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| Briefing Paper  to  Overview & Scrutiny Committee (Place)  on  1st February 2022 |
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| **Draft Town Centre Masterplan** | |

**1. SUMMARY**

1.1 This briefing paper presents the Overview & Scrutiny Committee (Place) with the Council’s draft Mansfield Town Centre masterplan which is currently out for consultation and requests the collective comments of OSC Place to inform the consultation.

**2.**  **RECOMMENDATION**

2.1 The Overview & Scrutiny Committee (Place) is requested to review the Draft Town Centre Master plan at Appendix 1 and provide comments, if appropriate, to be considered as part of the consultation comments.

**3.** **BACKGROUND**

3.1 The draft Town Centre Masterplan was highlighted to OSC Place on the 28 September 2021 for a period of public consultation. The public consultation is currently underway having started on the 18 October and ending on 23December 2021.

3.2 The next stage will be to review all of the representations made to the consultation and make any necessary amendments to the document. These will then be presented back to OSC Place prior to a decision by the Portfolio Holder for Regeneration.

3.3 The Mansfield District Local Plan 2013 – 2033 was adopted on the 8th September 2020. The document forms part of the statutory development plan for the district and will be used to guide development and inform decisions on planning applications.

3.4 The Local Plan requires the Council to prepare a masterplan to cover Mansfield town centre. Consultants Allies & Morrison in partnership with Cushman Wakefield (deliverability and viability specialists) and Urban Flow (transport specialists) were appointed to prepare the masterplan on behalf of MDC in June 2020.

3.4 An initial consultation on the masterplan vision and objectives was held in February 2021 which has fed into the overall content of the masterplan to ensure that the golden thread runs through the document. To support the preparation of the masterplan a number of workshops have been held with the relevant officers, Nottinghamshire County Council as the Highway Authority and the consultants.

Status of the masterplan

3.5 Once adopted the masterplan will be one of many elements which will help deliver the vision of the Adopted Local Plan and ‘Making Mansfield: Towards 2030’ the Councils overarching strategy for transforming the district of Mansfield which sets out the four main challenges moving forward. It builds upon the work already undertaken by the Council, to support the preparation of the Town’s Fund Investment Plan which is moving towards a more mixed use town centre, improving public realm, access and linkages. The masterplan will also help to support future funding bids such as the Levelling Up Fund, and the UK Shared Prosperity Fund.

3.6 The masterplan is not intended to be a formal planning document as the retail policies within the Local Plan are now out of date due to the changes made to the Use Class Order, this prevents adopting the masterplan as a Supplementary Planning Document. The masterplan is therefore a strategic high level document which contains development options for key regeneration sites over the next 15 years. Once the masterplan is adopted by the Council it will be used in pre-application discussions to set the direction that the local planning authority is moving in. In the determination of planning applications it will be a material consideration and will carry some weight given that the masterplan will have been consulted on for a six week period in conformity with the Councils adopted Statement of Community Involvement.

3.7 The masterplan will also be a key document that sits alongside all the other evidence base documents when the council reviews the current, adopted local plan. The masterplan itself will be a living document which can be reviewed and updated as required to take account of changing circumstances both at a local level e.g. due to a site being delivered or nationally e.g. due to a change in planning policy or legislation.

Content of the masterplan

3.8 The masterplan is structured into four key parts:

**Development principles**

3.9 This sets out a vision statement and a Unique Selling Point (USP) for Mansfield Town Centre which is based on twelve elements. These have given consideration to and are aligned with the themes which are emerging as part of a separate piece of work which is being undertaken regarding MDC branding as part of the Towns Fund. Eight key principles are set out in the masterplan and these are designed to guide new development, strengthen Mansfield’s USP and deliver the vision. These principles are:

* A place to live and play;
* A place for innovation and education;
* Valuing Mansfield’s public space;
* Greening Mansfield;
* Celebrate and repair Mansfield’s historic fabric;
* A connected network of destinations and varied characterful routes;
* Uniting the town centre with its neighbourhoods; and
* Providing a welcome worthy of Mansfield

**The Framework**

3.10 This sets out the plans for Mansfield at a town-wide scale and contains 6 elements:

* Overall Framework Plan - Provides guidance on future development within the town centre. An accompanying roof / block plan provides an illustration of how the vision could be applied. More detailed information about the various sites which have been identified for future development is set out in a separate section of the masterplan.
* Public Realm – Identifies a number principles around the whole area of public realm. As part of this it identifies a hierarchy of streets and includes; key public spaces, green spaces, primary pedestrianised routes, secondary routes and yards and alleys.
* Movement Framework – Identifies various issues relating to private and public transport. It includes a plan of high level opportunities and projects which could be introduced over the lifetime of the masterplan and beyond. These will have to align with county council policies and objectives and will be subject to further work most notably transport modelling at a later date to determine the suitability and viability of projects.
* Land Uses – Identifies possible areas for residential, mixed use and parking / servicing. More detailed information is set out in the site guidance (see below);
* Heights, Scale and Massing – Provides guidance on the proposed building heights within the Mansfield Town Centre Masterplan. These range from 1-2 storey to 4 storey;
* Health, Innovation and Sustainability – Introduces elements around “Smart Cities”. This is an approach in which increased citizen engagement, hard infrastructure, social capital and digital technologies make cities more liveable, resilient and better able to respond to challenges. Further information about measures to help implement this is contained in the delivery strategy section of the masterplan.

**Site Guidance**

3.11 This chapter sets out guidance for potential development sites within the Mansfield Town Centre Masterplan area namely:

* Beales;
* Rosemary Centre;
* Four Seasons Shopping Centre;
* Walkden Street Car Park;
* BHS and Clumber Street;
* Belvedere Street;
* White Hart Street; and
* Toothill Lane

3.12 This guidance is supported by a viability and delivery report which has been prepared by Cushman Wakefield which will not be published alongside the masterplan for consultation due to commercial sensitivity.

3.13 The urban design framework, other illustrations and precedents included in this section are indicative and provide guidance for future detailed designs.

3.14 The site guidance will help inform development opportunities as they come forward and should be read alongside national and local planning policy. Other town centre projects may come forward which have not been included within this guidance but these projects should comply with existing policy and the principles outlined in the document.

**Delivery Strategy**

3.15 This sets out an action plan, phasing and delivery strategy which is recommended to facilitate the next stages in the delivery of the various sites which have been identified within the masterplan. This includes the tools which are available to enable delivery and identifies the key stakeholders who will be involved in this process including MDC, NCC, landowners, developers and Historic England.

3.16 The actions are broken down into short term (1 - 5 years), medium term (5 – 10 years) and long term (10+ years). The actions are cross referenced to how they align with the 8 development principals.

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