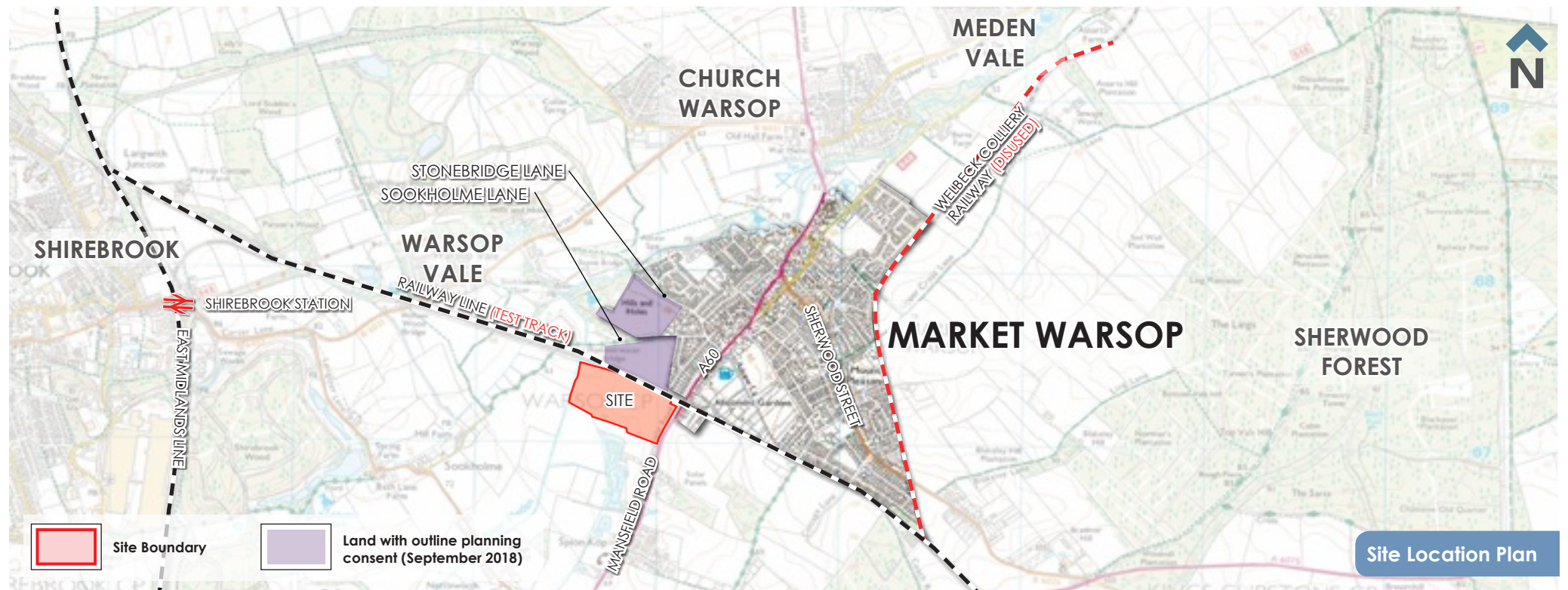


## Introduction

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. These consultation boards illustrate our emerging outline proposals for a new residential development located on land off Mansfield Road, Market Warsop (the Site), as shown on the plan below.



## The Site

The Site lies on the south western extent of the settlement of Market Warsop, immediately to the west of Mansfield Road (A60) and south of a railway line, once serving routes to Sheffield, Chesterfield and Lincoln. Market Warsop is within the administrative area of Mansfield District Council, and is located approximately 7.12 miles (11.45km) to the east of Junction 29 of the M1 and 4.5 miles (7.25km) north of the centre of Mansfield. Market Warsop also benefits from its proximity to Chesterfield to the west (11.4 miles/18.3km) and Worksop to the north (7.36 miles/11.85km).

