



Request for a Scoping Opinion – Land West of Mansfield Road, Market Warsop

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Basis of Report

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Appendices

Appendix A **Location Plan**

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B.1 Schedule 4

B.1.1 Information for inclusion in Environmental Statements.

Appendix C **Photosheets**



Acronyms and Abbreviations

Abbreviation	Definition
ALC	Agricultural Land Classification
AOD	Above Ordnance Datum
AQMA	Air Quality Management Area
BGS	British Geological Survey
BMV	Best and Most Versatile Agricultural Land
BS	British Standard
CEMP	Construction Environmental Management Plan
CIEEM	Chartered Institute of Ecology and Environmental Management
CIRIA	Construction Industry Research and Information Association
CSA	Cultural Heritage Site Assessment
DMRB	Design Manual for Roads and Bridges
DS	Drainage Strategy
EA	Environment Agency
EIA	Environmental Impact Assessment
ES	Environmental Statement
FRA	Flood Risk Assessment
GHG	Greenhouse Gas
GLVIA	Guidelines for Landscape and Visual Impact Assessment
GTA	Guidance on Transport Assessment
HGV	Heavy Goods Vehicle
HIA	Health Impact Assessment
HRA	Habitats Regulations Assessment
IEMA	Institute of Environmental Management and Assessment
ISEP	Institute for Sustainable Environmental Practices
LIDAR	Light Detection and Ranging
LLFA	Lead Local Flood Authority
LNR	Local Nature Reserve
LPZ	Landscape Protection Zone
LPA	Local Planning Authority
LWS	Local Wildlife Site
LVIA	Landscape and Visual Impact Assessment
MCC	Manual Classified Count
MBC	Metropolitan Borough Council
MDC	Mansfield District Council
ML	Mean Level



Abbreviation	Definition
NCC	National Conservation Council
NHLE	National Heritage List for England
NMU	Non-Motorised User
NMA	Non-Material Amendment
NPPF	National Planning Policy Framework
NVZ	Nitrate Vulnerable Zone
PIC	Personal Injury Collision
PPG	Planning Policy Guidance
PV	Photovoltaic
SAC	Special Area of Conservation
SMP	Site Management Plan
SPA	Special Protection Area
SPZ	Source Protection Zone
SSSI	Site of Special Scientific Interest
SWMP	Site Waste Management Plan
TA	Transport Assessment
TP	Travel Plan
WLUK	Water Level UK



1.0 Introduction

SLR Consulting Limited (SLR) was commissioned by Gladman Developments Ltd (the ‘Applicant’) to prepare this Request for a Scoping Opinion for submission to Mansfield District Council (MDC) under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) in relation to proposals for a residential development (the ‘Proposed Development’), on Land West of Mansfield Road, Market Warsop (the ‘Application Site’).

By virtue of the scale and nature of the Proposed Development, the Applicant has decided to voluntarily undertake EIA to inform and support the outline planning application.

This Request for a Scoping Opinion has been submitted in accordance with Regulation 15 of the EIA Regulations. The principal objective of scoping is to determine the likely significant effects associated with the Proposed Development and the scope of assessments that should be included within the EIA and resulting Environmental Statement (ES).

The EIA Planning Practice Guidance (March 2014, as amended May 2020) notes in paragraph 035 Reference ID: 4-035-20170728 that:

“Whilst every Environmental Statement should provide a full factual description of the development, the emphasis should be on the “main” or “significant” environmental effects to which a development is likely to give rise. The Environmental Statement should be proportionate and not be any longer than is necessary to assess properly those effects. Where for example only one environmental factor is likely to be significantly affected the assessment should focus on that issue only. Impacts which have little or no significance for the particular development in question will need only very brief treatment to indicate their possible relevance has been considered.”

In accordance with Regulation 15(2)(a) of the EIA Regulations, the following information is provided within this Request:

- a plan sufficient to identify the land (**Appendix A**);
- a brief description of the nature and purpose of the development including its location and technical capacity (**Section 2**);
- an explanation of the likely significant effects of the development on the environment (**Sections 6-10**); and
- such other information or representations that the person making the request may wish to provide or make.

In addition, this report includes information on the proposed methodologies to assess potentially significant environmental effects, and, if relevant, potential mitigation measures that may be implemented (**Sections 6-10**).

The structure of this Scoping Request is set out in **Table 1-1**.

Table 1-1 Structure of the Scoping Request

Section(s)	Information included
2	Description of the Application Site and its surroundings
3	Description of the Proposed Development
4	The approach to EIA Scoping
5	Assessment of likely significant effects, including topics to be ‘scoped in’ and ‘scoped out’



Section(s)	Information included
6 to 10	Further information on topics that are proposed to be ‘scoped in’ to the EIA/ES
11	Summary

2.0 Application Site and Surrounds

2.1 The Application Site

The Application Site is approximately 15.23 hectares (ha) in size and comprises a single regular shaped field which is in agricultural use located on the southern built edge of Market Warsop. The Application Site is illustrated on the Location Plan provided in **Appendix A**.

The Application Site is centred at grid reference SK 55835 67238, and the nearest postcode is NG20 0DE. The land cover is predominantly low-level crops, with two clusters of trees in the centre of the field on the western side, including several mature trees, and four smaller singular trees in the southeast of the field.

The Application Site is bound by:

- an elevated railway line and its embankment to the north;
- two properties off Mansfield Road (A60) to the northeast;
- a hedgerow and Mansfield Road to the east;
- a hedgerow, agricultural land, a small woodland, a pond and an unnamed track to the south; and
- a hedgerow and the River Meden to the west.

The Application Site is generally flat, with a slight slope downwards in the western direction.

The Application Site is currently accessible from the southeast corner via an existing farm entrance off Mansfield Road.

The Application Site is located to the south of Warsop therefore land immediately to the north is predominantly residential. Immediately beyond the abutting railway line is a residential development that is currently being constructed (ref. 2017/0816/OUT). Land to the east, south and west of the Application Site comprises agricultural land interspersed by farmsteads, residential properties, small settlements (such as Spion Kop approximately 500m to the south of the Application Site) and woodlands.

The railway line that abuts the northern boundary runs in an east to west orientation is part of the High Marnham Test Track, managed by Network Rail as their Rail Innovation and Development Centre.

Mansfield Road (A60) runs in a north to south orientation and connects Warsop to Mansfield.

Spion Kop Fishery, where there are 6 small lakes, is located approximately 55 m to the south of the Application Site.

