

**MANSFIELD DISTRICT RETAIL & LEISURE STUDY — 2011 UPDATE**

**APPENDIX 1 — Local Policy Review**

Prepared by Mansfield District Council

## **White Hart Supplementary Planning Document (SPD) (November 2006)**

The SPD's vision is to regenerate the White Hart Area (which covers 3.11 hectares of the south eastern part of Mansfield Town Centre) and deliver an attractive, high quality, vibrant area where people can enjoy the fusion of old and new worlds in building design; and where high quality mixed use development combines with the historic environment to create a unique cultural experience for those visiting, living or working in the area.

The SPD was produced to help guide regeneration proposals and the determination of planning applications within the White Hart Area and includes the following objectives:

- To ensure that all development integrates with and enhances Mansfield town centre;
- To ensure that all development respects, complements and enhances the historic character of the White Hart Area;
- To ensure that all development enhances linkages between the White Hart Area and surrounding areas; and
- To ensure that all development helps to maintain and enhance the vitality and viability of Mansfield Town Centre.

The SPD includes a design statement which sets out the parameters for the development which the Council would consider acceptable.

This states that a comprehensive mixed-used development is required which contains the following uses and floorspace figures (based on condition 5 of the outline planning permission ref 2006/0349/NT):

- Retail (A1) – 2,775 Sq metres
- Offices (B1) – 5,318 Sq Metres
- Restaurant / Café (A3) and / or Drinking Establishments (A4) – 1,116 Sq metres
- Housing (C3) – 233 residential units
- Leisure (D2)

In addition, proposals should include a well designed, well lit safe and secure multi-storey car park on land close to St Peters Way and which avoids vehicle penetration into the site.

### **Interim Planning Guidance (IPG) Notes**

IPG notes have been produced by the Council in order to provide interim planning guidance until the relevant LDF documents, or policies, are adopted. They are taken into account as material considerations in determining planning applications and it is envisaged that they will be upgraded into Supplementary Planning Documents (SPD) after the adoption of the LDF.

There are three IPG's which relate to the town centre. Together, the Stockwell Gate North and South areas cover 4.73 hectares of prime redevelopment land to the western edge of the town centre. There is also an IPG for the former Mansfield Brewery site which lies just outside of the town centre to the south east. These are reviewed below.

### **Stockwell Gate North IPG 6**

The vision for the Stockwell Gate North area (4.25 ha) 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.

The Council considers that the vision for Stockwell Gate North will be realised through proposals which are centred upon four key principles that can be summarised as:

- Realising a unique opportunity to create a major new **gateway** to the centre;
- 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;
- Creating stronger **links** to make better connections with the centre and surrounding areas; and
- Securing high quality **design**, recognising its value economically, socially and environmentally.

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.

Primary use:

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

Taxi rank and passenger pick up point

## Stockwell Gate South IPG 9

The vision for the Stockwell Gate South area is to create an exciting and inviting gateway to Mansfield, which will draw people from the new transport interchange (when completed), into Stockwell Gate and the town centre. In conjunction with Stockwell Gate North it will contribute towards the regeneration of the western side of Mansfield Town Centre.

The Council considers that the vision for Stockwell Gate South will be realised through proposals which are centred upon four key principles that can be summarised as:

- The development must fully integrate itself into the fabric of the centre with careful consideration given to the **connections** between new development and the existing built fabric along the southern edge of Stockwell Gate.
- The new development should contribute to creating a sense of **place** and distinctiveness.
- The new development must contribute to extending and **enhancing** Mansfield's retail 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.
- Securing high quality **design**, recognising its value economically, socially, environmentally.

To achieve the vision for Stockwell Gate South and to maximise the potential of the land, a retail centred mixed use scheme is envisaged using a combination of the following uses:

### Primary use:

Shops (A1) - The site is located in a key location and has the opportunity to provide larger format units that are attractive to high street retailers; therefore a majority of new units should be a minimum of 300sq/m with a number suitable for department store and food hall trading. To enhance the area's offer, and to allow complementary uses to be provided, a number of smaller units may also be acceptable.

### Acceptable complementary uses:

The Council's aspirations for complementary uses on the Stockwell Gate South site include business / financial and professional services, restaurants and cafes, hotels, community facilities and institutions and assembly and leisure. In addition an element of car parking will also be required.

## Mansfield Brewery IPG 8

The vision for the Mansfield Brewery development is for it to 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.

The Council considers the vision for the brewery site is to be founded upon the following five key principles, summarised below:

- 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.