Immediately to the north of the Site; beyond the railway line, along Sookholme Lane and Stonebridge Lane, is an area of land, which has consented outline planning permission for 400 new homes and associated infrastructure.

## A Sustainable Location

The Site is located in a sustainable location, within a 15 minutes walking distance of the centre of the settlement, where the majority of its services and facilities are located. These services and facilities include an infant and nursery school, two primary schools, a secondary school, library, town hall, various medical centres, pharmacy, vets, convenience stores and small local supermarkets, a post office, public houses and a number of takeaway establishments.

Market Warsop is well-served by a number of bus services, which together provide connections to a number of settlements in the local area, including Church Warsop, Warsop Vale, Meden Vale and Shirebrook. Market Warsop is also served by a number of services providing connections further afield to Worksop and Mansfield. The closest bus stop to the Site is located at the north easternmost corner of the Site along Mansfield Road. This bus stop is served by the 11, 12, 12b and N12 service, which provides a half hourly service to Shirebrook and Meden Vale respectively. The nearest railway station is located within Shirebrook 1.7 miles (2.72 km) to the west of the Site. The bus services, which are served by the bus stop located immediately to the east of the Site, provides a half hourly connection to the railway station. A further railway station is located in Mansfield Woodhouse to the south of the Site (2.8 miles/4.53km), which is also served by these bus services.

## The Need for Housing

To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed. The Council has a demonstrable need for more housing and additional deliverable sites are required by National Policy.

## The Application

Gladman Developments Ltd intend to submit an outline application for up to 320 dwellings on the land off Mansfield Road, Market Warsop to Mansfield District Council a little later this year. This application will establish the principles of development and determine the access arrangements. New housing will be set within robust green infrastructure to deliver the following:

- Up to 320 new homes of varying sizes, types and tenures (including a proportion of affordable housing).
- A new vehicular access point and separate emergency access off Mansfield Road.
- Retention of the vast majority of trees and hedgerows within the Site and along its boundaries.
- New publicly accessible, attractively landscaped open spaces within the Site, including the provision of new recreational routes and large areas of public open spaces set within a generous open space corridor located adjacent to the River Meden and southern boundary.
- The potential to provide a children's play area in the form of a Locally Equipped Area for Play (LEAP).
- Sustainable Drainage Systems (SuDS) feature located at the lowest parts of the Site to help manage the flow of surface water during periods of heavy and persistent rainfall.



