

Interim Planning Guidance Note 8

Mansfield Brewery



Mansfield District Council
Creating a District where People can Succeed

IPG

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This document was adopted by Mansfield District Council on 6th March 2008

FOREWORD

“The Brewery played a major role in the economic and social life of Mansfield for almost 150 years – having been founded in 1855 and operating through to 2001. At its height, it employed 4,000 people – the place buzzed with activity and a driving sense of purpose. Walking around the Brewery today it’s easy to visualise what it was like but equally what it *could* be.

Whilst some may look back to the past and lament at inevitable change, our efforts are best concentrated in looking towards the future – which I believe is much brighter than the past. We’re going to breathe new life into the old Brewery, creating a place which will once again play a major role in the economic and social life of Mansfield. However, we’re not turning our back on the past completely. Key structures will be retained as an integrated part of any new scheme. These will serve to provide historical linkages to the past and visual markers for the future, supporting the creation of a visually rich environment.

The Brewery presents a major development opportunity in a prime location within comfortable walking distance of the town centre. The concept of a sustainable ‘residential village’ which will provide a mix of housing types and tenures including more innovative ‘live-work’ accommodation, and complemented by compatible commercial ventures is a really exciting – yet realistic vision.

I envisage the new development standing as an exemplar of best practice nationally; but more importantly, serving its residents and investors well – standing the test of time and proving to be a place which people value, take pride in and above all, enjoy.”

Cllr. Kate Allsop
Portfolio Holder for Regeneration

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1. INTRODUCTION

- 1.1. The former Mansfield Brewery site, off Great Central Road, Mansfield has been vacant and subject to dereliction since the Brewery closed its operations in 2002. The site is within close proximity to the town centre and represents an ideal investment opportunity for potential developers seeking to regenerate this site and transform it into a high quality mixed use quarter. The site is split into two constituent parts, by Great Central Road – Area's 1 and 2 (Figure 2).
- 1.2. The Council is keen to work with prospective developers to move forward the regeneration of the brewery site. This IPG sets out the Council's approach to a number of planning policy and regeneration issues in relation to the Brewery site, particularly in relation to the scope of the site and options with regards to acceptable uses. Once adopted, this IPG will be a material consideration for all planning applications in relation to the Brewery site redevelopment.

Our Vision for the Mansfield Brewery Site

- 1.3. The Mansfield Brewery development will be an anchor to the south of the urban core that integrates with the town centre through the Church Street area. The Council is keen to build upon recent regeneration initiatives in the area, particularly the new Police Station Nottinghamshire County Council offices, and the Water Meadows Leisure Complex. There is the potential to exploit key assets around the Brewery (character buildings, uses that draw people to the area e.g. 'Making it' Discovery Centre and Water Meadows Leisure Complex) by making it a destination or a new quarter that is firmly connected to the town centre.
- 1.4. In design terms, the underlying aspiration is to create a high quality development that is environmentally sustainable, safe, accessible and integrated with the existing surrounding fabric and infrastructure. There is the potential to provide a draw for people into the town centre via Church Lane to the Market Place by creating interesting and safe routes through the development.
- 1.5. In commercial terms, the development should represent a clear benefit for the town seeking to stimulate job creation and the local economy while improving the physical environment and links to the town centre and surrounding areas. Under such a concept a blend of residential and office uses could be exploited and evolved to offer alternative opportunities and better long term uses, in terms of creating a sustainable 'residential village' which will provide a mix of housing types and tenures including more innovative 'live-work' accommodation, and complemented by compatible commercial ventures – a place that will once again be a major socio-economic focus for Mansfield's centre.
- 1.6. The Council considers the vision for the brewery site is to be founded upon the following five key principles:
 - **Design for context:** The design of new buildings and open spaces must respond creatively to the local context with recognition of the economic, social and environmental benefits this can bring. The distribution of uses across the site must blend in with surrounding uses.

- **Enhance:** Any development should enhance the environmental quality of the area through high quality and imaginative design of the built fabric and open space. Consideration must be given to enhancing the character of the area through appropriate design of new buildings in terms of their positioning, scale, height, massing etc.
- **Regeneration and Renewal:** Any development should transform the site from an area of urban decay and dereliction into an area that will bring new buildings and attractive public spaces providing a quality environment where people want to live and work to the benefit of the local economy. It should enliven the area through a mixed use regeneration scheme to create a socio-economic focal point in the periphery of the town centre.
- **Connectivity:** Any development should integrate the area with its surroundings, and specifically with the town centre, by strengthening and creating stronger, safer inclusive physical links to the centre and surrounding areas for pedestrians and traffic.
- **Conservation and Sustainability:** Any development should retain and adapt historic buildings, creating a fusion of well designed new buildings and spaces that interact in a positive manner. With environmental sustainability and energy efficiency measures the development will provide the recipe for transforming the former brewery site and making a place of quality and character for people to live and work. Environmental sustainability will be a key focus for this development, ensuring the use of sustainable construction methods and techniques and maximising energy efficiency measures. The use of renewable energy generation in the new build of the development will be a key feature.

The Masterplan – to tie everything together

- 1.7. Prospective developers will be expected to produce a Masterplan to ensure that a comprehensive and co-ordinated development incorporating both Areas 1 and 2 (Figure 2) is brought forward. Such a Masterplan will take account of the key principles outlined above. The Masterplan should incorporate a high quality public realm that is uncluttered, socially inclusive, legible and cohesive. The quality of the urban space will be a priority as this will provide the setting for new buildings and the 'glue' that brings buildings and spaces together in a cohesive design.
- 1.8. The Masterplan must assess the site's wider context in terms of its current setting and surrounding uses and built forms and its links to the town centre. Consideration must be given to the positioning of new buildings and their relationship within the urban landscape in order to 'celebrate' important views or vistas.
- 1.9. All planning applications for development on the site should be accompanied by a Masterplan and supported by other relevant information as set out in Appendix 1.

2. THE BACKGROUND

Historic Context

- 2.1. Mansfield Brewery was founded in 1855 on its current site at Littleworth. The older brewery buildings on the Mansfield brewery site, once part of the North Nottinghamshire coalfield were constructed around this period.
- 2.2. In 1971, the brewery acquired former Railway land, along the Great Central Road and expanded its operations. In its heydays, Mansfield Brewery boasted an array of seasonal beers such as the 'Deakins' range', Old Baily and the Mansfield Bitter.
- 2.3. In 2000, Mansfield Brewery was taken over by Wolverhampton and Dudley Breweries and beer production moved to Wolverhampton, resulting in a quick decline in trading and followed by its closure in 2002. There was a desire to create a small scale brewing related use (micro brewery) on the site to give historical continuity, however this did not materialise and the site was advertised for sale.
- 2.4. A part of the site, including some of the older buildings, facing Littleworth was acquired by Making It Enterprises plc and converted to a heritage centre - a high tech Discovery Centre for children. A part of the Brewery headquarters, on Weighbridge Road was converted to office space to provide serviced office accommodation – now known as Chadburn House.
- 2.5. Since its closure in 2002, the remainder of the Brewery site has been in several ownerships; however the previous owners/ investors have failed to successfully redevelop the site. For a number of years the tall derelict brewery buildings have been an 'eyesore' and detrimental to the image of Mansfield. Recent site investigation and clearance works commissioned by Mansfield District Council, with financial assistance from East Midlands Development Agency are the first stages in initiating the process of regeneration.

