

Interim Planning Guidance Note 6

Stockwell Gate North



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Foreword

Stockwell Gate North is a major new development opportunity at the heart of Mansfield. It offers us a unique opportunity to extend our retail and leisure offer, as part of a comprehensive, environmentally sustainable and mixed use scheme.

The relocation of Tesco and the bus station as part of a larger, integrated transport interchange scheme (due for relocation in 2009/2010) have created a significant development opportunity at the heart of Mansfield.

Mansfield – as with other towns and cities across the country - is focused on revitalising its centre, but not at the expense of quality. There is considerable scope for investors to benefit from the capacity of Mansfield as a sub regional centre to extend its retail and leisure offer, significantly enhancing the centre which people will choose to use more often rather than travelling further a field. The key to this is by offering a variety of modern, medium to large scale units demanded by retailers and consumers alike.

Creating quality developments is well known to have significant economic, social and environmental benefits. Good quality design adds value to investments, enhances environmental, physical and social sustainability and can play a major role in securing higher returns for investors. The Stockwell Gate North IPG has been produced to set out the Council's ambitions for the area as part of its commitment to realising its maximum value for Mansfield, its people, environment, investors and businesses.

We can see a great opportunity at Stockwell Gate North and hope that you will share our vision.

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1 Our Vision for Stockwell Gate North

- 1.1 Stockwell Gate North (SGN) is a unique and major development opportunity in Mansfield located in a prime location within the centre. The Council is focused on realising a high quality; retail centred mixed use development for SGN, setting a new benchmark for high quality, sustainable design in Mansfield.
- 1.2 The area covered by the term 'Stockwell Gate North' is shown on Figure A on page 9.
- 1.3 The Council's vision for the area is to create a vibrant, well designed, high quality and environmentally sustainable flagship development that enables Mansfield to firmly position itself as a place to invest, trade, visit, work, shop and where people, particularly local residents, choose to spend their leisure time.

2 Key Principles

- 2.1 The Council considers that the vision for SGN will be realised through proposals which are centred upon four key principles that can be summarised as:

Gateway

- 2.2 Realising a unique opportunity to create a major new gateway to the centre, creating a modern development comprising of high quality, well designed buildings, public spaces and art, maximising the potential to create a positive visual impact on Mansfield's centre.

Enhance

- 2.3 Extending and enhancing Mansfield's retail and commercial offer and the quality of the environment, removing negative features and creating a positive relationship between buildings and public spaces with predominantly active frontages at street level.
- 2.4 Particular attention will be placed upon enhancing the setting of listed buildings and creating a positive relationship between these structures and new buildings.
- 2.5 The development will be a street centred, dense urban environment which will also contribute to the viability and vibrancy of the centre beyond core shopping hours.

Linkages

- 2.6 Creating stronger links to make better connections with the centre and surrounding areas.

- 2.7 The new development should be easy to access – on foot, by public transport, cycle and by car.
- 2.8 Existing barriers to access, namely Rosemary Street, the intersection of Quaker Way and Stockwell Gate and the relationship between the area and the Four Seasons Centre are priority areas for improvement.
- 2.9 The development must fully integrate itself into the fabric of the centre and contribute towards creating a strong link between the extended retail area and the new transport interchange to the south. Surviving elements of the historic street pattern should be retained where practical and developed to create a revitalised and defined network of streets, namely Stockwell Gate and Walkden Street.