## Historic Development

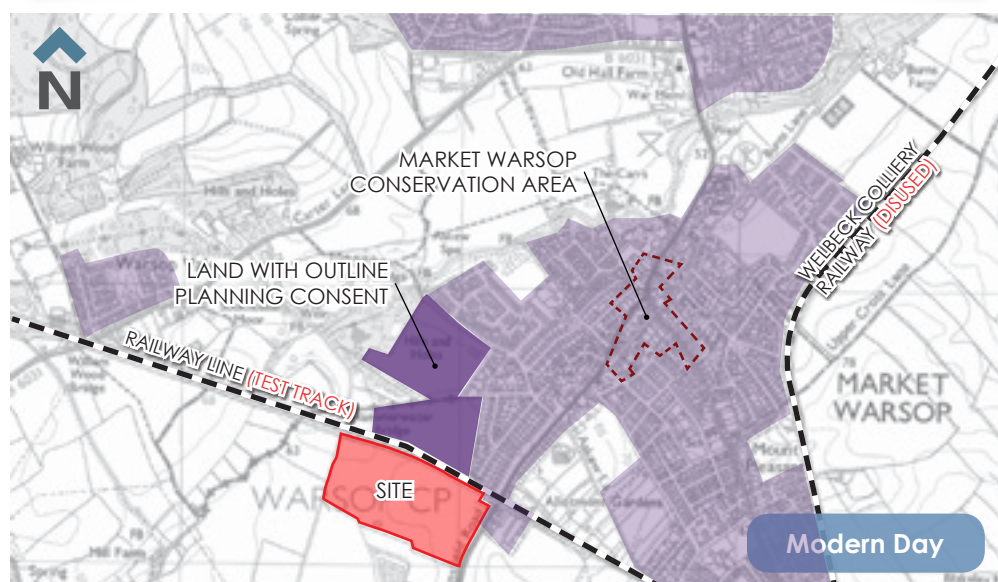
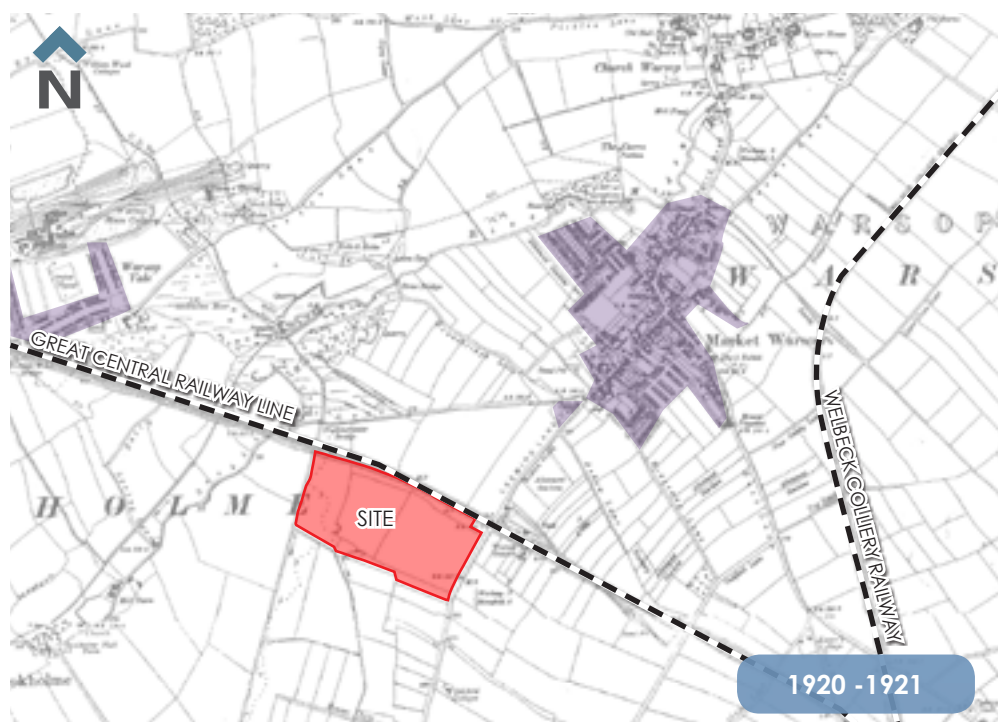
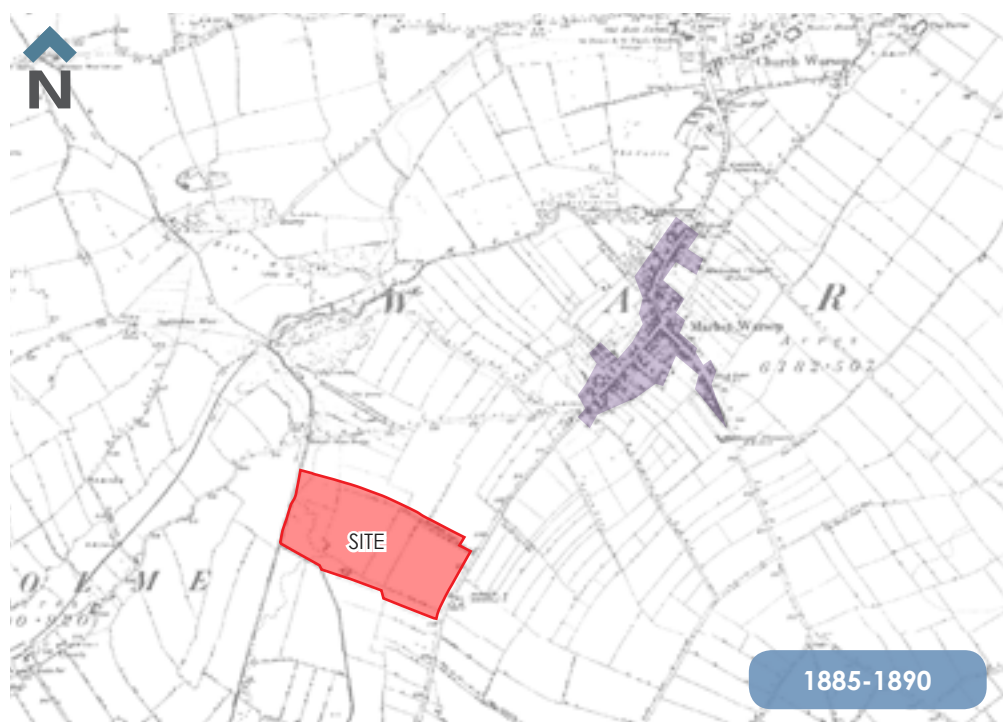
Market Warsop as a settlement, along with the Parish Church of St. Peter and St. Paul, was listed in the Domesday Book of 1086. In the early 18<sup>th</sup> Century Market Warsop was a small, rural village, which nucleated around the junction of High Street, Burns Lane, Church Street and Sherwood Street, which now forms the basis of the Market Warsop Conservation Area. It was not until the late 18<sup>th</sup> Century and the early 19<sup>th</sup> Century that the rise of extensive coal and ironstone mining, resulted in significant change in the local area.