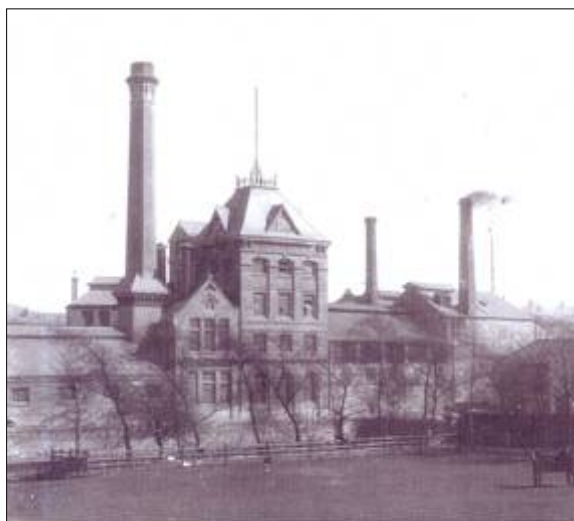


Figure 1: An early C20 view of Mansfield Brewery

The Site and its Surroundings

- 2.6. The site covers an area of 2.46 ha in total and is split into two constituent parts – Area 1 and Area 2 (Figure 2). Both are currently occupied by redundant and derelict former brewery buildings that are in a poor state of repair.
- 2.7. Area 1 - the smaller site to the east of Great Central Road comprises 0.9 ha. It is bounded by Great Central Road to the west, housing to the south, terrace housing to the east and the access road to Severn Trent Water premises to the north. The land has a gradual rise south to north. This site is occupied by derelict brewery

buildings that (in their heyday) were used as a bottling plant. This site also includes an ATS car garage, still in operation.

- 2.8. Area 2 - the larger of site to the west of Great Central Road extending to 1.72 ha bounded by Great Central Road to the east, Littleworth Road to the south and the former Transco site and Police Headquarters to the west and north respectively. Area 2 in particular has a sharp change in levels within the site where an embankment separates the upper and lower levels. This site is also occupied by derelict buildings including a boiler house with attendant brick chimney tower. This site contains historic buildings, which are capable of adaptation and re-use.

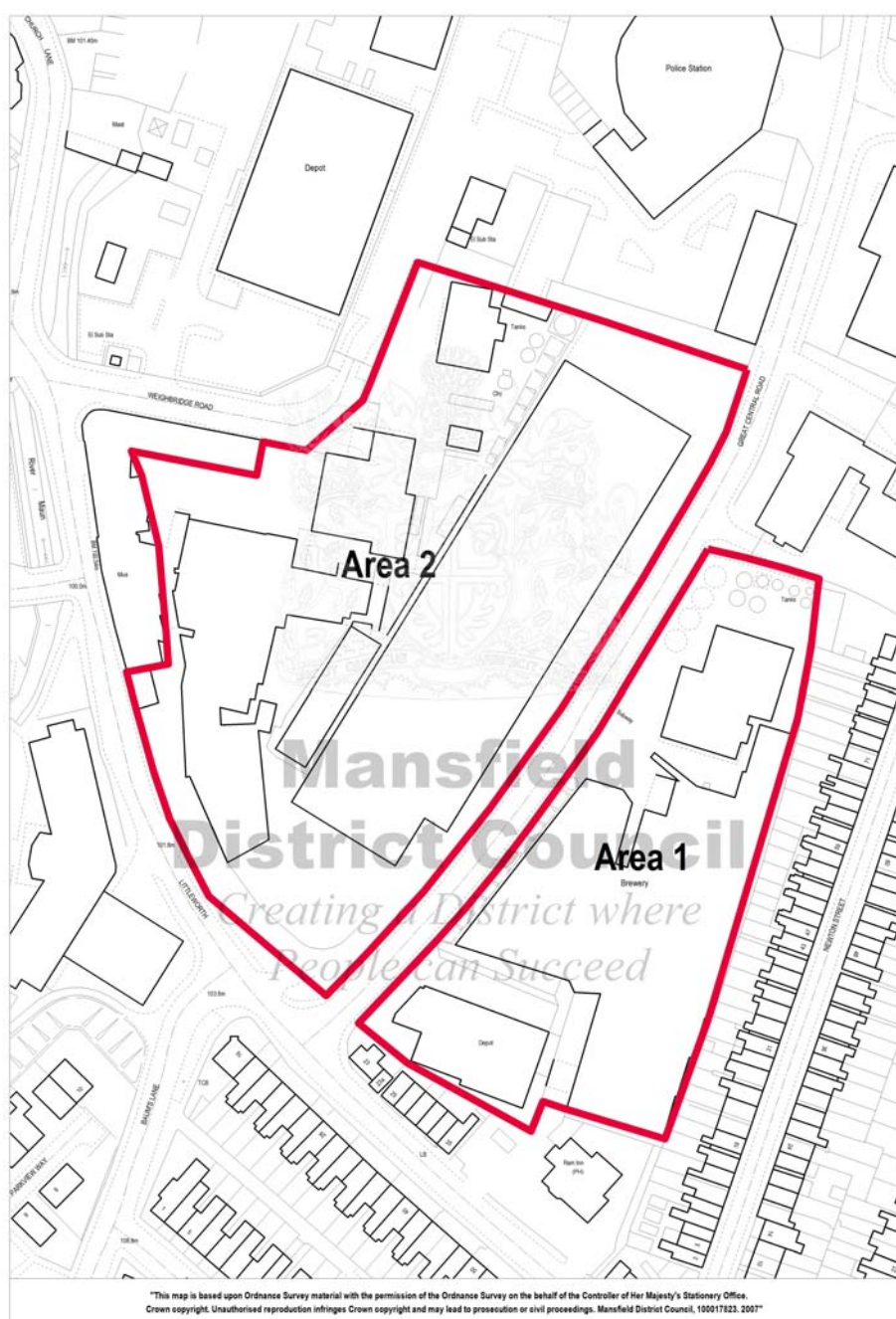


Figure 2: Mansfield Brewery Site Plan

- 2.9. There is a fairly sharp change in levels across Area 2 with approximately 5.5 -6.0 metres difference between Area 1 and the lowest point on Area 2. Area 2 has upper and lower areas, separated by an embankment.
- 2.10. The two sites are linked together at the apex of Great Central Road by a tunnel located underneath the road. The overhead pipe bridge that links the two sites at approximately the same point overground is expected to be demolished as a part of site clearance works.
- 2.11. Chadburn House and the Making It! Discovery Centre (part of the original brewery buildings) form the boundary to Littleworth and Weighbridge Road immediately to the south east of Area 2 but are not parts of it. The rear of the Making It centre is connected at first floor level (with underpass for pedestrians) to another original brewery building (currently vacant and of important historical merit) that once housed the fermenting tanks.
- 2.12. The surrounding area benefits from significant recent public sector investment; this includes a modern and substantial police station; a modern office building owned and occupied by Nottinghamshire County Council and the Water Meadows Leisure Complex. In addition, to the north lies the former Transco site, now owned by National Grid. Other uses primarily include light industrial and residential on the eastern and southern boundaries, offices and light industrial to the north, education and leisure uses to the west, including a territorial army building.
- 2.13. There are positive aspects to the urban form around the site and the topography of the area. The historic brewery building is an iconic and attractive landmark and it also has a cultural and visitor use that draws people to the area. There is the potential to exploit key assets around the Brewery (character buildings, uses that draw people to the area such as 'Making it' and the Leisure Centre) by making it a destination or a new quarter that is firmly connected to the town centre. Littleworth itself has a fairly attractive streetscape (both new and older buildings) that is capable of being enhanced through the redevelopment of the Brewery site.
- 2.14. The River Maun meanders close to the brewery site and the works to upgrade the river banks close to the NCC offices provide a glimpse of what could be achieved in terms of providing a quality setting for new investment.
- 2.15. The existing land-uses which surround the site are shown on Figure 4.



Figure 3: View of the Making It! Centre: part of the old Brewery buildings.

