Strong focus on community capacity building and neighbourhood-based regeneration, alongside town centre / urban
- Opportunity to engage via an Eol – details to follow



GREEN RECOVERY



MANSFIELD SUSTAINABLE FLOOD RESILIENCE



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Nottinghamshire
County Council

WONDERFUL ON TAP



MANSFIELD SUSTAINABLE FLOOD RESILIENCE



- £76 million in Mansfield on nature-based solutions to protect communities from flooding.
- Created a partnership with Mansfield District Council and Nottinghamshire County Council.
- Provided storage for >31 million litres of surface water.
- Creating a blueprint for how we can manage future flood risk Sustainable Drainage Solutions.
- Making Mansfield an even greener place to live for our customers and communities.

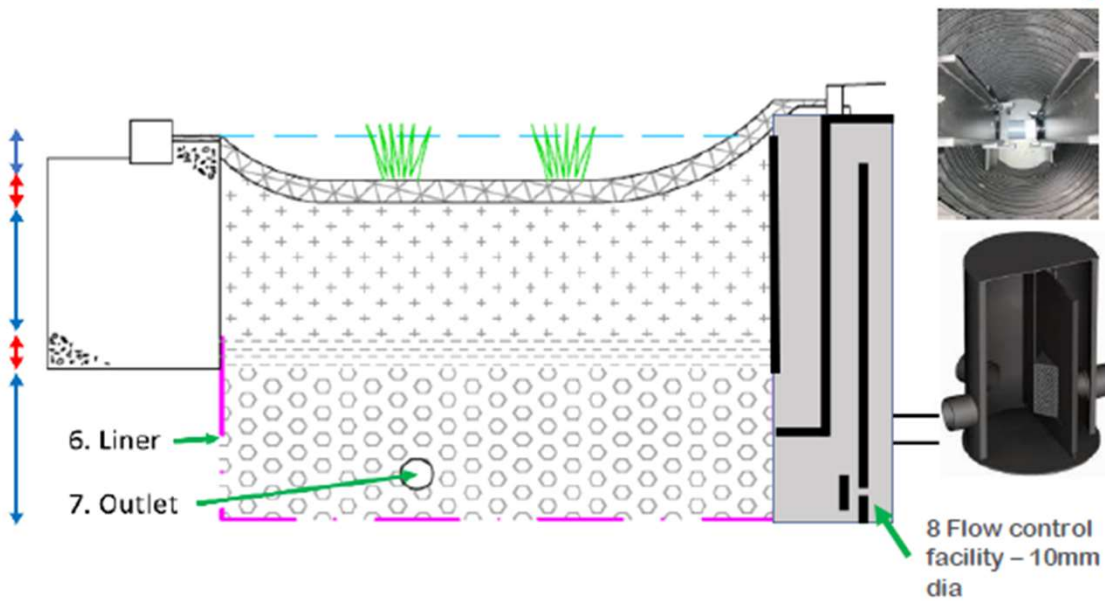
Nature based template designs to retain surface water, slowing and reducing flow into sewers or allowing infiltration to ground.



Bio Swale

SuDS (SUSTAINABLE DRAINAGE SYSTEMS)

- 1. Freeboard
- 2. Mulch
- 3. Growing medium
- 4. Filter layer
- 5. Storage layer



Detention Basin



Verge Raingarden



Street Raingarden



Permeable Paving

SuDS OVERVIEW

SuDS deliver a wide range of benefits whilst tackling some of our key challenges

Environmental



- Reduce frequency and magnitude of storm overflow activations
- Accommodates impact of climate change and society
- Helps naturally clean surface water
- Energy and carbon reduction
- Create habitat & biodiversity net gain.

Socio-economic



- Reduced flooding risk for local communities
- Creation of local jobs
- Partnership funding opportunities
- The green spaces created deliver health & wellbeing benefits
- Town centre cooling

Application



- Variety so can be flexed to accommodate the local environment
- Interventions are highly scalable, ranging from small planters to large detention basins
- Faster and less disruptive to implement than large scale conventional solutions

BIOSWALES

Bioswales can be effective, medium scale interventions.

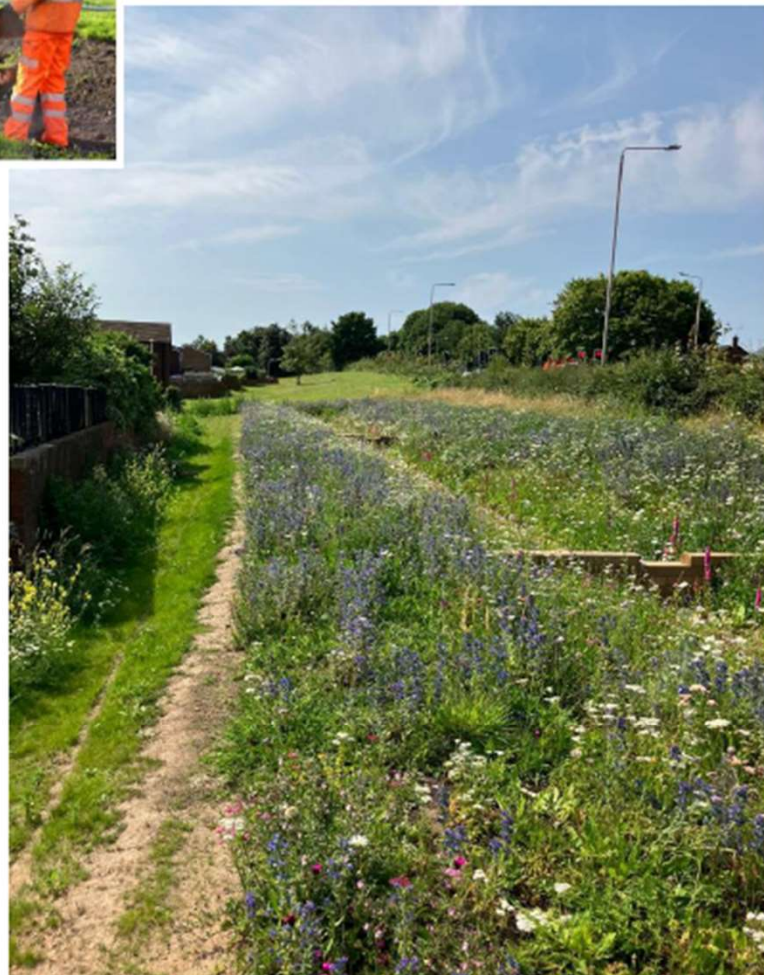


- 143 bioswales constructed to date, providing over 14.7 million litres of additional network storage.
- photos left of infiltrating BS during/after construction
- Turfing and planting has commenced from October 2024– see (middle right)