The 1885-1890 map shows how the settlement form of Market Warsop evolved around the cross-road junction at the centre of the village, which provided the main thoroughfare to Worksop in the north and Mansfield to the south. To the west of Market Warsop, one can identify a quarry, which in 1889 formed the Market Warsop Main and Warsop Vale Collieries. At the height of British industrialisation, these two collieries were two of the most proficient mines in the country, producing 21,000 tonnes of coal a week.

The 1920-1921 map illustrates how the area continued to grow with the establishment of the terraced streets within Market Warsop. The map also shows how the new housing was supported by a range of new facilities, which included a number of public houses, places of worship, allotments and schools. The 1920-1921 map highlights the three most noticeable changes to the urban grain of Market Warsop and the local area. The first came in the form of the opening of the Great Central Railway line in 1897, which connected Market Warsop to Lincoln, to the east and Chesterfield to the west, as well as serving the surrounding collieries. Secondly, was the creation of the Welbeck Colliery Railway, which formed a previously undefined eastern boundary to Market Warsop. Thirdly, was the construction of the purpose-built former mining village of Warsop Vale, which consisted of some 220 terraced houses built to house the workers employed at the local collieries.

The 1938 map reveals how both Market Warsop and the surrounding area grew at a steady rate, with only small amounts of development occurring along Sherwood Street to the east, as well as the High Street and Mansfield Road, with terraced housing continuing to be the most popular housing typology. Market Warsop as a whole, continued to develop within the areas between the two railway lines that defined the settlement's eastern and southern extents.

Today, the former collieries; which closed in 1989, have been landscaped and the village of Warsop Vale has been renovated and developed into a larger housing estate. The British Railways closed the railway line in 1955, and since the closure of Thoresby Colliery, the traffic on the line has rapidly decreased. The modern-day map also shows how there has been significant amounts of growth along Mansfield Road to the south west, along Sherwood Street and to the west of Church Street. It is clear that the settlement pattern is still bound by two railway lines, with limited development seen outside these extents. It is important to note that only evidence of this occurring outside of these parameters is along Mansfield Road, opposite the Site.





The Site, together with the surrounding landscape, is broadly characteristic of the respective zones identified in the Market Warsop Meadowlands and Sookholme Village Farmlands, and comprises a gently sloping landform, with the highest point in the east at Mansfield Road, falling to the River Meden to the west.