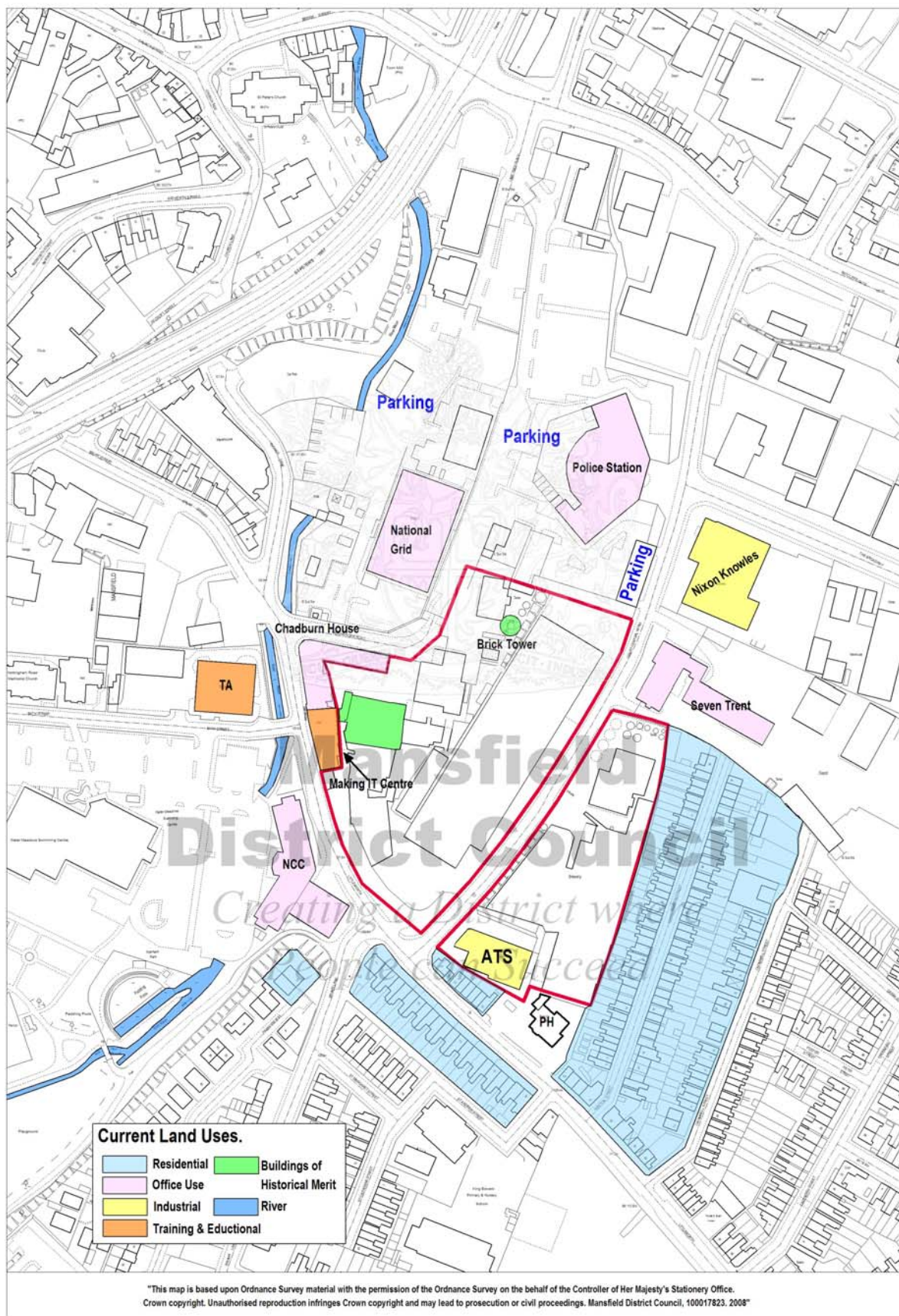


Figure 4: Existing Land Use Plan

3. PLANNING AND REGENERATION CONTEXT

- 3.1. Within the planning policy context, the Council recognises that the former Mansfield Brewery site offers a major opportunity to regenerate the area with new jobs, complementing the wider renaissance of Mansfield's central area. It is envisaged that the site's re-development will complement a number of other major investment schemes in the town centre which seek to create a distinctive and attractive central core raising the overall image of the town and improving its accessibility. These include the proposals for a new Mansfield transport interchange and the retail led developments on Stockwell Gate.

EMDA's Regional Economic Strategy focuses on the East Midlands to become a "top 20" region in Europe by 2015. Mansfield, being an important urban centre in the east Midlands, will have a significant contribution in achieving this status, through regeneration and renewal at all levels i.e. physical, economic and social regeneration.

Achieving regeneration and renewal means engaging with some of the most challenging social and economic issues: investing in the economic infrastructure, ensuring excellent health and education services, world class housing programmes and supportive transport systems.

Wealth and prosperity depend on a rolling programme of physical and economic regeneration, ensuring the region's businesses remain competitive, the physical and intellectual assets of the region and its people are maximised for the benefit of all and the skills of its workforce are continuously upgraded. This goes hand in hand with social regeneration - ensuring that people living in the area have the greatest opportunities for a happy and prosperous life.

- 3.2. The Council expects the redevelopment of the former Mansfield Brewery site to provide a contemporary mixed-use urban environment comprising business and commercial uses, but encompassing an element of new housing development that would help facilitate the comprehensive development of the site. The relevant planning policies covering the site are set out in Appendix 2.

Acceptable/ Complementary Uses

- 3.3. In order to achieve the vision for the former Mansfield Brewery the Council expects a jobs-led mixed use development delivering high quality office accommodation with complementary commercial uses which could include a restaurant, café's, community and healthcare facilities, and hotel/conference facilities. In the interests of achieving a comprehensive development an element of new housing on this central area site, which may also include "live – work" units would also be supported, but only as a means to help fund the business element.
- 3.4. New retail development would not be acceptable in this location but rather any development should be planned to enable pedestrian friendly, safe, and convenient access to the wider range of shops and services Mansfield town centre has to offer.
- 3.5. Any planning applications for the site will be expected to be accompanied by a detailed development appraisal to fully justify the type and level of any facilitating development across the whole of the former Mansfield Brewery site. In addition, the Council will expect developers to consider the development of the two areas

either side of Great Central Road together to ensure comprehensive development of the whole area is secured. Developers should submit a phasing plan detailing how the development of both areas will be phased as part of the overall delivery programme. The Council will seek to impose adequate safeguards to ensure comprehensive development of the site and that any facilitating housing development on part of the site delivers the business development proposed on the remainder.

Business Uses

- 3.6. The development plan identifies Mansfield as a sub-regional centre with an important role to play in assisting the economic regeneration of the Northern Sub-region. It aims to create a strong, diverse and vibrant town focussing on new jobs, homes and services within and around the Mansfield urban area. In particular, the Council's Local Plan policies aim to create a high quality vibrant town centre environment offering a wide range of business services complementing its shopping, cultural, leisure and entertainment offer. The Council's aspirations for the former Mansfield Brewery site are for new modern office and light industrial accommodation serving new and expanding local businesses complemented by other job-creating commercial development.
- 3.7. In pursuit of its aim to revitalise the town centre the Council commissioned an Economic Regeneration Framework to inform a long term vision for the Mansfield Central area and to examine the potential for further growth and development. The Study sets out the vision to renew Mansfield from its core. It aims for Mansfield to be a thriving and integrated sub-regional centre driven by a 'knowledge-based economy' and offering a range of modern retail, leisure, residential, business and educational opportunities. It highlights the former Mansfield Brewery site as a major mixed-use development opportunity.
- 3.8. The Council considers the rationalisation of this employment site and its re-development with some complementary commercial activities along with an element of new housing would be the best way of consolidating and strengthening the additional business potential on the remainder of the site. A mixed use scheme including some new housing to facilitate the business development would help in supporting the shopping and service function of the central core and assist in achieving the Council's vision for a thriving Mansfield sub-regional centre.

The original brewery buildings behind the Making It centre require a sympathetic conversion, best achieved by uses that can be accommodated within the fabric of the buildings and that would require as little alteration as possible. Office use tends to be less demanding upon historic structures than other uses including residential and therefore the conversion of the former brewery buildings behind the Making It Centre (defined in Figure 4) into office uses would be expected. Other commercial/ office buildings within proximity would have similar operational requirements.

Other Uses including Residential

- 3.9. The provision of other commercial uses such as café's, restaurants and community facilities is supported in principle where they would complement new

office based businesses within the area and contribute to a more sustainable and socially inclusive environment. Such uses are also a recognisable component of urban living and can encourage sustained activity throughout the day and into the evening. Large scale leisure, pubs and nightclubs which would attract large numbers of people into the area are inappropriate on this site.