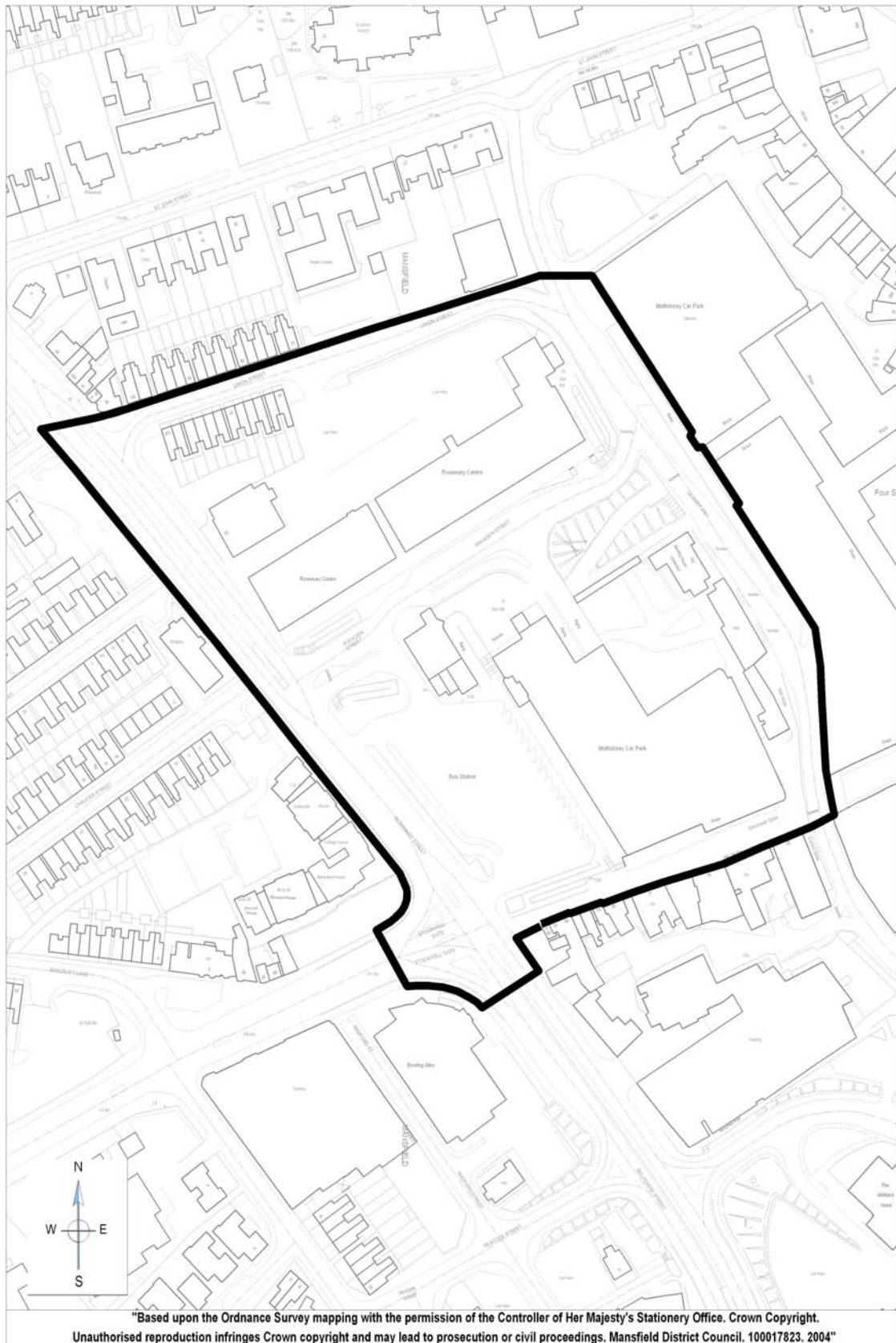
Design

- 2.10 Securing high quality design, recognising its value economically, socially and environmentally as a catalyst for transforming people's perceptions of Mansfield is a key priority.
- 2.11 Environmental sustainability should be designed in from the outset, ensuring that any new development minimises energy consumption and maximises the potential for energy generation. The development is expected to become a flagship of good practice with respect to environmental sustainability.

Making sure it all ties together

- 2.12 A masterplan is expected to be produced by prospective developers to allow a cohesive, comprehensive scheme to be realised.
- 2.13 Particular attention will be required to ensure that a good quality, accessible public realm is created with careful consideration given to the creation of new public spaces which incorporate public art and which are places for the whole community.
- 2.14 The masterplan should carefully assess the site's wider context within the town centre, and should consider its relationship with existing buildings within and adjoining the site. Design should complement other topic / area based IPG's that are being produced and will be available from the District Council.
- 2.15 As part of the process to bring a scheme forward developers will be required to consult the community as set out in section 8 of Mansfield District Councils Adopted Statement of Community Involvement.

Figure A: Stockwell Gate North Site Plan (Not to Scale)



3 Background

- 3.1 The SGN regeneration area covers 4.25 hectares towards the western edge of Mansfield's centre. The area adjoins the neighbouring development site of Stockwell Gate South (0.48ha), which together with SGN have been identified in the 2005 Mansfield Retail Study as the primary sites for the extension of the centre's retail offer (GVA Grimley, 2005).
- 3.2 The Council recognises the importance of realising the maximum potential for the site and securing high quality development which enhances the appeal of Mansfield as a place for people to spend their time.
- 3.3 The site offers a unique opportunity to extend the retail centre by connecting it appropriately to the existing retail areas to the east of Quaker Way and the new transport interchange to the south as part of an extension of the centre's public realm and townscape.
- 3.4 To achieve a co-ordinated and comprehensive scheme, developers will be required to produce a master plan which takes into account this document. In view of multiple land ownerships within the site area, this may require developers to work together on the production of a master plan.
- 3.5 This Interim Planning Guidance (IPG) has been produced to cover the transitional stage until the Central Area Action Plan is completed in 2010. This IPG will be adopted by the Council and will be a material consideration in the determination of any planning applications. Planning applications for development in this area should be in accordance with this IPG.