The Site occupies a large rectangular arable field, which is bound to the east by Mansfield Road and a mature native hedgerow and to the south, by another mature hedgerow. The River Meden defines the Site's western extent, with the steep railway embankment forming its northern boundary. Two bungalows (132 & 132A Mansfield Road) and their rear gardens indent the north eastern corner of the Site.

The most important landscape features of note, is the lone mature oak in the north western area of the Site, the sunken pond, surrounded by trees along the southern boundary, a small copse in the southern area of the Site, and the River Meden.

Immediately to the north, beyond the railway line, is a proposed new development for 400 dwellings, which was granted outline planning consent in September 2018.



Map showing Site Boundary, photo locations and land with outline planning consent





## 04 EXISTING LOCAL CHARACTER

### Landscape and Visual Environment

Natural England has produced profiles for England's National Character Areas ('NCAs'). The Site and its environs are identified as lying on the very eastern boundary of the Southern Magnesian NCA (30), which is a narrow band of landscape extending from Thornborough in the north, down through north Derbyshire and to the outskirts of Nottingham in the south. The key characteristics of this NCA include fertile, intensively farmed, arable farmland combining with woodlands to create a wooded farmland landscape, which is typical of the Site.

The Site is not covered by any statutory or non-statutory designations for landscape character or quality, it does not contain heritage assets, and nor is it publicly accessible. It comprises a relatively ordinary agricultural field located on the south western edge of Market Warsop. The Site gently slopes from the highest point in the east, in the vicinity of Mansfield Road, which is approximately 71m Above Ordnance Datum (AOD) to approximately 60m AOD in the north-western part of the Site, adjacent to where the River Meden flows under the railway line. The topography of the surrounding landscape varies, with more low-lying and gently undulating landform along the route of the River Meden and its tributaries, falling from approximately 75m AOD south west of the Site, to approximately 50m AOD north, at the weir located between Market Warsop and Church Warsop. Beyond the valley, the landscape becomes more varied, with undulating, often tree covered hills.

Overall, views of the Site from the surrounding area are largely limited to within the immediate vicinity of the Site and middle-distance views from the west and south. There are some opportunities for intermittent longer distance views from the north west, west and south, where intervening landform or woodland cover do not screen these views.



### Local Building Styles

Market Warsop's architectural character reflects that of a typical mining community. The historic centre and Conservation Area contain a mix of buildings constructed in the 17<sup>th</sup>, 18<sup>th</sup>, 19<sup>th</sup> and 20<sup>th</sup> Centuries. A variety of building materials are evident, including magnesian limestone, red brick and render. Roof coverings are also varied and include plain tiles, pantiles and slates, and comprise mostly two storey, terraced houses, fronting directly onto the pavement. These buildings have been interspersed with later replacement and infill buildings, which are less characteristic of the local area. The majority of 19<sup>th</sup> 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.

The residential areas within close proximity of the Site, in particular the houses along Mansfield Road, Hammerwater Drive and Stonebridge Lane, reflect the architectural style of the mid to late 20<sup>th</sup> Century and comprise of semi-detached and detached houses, together with a number of bungalows. These are predominately constructed 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 to the west, in particular the development along Waterfield Avenue and some infill development along Sheerwood Street, reflect the building style at the turn of the Century, with mainly detached properties, built from red/buff brick with slate or concrete tiled roofs, some featuring wood detailing to the facades.