2.2 Environmental Designations

One Internationally designated site is located within 10 km (Birkland Bilhaugh Special Areas of Conservation (SAC), c. 4.6 km east) and a potential Special Protection Area (SPA) within 10 km (possible future Sherwood SPA c.1.1 km east). Two National Designations are present within 3km, including Hills and Holes and Sookholme Brook Warsop Site of Special Scientific Interest (SSSI) (c. 110 m north) and Lord Stubbins Wood SSSI (c. 1.94 km north-east). Two Local Designations are present within 3 km, including The Carrs Local Nature Reserve (LNR)



(c. 860 m north) and The Bottoms LNR (c. 2.15 km north-east). A number of non-statutory designations are present within 1 km, including the Hills and Holes Local Wildlife Site (LWS) c.110 m north.

A number of listed buildings are located within the surrounding area, namely within Sookholme and Market Warsop. The majority of these are Grade II however a single Grade I Listed Building (Church of St Augustine) is located within Sookholme, c. 760 m southwest. The Application Site and the surrounding area is located in Nitrate Vulnerable Zones (NVZ) for Surface Water (River Idle from River Ryton to River Trent NVZ); Groundwater (Nottinghamshire); and Eutrophic Water (Thoresby Lake Eutrophic Lake NVZ).

Approximately 65% of the eastern section of the Application Site is within a Source Protection Zone (SPZ) 3a (non-statutory).



3.0 The Proposed Development

The following section provides an initial indication of the Proposed Development, correct at the time of writing this Scoping Report. Due to the iterative nature of EIA these proposals may evolve prior to submission of the ES, however the broad principle of the Application Site being developed for residential use will be unchanged, ensuring the Scoping Opinion remains valid.

The indicative description of development is as follows:

Outline application for the erection of up to 350 dwellings (including affordable housing) with public open space, landscaping, sustainable drainage system (SuDS) and vehicular access points. All matters reserved except means of access.

Whilst the exact nature of the Proposed Development is still being established, it is anticipated that it will comprise:

Up to 350 residential units;

New vehicular access points off Mansfield Road; and

A minimum of 10% of the land (in accordance with local policy) to public open space comprising recreational routes, landscaped areas, Sustainable Drainage Systems (SuDS) features, and a children's play areas.

3.1 Likely Construction Programme

It is currently envisaged that construction works would commence in 2030 and finish in 2037.

3.2 Embedded (Primary) Mitigation

The Proposed Development is being designed to consider the environmental constraints of the Application Site to avoid and/or reduce its likely environmental effects. Example of embedded or primary mitigation include:

The Proposed Development will include drainage that is designed to take account of the increase in frequency and intensity of rainfall events;

The Proposed Development will include sensitively designed lighting;

A suitable buffer will be provided to the River Meden and The Bottom Brook watercourses to minimise direct and indirect impacts on these features and associated protected/notable species and downstream notable habitats;

Retain trees and hedgerows wherever possible, with a suitable buffer to boundary hedgerows and the railway embankment to permit their continued use by notable species, including bats and birds;

A suitable buffer will be provided to the pond adjacent to the southern boundary to retain the potential for the breeding population of great crested newts; and

New tree thicket and hedgerow planting to be included along the Application Site boundaries, particularly in the southern part of the Application Site, to assist in filtering views of the development.

3.3 Known Cumulative Development

In accordance with Schedule 4 of the EIA Regulations, an assessment of potential cumulative impacts will be undertaken.



Cumulative effects can take two forms; intra-cumulative and inter-cumulative, and the consideration of both will be incorporated into the ES. Intra-cumulative effects are those that occur because of the combination of multiple environmental impacts (from the development in isolation) on a single receptor, and inter-cumulative effects are those that occur as a result of the development in combination with other development(s).

The EIA PPG (Planning Policy Guidance) makes clear that regard should be given to the possible cumulative effects arising from a Proposed Development and from any existing or approved development. These effects are known as inter-development cumulative effects.

Consideration of cumulative schemes is typically limited to those within 500 m of the Application Site that are themselves above the relevant screening thresholds and criteria for category 10(b) urban development projects, namely those that:

include more than 1 hectare / 10,000 sqm of development that are not houses; or

include more than 150 houses; or

cover an area of more than 5 hectares; or

alternatively, developments that do not meet the relevant screening thresholds and criteria, but which are in close proximity and would introduce sensitive receptors in proximity to the Proposed Development.

Known cumulative developments in the surrounding area are shown in **Table 3-1** below.

Table 3-1: Known Cumulative Development

Planning Reference	Name	Proximity to Application Site	Description	Status
2016/0374/NT 2017/0816/OUT 2020/0398/RES 2020/0397/VCON 2022/0211/NMA 2022/0656/ADV 2022/0117/CON 2022/0305/CON 2022/0478/NMA 2023/0156/NMA 2023/0653/VCON 2024/0627/NMA 2024/0697/CON 2025/0127/NMA 2025/0223/NMA	Land at Stonebridge Lane Warsop Nottinghamshire	50 m North	400 residential dwellings, along with public open space, landscaping and associated drainage infrastructure including Sustainable Drainage Systems (SuDS) feature. Includes various non-material amendments, discharge of conditions and variations of conditions	Under Construction



4.0 Approach to the EIA Scoping Request

4.1 Proportionality in EIA

The Institute of Environmental Management and Assessment's (IEMA) (now known as the Institute of Sustainability and Environmental Professionals (ISEP)) 'Special Report – The State of Environmental Impact Assessment Practice in the UK' (2001) notes that:

“At its best, EIA helps to shape the design and siting of development such that social value to communities and broader economic value to investors can both be met, without eroding natural capital and pushing the boundaries of environmental limits – a tool that can truly support moves towards sustainability. However, the many competing demands can often serve to stifle the process, resulting in reams of information that mask the key environmental issues that need to be considered.”

EIA Planning Practice Guidance emphasises that the EIA process should focus on the likely significant effects associated with a Proposed Development, as opposed to all possible effects. This approach is reinforced by case law from UK and European courts. Judgments have stated that even in relation to the minimum requirements for an ES, not every possible effect has to be considered. The focus should be on the main effects and remedying the significant adverse effects.

The Milne judgment (R v Rochdale MBC ex parte Milne (No.2) [2000] 7 WLUK 955) states:

“The environmental statement does not have to describe every environmental effect, however minor, but only the main effects or likely significant effects.”

In the Tew judgment (R v Rochdale MBC, ex parte Milne (No.1) [1999] 5 WLUK 67), it was held that the underlying objective of EIA is that decisions be taken “in full knowledge” of a project's likely significant effects and stated:

“That is not to suggest that full knowledge requires an environmental statement to contain every conceivable scrap of environmental information about a particular project. The directive and the Assessment Regulations require the likely significant effects to be assessed.”

