INTRODUCTION

Gladman Developments Ltd have successfully invested in communities throughout the UK over the past 30 years, developing high quality and sustainable residential, commercial and industrial schemes. The following pages illustrate our emerging outline proposals for a new residential development on the Site located at Mansfield Road, Clowne

The purpose of the public consultation process is to provide the details of the draft scheme and seek comments from the local community which will be considered before an outline planning application is lodged with Bolsover District Council.

The Site

The Site is located on the southern edge of Clowne, around 1km to the south of the settlement centre. It is bound on its western boundary by Mansfield Road which is the main approach road to Clowne from Bolsover in the south. The Site’s northern boundary is formed by the rear gardens of the adjacent properties which lie along Ramper Avenue, with its eastern boundary defined by Ringer Lane. The southern boundary is open to the adjoining countryside. Ringer Villa House and Ringer Villa Farm are located adjacent to south eastern boundary, which are connected by Ringer Lane.

A Sustainable Location

The Site is in a sustainable location with convenient access to the public transport network. The nearest bus stops are located along Ramper Avenue approximately 250m from the proposed Site frontage and offers services to the centre of Clowne to the north and Bolsover, Mansfield and Clay Cross to the south. Although Clowne no longer has an active railway station, it is within 4km of the East Coast Mainline route, which serves Creswell and Whitwell.

The Site is also within a 15 minute walk and four minute cycle to the centre of Clowne which offers a full range of services and facilities. These include a superstore, a further smaller supermarket, leisure centre, a secondary school and two primary schools, restaurants, pubs and other convenience facilities. It also offers a wide range of employment opportunities.

The Need for Housing

Every Council is required by national planning guidance to boost significantly the supply of housing and to make planning decisions in light of the presumption in favour of sustainable development. All the major political parties support the need for new homes.

Our evidence suggests that the Council has a demonstrable need for more housing and additional deliverable sites are required in order to meet this demand and maintain a five year housing supply, as required by National Policy.

The Application

Gladman Developments Ltd intends to submit an outline planning application for up to 100 new dwellings to Bolsover District Council. This application will establish the principles of development and determine the access arrangements. All other details would form part of subsequent applications if outline planning approval is granted. The outline proposals currently include the following:

- Up to 100 new homes of varying sizes, types and tenures (including up to 10% affordable housing).
- A new vehicular access point off Mansfield Road.
- New publicly accessible green space including a children’s play area and recreational footways and links.
- Sustainable Drainage Systems (SuDS) in the form of an attenuation basin, designed to manage flood risk and provide new habitats for wildlife.
The first recorded mention of Clowne was in 1002, in relation to its Manor House. The Church of St. John the Baptist was built in the 12th Century, and along with the medieval cross are the oldest surviving structures. Clowne was predominantly a rural farming community in the 17th Century, of which some of these associated buildings remain today, notably the Anchor Inn and Sheridan’s Yard. The opening of the railway station in 1897, forming part of the Great Central Main Line, and the boom of the industrial revolution saw Clowne grow at an exceptional rate. As a result of this, Clowne engulfed the neighbouring villages of Hickinwood and Markland, becoming a colliery village, housing workers of the Southgate Colliery which opened in 1877.

As seen on the 1899 map below, Clowne predominantly developed along the High Street, Mill Street and North Road in a south west to north east direction. It is dissected by the railway line, connecting it to the surrounding settlements. This line provided vital transportation for the coal mined from the collieries at Clowne and the neighbouring Barlborough.

As a result of the colliery opening, the industrial revolution and the education boom, the population of Clowne grew. The 1923 and 1950 map demonstrates how Clowne grew mainly to the north of the railway line. This growth provided houses for the workers of the mines, and comprise mainly terraced housing typical of that era.

The present day map shows how the town continued to expand during the latter half of the 20th Century, mostly with new residential developments to the north east and to the south. Infill development has occurred, notably at Ramper Avenue and Ridgeway. Investments from large companies and organisation has seen the redevelopment of the settlement centre and other community facilities, making Clowne an increasingly attractive place to live and work.
The Site comprises of three fields of differing shapes and sizes, as illustrated on the Aerial Photograph to the right. Area A is a long narrow strip of arable land, bound on its western boundary by Mansfield Road and an existing unmanaged hedgerow, and Ringer Lane on its eastern boundary, again with an unmanaged hedgerow. The northern boundary is formed by the development along Ramper Avenue. The majority of this boundary is made up of garden fences and areas of vegetation.

Area B, a larger, more rectilinear arable field, adjoins further agricultural land on its southern and western boundaries, defined by an unmanaged hedgerow. Its eastern boundary lies adjacent to Area C. Area A and Area B are subdivided by a dilapidated post and wire fence.