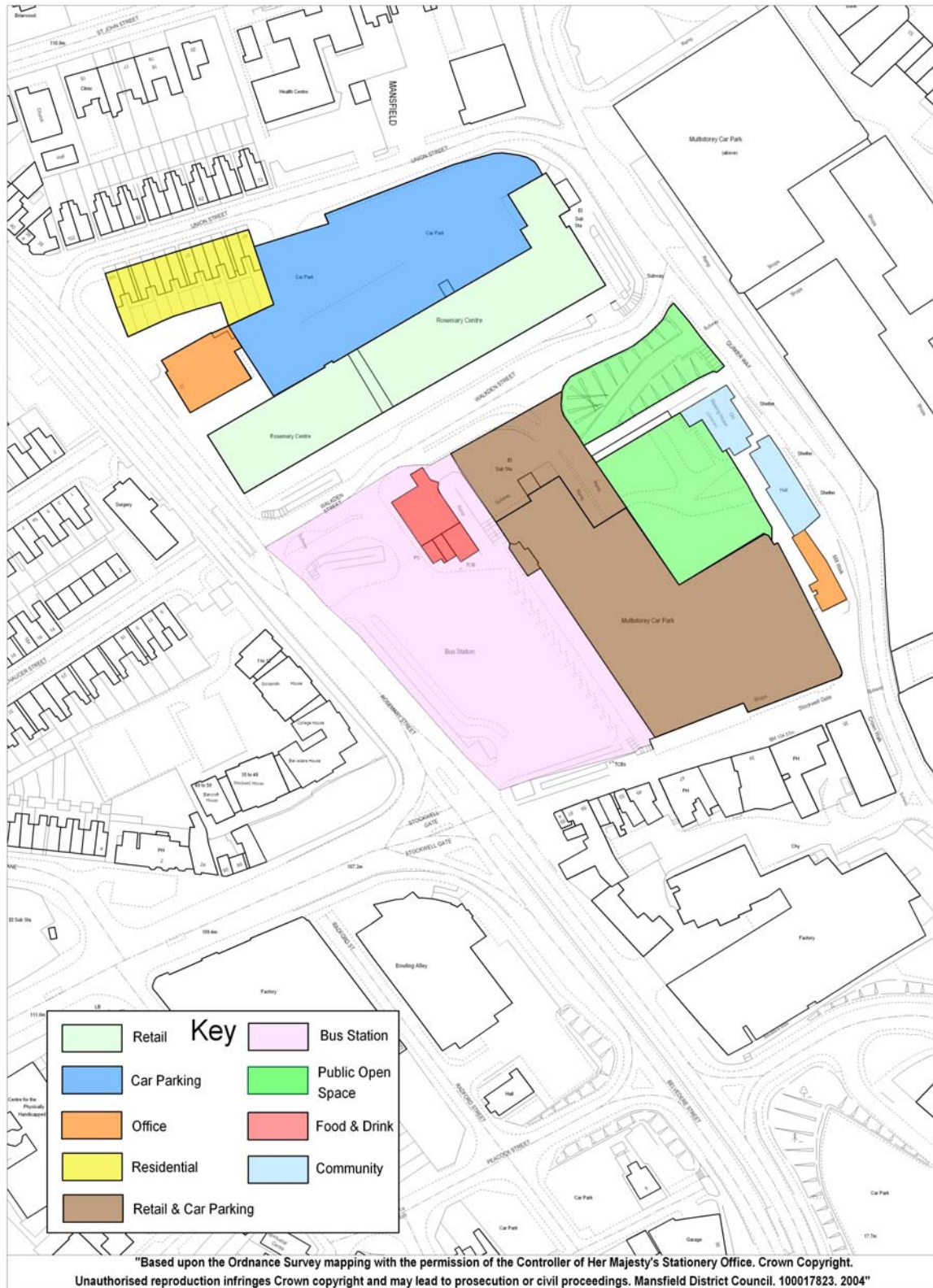
Site description and context

- 3.6 SGN is bounded by the Rosemary Street to the west, Quaker Way to the east, Union Street to the north, and Stockwell Gate to the south. Walkden Street crosses the area.
- 3.7 The bus station, the Rosemary Centre and former Tesco supermarket currently occupy the majority of the site. There are 12 terraced residential properties on Union Street. There are two listed buildings within the site, The Old Meeting House and the Old Parsonage close to Stockwell Gate and Quaker Way.
- 3.8 The current layout and design of the area is largely the result of the construction of the ring road and large scale developments typical of the 1960s and 1970s.
- 3.9 Pedestrian routes through the site are limited and of poor quality, with some subways guiding pedestrians below ground and resulting in a confusing, threatening and illegible environment. Public spaces are of poor quality with buildings, such as the Four Seasons Centre and former Tesco store effectively 'turning their backs' upon the public realm.

Land uses

3.10 The current land uses are shown in Figure B.

Figure B: Current Land Use Plan (Not to Scale)



Topography

- 3.11 The natural topography of the site slopes down from north to south, although comprehensive redevelopment in the 1960's resulted in major engineering operations that re-contoured the area to accommodate the road and subway networks to segregate vehicles and pedestrians.