LARGE BIOSWALE CONSTRUCTION



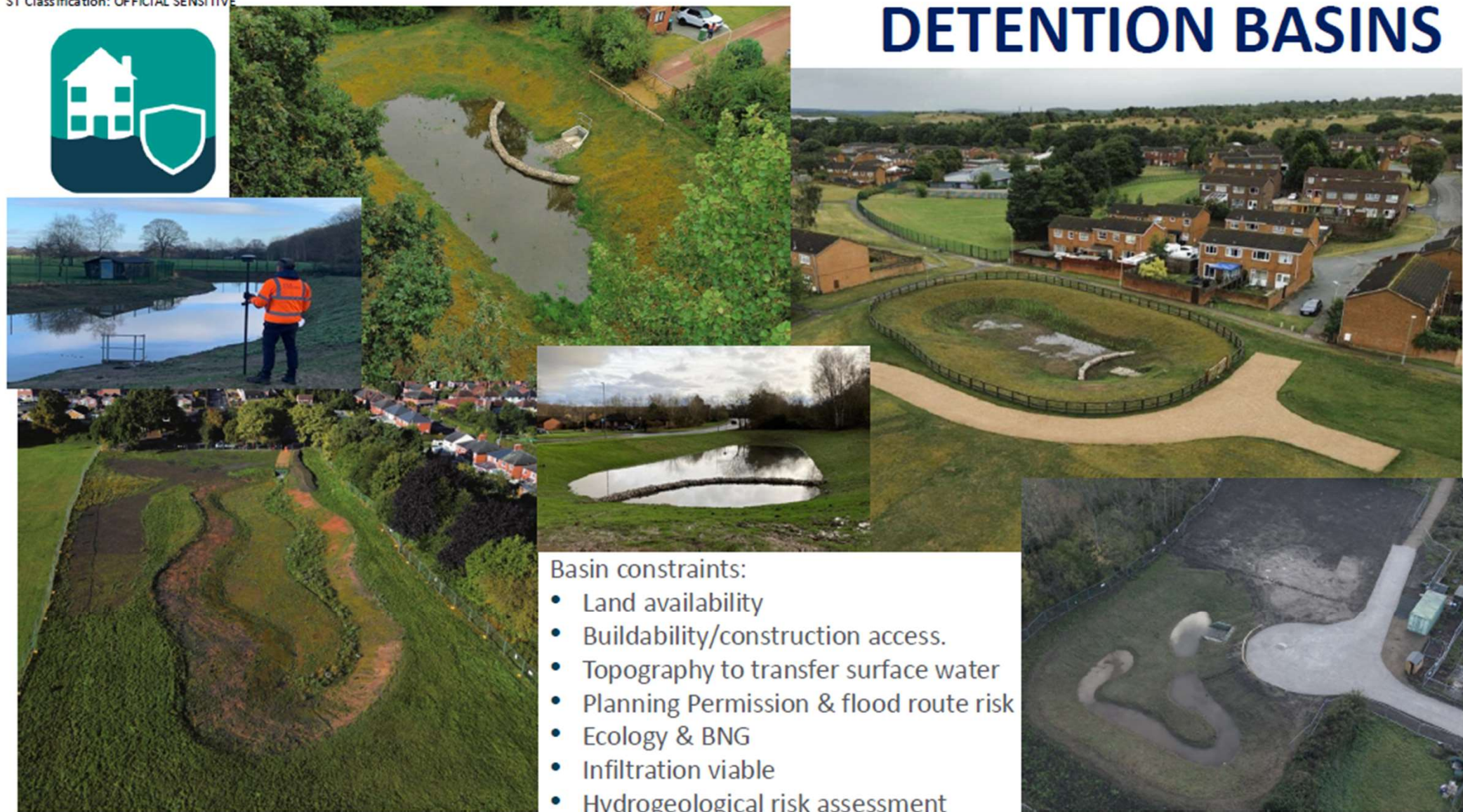


LARGE BIOSWALE CONSTRUCTION





DETENTION BASINS



Basin constraints:

- Land availability
- Buildability/construction access.
- Topography to transfer surface water
- Planning Permission & flood route risk
- Ecology & BNG
- Infiltration viable
- Hydrogeological risk assessment

PERMEABLE PAVING

We have developed a new permeable paving standard, accepted by local authorities for installation within their asset base & constructed 104 interventions worth nearly 2.9million litre of storage.



Council Tenant car parks with gradient running into more pan flat areas are proving to be effective.

VERGE AND STREET RAINGARDENS

We have now built a range of highways interventions include raingardens in both verge and street locations.