- 3.10. Subject to a demonstrated need for new housing to help fund business uses and create jobs on the site the redevelopment of the former Mansfield Brewery would provide an opportunity to introduce new residential accommodation within the heart of the urban area bringing homes closer into the central core. The site offers good accessibility by a range of transport modes and is ideally located to take advantage of its close proximity to all major uses the town centre has to offer. A resident population would contribute to the creation of a mixed use environment on this edge of the town, prolonging activity into the evening, and supporting shopping and other uses within the central core. In the interests of creating a more balanced community in this part of town a mix of types of homes in terms of size and tenure should be pursued.
- 3.11. It is envisaged that the part of the site to the east of Great Central Road which is adjacent to existing housing would be the most suited to providing new homes including some family housing comprising 3 or 4 bedrooms with suitable private garden space. On the other side of Great Central Road modern office accommodation and other complementary job creating uses would be acceptable. However, if it can be demonstrated that further housing on the western side of Great Central Road is needed to facilitate the office development it would be acceptable. The Council will expect the developer to provide evidence to demonstrate the scale of new housing proposed on both areas of the site is essential to the overall financial viability of the scheme.
- 3.12. With all new major housing developments the Council expects provision to be made for new public open space and has produced an interim policy guidance note on recreation provision. Within any re-development of the former Brewery site for housing the Council will require open space provision on-site. It is envisaged that this will take the form of a hierarchy of informal open spaces, setting the context for new buildings and providing places for informal relaxation and enjoyment. Where appropriate, the use of soft and hard landscaped areas including public art could assist in developing a locally distinctive sense of place and an urban environment that is attractive to both existing and new businesses.
- 3.13. In summary, in the light of the Council's aspirations and the market perspective provided by the Mansfield Town Centre Economic Framework (SQW, Final Report, 2007) and other recent feasibility studies, it is envisaged that a suitable mix of uses across the whole of the former Mansfield Brewery site would be as follows:
- Area 1 – East of Great Central Road: Housing (C3)
 - Area 2 – West of Great Central Road: Primarily Office Use (B1). Other complementary job generating uses which may include a hotel (C1), restaurant and café's (A3), and non-residential institutional uses (D1) such as a nursing home and children's day care facilities. A further element of housing may be acceptable on this area subject to a proven need for more housing to facilitate the overall development scheme.



Figure 5: The Brewery Concept Plan (for guidance only)

The Brewery Concept Plan:

Mansfield District Council's vision for the Brewery site has been translated into a concept plan, intended to provide a better understanding of the Council's aspirations in terms of the five key principles.

The concept plan is an indicative layout intended to guide the Masterplan for the two areas; it is intended to be for guidance purposes only, to give an idea of what can be achieved on this site in terms of transforming the five key principles into an urban form.

The concept plan is based upon the creation of two distinctive areas – the commercial core and the residential village, connected by a central promenade. The idea behind the proposed layout revolves around a few key elements, as below:

“Brewery Village” – commercial core (red)

- Building blocks suitable for office or hotel use, or lending themselves to other complementary uses such as café's, restaurants, community or healthcare facilities whilst maintaining the urban structure.
- Change of gradient utilised to incorporate underground parking within the scheme (2)
- Retained chimney stack provides a historical and social link to the former use of the site as a Brewery. The stack would also aid legibility, providing a focal point within the scheme and within the public space it sits within (1)
- Building brought back into active use, ideal for open plan offices (3)
- Courtyard public space (4)
- New block complements and 'completes' the existing buildings to the south western edge of the scheme (5)

“Residential Village” – a residential neighbourhood (yellow)

- Geared towards meeting the demands across the spectrum of the housing market, successfully integrating these together to form a socially sustainable community.
- Accommodation ranges from apartments (appealing to starter, affordable, professional and 'downsizing' markets), townhouses (two and a half to three storey), semi-detached, and detached properties.
- The latter house types with private gardens serve to achieve a positive relationship with properties on Newton Street due to their scale and massing – and meet the demands of the family market.

Central Promenade (6) and Water Feature

- The promenade connects the entire development and places connectivity at the heart of the design for the scheme. Towards its eastern end, the promenade is visually terminated by a crescent of townhouses. (6)
- The promenade also offers the potential to establish a strong and appealing walkable link between the development and the town centre.
- The linear water feature represents the orientation of the brewery's pipes that crossed the site and bridged Great Central Road. The water feature terminates in the courtyard area behind the Making It! centre.
- Potential to create a 'green' pedestrian link across Great Central Road (7)

4. KEY PRINCIPLES

- 4.1. “Good design ensures attractive, usable, durable and adaptable places and is a key element in achieving sustainable development.” Office of the Deputy Prime Minister, 2005. A well designed built environment enhances the values associated with a place (commercial, use, image, social, environmental and cultural values: The Value Handbook, CABE 2006). Realising maximum value is focused on creating places that work for investors, the environment and for society in a mutually beneficial and reinforcing relationship.
- 4.2. Five key principles have been identified for realising maximum value for the brewery site, each of which is underpinned by a series of objectives. Design principles are also conveyed in the Concept Plan (Figure 5)

Design for Context

- 4.3. The concept plan (Figure 5) demonstrates the Council's aspirations in terms of an urban design layout for the Mansfield Brewery site.
- 4.4. Potential developers are encouraged to develop their own Masterplan, using the concept plan as a guide. The Council is open to considering alternative forms and variations as long as the developer is able to demonstrate the merits of their proposals in context of the site.

- 4.5. The design for the Brewery site should demonstrate a clear assessment and understanding of the immediate and wider site context and seek to enhance the positive qualities of the existing townscape. In this regard, the design and layout of any scheme should recognise its relationship with the National Grid site. The exact ratio of mix of uses will be critical to the success of the development. New buildings should be sympathetic to the site context, taking account of the scale, height, massing and materials of surrounding buildings, level differences throughout the site and respond in a complementary and sympathetic manner. The Council is keen to secure inward investment but not at the expense of quality and realising maximum value on a range of levels. (The Value Handbook, CABE, 2006). The range of values include: Exchange (Commercial) Value, Use Value, Image Value, Social Value, Environmental Value and Cultural Value.

Site Specific Design: Area 1 (This site is recommended for residential use and could incorporate an element of family housing)

On Area 1, new buildings should have regard to the height and proximity of adjacent areas of terraced housing along Newton Street to the east and Littleworth to the south and not seek to physically dominate in terms of their height or massing or harm their amenity. These principles should also be applied when considering the design of buildings to the boundary of Area 1 adjacent to the Severn Trent Water office block off Great Central Road, however there is scope for taller buildings towards the centre of the site. Ideally, new buildings closest to existing established development should be no more than 2 storeys in height with scope for 3-4 storeys within the centre of Area 1 and adjacent to Great Central Road. Importantly, regard should be had to the Council's development control guidance note relating to space about dwellings and floorspace standards for residential accommodation.

- 4.6. The development should incorporate open wireless internet access for commercial buildings.
- 4.7. The retention of and integration of key historic structures within any new development will serve to provide historical linkages to the past and visual markers for the future, supporting the creation of a visually rich environment. Where new buildings physically visually connect to existing historic buildings to the rear of the Making It Centre, they should complement them in their scale, massing height and materials.
- 4.8. **Car Parking and Highways:** Car parking should be considered at the outset of design and fully integrated within the development. Schemes should ensure parking provision accords with the relevant maximum parking standards. It should be sensitively located, away from street frontages, in courtyards, within or under buildings to avoid inactive frontages.
- 4.9. The difference in levels on Area 2 allows the opportunity for underground car parking beneath the higher ground on Area 2 that would minimise the visual intrusion of vehicles on the surface. Lift access could be incorporated into building corridors above.
- 4.10. Surface level parking should be kept to a minimum as far as possible but where it may be required should be sensitively located to ensure safe, secure parking that is as visually unobtrusive as possible. The provision for service vehicles should also be sensitively designed in to proposals for new development.
- 4.11. Highway access through the site should have regard for pedestrian priority and safety. A distance of 90 metres is required between new road junctions, and development must be set back from the road edge by 2.5 metres to allow for visibility splays. This can be achieved as is indicated in the concept plan above.
- 4.12. Careful consideration must be given to the

Site specific design: Area 2 (This site is suitable for a mix of uses including offices and other commercial uses.