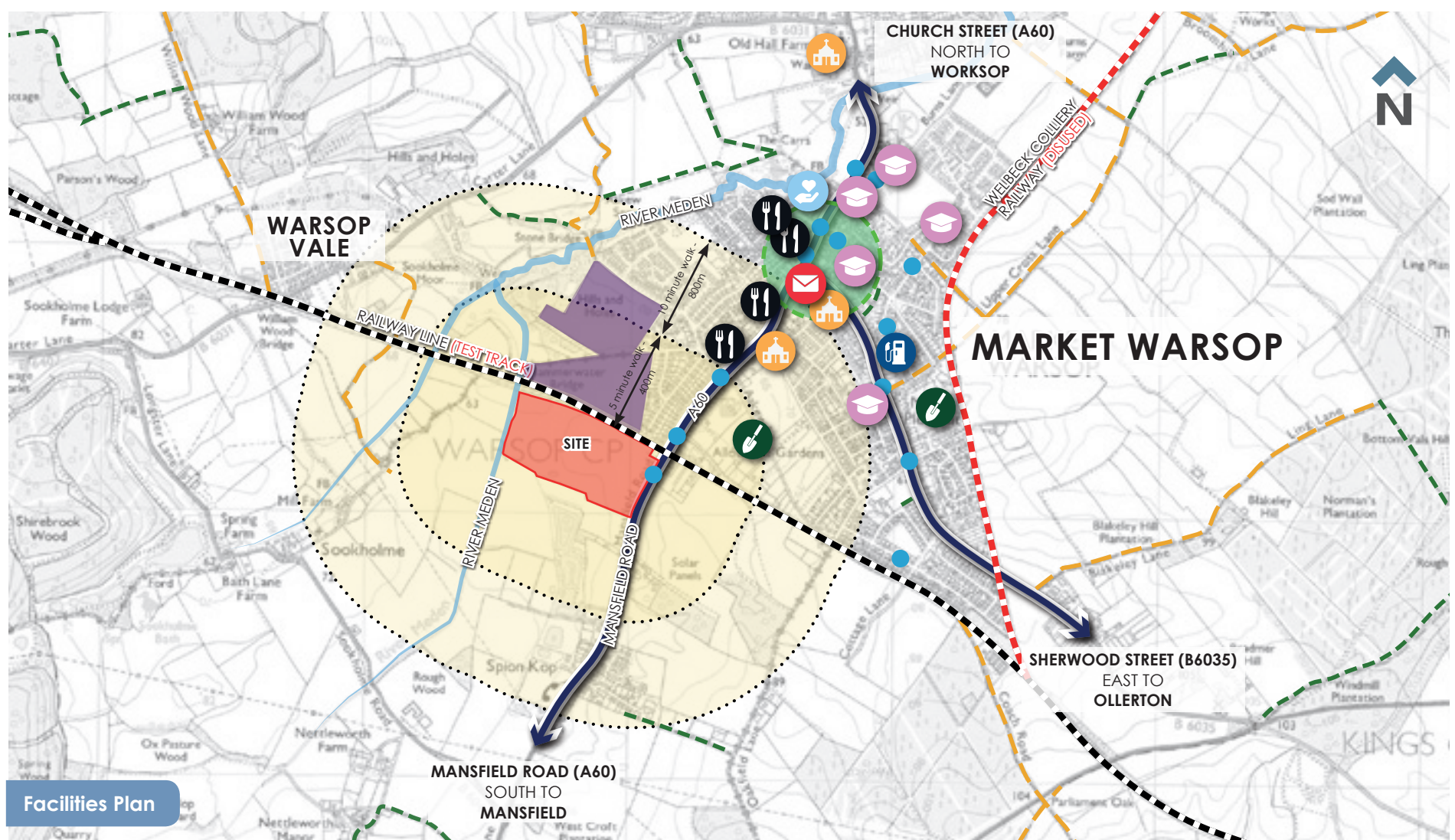




## Local Facilities

Market Warsop is well-served by a range of services and facilities, the majority of which are within a 15 minutes walking distance of the Site. These include an infant and nursery school, two primary schools, a secondary school, library, town hall, various medical centres, pharmacy, vets, convenience stores and small local supermarkets, post office, public houses and a number of takeaway establishments.