4 Planning and Regeneration Context

- 4.1 The site is located within the Mansfield Sub-regional centre and is affected by three main policies within the saved Mansfield District Local Plan.
- 4.2 Policy R1 sets out the uses that are considered acceptable within the sub-regional centre; these include retail (A1), offices and other central area facilities where they would maintain and enhance the vitality and viability of the centre.
- 4.3 Policy MTC9 allocates two parts of the SGN site for retail uses; MTC9 (A) concerns 0.1 hectares off Walkden Street (this is the area known as the 'Hole in the Ground'), MTC9 (B) relates to 1.3 hectares of land off Stockwell Gate and encompasses the existing bus station and former Tesco store.
- 4.4 Policy M10 states that permission will be granted for re-development of the bus station providing an acceptable alternative is provided. A new transport interchange is to be developed on the site of the current Station Road car park and is scheduled to open in 2009/10.
- 4.5 There are other policies within the plan that will need to be considered these are set out in the appendices.
- 4.6 The Council is currently producing its Local Development Framework which will be a series of documents that will replace the Local Plan. One element of this will be a Mansfield Central Area Action Plan. This will set a vision and spatial policies for the positive management of change in the centre.
- 4.7 SGN is earmarked for redevelopment as part of plans to extend the retail centre to the west. To maximise the potential of the land, a mixed use scheme is envisioned with a predominant retail focus and the provision of a number of high quality, medium to large sized units in response to Mansfield's Retail Study (GVA Grimley, 2005).
- 4.8 Anchor tenants will need to be secured within any future development to create a retail offer attractive to shoppers and draw footfall into the area.
- 4.9 The Council is seeking a comprehensive and co-ordinated development of the site that will contribute to the vitality and viability of the centre, significantly enhancing its retail offer and acting as a stimulus for future investment.

- 4.10 Development may be through a single operation, or the scheme may be delivered in a phased, yet co-ordinated manner. Incremental, un-coordinated, pre-fabricated buildings and retail park style developments will not be acceptable. Any development should contribute towards creating an extension of the centre's townscape.
- 4.11 Development will primarily take the form of demolition and new build with the associated enhancement of the link from this site to the Four Seasons Shopping Centre, and the setting of listed structures.
- 4.12 A retail centred, mixed use scheme is envisaged.

Primary uses:

Shops - including food retail (A1)

Acceptable complementary uses:

Business / Financial and professional (B1/A2)

Restaurants and cafes (A3)

Hotels (C1)

Community facilities and institutions (D1)

Assembly and leisure (D2)

Open space

Car parking (please refer to 5.66)

- 4.13 Parts of the site conform to the PPS6 definition of what would substantiate a primary shopping area. The site is also recognised in Mansfield's Retail Study as an area that is likely to play a key role in meeting the centre's strategic retail needs, especially in terms of comparison goods and larger format units, and accommodating other key town centre uses.
- 4.14 Therefore the Council consider that in respect of PPS6 this site should be considered as within the Primary Shopping Area and developers would not be required to demonstrate a need for retail and other town centre development.
- 4.15 The centre currently lacks an adequate supply of larger retail units. The Council would welcome the inclusion of a mix of unit sizes in the scheme where these can be successfully incorporated based upon the urban design principles detailed throughout this IPG.
- 4.16 It is necessary that units are adaptable to technological and usage alterations and with a number suitable for department store and food hall trading.

- 4.17 Units should be a minimum size of 300sq/m, though a number of smaller units may be acceptable to enhance the area's offer.