- Effective solution for surface water interception, VRG and SRG's proved highly effective at capturing and retaining surface water in storm events.
- 70 rain gardens worth 932m3 of storage.
- However, it is clear that urban small-scale streetscape interventions, like street rain gardens, have proved both costly to construct and unpopular in some locations.



ball










Stone wall

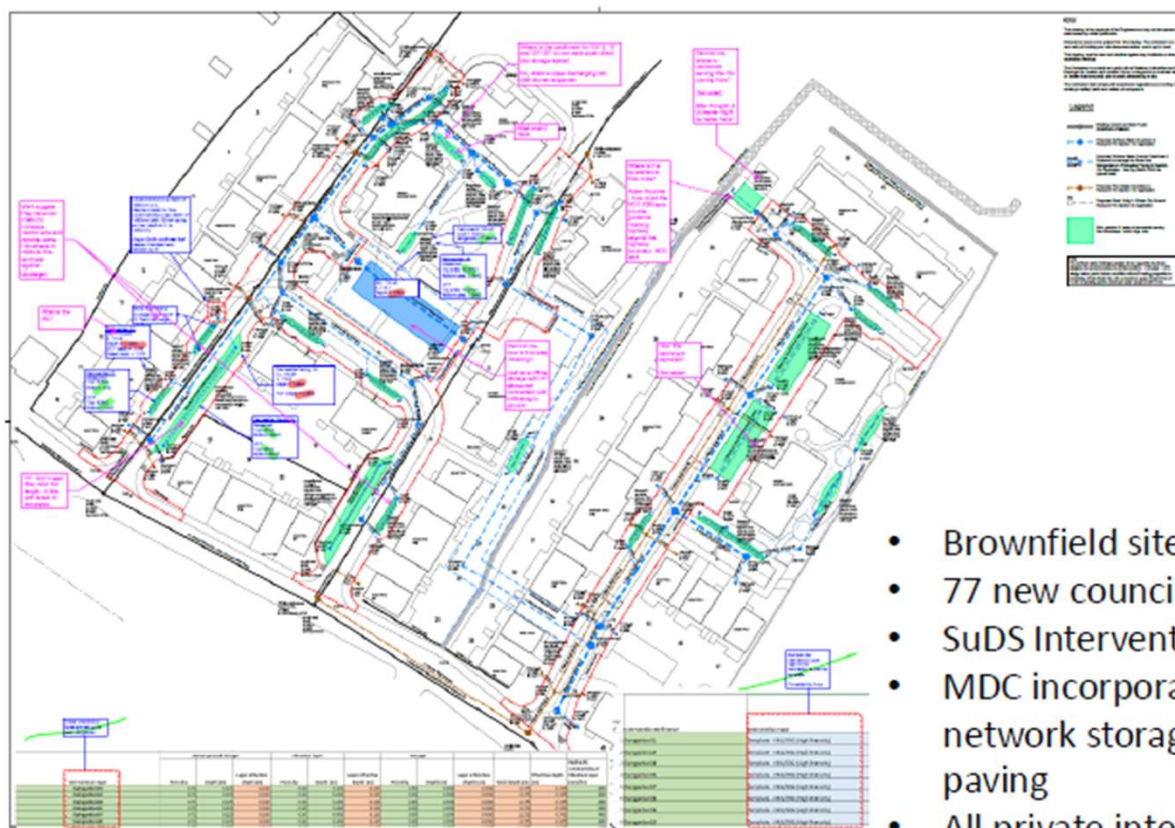


Hydroxide block

OWNERSHIP & MAINTENANCE

Intervention type	Ownership	Maintenance	Note
 Permeable paving	Local Authority or Private	Highway/Housing Authority or Private	Regulator expectation HA or Private will adopt
 Verge raingardens	ST - laid as 'Drainage systems' under s114a WIA with KC ruling agreement with HA under S115 WIA framework using S278/S100 Highway Act	ST Funded	Capitalised as a 'drainage system' intercepting others water (i.e. highway surface water)
 Street raingardens			
 Planted bioswale			
 Grassed / planted detention basin			
 Bioretention tree pits			
 Rainwater downpipe planters	Landowner	Landowner	On 3rd party building so can't be ST asset

DEVELOPER OPPORTUNITY PILOT – CENTENARY ROAD



- Brownfield site - Demolished former terrace properties.
- 77 new council property dwellings under design & build by MDC.
- SuDS Interventions (in highway and public open space).
- MDC incorporated SvT SuDS into the design providing **165 m³*** network storage equivalent volume *including* private permeable paving
- All private interventions (perm paving) remain housing assets.
- The developer's Flood Risk Assessment storage requirement (100 year + CC%) has been significantly reduced from 375m³ to 209m³, **a 44% reduction in volume** with exceedance routes from SuDS to FRA conventional storage provision.

BUILDING & DEVELOPING

Environmental Incentive Scheme 2025-26

Leaving a lasting legacy for future generations

The nature of what we do as a company means we have an important role to play in protecting and sustaining water as a natural resource for future generations. We want to encourage better water efficiency in the home. We also wish to aid the prevention of flooding. Our new Environmental Incentives aim to support this.

As a home builder, you could receive a financial incentive by building new homes to specified qualifying criteria.

Our Environmental Incentives are reviewed annually and will be paid at the prevailing year's rate, based on the date you apply for the incentive.

- Water Efficiency Incentives
- Rain Gardens Incentive
- Permeable Surface Incentive

More information our Environmental Incentives can be found in our published charging arrangements [here](#). (PDF)

- Constructing 5 or more homes, commercial units or apartments - [New site developments | Overview | Building and Developing | Severn Trent Water](#)
- Self Lay & New Appointments & Variations (NAV's) - [Self lay and NAVs | Overview | Building and Developing | Severn Trent Water](#)

Local Plan Review Update

Tracey Tucker – Planning Policy Team Leader



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Introduction

- Local Plan Review
- HELAA
- Evidence base
- Next steps



Reviewing Local Plans

- Government requires every Local Plan to be reviewed at least once every five years
- This is to ensure that policies remain relevant and effectively address the needs of the local community
- Having an up-to-date plan helps protect against speculative and unplanned development