Area C is a smaller, rectilinear grass field, currently forming part of the property at 148 Ringer Lane. A metal agricultural/workshop barn is located on the boundary between Area C and Area B, which is also defined by a line of conifer trees. The southern boundary of Area C adjoins further agricultural land and the eastern boundary is bound by a post and wire fence along Ringer Lane.

The Site gently falls away from approximately 145m Above Ordnance Datum (AOD) at the north western corner of the Site along Mansfield Road, to approximately 135m AOD in the south eastern corner along Ringer Lane.
**04 EXISTING LOCAL CHARACTER**

**LANDSCAPE AND VISUAL ENVIRONMENT**

The Site is fairly well contained by vegetation at the Site boundaries and surrounding built form, which together limit middle and long distance views of the Site. Views of the Site from a number of residential properties to the immediate north, east and west are more open. The proposed development will be well related to the existing settlement edge and will not extend the settlement further south or east than its current extent.

The majority of the existing landscape features located on the Site will be retained within the development proposals and set within new areas of public open space. The proposals include new areas of public open space within the south and east of the Site, which together with new tree and hedgerow planting will contribute to enhancing the local landscape character and ensuring the wider countryside and its character are respected.

The Site is capable of accommodating development in line with the Development Framework Plan, without resulting in material harm to the surrounding countryside’s landscape character and views from the wider area.

**LOCAL BUILDING STYLES**

Clowne’s architectural character reflects that of a typical mining community. The historic centre of the settlement comprises mostly two storey, terraced houses, fronting directly onto the pavement. The majority of 19th Century mining houses are small ‘two up two downs’ built from red brick and in some cases rendered, with the majority of the original windows replaced with modern white uPVC double glazing.

Residential properties from the early 19th Century reflect the Georgian architecture of the time, typically terraced, with multi-paned sash windows and classical doorcases. Houses from this period were increasingly built from traditional limestone, typical of the area, and red brick with welsh slate roofs. Houses also had deeper courtyards to the front.

The residential areas to the north of Clowne, in particular the houses built along Boughton Lane and Chestnut Drive reflect the architectural style of the mid to late-20th Century and comprise of semi-detached and detached houses with a mix of bungalows. These are constructed predominately of brick and finished with render and welsh slate or pantile roofs, with larger front gardens and driveways allowing for off street parking.

Residential areas in the south, in particular the development along Ramper Avenue, reflect the building style at the turn of the Century, mainly detached properties, built from red brick with clay pantile roofs, some featuring wood detailing to the facades. These properties have large front gardens with driveways.
LOCAL FACILITIES

Clowne offers a range of local services and facilities within a 10-15 minute walk and four minute cycle from the Site. The centre of Clowne has undergone recent redevelopment, which has seen a number of large national and international companies attracted to the area. Tesco Superstore, Aldi and Wilko’s Hardware and Homeware Store are located at the heart of the settlement, along with other facilities such as a doctor’s surgery, pharmacy and other local conveniences. Clowne Nursery and Infant School, Clowne Junior School and the Heritage High School are all within walking and cycling distance of the Site. Clowne also boasts a large Community and Leisure Centre offering a wide range of sporting facilities and activities.

Although Clowne no longer benefits from its own train station, Creswell and Whitwell Stations are within 5km and 6km respectively of the Site, and offer frequent services to Mansfield to the south and Sheffield to the north west. These are key employment centres, and these stations also offer interchange to destinations further afield.

Facilities close to the Site:
1. Heritage High School
2. Clowne Library & Information centre
3. Clowne Infant & Nursery School
4. Clowne Primary School
5. Wilko’s Hardware & Homeware Store
6. Aldi, Lloyds Pharmacy & Dominoes Pizza
7. Tesco Superstore & Petrol Station
8. Post Office & Convenience Store
9. Station Road Industrial Estate
10. St. John the Baptist
11. Markland Lane to Elmtown
12. Mansfield Road to Bolsover
13. Crown St
14. B6418 to Bolsover
15. Ringer Lane
16. Ringer Lane
17. RAMPER AVE
18. RAMPER AVE
19. B616 to Barlborough
20. A616 to Barlborough
21. A616 to Creswell
22. Facs Plan

Facilities Plan

Site Boundary
Main Vehicular Routes
Important Vehicular Route
Disused Railway Line
Public Rights of Way
Bus Stops
Places of Worship

Town Centre:
- Pubs, Takeaways, Hairdressers, Florist & Vets
- The Springs Health Centre and Recreation Area
- Clowne Fitness & Leisure Centre
- Clowne Cricket Club
- Clowne Linear Park
- Clowne Wanderers F.C
- Harleston Dam
- Fishing Lake
**KEY CONSIDERATIONS**

We have undertaken a thorough assessment of the Site and its surroundings in order to identify the features which should be protected, retained and enhanced as part of the development proposals. These considerations provide the opportunities and constraints for the development and have been used to inform the preparation of the Development Framework Plan.