There is no known formal definition of ‘main’ or ‘significant’ effects in the EIA Regulations, though guidance provided by the European Union¹ advises that:

“Those responsible for scoping often find difficulties in defining what is “significant”. A useful simple check is to ask whether the effect is one that ought to be considered and to have an influence on the development consent decision.”

Whilst scoping is an important (though optional) early stage in the EIA process because it sets the context for the remainder of the process, it should be approached with the above points on proportionality in mind.

4.2 Approach to the Scoping Process

The principal objective of this Request for a Scoping Opinion is to present known information on the receiving environment and the initial assessment by the Applicant's technical consultant team on the likely significant effects on the environment resulting from the Proposed Development.

Potential topics for inclusion within the ES are summarised in **Section 5.4** and have been presented as individual sections of this Request for a Scoping Opinion (**Sections 6 – 10**),

¹ Guidance on EIA: Scoping (June 2001) Office for Official Publications of the European Communities



with input provided by the respective technical specialists within the project team. These are presented under topic headings commonly used within EIA, and which relate to the factors set out in Regulation 4(2) of the EIA Regulations:

- a) “population and human health;
- b) biodiversity, with particular attention to species and habitats protected under any law that implemented Directive 92/43/EEC and Directive 2009/147/EC(b);
- c) land, soil, water, air and climate;
- d) material assets, cultural heritage and the landscape; and
- e) the interaction between the factors referred to in sub-paragraphs (a) to (d).”

Some of these factors will have a directly applicable topic heading within this Request for a Scoping Opinion (e.g. cultural heritage) whereas others, such as material assets, may be considered within multiple sections.

Where a particular environmental feature or component of it has not been included within the proposed scope of the EIA (as set out in **Section 5.5**), this is not to suggest that there will be no associated environmental effects – rather that these are not considered to be among the significant effects.

Generally, the significance of effect is a product of the sensitivity of the potential receptors and the magnitude of impact. Discipline specific effects that are considered to have no likelihood of being significant will not be included within the scope of the EIA. Explanation is provided within the supporting text (**Sections 6-10**) and is based on relevant guidance (i.e. unlikely exceedance of thresholds) or the experience of the assessor. For some effects, the uncertainty may be such that it cannot be confirmed at the scoping stage whether it is likely to be a significant effect or not. Such effects warrant further consideration through the EIA process on a precautionary basis and hence these effects will be included in the scope of the EIA.

For those aspects within a topic area that are assessed as being likely significant, the proposed methodology will be explained, including reference to relevant standards and guidance that will be referenced within the assessment in the ES.



5.0 Assessment of Environmental Effects

5.1 Introduction

This section details the proposed approach to setting the assessment parameters and the overall approach within the ES for assessing the significance of effects. The proposed scope of assessment for each of the environmental issues to be addressed within the ES is then described in subsequent sections of this report (**Sections 6 – 10**).

There is no standard format for an ES, however it must contain the information specified in Schedule 4 of the EIA Regulations (refer to **Appendix B** of this report). The description of the Proposed Development contained within the ES must be sufficient to enable the requirements of the EIA Regulations to be fulfilled, specifically to enable the likely significant effects of the Proposed Development to be identified.

The assessments included within the ES will be based on a detailed description of the Proposed Development and associated drawings for detailed elements (i.e. Block A) and a series of Parameter Plans for the outline elements. The Parameter Plan(s) will define the principal outline elements of the Proposed Development, that will be reflected in any subsequent planning permission.

There will be a range of other plans included within the Outline Planning Application such as an illustrative masterplan. Whilst these will provide useful context on how the Proposed Development may be brought forward in accordance with the scheme parameters, the assessment will only be based on the Parameter Plans.

5.2 Assessment Scenarios

5.2.1 Construction Phase Assessment Year

Phasing of construction of the Proposed Development is not currently known. The construction phase assessment will therefore be based on a worst-case scenario whereby the Proposed Development will be construed in a single phase. The assessment will therefore consider when HGV movements are likely to be at their peak, along with the greatest potential impact in terms of, for example, construction dust. It is not proposed to assess interim scenarios throughout the construction period.

5.2.2 Operational Phase Assessment Year

Based on the indicative programme set out in **Section 3.1**, the 'opening year' of the development, i.e. when all homes will have been constructed, is 2037. It is proposed that the operational phase assessments are based on this opening year as this will result in the greatest operational effects, for example, the greatest number of vehicle trips and new residents. It is not proposed to assess interim scenarios throughout the operational period.

5.3 Overarching Approach to Impact Assessment

For each topic included in the ES, a detailed technical assessment will be carried based on the scope set out within this report and the received EIA Scoping Opinion.

Each technical assessment will be undertaken by competent experts to prevailing technical standards.

The technical assessments will provide a detailed assessment of potential impacts, identification of mitigation measures and description of the significance of residual effects (those remaining after the mitigation measures have been incorporated).



The ES will identify direct and indirect effects; positive (beneficial) and negative (adverse) effects; and will seek to identify, as far as possible, the duration of such effects, whether short term, long term, permanent, temporary, intermittent, etc. during the construction and operational phases.

The specific approach to the assessment of effect significance will be described in the respective technical topic chapters.

Assessment of receptor sensitivity will be generally described using the scale shown in **Table 5-1**; the magnitude of impact or change will be generally described based on the scale shown in **Table 5-2**; and then a combination of these factors will be used to arrive at the predicted significance of effect using **Table 5-3**.

Within this ES, each technical chapter will set out a significance criteria and state which levels of effect are considered to be significant in EIA terms.

Table 5-1: General Approach to Description of Receptor Sensitivity

Sensitivity (value/importance) of the receptor	Typical description
Very High	Very high importance and rarity, international scale, and very limited potential for substitution.
High	High importance and rarity, national scale, and limited potential for substitution.
Medium	Medium or high importance and rarity, regional scale, limited potential for substitution.
Low	Low or medium importance and rarity, local scale.
Negligible	Very low importance and rarity, local scale.

Table 5-2: General approach to description of impact magnitude

Magnitude of impact (change)	Typical description	
Large	Adverse	Loss of resource and/or quality and integrity of resource; severe damage to key characteristics, features or elements.
	Beneficial	Large scale or major improvement of resource quality; extensive restoration; major improvement of attribute quality.
Medium	Adverse	Loss of resource but not adversely affecting the integrity; partial loss of/damage to key characteristics, features or elements.
	Beneficial	Benefit to, or addition of, key characteristics, features or elements; improvement of attribute quality.
Small	Adverse	Some measurable change in attributes, quality or vulnerability; minor loss of, or alteration to, one (maybe more) key characteristics, features or elements.
	Beneficial	Minor benefit to, or addition of, one (maybe more) key characteristics, features or elements; some beneficial impact on attribute or a reduced risk of negative impact occurring.
Negligible	Adverse	Very minor loss or detrimental alteration to one or more characteristics, features or elements.