On Area 2, the height of new buildings and their relationship to existing buildings within and around the site will also be a key issue. In particular, where new buildings are proposed on the boundaries of the site along Littleworth, careful consideration should be given in their design to the height and proximity of the Nottinghamshire County Council office building across the road, the height of which reduces as the road rises from north to south. New buildings should respond in their design in a sympathetic manner to their surroundings taking account of the height of existing adjacent buildings, the distances between buildings existing and proposed and the level differences that occur. Materials should be complementary to the surrounding area however there is scope for modern innovative design.

It is anticipated that Area 2 will accommodate a mix of offices and other commercial uses but to avoid the conflicts between different types of activities their location must be carefully planned. There may be scope for B1 uses to take up ground floor locations where they can have active frontages, but with other uses, for example, a hotel above. This would add to the vibrancy of the area throughout the day and evening periods. There is a potential for a restaurant/pub use on Area 2 and like other uses this could take advantage of the difference in levels on Area 2 to accommodate underground parking.

provision of car parking on site so that it blends as far as possible with the overall design while at the same time offering a safe and secure environment for vehicles.

- 4.13. **Public Art:** Any future scheme could include provision for public art in an appropriate location(s). The Concept plan has been designed to incorporate an avenue with its view terminated by a crescent shaped block of buildings. Such a plan could take advantage of this design and incorporate public art along the avenue or within a green space to the front of the crescent building. The design layout of proposed developments should consider how best public art may be incorporated.
- 4.14. **Archaeology:** Developers should investigate potential archaeology in the site area. The Council will be guided by advice received from Nottinghamshire County Council's Sites and Monuments Records Officer who retains a record of any known archaeology on the site. The County archaeologist can be contacted at Nottinghamshire County Council. Please refer to the contact details section for further details.
- 4.15. **Flood Risk:** The site falls partly within an area at risk from flooding as shown on the Environment Agency's Flood Zone Maps and the Indicative Flood Risk outlined in the Mansfield Strategic Flood Risk Assessment. A Flood Risk Assessment may be required and developers should assure the Council that any potential risks are mitigated to the satisfaction of the Environment Agency.

Enhance

- 4.16. Any new development should enhance the image and profile of the area through quality design of new build and open spaces. Through combining impressively designed buildings with a high quality, safe and creatively designed public realm.
- 4.17. A high quality design solution is required that successfully introduces modern architecture based on sound principles of urban design and which improves the quality of the streetscape, creating a series of spaces designed on a human scale. Design

What do we mean by a quality design?

A quality design is one which achieves the following:

Responsive to the local context – demonstrates a clear assessment and understanding of the immediate and wider site context, and seeks to enhance the positive qualities of the existing townscape. It must be a site specific design and not one imported from another development. Should maximise the opportunities presented by the site and include creative solutions to overcome constraints.

Appropriate scale, massing and height – new buildings should be sympathetic to the site context and surrounding buildings and should complement existing buildings rather than competing with them. A variety of block sizes may be necessary to achieve a coherent development.

Visual appropriateness and distinctiveness – has a strong visual image which aids legibility and is appropriate to the location and use of the development. The choice of materials should relate to the built form and the wider environment. Along with the detailing on buildings this can and help to achieve places which people remember.

Robust and sustainable design – is capable of adapting to changes in the future, which may include accommodating different uses. Maximises opportunities for energy efficiency and low carbon development.

Adds value to the area – achieves this in a variety of ways including environmentally, socially, culturally, economically.

should have regard to the context of the area in terms of uses, building form, public realm and access, architecture and topography.

- 4.18. A variety of block sizes may be necessary to achieve a coherent development but also to offer the variety required for different users. In particular prospective developers should: -
- Avoid inward looking designs, with no blind facades and few passive ones.
 - Provide level access from the public realm.
 - Create depth and relief in building surfaces avoiding monotonous regular appearance.
 - Incorporate high quality materials and refined details.
 - Respect the character and setting of important historic buildings, including the identification of opportunities to use modern architecture to enhance and showcase these buildings.
 - Involve a mix of active uses, both at and above ground level to encourage a vibrant, safe and commercially viable environment.
- 4.19. Good practice suggests that doors and windows are located at intervals of approximately 15 to 25 per 100m – the principle being to avoid blank, characterless, and inactive facades that do not contribute towards a vibrant public realm. [Adapted from active frontage guidelines (source: Urban Design Compendium, English Partnerships and the Housing Corporation, 2000) and 'Planning for Town Centres: Guidance on Design and Implementation Tools (ODPM, 2005)].
- 4.20. Consideration must be given to creating a positive roof and skyline, which offers visual interest and avoids open views towards servicing functions, such as air conditioning ducting/units and lift shafts. Flat roofs are not regarded as having a positive contribution to the creation of character.
- 4.21. **Building heights:** The height of buildings will vary across the site according to their location within it. Two and three storey buildings that respond to the heights of adjacent buildings will be appropriate along Littleworth and within proximity of the making it centre. Within the development on Area 2 there is scope for taller buildings of 4-6 storeys in height but these should align with the floorspace requirements referred to earlier.

Regeneration and Renewal

- 4.22. The regeneration of the brewery site is an opportunity to improve and enhance Mansfield's commercial and residential offer within a quality mixed-use scheme that creates a positive and balanced sustainable environment where buildings and spaces complement each other within an attractive and lively environment. Development of the brewery site for both residential and commercial developments represents a major opportunity to improve and enhance the existing job market and local economy and attract inward investment.

4.23. Case studies confirm the positive contribution that mixed-use schemes can make to the vitality and attractiveness of town-centre environments, to the extension of housing choice, and to the promotion of sustainable modes of transport'.- Mixed use development Practice and Potential-DCLG .

4.24. The advantage of a mixed-use scheme that involves both residential and office/commercial activity is that it can provide vitality and attractiveness to the area while stimulating both daytime and evening/weekend economies. The right balance and positioning of uses through design will be critical to ensure that the differing needs of users can be adequately accommodated to avoid conflicts. In considering the mix of uses for the site developers need to plan ahead the design of the buildings that would house those uses and where best they can be located taking account of connectivity, public spaces and views.

Connectivity and Public Realm

4.25. Strengthening and creating stronger, safer inclusive physical links to the centre and surrounding areas for pedestrian and vehicle users must be a focal point of any proposed development. There is potential to enhance the existing access into the town centre through Church Lane, and also create new access routes through the development to connect to the centre through the current Transco site.

4.26. The development will be a street centred, dense urban environment that will provide a new vitality to the area and beyond. The highway structure (created by the severing of roads by St Peters Way) and in particular the relatively traffic free environment with little through traffic, offers an opportunity to create high quality environments with traffic calming alongside a more pedestrian friendly public realm next to the river.

4.27. The public realm should be designed as an integral part of any submitted scheme. The choice of materials, lighting, street furniture, landscaping and public art requires careful consideration to ensure that spaces function well, are made from high quality, durable materials and are aesthetically interesting and pleasing. This

What do we mean by a quality public realm?

A quality public realm is one which is founded upon three key principles: functionality, image and use.

Functionality: Easy to access and navigate, safe to use, durable, appropriately illuminated, easy to maintain and one which eliminates the potential for pedestrian and vehicular conflict.

Image: Public places must be and be perceived as safe, with an emphasis placed on creating social inclusive environments and designing out opportunities for crime and anti-social behaviour from the onset.

Well used places, which have character, distinctiveness, sense of place, and interest encourage people to visit places and stay there for longer, adding to opportunities for natural surveillance.