Mansfield Local Plan Review

- Local Development Scheme (LDS) – adopted 4 March

Key milestones		When
Public participation (Reg 18)	Opportunities for interested parties and statutory consultees to consider the options for the plan before the final document is produced.	May 2025 for six weeks
Pre-submission (Reg 19)	The council publishes the Local Plan Review which is followed with a six-week period when formal representations can be made.	April / May 2026
Submission	The council submits the Local Plan Review to the Secretary of State together with the representations received at Regulation 19 stage.	June 2026
Independent Examination / Inspector's Report	Held by a Planning Inspector into objections raised at Regulation 19 stage. Will result in a report regarding whether the Local Plan Review is 'sound' or 'not sound'. The Inspector may make recommendations to make the plan 'sound'.	July 2026 – January 2027*
Adoption	The council will formally need to adopt the Local Plan Review and it will then be used in making planning decisions.	March 2027*

*dates reliant on the Planning Inspectorate

Policies

- A review of all policies

- A vision for the future of Mansfield
- A spatial strategy
- Place making
- Housing policies and site allocations
- Employment policies and site allocations
- Retail, leisure, culture and tourism policies
- Strategic urban extensions
- Infrastructure, transport and facilities
- Natural environment
- Historic environment
- Climate change



Sites



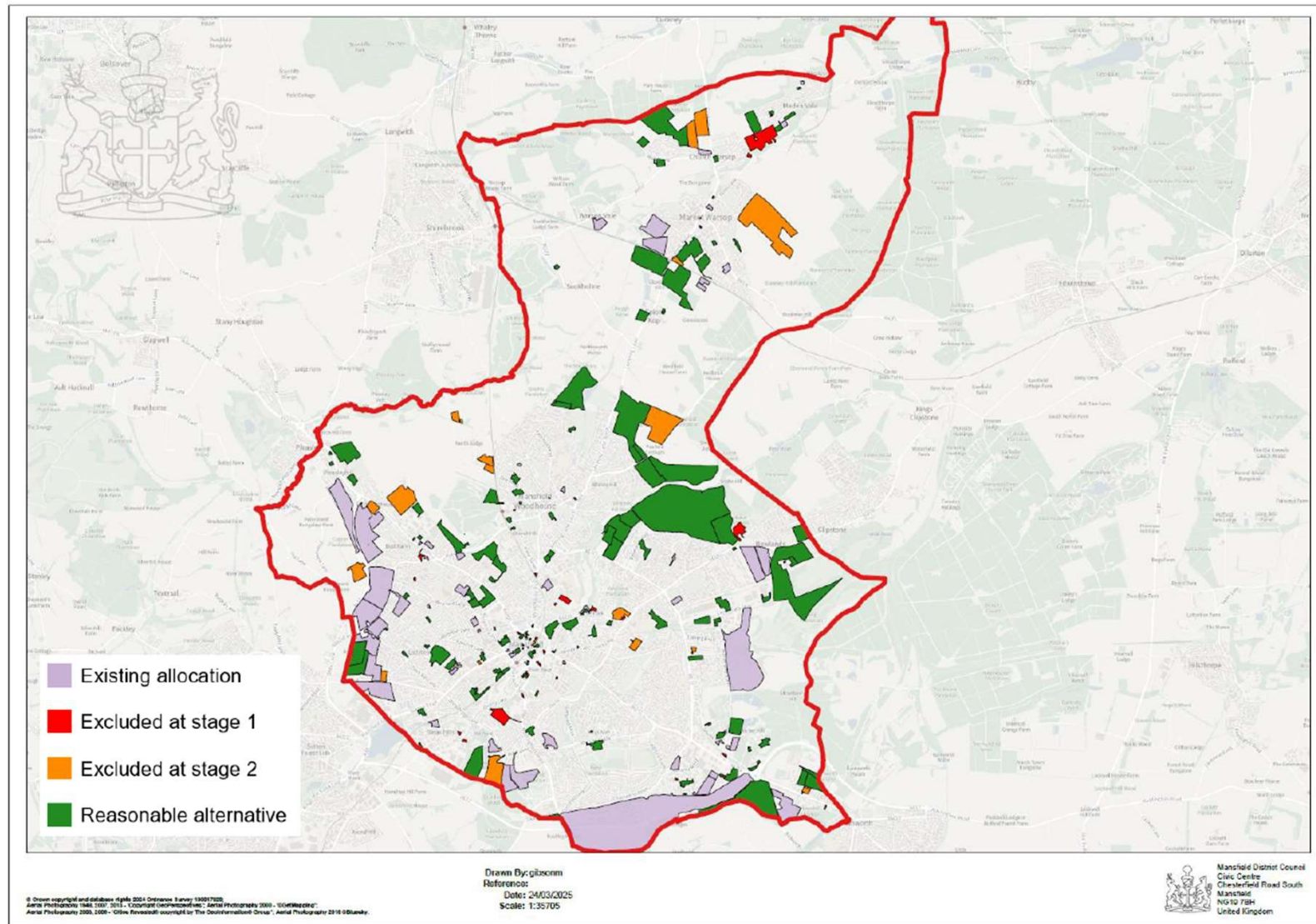
- New site allocations needed
- 495 homes x 20 years + 5% buffer = **10,395**
- Minus current allocations, completions, commitments and windfall allowance = **2,953**
- Economic targets TBC
- Housing and Economic Land Availability Assessment (HELAA)