Magnitude of impact (change)		Typical description
	Beneficial	Very minor benefit to or positive addition of one or more characteristics, features or elements.
No change		No loss or alteration of characteristics, features or elements; no observable impact in either direction.

Table 5-3: Example Significance Matrix

Receptor sensitivity	Magnitude of impact (degree of change)					
	Receptor Sensitivity	Large	Medium	Small	Negligible	No change
Very High	Major	Major	Moderate	Slight	Negligible	Neutral
High	Major	Moderate	Slight	Negligible	Negligible	Neutral
Medium	Moderate	Moderate	Slight	Negligible	Negligible	Neutral
Low	Slight	Slight	Negligible	Negligible	Negligible	Neutral
Negligible	Negligible	Negligible	Negligible	Negligible	Negligible	Neutral

5.3.1 Proposed Structure of the Technical ES Chapters

Each technical topic chapter will follow the general structure as per **Table 5-4** below.

Table 5-4: Proposed Structure of Technical ES Chapters

Technical Assessment	Scope
Introduction	Introduction to the author; summary of relevant legislation, standards and guidance for the impact assessment.
Assessment Methodology and Significance Criteria	The methodology, technical, spatial, and geographic scope (study area) of the assessment, with reference to any published methodological standards, professional guidelines, and best practice that are particular to the topic. How baseline conditions have been assessed (e.g. Application Site visits, surveys, review of publicly available data) and the scale of sensitivity and magnitude adopted within the assessment. How impact significance has been assigned (e.g. whether a topic specific matrix or some other approach has been adopted). Any assumptions or limitations.
Baseline Conditions	The baseline conditions section of the technical assessment identifies the key receptors a proportionate description of those receptors and the sensitivity attributed to each receptor. Considers current and likely future baseline (as applicable to each topic).
Assessment of Effects	The assessment of potential effects/ impacts that are predicted to occur during the construction and operation of the Proposed Development considers the activities and physical elements of the development that are likely to give rise to particular impacts. It considers and identifies the receptor(s) that are likely to be affected.



Technical Assessment	Scope
	<p>Any specific design principles or mitigation measures that have already been incorporated into the design of development to avoid or minimise the environmental effects (i.e. ‘primary/embedded mitigation’) are described, and the significance of the effect (including consideration of any embedded mitigation measures) are detailed.</p> <p>The significance criteria applied to the environmental effects is in accordance with the relevant methodologies prior to the application of any secondary mitigation. Assigning significance in this way ensures consistency across the technical assessments.</p>
Mitigation and Monitoring	<p>The evolution of the design has been informed by the environmental impacts that will require mitigation and wherever possible enhancement has been integrated into the design. The specific mitigation and enhancement measures included for the Proposed Development in response to potential environmental impact is identified within the individual technical assessments.</p> <p>This section includes details of additional (bespoke) secondary mitigation and/or enhancement measures being proposed.</p>
Residual Effects	<p>Where there are predicted significant residual effects for a technical topic chapter (those assessed following the application of secondary mitigation), these will be reported at the end of that chapter.</p>
Inter-Development Cumulative Effects	<p>Assessment of inter-development cumulative effects that may arise as a result of the Proposed Development together with any other cumulative developments identified (where these have not already been taken into account in the ‘Assessment of Effects’ section (e.g. through the application of background traffic growth)).</p>

5.4 ‘Scoped In’ Technical Topics

It is proposed that the following technical topics are ‘scoped in’ to the ES:

- Ecology (see **Section 6**);
- Transport (see **Section 7**);
- Heritage (see **Section 8**);
- Landscape and Visual Impact (see **Section 9**); and
- Water Environment (see **Section 10**);

5.5 ‘Scoped Out’ Technical Topics

It is proposed that the following technical topics are ‘scoped out’ to the ES:

- Air Quality (see **Section 5.5.1**);
- Noise (see **Section 5.5.2**).
- Ground Conditions and Contamination (**Section 5.5.3**);
- Soils and Agricultural Land (**Section 5.5.4**);



Human Health (see **Section 5.5.5**);
Climate Change (see **Section 5.5.6**);
Socioeconomics (see **Section 5.5.7**);
Waste (see **Section 5.5.8**);
Lighting (see **Section 5.5.9**); and
Risks of Major Accidents and/or Disasters (see **Section 5.5.10**).

5.5.1 Air Quality

It is not anticipated that there will be any significant effects from the Proposed Development in relation to air quality, therefore this topic will be ‘scoped out’ of the EIA.

An air quality assessment was undertaken for the Application Site in 2019 (ref. GM10410/002) by Wardell Armstrong (now SLR Consulting), to accompany an outline planning application (ref. 2019/0359/OUT). The assessment comprised of a construction dust assessment as well as detailed road traffic emissions modelling of the operational phase of the development; the impact to air quality of both assessments was calculated as negligible and not significant with mitigation in place. Recommendations for mitigation comprised of the use of low NOx boilers, implementing a green travel plan and provision of electric vehicle charging points within the Application Site.

The associated outline planning application (ref. 2019/0359/OUT) was refused; however, it is important to note that air quality was not a reason for refusal. Within the planning committee report dated 5th September 2019, it is stated that the Environmental Health Officer has assessed the planning application and raised no objection to air quality, providing that the recommended mitigation measures are undertaken.

A review of Defra background maps (updated dataset for 2025) has been undertaken. This identified that the baseline air pollutant background concentrations of NO₂, PM₁₀ and PM_{2.5} in the surrounding area are lower than their relevant objectives.

MDC have several air quality diffusion tube monitors across the administrative area. The roadside monitoring locations ‘WT’ and ‘SS’ are the closest MDC-owned monitors to the Proposed Development; located approximately 950 m to the north, and 860 m to the northeast of the Application Site, respectively. The most recent monitoring data available are the annual average measurements of NO₂ for 2023, which shows a concentration of 18.6 µg/m³ at ‘WT’ and 15.1 µg/m³ at ‘SS’. The nearby monitoring data is therefore well below the NO₂ annual objective of 40 µg/m³. As well as this, the Application Site is not located within, or in the vicinity of, an Air Quality Management Area (AQMA). It is therefore considered that the Application Site is not located in an area of known poor air quality.

Due to the increased use of more environmentally efficient vehicles, such as electric and low emission vehicles, the future baseline air pollutant concentrations will be lower than current levels. Therefore, it is considered that the condition of the future baseline in relation to air quality will be improved.