Use: Places must be designed to accommodate a range of uses, and lend themselves to these uses through the day and into the evening.

Opportunities should be created for both circulation space and relaxation space in the public realm, with thought given to understanding how places will and could work – rather than simply installing conventional street furniture (including public art) as an after thought.

- 4.28. Views and vistas aid legibility and the important existing features of the chimney and buildings associated with the Making It centre and behind the Making It centre should be enhanced. Key views as indicated on the concept plan include towards the brick chimney when accessed from Littleworth and the newly created avenue towards a new crescent building on Area 1.
- 4.29. Street trees should be included as part of the overall design to complement efforts to incorporate more soft landscaping into the built environment. Tree species should be carefully selected and positioned where they function well and contribute to the enhancement and definition of the spaces.
- 4.30. Proposals that do not respect their context, or where servicing and/or parking areas take precedence over well designed places and defined spaces should be avoided.
- 4.31. Secure development that is outward facing and based upon perimeter block principles with a clear demarcation between the public and private realm is encouraged. A safe environment, which is perceived as such by users, should be designed for at the outset. Safe environments are those that are well used and populated by people throughout the day and evening. Any development should seek to develop a mix of uses and a series of high quality public spaces where people are encouraged to spend time.
- 4.32. Opportunities for crime and anti-social behaviour should be designed out – appropriate measures should be part of the scheme from an early stage. Designing out crime and opportunities for anti-social behaviour is preferable to addressing this challenge through the installation of CCTV cameras. Enhancing opportunities for natural surveillance of the public realm through the design and layout of buildings, including their internal arrangement is of paramount importance.
- 4.33. Where CCTV is required, it should be designed in from the outset to avoid the need to erect camera stands which detract from the visual amenity of the streetscape and contribute towards generating 'street clutter'.
- 4.34. A lighting scheme is required for any development in order that functional, public safety and perceptual needs and the appropriate illumination of buildings are achieved to best effect and minimise needless energy wastage.
- 4.35. A clear signage strategy should be included in the design to reinforce key routes but also to provide legibility and connectivity to the surrounding area.
- 4.36. Applicants are encouraged to contact the Council's Design Team with respect to guidance on the design and selection of materials. Applicants are referred to the Council's Urban Design Compendium for further information relating to building design.
- 4.37. Any proposals should incorporate principles detailed within, 'Interim Planning Guidance Note1: Community Safety by Design' (Mansfield District Council).

Conservation and Sustainability

Conserve Existing Buildings

- 4.38. When the original brewery was established in 1855 a number of purpose built brick and stone buildings were erected, some of which still remain and some of which have been taken down. Their legacy to the industrial heritage of the town is something that Mansfield is proud of and the conversion and establishment of the “Making It” Centre (on the edge but outside of the development site) provides a good example of a sympathetic conversion which helps retain this heritage.
- 4.39. While there are a number of derelict pre fabricated steel structures on site that require removing and are of no merit, in the western corner of Area 2 behind and physically linked to the Making It centre are existing former brewery buildings (once used to house fermenting tanks) and that are of architectural and historic merit (identified in Figure 4). These 2 and 3 storey buildings present a challenge and an opportunity to convert them sympathetically for new uses. In particular, it is considered that these buildings would lend themselves to conversion and re-use as office accommodation, (without the likelihood of major internal alterations) due to their construction and internal layout that incorporates a number of cast iron columns at ground floor level. The upper storeys of these buildings were in fact, originally used as offices.
- 4.40. New buildings within proximity of the original brewery buildings close to the Making It centre should respect and complement them in their architectural form, height, massing and materials.
- 4.41. In addition to the buildings behind the Making It Centre, there is a free standing tall circular brick tower of approximately 29 metres in height located off the north-east corner of the former boiler house that is of historic interest. This chimney appears to be in good condition and a feature that should be retained and incorporated within a Masterplan. The concept plan indicates how this could be achieved and it is considered that by making the chimney a feature of the site this will add to the unique flavour an imaginative designed development can bring.



Figure 6: The circular brick chimney within the site

Sustainable Design and Construction

- 4.42. The Brewery Site is expected to be an exemplar development of excellent building practice, with strong emphasis placed on achieving a low carbon development. The Council will therefore expect developers to fully embrace the concept of sustainable design and construction in the design process for the site. Such requirements should be planned from the outset of the design stage rather than ‘fitted’ in at the end of the planning process when the Building Regulations process usually begins.

4.43. The need to help address the causes of climate change by reducing green house gases is the key driver for the requirements for sustainable building practice. However, reduced overall running costs of buildings, improved conditions within buildings making them more comfortable, attractive and healthy places, and a higher profile for the development are some of the other positive reasons for the incorporation of sustainable design and construction techniques.

4.44. In applying for planning permission for development on the Brewery site the Council will expect all proposals to have fully addressed the following key areas of sustainable design and construction: Energy conservation; Renewable energy generation; Water conservation; and Waste reduction and recycling.

Energy Conservation

4.45. In addition to the minimum energy performance requirements required by the Building Regulations the Council will expect the development of the former Brewery site to lead the way in maximising the opportunity to incorporate best practice in energy efficiency and energy conservation through the design, layout and orientation of new buildings on the site.

4.46. A wide range of measures including passive solar gain, natural day lighting and ventilation, thermal massing, the use of green and brown roofs, good insulation and the use of energy efficient appliances can all be used to reduce energy demand in the new buildings.

4.47. Developers should demonstrate through a Sustainable Design and Energy Statement how the development has been laid out to optimise renewable energy sources, and how the designs of the buildings on the site make the most efficient use of energy in meeting overall requirements.

4.48. Consideration should be given to the choice of construction materials and

How can the development been designed and laid out to make efficient use of energy?

The following techniques offer the opportunity to reduce overall energy demands:-

Solar gain – passive solar gain can make a significant contribution towards the heating and lighting of a building. Through careful positioning and design, the sun's heat can be trapped within buildings. To maximise access to the sun, buildings should have their main elevations within 30 degrees of due south.

Natural day lighting – natural day lighting can reduce the energy demand for new buildings through the controlled entry of natural light through new windows, skylights, atria, and sun pipes.

Natural ventilation – maximum use of natural ventilation is a more sustainable option than air conditioning systems. The simplest method is to create opportunities for cross ventilation. Openings on opposite walls (or even adjacent walls) can draw air through space.

Thermal mass – the use of internally exposed thermally massive materials with a high specific heat capacity can have beneficial effects through their ability to absorb solar radiation received during the winter and to store cool air absorbed during the night during the summer.

Green and brown roofs – the use of green and brown roofs can provide buildings with greater thermal mass. A green roof is one that has been surfaced with a growing medium, with vegetation on top of an impermeable membrane. Brown roofs work on the same concept but with a broken substrate e.g. broken bricks replacing the organic growing medium.

their environmental impact in terms of fabrication, qualities whilst in situ (e.g. energy efficiency attributes) and eventual disposal.

- 4.49. The overall design concept should aim to conserve energy and maximise the use of energy conservation techniques. Developers should seek to ensure that the minimum requirements required by the Building Regulations are exceeded.
- 4.50. In order to maximise the opportunity to incorporate current best practice, all new housing on the site will be expected to meet Ecohomes 'Very Good' or Code for Sustainable Homes 'Level 3' as a minimum standard. For the new commercial development on the site the Council will expect the BREEAM 'Very Good' standard to be met. All applications should be accompanied by appropriate accreditation from a suitably qualified assessor that the development meets the above standards.

Renewable Energy Generation

- 4.51. As well as energy efficient measures the utilisation of energy from renewable sources offers the opportunity to reduce the demand for electricity produced in non-renewable ways and cut down on green house gas emissions.
- 4.52. The Council will expect developers to explore a range of technologies in energy generation and incorporate renewable energy production equipment on-site to offset at least 20% of predicted carbon emissions from the development.
- 4.53. The predicted baseline carbon emissions should be based on the proposed development meeting the requirements of Parts L1A and B

What are the options for the generation of energy from renewable sources?