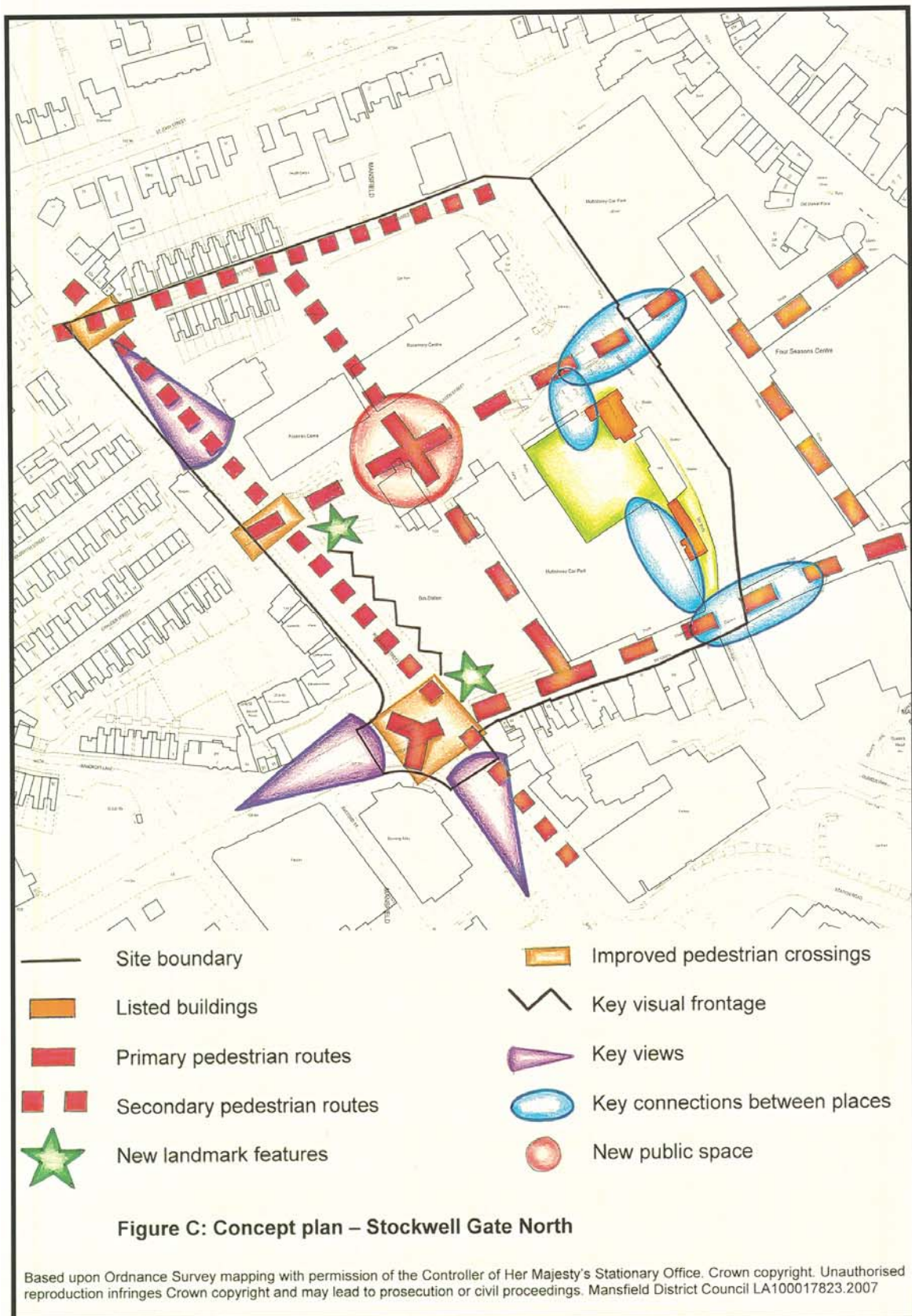
5 Design Principles

- 5.1 The Council is keen to secure inward investment but not at the expense of quality and realising maximum value on a range of levels.
- 5.2 Realising maximum value is focused on creating places that work for investors, the environment and for society in a mutually beneficial and reinforcing relationship.
- 5.3 Four key principles have been identified for realising maximum value for SGN, each of which is underpinned by a series of objectives. Design principles are also conveyed in the Concept Plan (Figure C) on page 15.

Gateway

- 5.4 The site is located towards the western edge of the centre and offers a unique opportunity to develop a major development which 'announces' the centre. In particular there is the opportunity to develop a landmark corner building of sufficient height and skyline / architectural interest at the junction of Rosemary Street / Stockwell Gate and the junction of Rosemary Street / Walkden Street, with consideration given to context, the choice and quality of materials and the use of lighting.
- 5.5 Careful consideration should be given to the termination of views from all approaches, such as the western approach along Sutton Road and Stockwell Gate.
- 5.6 The importance and location of the site requires development to positively complement the urban fabric of the centre, extending the centre's network of streets and squares. Development should be based on the principle of perimeter blocks.
- 5.7 Servicing areas should not be located along key routes as indicated on Figure C.
- 5.8 Hard and soft landscaping should be considered from the outset, visually defining the development as a gateway, raising the quality of the urban environment, creating a quality public realm and raising the profile and image of the centre.

Figure C: Concept Plan (Not to Scale)



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 night.

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.

- 5.9 In order to realise the site's maximum value as a flagship development the bus station, former Tesco store and associated multi-storey car park should be demolished. The surface level parking areas should be redeveloped.
- 5.10 The demolition of other non listed buildings will be considered provided that:
 - a) Their removal complements the masterplan for the area;
 - b) Their removal improves the area: physically, socially, commercially and environmentally.
- 5.11 Gateways into the development area from all directions should be enhanced to draw pedestrian footfall from the centre and surrounding neighbourhoods; and enable the development area to connect into the pedestrianised centre.
- 5.12 To the western edge of the site, significant improvements are required to pedestrian access across Rosemary Street, contributing towards breaking down the physical and visual barriers of the ring road as perceived by pedestrians.

Four Seasons Shopping Centre access (the ‘hole in the ground’)

- 5.13 A positive and welcoming transition must be made between the development site and the Four Seasons Shopping Centre to encourage maximum footfall into the development site, with the opportunity to create an enclosed, welcoming, safe, high quality and distinctive structure to connect the two areas.
- 5.14 Any such structure should ensure that it enhances the setting and appreciation of the Old Meeting House. It is therefore envisioned that a glazed structure could be a potential option.

Stockwell Gate

- 5.15 The development extends the existing retail centre to the west and as such significant improvements are required to seamlessly connect the existing and new retail areas.
- 5.16 Streetscape improvements should therefore run from the intersection of Stockwell Gate and Queen Street and across the Stockwell Gate / Rosemary Street intersection.
- 5.17 The quality of the streetscape along Stockwell Gate should focus on achieving a harmonious composition between the buildings, floorscape, lighting, soft landscaping and selection of complementary materials.
- 5.18 To the south, consideration should be given to how a positive connection can be established with the Stockwell Gate South site and the new transport interchange.