Due to the time that has passed since the air quality assessment was undertaken, the updates to relevant legislation and guidance that have occurred in this period, and the increase in proposed dwellings an updated air quality assessment will be prepared as a standalone report in support of the application. Due to improvements in background pollutant concentrations and reduced emissions from the vehicle fleet (as newer, less polluting vehicles will have replaced older more polluting vehicles) the updated assessment will likely show reduced impacts compared to those predicted in the previous assessment. Therefore, not significant effects are again anticipated.



During the construction phase, site specific mitigation (such as a best practice dust mitigation plan) will be implemented at the Application Site to ensure effects from activities will be not significant. All dust and air quality complaints will be recorded, and appropriate measures be taken to identify causes and reduce emissions in a timely manner. Exceptional incidents which cause dust and/or emissions, and the action taken to resolve the situation, will be recorded in a logbook and made available to the council on request.

The final design solutions will be developed with the input of the contractor to maximise construction efficiencies, to use modern construction techniques and sustainable materials, and to incorporate the particular skills and experience offered by the successful contractor.

Whilst no significant adverse effects are anticipated during the operation phase it remains that various mitigation strategies such as the implementation of a green travel plan and provision of electric vehicle charging points will be implemented to further reduce any air quality related impacts.

Owing to the above therefore, it is proposed to scope air quality out of the ES.

5.5.2 Noise and Vibration

The Proposed Development has the potential to generate noise and vibration during site construction. Additional road traffic has the potential to increase noise levels during construction and operation. No substantial new noise sources are anticipated as part of the development.

A previous noise and vibration assessment report was prepared by Wardell Armstrong in 2019 (Ref: GM10410-001) in support of an outline planning application (ref. 2019/0359/OUT). The report identified the main existing noise sources affecting the Application Site as road traffic on Mansfield Road (A60) which runs along the eastern boundary, and to a lesser extent the railway line bordering the northern boundary of the Application Site. Vibration levels from the railway line from freight movements were found to have a negligible impact.

In addition, the Secretary of State Screening Direction Statement for the application (ref. 2019/0359/OUT) states “The developer accepts that mitigation for this will be required. This is not disputed by the Council, which considers that noise impacts can be satisfactorily addressed through standard planning conditions.”

The nearest existing receptors to the Application Site are located adjacent to the northeastern boundary of the Application Site off Mansfield Road (A60). Existing receptors are also located just beyond the railway line which runs along the northern boundary, and with existing receptors also located approximately 130 m south of the boundary.

5.5.2.1 Construction Phase Impact

The Proposed Development has the potential to generate noise as a result of construction activities. Standard and proven best practice construction measures are set out in BS 5228:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites to minimise temporary effects from construction noise. Such measures will be adhered to during the construction phase and will be implemented through a construction method statement that would be required by a planning condition attached to any consent. As a result, no significant adverse effects are envisaged.

Construction activities may cause some vibration; therefore, careful consideration will be given to the types of piling used. This will be determined during later stages of the application and will be assessed accordingly. Should it be required mitigation will be implemented. Therefore, significant construction-related vibration effects are not anticipated.



According to the IEMA's (2023) Guidelines: Environmental Assessment of Traffic and Movement, a 25% increase in traffic flow causes only a barely perceptible 1 dB noise change, while a significant 3 dB rise requires a 100% increase. Given high baseline levels of traffic on Mansfield Road (A60), such increases from construction traffic are unlikely, so no significant adverse effects are expected.

5.5.2.2 Operational Phase Impact

Post-construction, the Proposed Development is expected to result in increased traffic on the local road network, particularly along Mansfield Road (A60) at the primary site access point. Given the existing traffic levels on Mansfield Road (A60) and the scale of the proposed scheme, this would suggest that any resulting increase in road traffic noise is not likely to result in a significant effect. A noise assessment will accompany the planning application and will evaluate the potential impact of changes in traffic flow on existing residential properties situated along the surrounding roadways near the Application Site.

A noise and vibration assessment report is to be submitted as part of the application and will be informed by a new baseline noise and vibration survey at the Application Site, using a methodology agreed with the environmental health department at Mansfield District Council. The surveys monitoring results in the vicinity of the Application Site will be used to determine likely impacts at the proposed residential receptors of the development, and mitigation measures will be specified as appropriate, sufficient to avoid significant effects.

5.5.2.3 Summary

Based on the information set out above and significant effect unlikely as a result of the Proposed Development, it is proposed that noise and vibration are scoped out of the EIA and not considered within the ES.

5.5.3 Ground Conditions and Contamination

5.5.3.1 Baseline Conditions

The Site boundary plus a 250 m buffer has been considered as the study area with regard to identifying ground conditions receptors that could be impacted by the construction and operation phases of the Proposed Development. The extent of the study area is considered appropriate to identify receptors that may be impacted by the Proposed Development, and features which may impact the Proposed Development.

Baseline data has been collected using the following sources:

- British Geological Survey (BGS) geological maps (bedrock and superficial geology);

- Hydrogeological and groundwater vulnerability maps;

- Site-specific information from the environmental database report (Envirocheck report), including discharge records relating to groundwater, aquifer designations, source protection zones, designated geological sites, data on the location of waste sites, pollution incidents and potentially contaminated sites;

- Nottinghamshire Minerals Local Plan (Adopted March 2021) for information relating to mineral extraction sites and mineral safeguarding sites; and

- Historical mapping for the Site acquired as part of the environmental database report.

A Desk Study report is currently being prepared in support of the planning application, and this has been used to assist in completing the scoping exercise with respect to ground conditions.



Designated geological sites

There are no sites of geological interest, or geological conservation review sites on site or within the study area.

Mineral extraction sites and mineral safeguarding areas

There are no recorded operational mineral extraction sites within the site boundary or study area.

Mineral safeguarding areas are not present on-site or within the study area, as shown in the Nottinghamshire Minerals Local Plan (Adopted March 2021).

Geology

The bedrock geology within the east of the Site is composed of the Lenton Sandstone Formation comprising Sandstone and The Cadeby Formation - Dolostone in the west, which comprises mudstones and dolomitic siltstones and sandstone.

Superficial deposits of Alluvium are present within the west of Site, comprising clay, silt sand and gravel, superficial deposits aren't mapped as present across the remainder of the site.

Made ground may be expected to be found in areas of farm tracks.

Groundwater

The bedrock deposits underlying the site form a Principle Aquifer, defined as being productive strata.

The eastern portion of the Site is designated as Zone III Source Protection Zones (SPZs).

The Envirocheck report for the site and study area does not show any drinking water abstractions, groundwater abstractions or surface water abstractions within the boundaries.

There are no active discharge consents located within the site boundary or within 250 m of the Site.

Whilst reference to the designation of the underlying aquifer is included within this Ground Conditions section assessment of the effects of the Proposed Development will be undertaken within the Water Environment Chapter (see **Section 10**).