Active solar water heaters – active solar heating involves the heating of water in solar collectors. Solar collectors comprise panels containing fluid that absorb the sun's heat and use this to heat water contained within a storage tank. Solar water collectors can be installed at low level or on the roof of a building or incorporated as part of the roof finish.

Photovoltaic cells – photovoltaic cells are used to directly convert solar radiation into electricity. Semiconductors, usually made from pure silicon, transfer light energy (photons) into electrical energy in a process known as the photoelectric effect. Because they produce electricity from light, rather than heat, they work even if the sun is not shining.

Ground source heat pumps – ground source heat pumps make use of the natural heat capacity in the soil to provide heating and cooling to buildings. Water is pumped through a series of underground pipes absorbing and utilising the ground's natural heat.

Small scale wind energy – small scale wind turbines depending on the prevailing wind regime can be used to generate on-site power. Small stand alone turbines have hub heights ranging from 6 to 30 metres and power ratings of anything between 2.5 to 20kW.

Biomass - biomass is a fuel which is derived from plant or animal material. The form most readily available in the U.K. is chipped wood. This can be from woodland lop and top, purpose grown coppice or green wood residues from sawmills etc. Beyond this, the primary source is miscanthus, a large fibrous grass and wood which is produced in a pelletised form. The CO₂ released when energy is generated from biomass is balanced by that absorbed during the fuel's production.

and L2A and B of the Building Regulations 2000, as amended. It should also be calculated after the application of the suitable energy conservation measures and technologies as set out in the above section.

- 4.54. A wide range of different technologies can be used to provide energy from renewable sources such as: active solar water heaters; photovoltaic cells; ground source heat pumps; small scale wind turbines; biomass.
- 4.55. Buildings should maximise energy capture and minimise energy/resource loss. The design of buildings should be designed with these principles at project inception, with an emphasis placed upon:
 - Orientation
 - Solar collection (including light steals, glazing ratios and window orientations)
 - Thermal mass/heat conservation (for example, green roofs)
 - Thermal zoning and buffer spaces
 - Natural ventilation and cooling

Water Conservation

- 4.56. The Council will expect new development on the former Brewery site to be designed and constructed to reduce the demand for water and consumption. Developers should demonstrate that all water demand management and reduction options have been considered in the preparation of development proposals for the site.
- 4.57. A wide range of different measures can be used to improve water efficiency and conserve water resources such as the incorporation of rainwater harvesting systems, grey water recycling systems, water saving devices and sustainable drainage.
- 4.58. In particular where buildings are planned to have their water consumption metered the use of a range of water management solutions will provide a more cost effective solution to end users.

How can the development be designed to conserve and re-use water?

The following measures can be used to improve efficiency in use of water, conserve water resources and minimise the vulnerability to flooding:

Rainwater harvesting – rainwater harvesting involves collecting water from roofs and channelling it through underground pipes to a storage tank. More than 50% of mains water can often be substituted by rainwater delivered on demand, typically by a submersible in-tank pump and filtration system, direct to toilets, washing machines. Untreated rainwater can be used for watering plants.

Grey water recycling – buildings can be designed to allow recycling of grey water for purposes that do not require mains supplies e.g. flushing toilets and green space irrigation. Where grey water is used for non-potable uses e.g. washing up it will require treatment to remove living micro-organisms.

Water saving devices – installing water saving devices can serve to reduce consumption levels e.g. low flush toilets, aerating taps & low flow shower heads.

Sustainable drainage systems – sustainable drainage is an approach to managing rainfall that replicates natural drainage. Surface water run-off is collected and stored to allow natural cleaning prior to infiltration or collected release to watercourses. There are four general design options: filter strips & swales, filter drains & permeable surfaces, infiltration devices, and basins & ponds.

Waste Reduction and Recycling

- 4.59. In order to maximise re-use and recycling and to ensure that the development is best able to cater for the significant number of people that will use it the Council will expect the design and layout to provide facilities for individual or groups of properties or premises for the source separation of and storage of different types of household and business waste for collection.
- 4.60. In particular, the development should be planned to maximise the opportunities for recycling by creating space for the safe storage of recyclable waste including:
- Paper
 - Cans
 - Glass
 - Cardboard
 - Plastics
- 4.61. Developers should refer to the are referred to the, “Sustainable Developer Guide for Nottinghamshire” NCC (1994) www.sdg-nottinghamshire.org.uk

5. CONTACT INFORMATION

- 5.1. The Council strongly encourages prospective applicants and investors to engage in dialogue with the authority prior to submitting a planning application.
- 5.2. If you wish to discuss the opportunities at the Mansfield Brewery site informally or wish to obtain further information or advice please contact Mansfield District Council utilising the following phone numbers:

Planning Policy: Telephone: 01623 463182

Design Team (Conservation): Telephone: 01623 463700

Urban Regeneration: Telephone: 01623 463176

Development Control: Telephone: 01623 463208

Building Control: Telephone: 01623 463200

APPENDICES

Appendix 1: Planning Application Requirements

Pre- planning discussions with Planning Policy, Development Control, Conservation and Urban Regeneration are strongly recommended.

Prospective developers should contact the Environment Agency with regard to whether or not a flood risk assessment is required having regard to PPS25 and the accompanying guidance 'Living Draft'. Importantly, developers will have to take account of this in respect of internal floor levels.

Developers will be expected to submit a Sustainable Design and Access statement including energy performance information, a Traffic Impact Assessment and a Contaminated Land Survey in view of the previous industrial use of the site.

Developers will be expected to enter into Section 106 agreements, and are advised to contact the Development Control Team for further discussions and advice.

An outline planning application covering Area 1 and 2 may be most appropriate initially, to set out the application criteria, i.e. uses and the proportion of each use, initial layout and basic principles.

The outline application must be followed up with an application for reserved matters.

Full applications/ reserved matters will need to include:

- Landscaping
- Level / Topography Survey
- Flood risk Survey, Services
- Party wall / historic building issues relating to demolition
- Asbestos Survey, Dangerous structures Survey
- All level floor plans and site plan.
- Site Sections – including adjoining land and buildings
- Elevations
- Street scenes
- Ground investigations, Geological Survey, Contaminants Survey
- Traffic and Transport Impact Assessments
- Screening for Environmental Impact Assessment
- Method statement for works – both demolition and new build
- Information on Phasing of development

Appendix 2: Development Plan and Other Material Policies

The planning policies covering the site are set out in the East Midlands Regional Spatial Strategy (March 2005) (RSS), the Nottinghamshire and Nottingham Joint Structure Plan (February 2006) (JSP), and the Mansfield District Local Plan (November 1998) (MDLP), which together comprise the development plan for the area. In addition to the development plan, there are a number of documents that will be material to the consideration of proposals that come forward for the re-development of the former Mansfield Brewery site. Of these an important consideration is the emerging Regional Plan (September 2006) (Draft RSS), which is at an advanced stage and when adopted will replace the strategic policies contained in the adopted RSS and the JSP. Other material considerations include the:-

- Mansfield Town Centre Economic Regeneration Framework (SQW; Final Report, 2007);
- Urban Design Compendium (Baker Associates; Draft Report, 2007);
- Interim Planning Policy Guidance Note 1: Community Safety by Design (Mansfield District Council, 2006);
- Interim Planning Policy Guidance Note 3: Recreation Provision on New Residential Developments (Mansfield District Council, November 2006).

The relevant development plan and other material plan policies are summarised below:

Mansfield District Local Plan (1998): In pursuit of more sustainable patterns and forms of development the Council's policies seek to secure urban regeneration through the re-use of previously developed and under-used land within the Mansfield urban area. The MDLP recognises the need to regenerate, restructure and stimulate the local economy to create a more diverse range of jobs replacing those lost in the area's traditional textile manufacturing and mining industries. In addition, the Plan identifies past difficulties of ensuring adequate supply of genuinely available serviced urban industrial land in sustainable locations close to where people live, and the shops and services within Mansfield town centre. The Council's policies give emphasis to the re-development of this previously developed urban site but guard against its loss for employment purposes unless it can be demonstrated that there would be overriding environmental, amenity or other wider community benefits. With all new developments a high standard of design is expected in terms of the scale, density, massing, height and layout of new buildings within their local context.