The local area, including Market Warsop, benefits from a good number of bus services, which provide connections to a number of nearby settlements, including Church Warsop, Warsop Vale, Meden Vale and further afield to Shirebrook, Mansfield and Worksop. Shirebrook Railway Station is located 1.7 miles (2.72 km) to the west of the Site and provides regular services to a number of destinations, including Mansfield, Nottingham, Worksop and Sheffield.



Site Boundary

Main Vehicular Routes

Public Footpaths

Bridleways



Railway Line (Test Track)

Railway Line (Disused)

Land with Consented Outline Planning

Bus Stops

Facilities in the Surrounding Area



**Town Centre:** Local Supermarkets/Convenience Stores, Takeaways, Hairdressers, Florist, Vet, Library, Town Hall, Bakery & Pharmacies.

Education

Public House/Restaurant



Post Office

Places of Worship

Allotment

Petrol Station

Medical Services



LIBRARY LOCATED ALONG THE HIGH STREET IN THE CENTRE OF MARKET WARSOP



A NUMBER OF LOCAL SHOPS, SERVICES & FACILITIES WITHIN MARKET WARSOP



PARISH CHURCH OF ST. PETER & ST. PAUL LOCATED BETWEEN MARKET WARSOP & CHURCH WARSOP



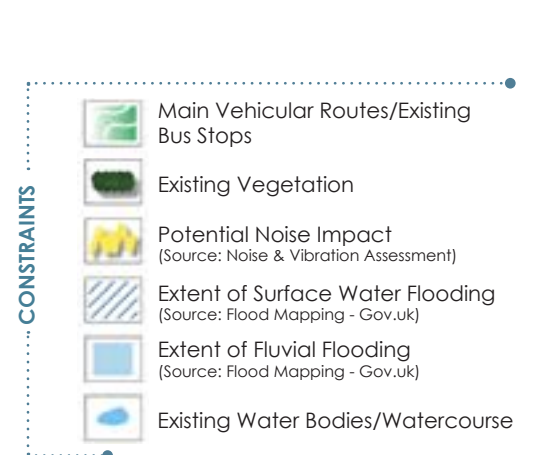
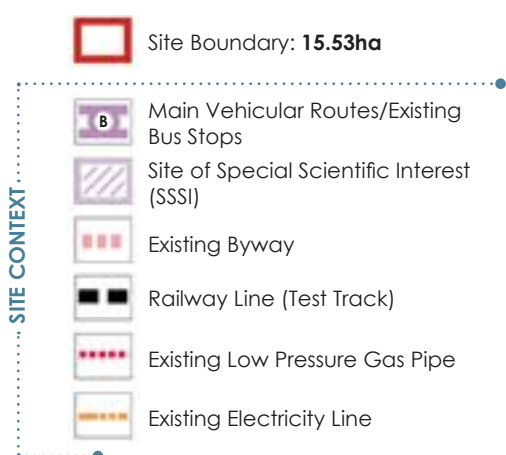
## Key Considerations

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 development and have been used to inform the preparation of the Development Framework Plan.