HELAA

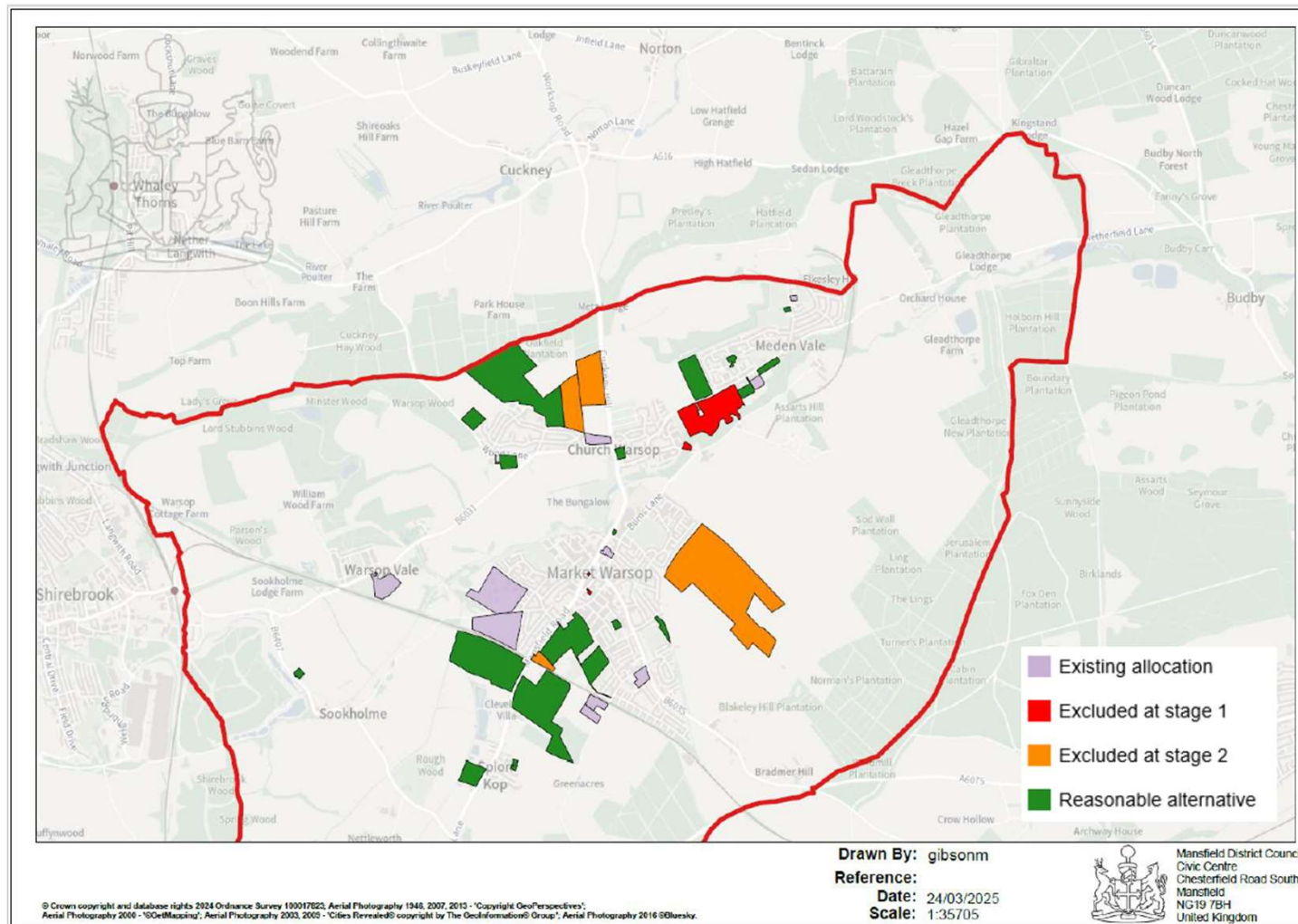


- Purpose of the HELAA
- Consultation on methodology and call for sites
- 223 sites assessed - 159 identified as 'potential sites'
- Estimated yield of c**16,500** homes and c**500,000** sqm economic floorspace
- Consultation, further evidence gathering and testing will allow us to refine these into site allocations.