Regional Spatial Strategy (2005): Since the Council adopted its planning policies, the RSS has established new regional policies that identify Mansfield as a sub-regional centre within the East Midlands Northern Sub-Area where economic, social and environmental regeneration is a priority. It recognises the capacity of the town to support sustainable development objectives and promotes a strategy aimed at creating a stronger, more diverse and vibrant town, by attracting new jobs, services and facilities in and around the Mansfield urban area. In addition, it promotes a high standard of design in all new developments and expects development to minimise energy use, reduce waste and improve water efficiency through innovative approaches to sustainable design and construction.

Nottinghamshire and Nottingham Joint Structure Plan (2006): Other strategic policies contained in the JSP set out a strategy for jobs led regeneration within Mansfield. They recognise the need to strengthen and diversify the local economy by attracting new service based employment and higher value manufacturing jobs alongside other supporting measures aimed at improving the area's accessibility and upskilling the local labour force.

Emerging Regional Spatial Strategy (2006): For the East Midlands Northern Sub-Region, the Draft RSS continues with the existing regional strategy of urban concentration and regeneration. It recognises the sub-regional importance of the Mansfield urban area as a focus for new jobs, homes, services and facilities by designating the town as a Sub-Regional Centre. Unlike the adopted RSS, it includes housing figures and plans for new housing growth above levels of past trend based on significant levels of urban capacity within Mansfield urban area, and linked to expectations of significant job creation at the town.

Statement of Community Involvement (2006): The Council's Adopted Statement of Community Involvement (February 2007) (SCI) within the new local development framework is relevant in so far as it sets out to positively encourage dialogue between developers, the Council and other key stakeholders prior to the formal submission of any planning application for the re-development of the former Mansfield Brewery site.

Mansfield District Local Plan (1998)

<i>Policy DPS1</i>	seeks to concentrate development within and adjoining the main urban areas of Mansfield, Woodhouse and Warsop
<i>Policy E3</i>	promotes employment development within the urban boundary subject to certain criteria
<i>Policy E4</i>	aims to protect existing employment land and premises in business use unless certain criteria are met
<i>Policy BE1</i>	seeks to achieve a high standard of design in all new development
<i>Policy M9</i>	requires all new development to make provision for buses
<i>Policy M13</i>	promotes pedestrian friendly environments
<i>Policy M15</i>	expects all new development to make provision for cyclists
<i>Policy M16</i>	sets out the transport requirements for all new development

Policy M18	sets out the requirements for car parking in all new development
Policy H2	promotes housing development within the urban boundary subject to certain criteria
Policy H15	encourages special needs housing where justified
Policy H16	sets out the requirements for sheltered housing, residential care and nursing homes
Policy LT20	encourages hotels and other visitor accommodation subject to certain criteria
Policy ECH1	promotes community facilities subject to certain criteria
Policy U1	promotes renewable energy generation and energy efficient forms of development
Policy U5	aims to prevent flooding from surface water run-off
Policy DWM1	Encourages the regeneration of derelict, despoiled or contaminated land subject to certain criteria

Nottinghamshire and Nottingham Joint Structure Plan (2006)

Policy 1/1	encourages sustainable development
Policy 2/15	encourages renewable energy generation in new developments
Policy 2/16	promotes the use of sustainable urban drainage systems to manage flood risk
Policy 3/3	requires 3000 dwellings to be built between 2001 & 2021
Policy 4/1	sets a provision target of 240 Ha of employment land
Policy 4/2	requires review of employment land to ensure adequate supply of readily developable sites upto 2021
Policy 4/3	promotes a hierarchy of sites for high technology industries including a science or technology park within Mansfield or Ashfield
Policy 5/4	encourages accessibility to jobs, shops and services by sustainable transport modes

Regional Spatial Strategy (2005)

Policy 2	sets out a sequential approach to all new development giving priority to previously developed land within urban areas
Policy 3	establishes sustainability criteria to be applied to all new development
Policy 4	promotes high standards of sustainable design and construction
Policy 5	designates Mansfield as a sub-regional centre and aims to concentrate development within its urban area
Policy 9	gives priority to the economic, social and environmental regeneration of the Northern Sub-area including Mansfield
Policy 20	sets a regional target of 60% of all new housing to be built on previously developed land
Policy 22	requires review of employment land to ensure adequate supply of good quality land for office and industrial uses in sustainable locations
Policy 36	seeks to manage flood risk by encouraging sustainable urban drainage in all new development where practicable
Policy 40	aims to cut down on energy needs through the location of development, site layout and building design
Policy 43	seeks to improve the access into and around the Mansfield sub-regional centre
Policy 44	aims to reduce the need to travel and encourages sustainable transport choices
Policy 47	sets out standards for car parking across the East Midlands region

Emerging Regional Spatial Strategy (2006)

Policy 2	sets out a sequential approach to all new development giving priority to previously developed land within urban areas
Policy 3	promotes high standards of sustainable design and

construction

- Policy 4** designates Mansfield as a sub-regional centre and aims to concentrate development within its urban area
- Policy 8** gives priority to the economic, social and environmental regeneration of the Northern Sub-area including Mansfield
- Policy 14** sets out a requirement for 410 dwellings per annum to be built over the period 2001 – 2026
- Policy 15** establishes interim targets for affordable housing across the Newark/Ashfield/Mansfield Housing Market Area
- Policy 17** sets a regional target of 60% of all new housing to be built on previously developed land
- Policy 20** requires review of employment land to ensure adequate supply of good quality land for office and industrial uses in sustainable locations
- Policy 32** promotes improvements in water efficiency in all new developments
- Policy 35** seeks to manage flood risk by encouraging sustainable urban drainage in all new development where practicable
- Policy 38** aims to cut down on energy needs through the location of development, site layout and building design
- Policy 41** seeks to improve the access into and around the Mansfield sub-regional centre
- Policy 43** aims to reduce the need to travel and encourages sustainable transport choices
- Policy 46** sets out standards for car parking across the East Midlands region

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若你提出请求，我们可以其他格式或语言提供此资讯。

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વિનંતી કરવાથી આ માહિતી બીજા સ્વરૂપો અને ભાષાઓમાં મળી શકે છે.

આ માહિતી બીજા ભાષા કે સ્વરૂપમાં મેળવવા માટે, 01623 463463 ઉપર ફોન કરો.

निवेदन करने पर यह जानकारी अन्य ग्रन्थाकारों यानि फार्मेटस तथा भाषायों में उपलब्ध हो सकती है।

यह जानकारी किसी वैकल्पिक भाषा या फार्मेट में लेने के लिए, 01623 463463 पर टेलिफोन कीजिए

ਬੇਨਤੀ ਕਰਨ ਤੇ ਇਹ ਜਾਣਕਾਰੀ ਹੋਰ ਰੂਪਾਂ ਅਤੇ ਬੋਲੀਆਂ ਵਿਚ ਮਿਲ ਸਕਦੀ ਹੈ।

ਇਹ ਜਾਣਕਾਰੀ ਕਿਸੇ ਬਦਲਵੀਂ ਬੋਲੀ ਜਾਂ ਰੂਪ ਵਿਚ ਲੈਣ ਵਾਸਤੇ ਕ੍ਰਿਪਾ ਕਰਕੇ 01623 463463 ਤੇ ਟੈਲੀਫੋਨ ਕਰੋ।

یہ معلومات گذارش کرنے پر دیگر صورتوں (سی ڈی، ٹیپ) اور زبانوں میں بھی دستیاب ہے۔

مبادل زبان یا متبادل صورت (سی ڈی، ٹیپ) میں یہ معلومات حاصل کرنے کے لیے
ٹیلیفون نمبر 01623 463463 پر فون کریں۔

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Mansfield District Council
Creating a District where People can Succeed