Enhance

- 5.19 Any new development should enhance the image and profile of the centre, with careful consideration given to significantly raising the quality of design of new developments.

What do we mean by a quality design?

A quality design is one which achieves the following attributes:

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 the 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 the use of the development.

The choice of materials should relate to the built form of the development and the wider environment. Together with the detailing on buildings this can and help to achieve places which people will 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.

- 5.20 New development should have a positive impact on the quality of the centre's townscape and the public realm.
- 5.21 Architecturally, buildings should be of a suitable scale, height and massing in terms of their individual context with existing buildings within and adjacent to the site. Individual buildings within a particular block may need to be of a variety of heights to achieve this.
- 5.22 Particular consideration should be given to restoring the 'pedestrian scale street' and building line of Stockwell Gate. New buildings in close proximity to the listed buildings should be of a similar scale. Larger, more robust building frontages will be appropriate facing onto Rosemary Street and Walkden Street.
- 5.23 All buildings should contribute positively to the creation of a quality, safe and accessible environment with clearly defined boundaries between the public and private realm and that avoids pedestrian and vehicular conflict.
- 5.24 Servicing areas should be appropriately located and should not directly front onto the public realm, thus avoiding large expanses of blank wall fronting onto public streets. The use of internal servicing areas and/or underground servicing will be encouraged.
- 5.25 Buildings should be designed to a human scale with articulated facades and with the following attributes required:
 - Orientated so that they front onto the street;

- Respect established building lines. Where an established building line does not exist, a building line that creates a defined, enclosed, accessible and well connected series of spaces should be established;
- Maximise the amount of active street frontage;
- Avoid inward looking designs, with no blind facades and few passive ones;
- Provide level access from the public realm;
- Depth and relief in building surfaces;
- High quality materials and refined details;
- Respect the character and setting of listed buildings, including the identification of opportunities to use modern architecture to enhance and showcase these buildings;
- A mix of active uses, both at and above ground level to encourage a vibrant, safe and commercially viable environment;
- 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 which 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).

- 5.26 The creation of an environment that is vibrant, inspiring, enjoyable stimulating, accessible and safe is required.
- 5.27 This development offers a major opportunity to enhance Mansfield's retail offer strengthening its potential as a desirable place to live, work and invest and affirm the centre as the shopping destination of choice for residents within the sub-region.
- 5.28 The setting of listed buildings should be enhanced.
- 5.29 The green space beside the Old Meeting House should be improved with adjoining development having a positive relationship with the space, with active uses fronting onto the green space.
- 5.30 Old Parsonage Square should be carefully considered with neighbouring buildings contributing positively to the setting of the building and the definition of the square with recessed building lines offering glimpses of the Old Meeting House.

- 5.31 Views and vistas aid legibility and important existing features should be identified and where appropriate, enhanced. Key views as detailed on figure C include those of the burial ground and neighbouring listed buildings such as the Grade II* Old Meeting House.
- 5.32 Consideration must be given to creating a positive roof and skyline, which offers visual interest and detailing and avoids the defining features being servicing functions, such as air conditioning ducting / units and lift shafts.
- 5.33 Green roofs and roofs which incorporate technology to harness the power of natural resources will be strongly encouraged.
- 5.34 A safe environment which is perceived as such by users should be designed for at the outset. Safe environments are those which 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.
- 5.35 Opportunities for crime and anti-social behaviour should be designed out – and 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 conventional 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 therefore of great importance.
- 5.36 Where CCTV is required, it should be designed in from the outset to avoid the need to erect camera stands which detract from the visually amenity of the streetscape and contribute towards generating ‘street clutter’.
- 5.37 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.
- 5.38 Any proposals should incorporate principles detailed within, ‘Interim Planning Guidance Note1: Community Safety by Design’ (Mansfield District Council).

Linkages

- 5.39 A positive connection should be established to link the development into the ‘traditional’ retail core creating a seamless transition from the Four Seasons Shopping Centre and under Quaker Way.
- 5.40 This connection should be created by providing a range of retail units with at least one anchor retailer and by the positive extension of the centre’s townscape.

- 5.41 Any new development must support the need to create an accessible environment for all (physically and socially accessible) and one that conforms to the Disability Discrimination Act.
- 5.42 A clear signage strategy should be included in the design to reinforce key routes.
- 5.43 Connections to the new transport interchange to the south will need to be improved. Routes should be safe, attractive, legible and perceived as such by users and be accessible at all times of the day.
- 5.44 The provision of safe and secure car parking within the site should aid accessibility to the centre and complement the new transport interchange facilities.
- 5.45 The development should be easy to access and get around, with improvements to Rosemary Street pedestrian crossings, the provision of cycle links and the creation of an accessible and inviting public realm (both physically and psychologically).
- 5.46 Figure C on page 15 indicates that Walkden Street is a primary pedestrian route as it provides key links to the development site, Mansfield Town Centre and the residential area to the west. Whilst the Council are seeking improvements to the pedestrian environment there is no specific requirement for Walkden Street to be pedestrianised.
- 5.47 Innovative and creative solutions should be sought to ensure that pedestrian and vehicular conflict is minimised.
- 5.48 Existing subways within the site will be removed where possible, with the re-grading of the land to provide a pedestrian friendly environment at street level and possible first floor level. Where significant level differences still have to be overcome, creative design solutions will be desirable to ensure accessible and pleasant routes for pedestrians.