- Any development should **enhance** the environmental quality of the area through high quality and imaginative design of the built fabric and open space.
- Any development should **regenerate and renew** 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.
- Any development should **connect** the area with its surroundings, and specifically with the town centre, by strengthening and creating stronger, safer inclusive physical links for pedestrians and traffic.
- Any development should **conserve**, 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.

In order to achieve the vision for the former Mansfield Brewery the Council expects a job-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.

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.

### **Creating a 'City' Centre for Mansfield**

There are a number of key development sites identified in the 'Creating a City Centre for Mansfield' document, (MDC 2009) which the Council aspire to see developed over the next ten years, including:

- Transport Interchange – to be built on land between Station Road and Quaker Way, it will see the relocation of the existing bus station.
- Stockwell Gate North – the site of the existing bus station, earmarked for a primarily retail development.
- Stockwell Gate South – the former Courtaulds factory site. A private sector development of mixed-use retail and leisure with outline planning permission already granted.
- Strategic Employment site – to be created near the junction of Belvedere Street and Victoria Street on a 365sq metre site.
- Old Town Hall – development of the former Indoor Market site at the rear of the site on Queen Street. A feasibility study is underway.
- The Living Centre– an iconic gateway building on the site of the former Queen's Head pub.
- White Hart development– a mixed use of retail, office space, leisure and residential development on land bounded by White Hart Street, Dame Flogan Street and Church Street, including the restoration of the Maltings building. Planning permission is in place.
- Mansfield Brewery site – the site is currently being marketed and provides a superb regeneration opportunity. The site is expected to include primarily employment uses, with some residential development.
- The Riverside – an area next to the River Maun, bordering St Peter's
- Way identified as having great potential for mixed uses, mainly employment but possibly including retail and residential – alongside an attractive area of public open space.

## **Mansfield Urban Design Compendium (2007)**

Produced by Baker Associates the Mansfield Urban Design compendium was produced in order to emphasise the high standards that the Council requires for all new development in and around Mansfield town centre, and to ensure that all those involved in the development process are clear about what the Council means by high quality urban design.

The guidance is intended to assist developers, landowners, designers, planners, and councillors in putting together and making decisions about schemes for new developments, alterations to existing buildings, or changes to the public realm.

## **Town Centre Economic Regeneration Framework (February 2007)**

The document was prepared for the District Council and its partners by a team of consultants led by SQW Limited. It was commissioned to review the strengths and weaknesses and current development projects from an economic perspective and recommend a mix of initiatives and projects to accommodate the potential economic growth and address the threats and opportunities that exist in Mansfield Town Centre.

The document comprises a vision, five aims and a spatial framework together with various current town centre projects and ten top priority actions which form the basis of the Town Centre Regeneration Action Plan.

The vision is to renew Mansfield from its core, and the aims (and corresponding actions) are summarised below:

- **Distinctive Centre** – build on Mansfield’s strengths as a sub-regional service centre and historic market town with good road connections and capacity for growth
  - Improve place branding
  - Improve urban image
- **Productive Centre** – improve business productivity and support enterprise and innovation in growing economic sectors such as retail, leisure, distribution, education, health services, financial services and business services
  - Establish a business network
  - Provide modern business space
- **Knowledge Centre** – develop Higher and Further Education building on the academic achievements of West Notts College and local schools
  - Link education and enterprise
  - Establish a regeneration hub
- **Opportunity Centre** – enhance access to central area jobs, skills training, education, health, welfare and other services for all people in the catchment area, particularly in deprived areas
  - Offer ‘smarter’ transport choices
  - Improve local connections
- **Lifestyle Centre** – offer a range of shopping leisure, arts, tourism, sports and housing facilities with a diverse evening economy in a safe and attractive environment featuring the conservation of Mansfield’s industrial and market town heritage
  - Create a multi-functional centre
  - Upgrade the Four Seasons Shopping Centre

## **Bridge Street and Market Place Conservation Area Character Appraisal**

This document provides an overview of the future of the Conservation Areas with reference to design principles, promoting improvement, providing guidance for owners and residents, and identifying features that contribute to the historic character of the area.

## **West Gate Conservation Area Character Appraisal**

This document provides a detailed appraisal of those townscape features, buildings and spaces that give West Gate its distinctive character and interest. It is the first step in the process of preserving and enhancing the character of West Gate conservation area through the provision of guidance on siting and design of new development, and the maintenance, repair and upkeep of existing properties.