The opportunity exists to create a logical, yet carefully considered extension of Clowne. The main vehicular access point will be from Mansfield Road and its position has been carefully considered along the site frontage. Although the Site is visible in near distance views, the surrounding topography, vegetation and built development along Ramper Avenue at its northern boundary, limits the site’s visibility from within the wider town and landscape.

The eastern parts of Area A and Area C which are bound by Ringer Lane are potentially at risk from surface water flooding. This presents the opportunity to create an area of public open space in this location which would incorporate a Sustainable Drainage System (SuDS) feature, used to control levels of water during heavy and persistent periods of rainfall. This area of open space also offers the opportunity to install a Local Equipped Area for Play (LEAP), forming a community focal point. At present, the nearest play space for children is located at Clowne Community Centre, over 1km away. Recreational routes are proposed within the development, connecting into the existing pedestrian infrastructure and Public Rights Way at the south eastern corner of the Site.

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**Constraints and Opportunities Plan**

- **Site Boundary:** 4.24ha
- **Existing Vegetation**
- **Potential vehicular access from Mansfield Road**
- **Surface Water Flooding:** HIGH RISK (Source: Gov.uk)
- **Potential vehicular route through the new development**
- **Opportunity for new dwellings to front onto Mansfield Road**
- **Potential location for a SuDS feature at the low point of the Site**
- **Potential vehicular access from Mansfield Road**
- **Potential location for a SuDS feature at the low point of the Site**
- **Opportunity for a Local Equipped Area for Play (LEAP) to form a community focal point**
- **Opportunity for new dwellings to have larger rear gardens with new planting to respect the setting of the existing properties along Pitch Close and Pavilion Close and to help filter views of the development from these properties.**
- **Opportunity for new dwellings to front onto the surrounding arable farmland and countryside beyond**
- **Opportunity for new dwellings to have larger rear gardens with new planting to respect the setting of the existing properties along Pitch Close and Pavilion Close and to help filter views of the development from these properties.**

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**OPPORTUNITIES**

- **Potential Vehicular Access Point**
- **Potential Developable Area**
- **Building Frontages**
- **Potential Vehicular Circulation**
- **Potential Pedestrian Footway**
- **Potential Recreational Routes**
- **Potential Pedestrian Links**
- **Potential Green Infrastructure** (to include: new tree planting, vegetation, informal amenity play space and recreational routes)
- **Potential Local Equipped Area for Play (LEAP) & 20m Offset**
- **Potential Location for Sustainable Drainage System (SuDS) Feature**
The new development will consist of a mix of varying house sizes, types and tenures. Most of the homes will be 2 storeys in height, reflecting the architectural vernacular within the nearby historic town core;

The development would be set within an attractive framework of open spaces. These areas of open space will contain new landscaping, a children’s play area and new routes for walking which will link to the adjoining public rights of way and pedestrian infrastructure. The public open space in the east and south east of the Site will respect and enhance the adjoining countryside;

The existing hedgerows and trees within and around the Site will be retained where possible, to help filter views of the new homes and to retain their functions as wildlife corridors;

Vehicular access to the development will be from Mansfield Road. The loss of a small section of hedgerow to allow for the vehicular access will be mitigated with new tree and hedgerow planting as an integral part of the development’s landscape design;

A new attenuation basin will be provided as part of the development’s green infrastructure. This basin will convey and store water during periods of heavy and persistent rainfall in order to maintain run-off from the Site to present day conditions. The attenuation basin will be designed to create an attractive new landscape feature within the development’s public open space.
YOUR VIEWS

Your comments and suggestions will be taken into account when formulating the final planning application submission. All comments and feedback will be provided to the Local Planning Authority as part of the planning application.

Once a planning application has been submitted you will also be able to make further representations to Bolsover District Council, who will take these into account before making their decision on the planning application.

You can keep up-to-date on progress using our dedicated website which provides further information and includes an online feedback form for making comments.

Thank you for taking time to view our proposals.

How do I comment?

Comments can be sent via:
www.your-views.co.uk/clowne

You can respond by email:

comments@your-views.co.uk
(Using Clowne as the subject line)

Or by post:

Your Views - Clowne
Gladman Developments Ltd.
Gladman House
Alexandria Way
Congleton
CW12 1LB

Gladman consider all correspondence received and our response to the issues raised will be set out in a Statement of Community Involvement (SCI). As part of a planning application, Gladman submit to the Local Planning Authority a complete copy of all correspondence received (including any details such as your name, address and email address where you have provided them). This ensures all your comments are available to the Council during the consideration of an application and shows who we have consulted. As the SCI forms part of the formal application documents, the Council may publish it online, subject to their own Data Protection policies. Should the application be the subject of an appeal, the same information will be forwarded to the Planning Inspectorate. If further consultation is carried out as part of the planning process, Gladman may use your details to make you aware of this and to ask for your views, but will not use this information for any other purpose.