Historical site usage

The historical mapping shows the Site has been in use for agricultural purposes from the earliest map editions (late nineteenth century), originally being subdivided into fields. The East Coast Railways was constructed along the northern boundary in the late nineteenth century.

Land contamination

The site history indicates that land use has been agricultural within the Site boundary, with the railway line located outside the Site boundary (but within the study area) to the north.

Contamination may be present on-site associated with historical agricultural land use or associated with the off-site railway line. Made ground may be present in limited locations along tracks. There is the potential for asbestos-containing materials to be present if made ground deposits are identified.

No significant pollution incidents have been recorded within the site boundary or study area.



Landfill sites and waste transfer sites

There are no active or recently closed landfill sites within the site or study area.

There are no records of historical landfill sites within the site or study area.

There are no records of a licensed waste management activity within the study area.

Natural geological hazards

According to the environmental database information, the potential for risks from geological hazards is as follows:

- Shrink/swell hazards: very low hazard;
- Running sand hazards: very low hazard;
- Landslide hazards: very low hazard;
- Ground dissolution hazards: very low hazard;
- Compressible ground hazards: no hazard; and
- Collapsible ground hazards: no hazard.

5.5.3.2 Identified Receptors and ground conditions features that may affect the development

The receptors of relevance to the ground conditions assessment are as follows. These have been assigned receptor sensitivities for the purposes of this scoping report based on **Table 5.1: General Approach to Description of Receptor Sensitivities**:

- Designated geological sites: none present; therefore, receptor sensitivity is negligible;
- Mineral extraction sites and mineral safeguarding areas: none present; therefore, receptor sensitivity is negligible; and
- Geology: units present are common, with no features of interest, therefore receptor sensitivity is low.

As set out above whilst reference to the designation of the underlying aquifer is included within this Ground Conditions section assessment of the effects of the Proposed Development will be undertaken within the Water Environment Chapter (see **Section 10**).

This section also considers whether there may be adverse impacts as the proposed development progresses due to existing features associated with ground conditions. This includes land contamination, waste sites and geological hazards. These are not receptors, so are not considered in the same way as the receptors listed above in terms of an environmental impact assessment, but they do need to be considered in terms of how they might affect the project, as completing the Proposed Development could have the potential to cause these features to adversely affect other receptors:

- Historical site usage/land contamination: based on the results of the desk-based assessment, the risk to the Proposed Development from historical usage of the Site or existing land contamination is expected to be low;
- Landfill sites and waste transfer sites: as there are no landfill or waste transfer sites on-site or within the study area, the risk to the Proposed Development from waste sites is categorised as negligible; and
- Natural geological hazards: very low to negligible hazards are present, therefore the risk to the Proposed Development is categorised as low to negligible.



5.5.3.3 Likely Effects and Environmental Mitigation Measures

Consideration has been given to committing to environmental mitigation measures that will help to avoid or reduce the potential for an adverse significant effect to occur. In accordance with Schedule 4(7) of the EIA Regulations, the ES will be based on an EIA mitigation hierarchy which seeks to avoid, prevent, reduce and offset (where appropriate) likely significant effects. Specific environmental measures relevant to ground conditions have been identified and are considered as part of the scoping exercise (i.e. the assessments of likely significant effects has been undertaken with consideration of the environmental measures, as these measures will form part of the proposed development). The inclusion of these environmental mitigation measures means that no likely significant effects have been identified for the Proposed Development, and on that basis, all ground conditions receptors are proposed to be scoped out of further assessment within the EIA.

The following sections detail the possible impacts on ground conditions receptors, along with the intended environmental mitigation measures for the construction and operational phases of the Proposed Development. These sections are followed by a table providing justification for the identified receptors to be scoped out of the environmental impact assessment (EIA).

Construction Phase

This section considers the impacts that the proposed site redevelopment would have in relation to the identified receptors, if no mitigation measures or remedial actions were taken prior to the construction stage. The mitigation measures which will be implemented during this phase are then set out at the rear of this section.

Geological units

In relation to the potential for contamination to occur, likely effects relating to geological units would be as detailed in the section relating to contamination, below.

In terms of likely effects relating to the physical characteristics of geological units, these could occur during work such as excavations for foundations, services or infrastructure, or piling activities.

Mineral resources

Redevelopment of the Site will result in sterilisation of mineral resources, unless they are extracted as part of construction works. However, the baseline information reports that there are no mineral safeguarding areas within the site boundary.

Contamination due to historical site usage (with respect to human health)

Construction activities could lead to localised contamination of land or groundwater from potential spills from the operation of construction plant or refuelling activities, which could have subsequent effects on human health during construction works.

Where there is known existing contamination, if this is not considered prior to works commencing, excavations in these areas (for foundations, services or other infrastructure) could result in risks to human health (via direct contact [ingestion, inhalation, dermal contact], inhalation of dust or vapours or inhalation of asbestos fibres), and could be mobilised to affect larger areas of geological units or groundwater.

If unexpected, contaminated material is identified during excavation works, this could form a localised source of contamination if not managed correctly, with subsequent impacts on groundwater or human health during the construction phase.

If foundation works involve techniques such as vibrostone columns or piled methods, this could result in creating preferential pathways for movement of contamination (this could



relate to land and groundwater contamination migrating laterally or vertically under gravity, as well as ground gases or vapours migrating upwards into buildings or excavations, potentially affecting construction workers during the construction phase).

Asbestos-containing material, if present, could result in damage to human health if the material is exposed during construction works (via inhalation of fibres).

Environmental mitigation measures during the construction phase

A Construction Environmental Management Plan (CEMP) will be prepared and implemented. This will be secured as planning condition of any future consent and will detail and secure the following measures to ensure that damage to ground conditions receptors can be avoided or minimised during the construction phase (it should be noted that these are selected examples, and not a full list of measures):

Further ground investigation work will be undertaken prior to construction commencing, so that any contamination associated with historical site uses present within the ground is identified and appropriate mitigation measures (or remedial actions) are applied to avoid impacts;

During construction works, adhere to best practice measures such as containment measures for fuel, oils and chemicals (drip trays, bunding or double-skinned tanks for fuels and oils, storing chemicals in accordance with Control of Substances Hazardous to Health (COSHH) guidelines, provision of spill kits in areas of fuel and oil storage);

Have designated areas for delivery and refuelling;

Include an emergency response plan to cover accidental spillage/leak events;

Include a procedure for actions required if unexpected contamination is encountered during works (to include actions required for any asbestos-containing materials);

Discharge water is to be removed from excavations appropriately, subject to relevant permits (if required);

Manage dust at the site to ensure no airborne contamination migrates to adjacent land; and

If piling will be involved in any aspects of the construction works, a piling risk assessment will be prepared.