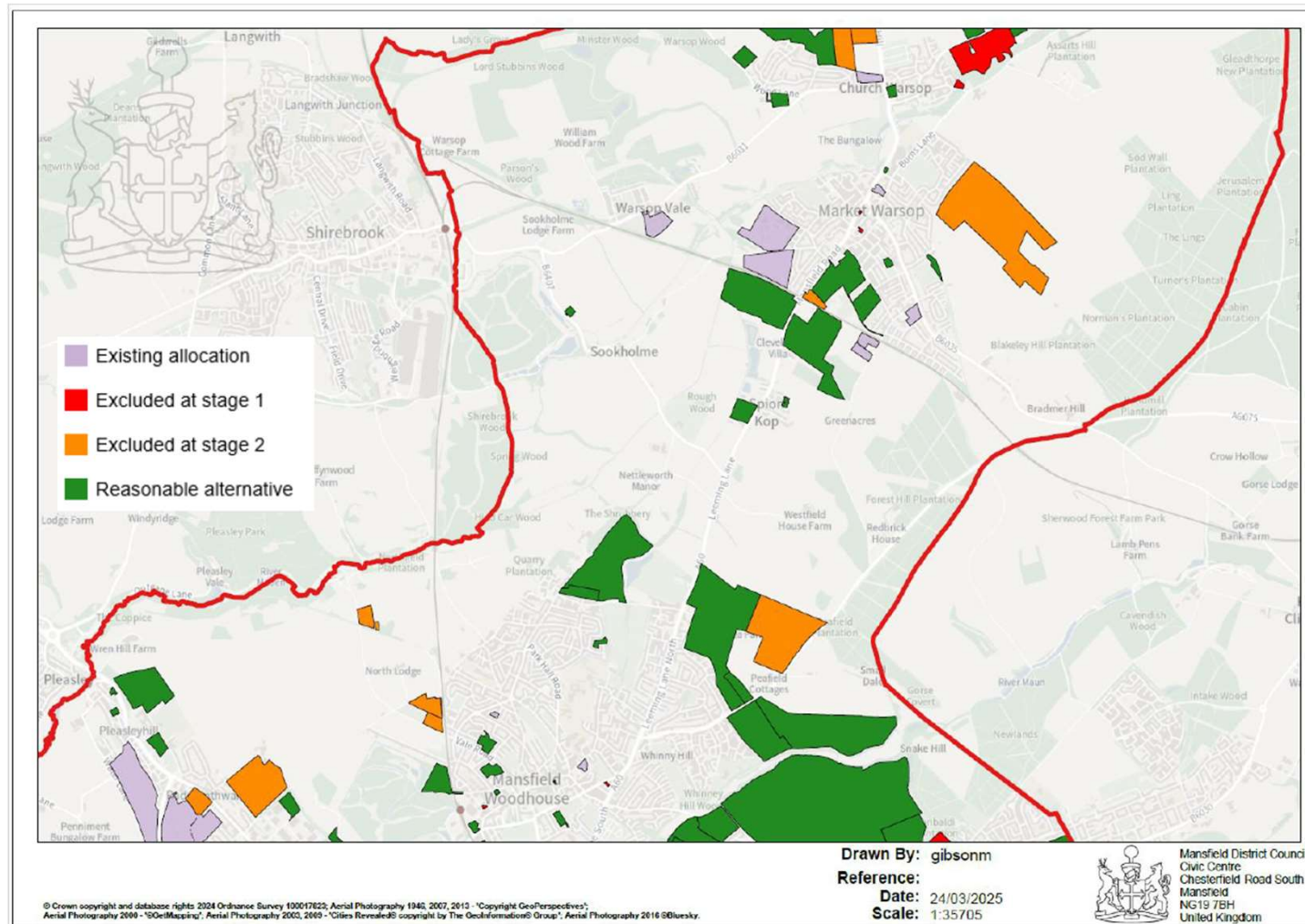
Sites - district overview



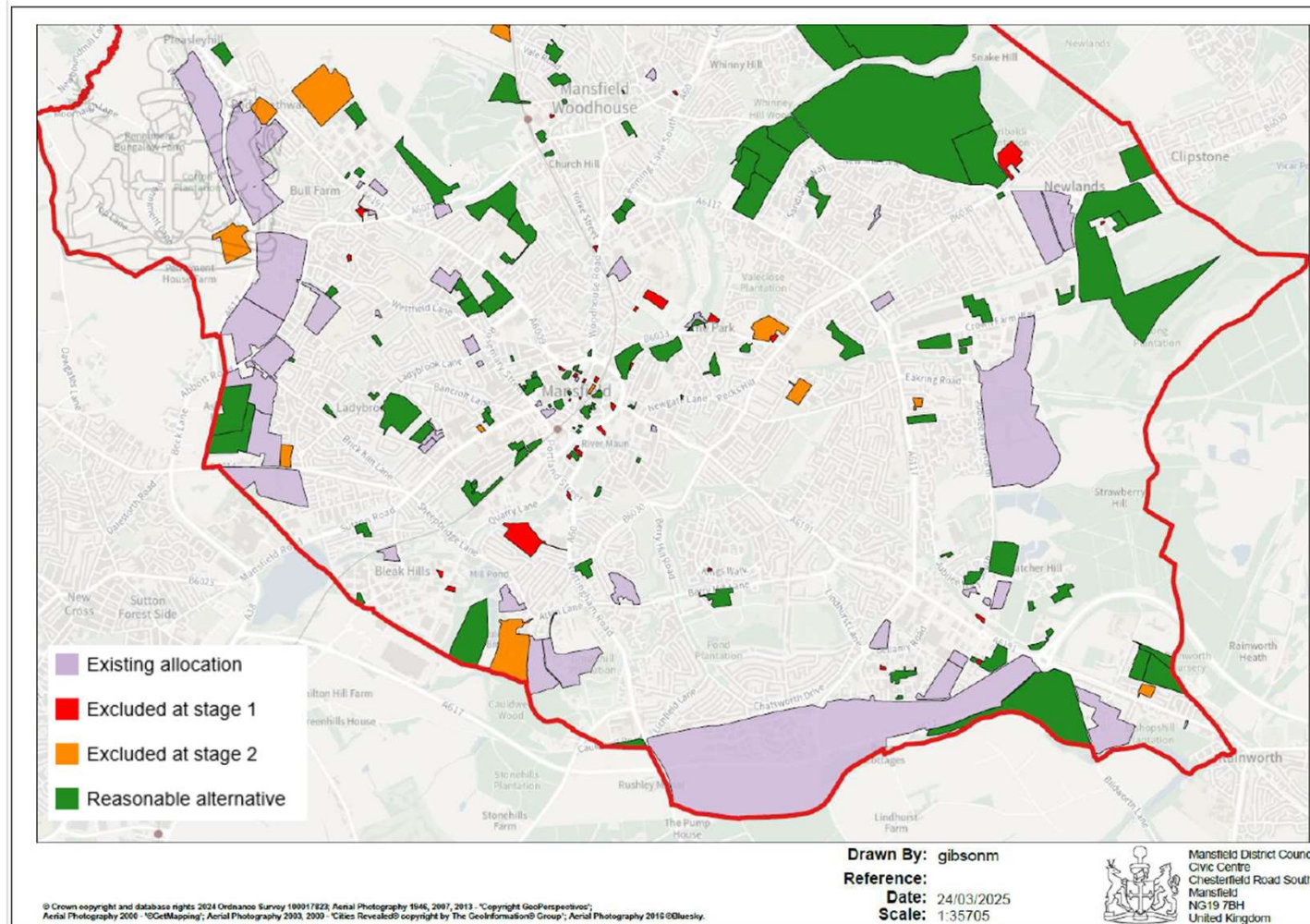
Sites – Warsop Parish



Sites – Mansfield North



Sites – Mansfield South



Local Plan Evidence Base

- Paragraph 32 of the NPPF states:

‘The preparation and review of all policies should be underpinned by relevant and up-to-date evidence. This should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned, and take into account relevant market signals.’