Design

- 5.49 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. Long term maintenance of buildings will be addressed as part of the planning application stage.
- 5.50 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 does not imply that modern materials cannot be employed or that 'traditional' street furniture is a substitute for well thought out design solutions.

- 5.51 Applicants are encouraged to contact the Council's Heritage and Design Team with respect to guidance on the design and selection of materials.
- 5.52 New buildings should complement the scale, massing and height where new development physically and visually connects to the existing (retained) fabric, i.e. Union Street and Stockwell Gate.
- 5.53 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.
- 5.54 The aim should be to secure development that is outward facing and based upon perimeter block principles with a clear demarcation between the public and private realm.
- 5.55 Proposals which do not respect the context, or where servicing and / or parking areas take precedence over creating well designed places and defined spaces should be avoided.
- 5.56 Any proposals should also have consideration for, 'Interim Planning Guidance Note 1: Community Safety by Design' (Mansfield District Council).

Sustainability

- 5.57 SGN is expected to be an exemplar development of excellent building practice, with an emphasis placed on developing low carbon footprint buildings, with 'very good' BREEAM ratings.
- 5.58 Developing an enjoyable pedestrian shopping environment will contribute to reducing carbon emissions by creating a quality retail offer in a sustainable location.
- 5.59 Buildings which contribute to minimising energy and resource consumption, energy loss and contribute to meeting their energy needs are strongly encouraged. There are three key areas to consider:
- Energy conservation
 - Water conservation
 - Energy generation
- 5.60 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

- 5.61 Where possible, material from demolished structures should be recycled on site.
- 5.62 Attention should be given to the utilisation of green roofs to reduce water run off thus minimising the likelihood of local flooding in addition to their merits in terms of thermal insulation.
- 5.63 To protect the minor aquifer which is present beneath the site, new development should be served by separate foul and surface water drainage systems to reduce the incidence of foul sewer flooding and the consequent deleterious impact on overall water quality in the area.
- 5.64 Consideration should be given to the choice of construction materials and their environmental impact in terms of fabrication, qualities whilst in situ (e.g. energy efficiency attributes) and eventual disposal.
- 5.65 Developers are referred to the, “Sustainable Developer Guide for Nottinghamshire” Nottinghamshire County Council (1994) and the more recent “Guide to Sustainability” Nottingham City Council (2007).

Car Parking

- 5.66 In addition to the preferred and alternative / complementary uses, replacement / additional car parking provision will be required to reflect the level of car parking that will be lost with the demolition of the existing multi-storey car park, development of the surface level car parks and the car parking requirements of the new development.
- 5.67 There should be a strategy to achieving approximately 700 public car parking spaces within the development area. Mansfield has a high level of disabled people and therefore any new car park should meet their needs. Currently the figure is 6% of the total capacity of the car park. In addition the new car park should include space to accommodate the Councils Shop Mobility Scheme which currently runs from the Walkden Street car park.
- 5.68 During construction as many car parking spaces should be retained as possible.
- 5.69 A short stay car park should be located within the development in such a position so as to improve accessibility to the centre.
- 5.70 Any new multi-storey car park should be located where its visual impact is minimised. Car parking provision should be sensitively located, away from street frontages, in courtyards, within, under or above buildings to avoid inactive frontages. If parking is proposed to be located above buildings, this will only be permitted where it does not detract from the existing or newly created roofscapes and skylines. New surface level parking is not acceptable within the development area.
- 5.71 Any new car parks provided as part of the scheme should meet the standards required for Park Mark accreditation.

Taxi rank and passenger pick up point

- 5.72 Provision must be made within the development for a taxi rank and passenger pick up point which is expected to be in the Walkden Street area. The location of the pick up point should be carefully considered and included within the masterplan.

Archaeology

- 5.73 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.

Land contamination and remediation

- 5.74 Developers are required to undertake investigatory studies into the potential land contamination of the area and detail measures for site remediation.

Wi-Fi (Wireless Fidelity)

- 5.75 The development should incorporate open wireless internet access throughout the entire site area.

Public Art

- 5.76 Any future scheme should include provision for public art in appropriate location(s) such as the enhanced green space near the listed buildings and the entrance to the Four Seasons Centre.

Public toilets

- 5.77 Fully accessible toilets should be provided as part of any scheme.