Operational Phase

This section considers the impacts that the proposed site development would have during its operation in relation to the identified receptors, if no mitigation measures or remedial actions were taken.

Geological units

In relation to the potential for contamination to occur, likely effects relating to geological units during operation would be as detailed in the section relating to contamination, below.

In terms of likely effects relating to the physical characteristics of geological units, these would only occur during the construction stage, and no impacts would be anticipated during operation.



Contamination due to historical site usage (with respect to human health)

Operational activities could lead to localised contamination of land or groundwater from accidental spills and leaks caused by site users, which could have subsequent effects on human health.

If foundation works involve techniques such as vibro-stone columns or piled methods, this could result in creating preferential pathways for movement of contamination. This has the potential to result in slow movement of ground gases or vapours, which may not migrate into buildings until future workers have started to occupy the Site, therefore potentially affecting future users.

Environmental mitigation measures during the operational phase

With respect to operation of the development, there would not be expected to be any significant effects during this phase, as the activities that are involved are significantly less likely to result in contamination or the creation of preferential pollutant pathways than the construction phase.

5.5.3.4 Effects Scoped Out from Detailed Assessment

Based on the assessment that has been completed as part of the scoping phase of the Proposed Development for ground conditions receptors, the following issues are considered unlikely to result in significant effects and are, therefore, proposed to be scoped out from the detailed assessment.

Table 5-5: Effects to be scoped out

Potential effect	Rationale to be scoped out
Effects on the designated geological sites during construction and operation	There are no designated geological sites, therefore this issue is proposed to be scoped out due to the absence of a receptor.
Effects on mineral resources during construction and operation	There are no mineral safeguarding areas within the site boundary or study area. As a result, it is proposed that assessment of mineral safeguarding issues should be scoped out from detailed assessment.
Effects on geological units during construction and operation	The geological units that are present are common in the UK, with no features of specific interest, therefore receptor sensitivity is low and any effects on the units will not result in significant effects. Consideration of potential effects on this receptor are therefore proposed to be scoped out of detailed assessment.
Effects on the Proposed Development or other receptors due to potential contamination from historical site use during construction and operation	Potential contamination associated with the site will be considered in detail within a Preliminary Risk Assessment (PRA), which will be submitted in support of the planning application. This report, alongside results of intrusive site investigation works (including laboratory results) which are available for the site, demonstrate that there are no recorded pollutants present above guideline values for the intended site use. Further site investigation works will be undertaken as the Proposed Development works proceed, and any contamination that is identified will be dealt with appropriately, in agreement with MDC, prior to construction works commencing (this may include remediation and verification plans, as appropriate, and any necessary remediation will be undertaken prior to construction). This approach will ensure that there are no resultant significant effects on any sensitive receptors relating to contamination.



Potential effect	Rationale to be scoped out
	There are not anticipated to be impacts on the Proposed Development during operation as a result of existing contamination, as any relevant issues will have been identified and resolved prior to construction commencing. Any issues relating to contamination resulting from project activities will be controlled by the requirements of the CEMP, which will be submitted in support of the planning application (e.g., issues relating to storage and use of fuels).
Effects on the Proposed Development from landfill sites or waste transfer sites	The assessment of baseline data has identified that there are no landfill sites or waste transfer sites on-site or in the study area, and therefore this issue is proposed to be scoped out of detailed assessment.
Effects on the Proposed Development due to natural geological hazards	The assessment of baseline data has identified very low to negligible hazards are present, therefore the risk to the proposed development is categorised as low to negligible, and this issue is proposed to be scoped out of detailed assessment.

Effects on groundwater during construction and operation because of the Proposed Development will be undertaken within the Water Environment Chapter (see **Section 10**).

Conclusion

The work undertaken to complete the ground conditions sections of this scoping report has determined that significant effects on identified receptors are unlikely, and therefore it is proposed to scope Ground Conditions out of the ES.

With respect to issues of contamination, this has begun to be addressed by preparation of the Desk Study Report for the site, and works are ongoing with the intended completion of intrusive site investigation works, followed by risk assessment and provision of any recommendations for further work.

Documents that will be submitted as part of the planning application that will support this approach include:

Desk study;

Site investigation report for current site area;

A CEMP will also be prepared and implemented. This will be secured as a planning condition of any future consent.

5.5.4 Soils and Agricultural Land

Natural England's mapping indicates that the majority of the Application Site has a high likelihood of BMV land being present (>60% of area BMV)².

Provisional ALC data indicates that the Application Site is Grade 2 and Grade 3 quality agricultural land. The scale of provisional ALC mapping (1:250,000) is not accurate to the field level and cannot identify variations in ALC grade within an area of less than 80 ha. Furthermore, provisional ALC data does not differentiate between Subgrade 3a (BMV) and Subgrade 3b (non-BMV) quality land.

² Natural England. Likelihood of Best and Most Versatile (BMV) Agricultural Land - Strategic scale map East Midlands Region (ALC017)



A Soils and Agricultural Quality report was prepared in support of the previous planning application in 2019. In preparation of the report a soil resource and agricultural quality survey was carried out in January 2019. The survey identified that the areas occupied by different grades on the Application Site are as follows;

Table 5-6: 2 ALC survey data

Grade/subgrade	Area (ha)	% of the land
Grade 2	9.1	59
Subgrade 3a	2.4	15
Subgrade 3b	3.7	24
Non-Agricultural	0.3	2
Total	15.5	100

The Proposed Development could therefore result in the permanent loss of 11.5 ha of Best and Most Versatile (BMV) land. In accordance with the Institute of Environmental Management and Assessment (IEMA) A New Perspective on Land and Soil in Environmental Impact Assessment (2022) guidance this extent of loss is considered to result in a medium impact. Such loss should be viewed in the context of the surrounding area. The majority of North Nottinghamshire comprises Grades 2 and 3 quality agricultural land. The loss of 11.5 ha of BMV land in such context would be considered minimal and not significant.

The soil resource and agricultural quality survey also found that the soils at the Application Site varied in depth, drainage, stoniness and texture. A Soil Management Plan (SMP) will be prepared and followed during construction. This will set out good-practice guidance on measures to avoid damage to the soil structure and loss of soil resource through erosion during construction. The SMP will be prepared by the Principal Contractor prior to any work on the Application Site commencing and implemented as part of the Construction Environmental Management Plan (CEMP) or equivalent for the Proposed Development.