Mansfield Local Plan Review Evidence Base (1)

Evidence	Status
Transport Study	Stage 1 complete, work on stage 2 underway
Sustainability Appraisal	Stage 1 complete, work on stage 2 underway
Habitats Regulations Assessment	Study underway
Housing Needs of Particular Groups Study Update	Study underway
Playing Pitch Strategy / Built Facilities Strategy	Study underway
Open Space Study	Study underway



Mansfield Local Plan Review

Evidence Base (2)

Evidence	Status
Infrastructure Delivery Plan (IDP) Update	Study underway
Strategic Flood Risk Assessment (SFRA) Update	Study underway
Local Employment Study	Quote received
Retail and Class E Study	Brief being prepared
Viability Study	Brief being prepared
Landscape Study	Brief being prepared
Water Cycle Study	Brief being prepared



Mansfield Local Plan Review

Evidence Base (3)

Evidence	Status
Climate Change Study	Brief being prepared
Heritage Impact Assessment	Brief being prepared
Gypsy and Traveller Accommodation Needs Assessment	Work yet to commence
Gypsy and Traveller Site Assessment / Feasibility	Work yet to commence
Air Quality Study	Work yet to commence
Habitat and Biodiversity Study	Work yet to commence

Next steps

- Consultation ends 13 July
- Refine policies and sites
- Duty to cooperate with neighbouring authorities
- Pre-submission draft – April / May 2026
- Submission to PINS – Summer 2026
- Tight timescale



Thank you

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Local Nature Recovery Strategy Nottinghamshire & Nottingham

Mansfield Developer Forum
13th June 2025

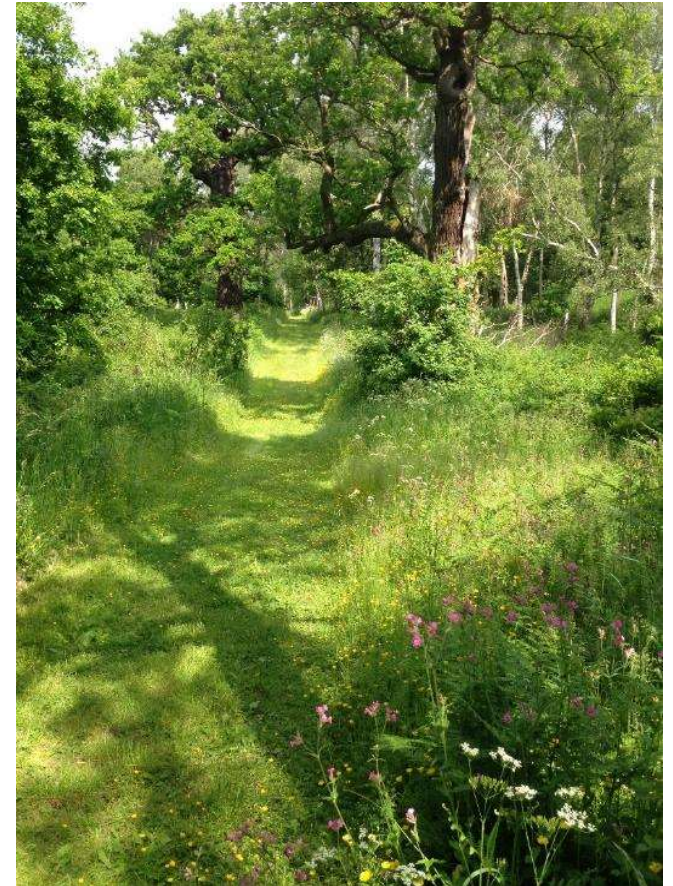
Local Nature Recovery Strategy

- Purpose
- Strategy development process
- Public Consultation on Draft LNRS
- Timescale and Review



Purpose of LNRS

- New statutory system: spatial strategies for nature's recovery – 2021 Env't Act
- Locally-led, transparent and collaborative – 48 in England
- Map the most valuable existing areas for nature
- Agree priorities for nature's recovery
- Map specific proposals for creating or improving habitat for nature and wider environmental benefits



Governance and Oversight

- Nottinghamshire County Council = Responsible Authority
- Supporting Authorities =
 - City Council, unitary
 - 7 x District & Borough Councils
 - East Midlands Combined County Authority
 - Natural England
- County Council Cabinet approval
- Strategic Oversight Group



Stakeholder Engagement 2024

- Facilitated by RSK Nature Positive
- Engagement workshops May to Oct 24
- Public events – Notts Day & Victoria Centre
- Farmer events – Ploughing Matches
- Online survey and interactive map
- Images used to help identify priorities
- Explore barriers and enablers to nature recovery



Key Findings of Engagement

- Nature-rich spaces in urban areas, with clear accessibility and 'looked after/safe'
- Water, trees and animals - key future vision
- Recognition of competing land uses in wider landscape – agriculture, renewable energy and need for housing and infrastructure
- Good understanding of benefits of nature recovery
- Need funding for nature recovery



Priorities & Measures Workshop

- Representatives of Strategic Oversight Group organisations
- Small groups take turns to focus on different Notts habitats
- Identify long list of Potential Priorities and Measures
- Follow up workshop with LNRS Advisory Group to agree short list