6 Contact Details

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

Planning Policy: Telephone: 01623 463182 / 463195

Urban Regeneration: Telephone: 01623 463714

Development Control: Telephone: 01623 463204

- 6.3 For archaeological related enquiries please contact the Sites and Monuments Records Officer at:

Nottinghamshire County Council

Trent Bridge House

Fox Road

West Bridgford

Nottingham NG2 6BJ

Telephone: 0115 977 2129

7 Glossary

Active Uses: Uses which generate a high level of activity e.g. cafes, shops

Articulated Facades: Elevation of the building proportioned with changes in detailing, depth of materials, doors, windows, balconies

Blind Façade: A blank elevation facing onto the public realm which does not contain, doors, windows, balconies

Depth and Relief in Building Surfaces: Interest in the elevation of a building through set backs, avoiding flat boundary surfaces with few or no details

Demarcation between Public & Private Realm: A clear definition to show what space is accessible to the public and which are private e.g. changes in materials, means of enclosure

Enhanced Green Space: Improvements to open spaces e.g. that by the Old Meeting House

Human Scale: The use within development of elements that relate well in size to an individual human being and their assembly in a way that makes people feel comfortable rather than overwhelmed

Illegible Environment: An environment which is difficult to find your way around due to the lack of landmarks etc

Key Routes: Routes usable by pedestrians and / or vehicles that provide links between specific areas

Legibility: The degree to which a place can be easily understood so that people can find their way around

Level Access from Public Realm: Ensuring that access from streets, open space to buildings avoids the use of steps. This is to ensure that development is accessible to all

Local Development Framework (LDF): Comprises a portfolio of local development documents that will set out the spatial strategy for the development of the district.

Mansfield Central Area Action Plan: Document that will form part of the LDF and will set out the vision and policies for the positive management of change in the central area of Mansfield and replace existing policies in the 'saved' Mansfield District Local Plan.

Mansfield District Local Plan: Document, adopted in 1998, currently sets out the policy framework to guide and encourage development in the district to 2006. To be replaced by Local Development Framework.

Outward Facing: Frontages of the buildings that face onto the public realm and areas which are accessible to the public

Passive Façade: Elevation with a lack of window, door openings and balconies so there is little or no activity relating to the building

Perimeter Blocks: Development that locates buildings around the perimeter of each development block that leads to internal closed spaces

Planning Policy Statement 6 (PPS6): Planning Policy Statements set out the Governments national policies on different aspects of planning. Those in PPS6 focus on the planning for the future of town centres and the main uses that relate to them

Pre-fabricated Buildings: Buildings largely constructed off site with component parts and assembled on site

Public Realm: Places, either publicly or privately owned, that are available, without charge, for everyone to use or see. This includes streets, squares and parks

Retail Park Style Developments: Large, box style developments which have bland, blank frontages

Sense of Place: The special character that each place possesses and combines both physical and social aspects of a place

Socially Inclusive: Environments which are accessible to all sections of the community

Streetscape Improvements: Improving the quality and environment of streets used by pedestrians and / or vehicles this could be through improvements to surfaces, provision of street trees, street furniture etc

References

CABE (2007); The Value Handbook – getting the most from your buildings and spaces

English Partnerships and the Housing Corporation, (2000); Urban Design Compendium,

GVA Grimley, (2005); Mansfield Retail Study,

Mansfield District Council (2007); Urban Design Compendium,

Appendices

Local Planning Policy

In addition to the site specific policies set out in section 4.1 – 4.4 there are a number of other local plan policies that will be relevant to any development in the Stockwell Gate Area:

E3	Criteria for the development of employment uses
E4	Protection of Employment land and buildings
BE1	Criteria for the design of new development
BE2 - BE5	Development affecting listed buildings
BE6 - BE10	Development in conservation areas
BE11	Development affecting scheduled ancient monuments
BE12 - 13	Archaeological sites and remains
BE14	Shopfronts
M9	Bus services
M13	Providing for the safety, security and needs of pedestrians
M15	Cycling
M16	Criteria for developments, in relation to movement
M17	Protection of off street parking
M18	Car parking
LT18	Criteria for the development of tourist facilities
LT20	Criteria for the development of hotels, guest houses, bed and breakfast and self catering accommodation
U1	Energy consumption / efficiency
U2	Water supply and sewerage
R7	Design of new retail developments,
R8	Community, leisure, office and residential uses as elements of retail development proposals
R9	Provision for small retailers and specialist businesses
R10	Extension of existing shop premises;
MTC2	Conversion of upper floors in the sub-regional centre
MTC3	Criteria for development in the sub-regional centre
MTC6	Concerns secondary shopping areas

- MTC7** Development at ground floor level in the sub-regional centre excluding primary and secondary shopping areas
- MTC8** Development at first floor level and above in the sub-regional centre.

These are available on the Council's website

www.mansfield.gov.uk/plan_local_plancontents.htm

Alternatively, a copy of the Local Plan can be viewed at the Council's principal offices at the Civic Centre, Chesterfield Road South.

Acknowledgements:

Mansfield District Council kindly acknowledges the permission of Nottingham City Council to refer to its 'Guide to Sustainability'.

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অন্য কোন ভাষা বা পাঠক উপযুক্ত কোন আকারে এই তথ্যটুকু পেতে হলে, 01623 463463 নম্বরে ফোন করুন।

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

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

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

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Mansfield District Council
Creating a District where People can Succeed