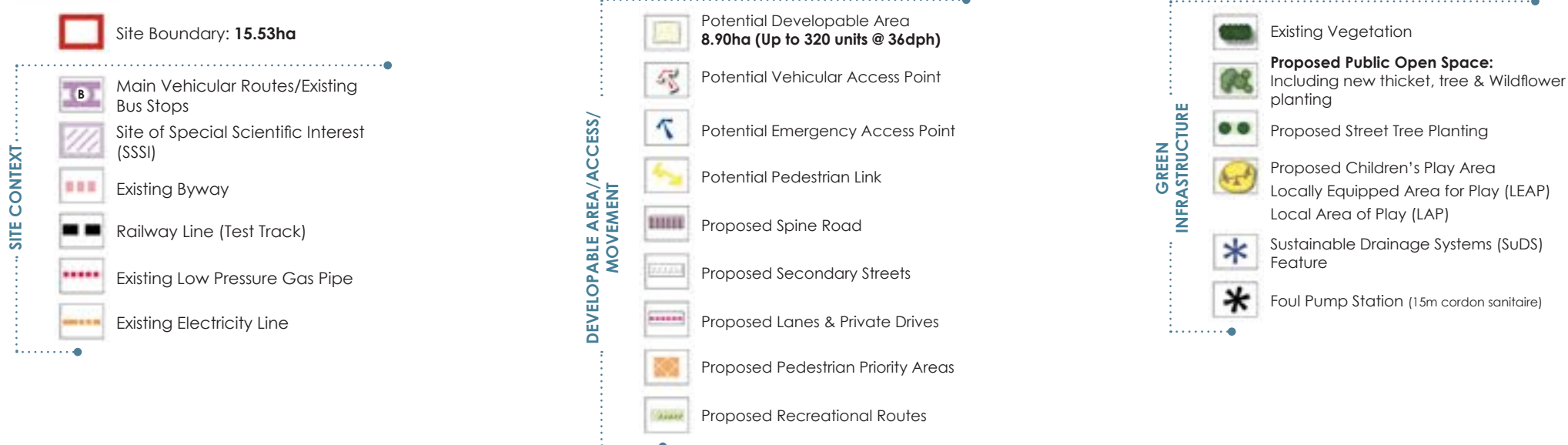
The Site's existing boundary hedgerows present the opportunity to be retained within green corridors, which will allow for them to be strengthened with new tree and hedgerow planting. Equally, the retention of a green corridor along the railway embankment and the River Meden, will respect these more ecological sensitive parts of the Site, setting the proposed new homes within a strong green framework.

The western part of the Site has been identified as an area prone to flooding and it is, therefore, prudent to retain a large area of open space to ensure the development is not affected by flooding. This area will form an integral part of the Site's green infrastructure, incorporating a number of existing landscape features within it, and could be strengthened by new thicket, tree and wildflower planting. The opportunity also exists to provide a potential children's play area in this area of open space.

The opportunity has been identified to set the building frontages back from Mansfield Road to both mitigate against potential road noise, and to also allow for an enhanced green gateway into Market Warsop from the south. New tree planting along the existing hedgerow will bolster this gateway feature.







The assessment of the Site and its setting has helped to inform the preparation of the Development Framework Plan. A number of design principles have influenced the development proposals for the Site. These principles are:

- The new homes will consist of a mix of detached, semi-detached and terraced homes, designed to reflect the local vernacular.
- The new development will be served by a vehicular access point and an emergency access point from Mansfield Road, along with a new pedestrian link.
- The development will include new areas of public open space, which will accommodate the ecologically sensitive areas and parts of the Site prone to flooding. New structural landscaping will reinforce the existing trees and hedgerows and will mirror the adjacent Hills and Holes SSSI. The open spaces will also allow for space for informal recreational activities such as picnicking and children's play, together with opportunities for wildlife enhancements.
- The potential to provide a high-quality new children's play area, to promote an active and integrated community for the whole of Market Warsop.
- The existing trees, hedgerows and landscape features on the boundaries of the Site will be retained and enhanced to help filter views of the new development and to retain their functions as wildlife corridors and habitats. A small number of trees which will be removed as part of the development proposals will be replaced by new trees to mitigate against this small loss.
- A SuDS feature will be provided as part of the development's green infrastructure. This feature will store water during periods of heavy or persistent rainfall in order to control run-off from the Site to green field run-off rates. The SuDS feature will be designed to create an attractive new landscape feature, which complements the ecological objectives of the development's wider areas of 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 received 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 Mansfield 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?

#### You can respond via the website:

[www.your-views.co.uk/marketwarsop](http://www.your-views.co.uk/marketwarsop)

#### You can respond by email:

[comments@your-views.co.uk](mailto:comments@your-views.co.uk)

(Using 'Mansfield Road, Market Warsop' as the subject line)

#### Or by post:

Your Views - Mansfield Road, Market Warsop  
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.