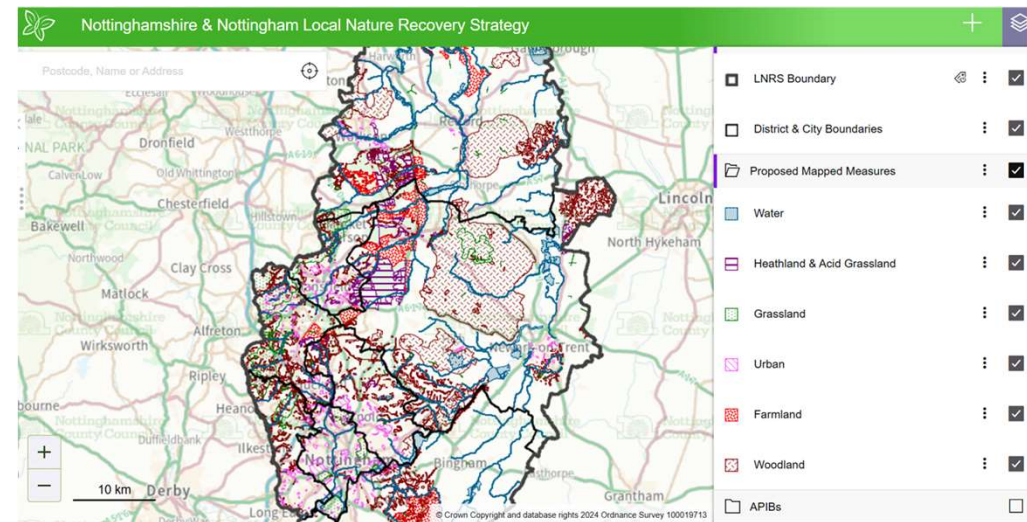
Mapping of Potential Measures Workshop

- Representatives of Strategic Oversight Group organisations
- Key habitats – water, woodland, heathland, grassland, urban, farmland.
- Follow **4 Lawton Principles** of ‘More, Bigger, Better, Joined’
- Priority = best locations for nature recovery and biodiversity + contribution to ‘other environmental benefits’ + deliverable
- Follow up workshops for water/wetland, woodland, and LNRS Advisory Group + NWT



Mapped Measures

- Woodland
- Wetland and Watercourses
- Heathland
- Grassland
- Farmland
- Urban and Post-Industrial
- Species



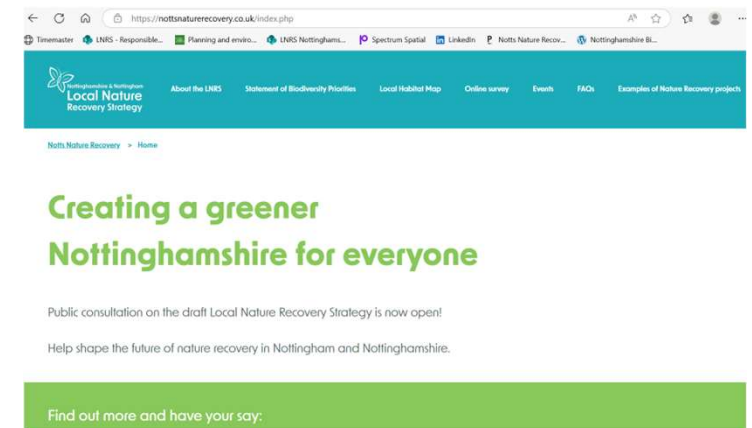
Using the LNRS

- Key users – LPAs, developers, landowners, farmers/land managers, e-NGOs
- Written Statement of Biodiversity Priorities
- Technical appendices
- Short summary - for public/community
- Online map – APIBs, measures and ACBs
- Strategy development process – create buy in and commitment towards delivery
- PPG – *'have regard to'* LNRS in plan making and decisions



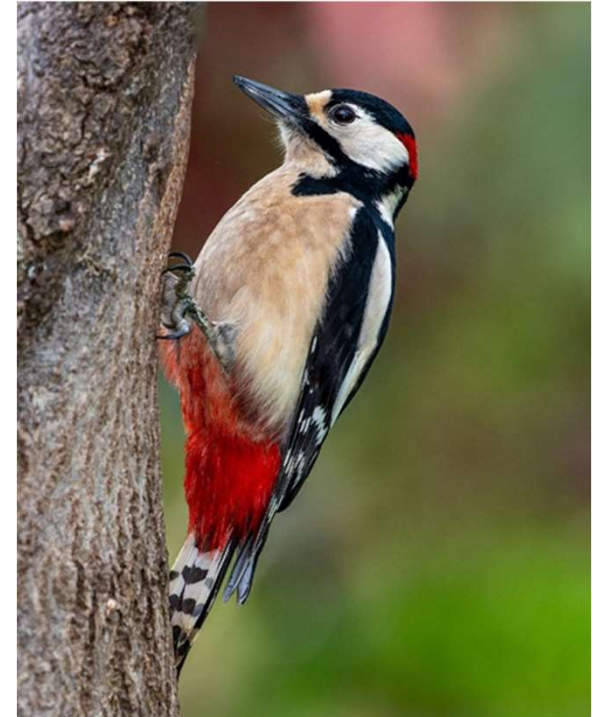
Public consultation on Draft LNRS

- 6 weeks – **6th May to 16th June**
- Online engagement platform inc survey
www.nottsnaturerecovery.co.uk
- In-person public events – inc. Notts County Show and Green Hustle
- Online webinars
- Targeted events/drop ins for farmers and landowners – work with NFU
- Social media awareness raising – [LNRS](#)
[Notts video](#)



Delivery

- Will **encourage** action through opportunities for funding:
 - Biodiversity Net Gain BNG – areas in LNRS = **strategic significance**
 - Environmental Land Management Schemes
 - Tree planting and woodland creation grants
- **Will not force** changes, it's an **opportunity**



Publication and Review

- Publication expected Nov 2025
- County's future role as Responsible Authority
- EMCCA role – Biodiversity Task Force
- Review – directed by DEFRA - between 3 – 10 years after publication



LNRS online

- LNRS page on Nottinghamshire County Council website

<https://www.nottinghamshire.gov.uk/naturerecovery>

- Consultation online platform

<https://notts naturerecovery.co.uk/>

- Main LNRS email contact:

LNRSNN@nottsccl.gov.uk



? Questions ?



Thank you

Please fill out your feedback form

- Local Plan Review consultation

<https://mansfield-consult.objective.co.uk/kse>



- Local Nature Recovery Strategy consultation

www.notts naturerecovery.co.uk



Contact us:

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