The SMP will detail the soil handling and storage measures to be implemented along with any monitoring requirements during construction based on relevant published guidance including Defra's 'Construction Code of Practice'. The measures will include, but are not limited to, the following:

- Avoiding soil handling when soils are in a plastic-state to minimise compaction and damage to soil structure;

- Limiting the number of plant/machine movements to within defined areas in order to minimise compaction and damage to soil structure;

- Establishment of vegetative cover on stockpiles as soon as possible to maintain soil structure and prevent soil loss through erosion; and

- Limiting the height of soil stockpile mounds.

By ensuring compliance with the above measures described above, the soil resources within the Application Site can be maintained in a good condition which permits their continued, sustainable use. No significant adverse effects are anticipated upon the soil resource.

The development will result in the permanent loss of agricultural land. However, the farm business impacted has agreed to the Proposed Development and will be compensated for the loss where appropriate. Access to the surrounding land will not be severed or impacted by the Proposed Development and all impacts will be contained within the Application Site boundary. Therefore, it is not considered likely that the Proposed Development will result in significant economic effects on land holdings.



There will be no further loss of agricultural land or soil disturbance during the operational phase of the Proposed Development with all impacts first occurring during construction. No impacts will therefore occur during the operational phase.

On the basis of the above, it is proposed that Soils and Agricultural Land is scoped out of the ES.

5.5.5 Human Health

A Health Impact Assessment (HIA) and a Building for a Healthy Life Assessment are being prepared, by Gladman Developments Ltd and CSA Environmental respectively, for the Proposed Development.

Impacts of the Proposed Development on human health are likely related to noise, air quality, transport, and the water environment, which will be considered within the relevant ES chapter and reports supporting the Planning Application.

As outlined earlier in this report, no significant effects from air quality or noise and vibration are anticipated as a result of the Proposed Development on human receptors.

During the construction phase, health and safety regulations will be adhered to, to reduce the likelihood of any impacts occurring to human health.

Owing to the nature of the Proposed Development no adverse effects on human health are expected to be introduced by the Proposed Development during the operational phase.

It is considered that the Proposed Development will provide a beneficial effect (not significant) upon existing and future residents through the provision of open space. Areas of green open space have been found to improve people's mental health through spending time outdoors. The provision of open space also allows people to get outside and exercise, which also brings many benefits to people's physical health. The risk to human health from events such as major pollution and fires will be controlled through adherence to the relevant environmental permits and regulations during both construction and operation.

In conclusion, it is not considered that the proposals are likely to result in significant adverse effects on population and human health, beyond those already being considered elsewhere within the ES or supporting planning documents.

5.5.6 Climate Change

The EIA Regulations state that an EIA should consider potential climate related effects. It is considered that these comprise the impact of the Proposed Development on the climate (i.e. greenhouse gas (GHG) emissions) and the impact of climate change on the Proposed Development.

As for any development, the Proposed Development will result in GHG emissions, and these are unavoidable. It is not considered that the GHG emissions of the Proposed Development will be significantly different from other proposals of a similar nature and scale as the Proposed Development will be constructed, at a minimum, in accordance with relevant regulations, with betterment of Building Regulations being achieved where possible through the introduction of sustainability measures for development design and construction. In addition, the proposals will meet the requirements of policies that aim to reduce GHG emissions, through the use of sustainable design and other relevant measures.

The Proposed Development could potentially be affected by the impact of climate change, including increased risk of extreme weather events and flooding. However, resilience to extreme weather events will be incorporated within the design process, and the Proposed Development will be constructed in accordance with relevant regulations and guidance. In addition, a Flood Risk Assessment will be undertaken, which will consider the risk of



potential extreme flood events as a result of climate change. The Proposed Development is not expected to be severely affected by climatic changes.

A Design and Access Statement will support the planning application. The scheme will incorporate good design principles. The design of the scheme will encourage the layout and orientation of individual units to be orientated to maximise solar gain in the winter and minimise it in the summer. Aligning roof pitches such that they face south enables better efficiency for solar PV (and possibly solar thermal) technology.

In conclusion, it is not considered that the Proposed Development is likely to result in significant adverse effects on climate, and it is considered that the risk of the Proposed Development being affected by climate change is being addressed sufficiently elsewhere within the ES and standalone reports submitted as part of the application package. The sustainability credentials of the Proposed Development will be considered more generally through the planning application.

5.5.7 Socioeconomics

A Socioeconomic Statement will be prepared for the Proposed Development.

The Application Site is proposed to be developed for residential use, comprising a proportion of affordable housing. The Proposed Development will help to meet the housing requirements within the district as well as the need for affordable housing.

The Proposed Development will create employment opportunities during both the construction phase and operational phases. The increase in employment and population in the area due to the Proposed Development will also increase local income through expenditure and revenue and attract locally skilled workers.

The addition of up to 350 dwellings that have an average number of residents of 2.35 per household³ means a total of 823 people are anticipated to be moving into the area of Market Warsop.

There are 20 GP practices within 5 km of the Application Site that are accepting new patients. The closest 5 being:

- Bishops Walk Surgery (~1.6 km from Application Site);
- Shires Healthcare (~3.7 km from Application Site);
- Oakwood Surgery (~4.6 km from Application Site);
- Langwith Medical centre (~4.6 km from Application Site); and
- Sherwood Medical Partnership (~5 km from Application Site);

There are a number of early year education facilities within close proximity to the Application Site. The closest being the Birklands Primary and Nursey School, which is ~1 km northeast of the Application Site in the centre of Market Warsop. Sherwood Junior School is also nearby at ~1.4 km away by road to the east. Furthermore, there is The Meden Secondary School and Technology College which is ~1.5 km north along the A60. In total, there are over 10 primary schools within ~8 km of the site and 10 secondary schools in the same vicinity.

The provision of green spaces and public footpaths will create a sense of community and will help to create social network whilst also creating a healthy outdoor environment.

³ Office for National Statistics (2024) Families and households in the UK: 2024



Owing to the scale of the Proposed Development it is not anticipated to result in any significant socioeconomic effects (both adverse and beneficial).

As such, it is not considered likely that the Proposed Development will result in significant adverse socioeconomic effects, and it is proposed that this topic is scoped out of the EIA/ES.

5.5.8 Waste

Under the current land use, the Application Site does not generate any levels of waste that require management.

During both the construction and operational phases, the Proposed Development will be managed to integrate the core principles of the waste hierarchy circular economy to enable resources and waste to be managed sustainably and to their highest value for as long as possible.

During construction, a Site Waste Management Plan (SWMP) will be prepared which will detail the design measures towards optimum use of materials, set specific targets for construction waste generation and appropriate mechanisms/protocols for segregating waste on-site and monitoring overall waste management. Areas designated for the safe storage of waste will be provided on-site during the construction phase. All storage areas will be appropriately designed for environmental protection and will be organised so that they can be safely accessed by construction staff. Staff will be appropriately trained in the use of waste storage facilities on-site and clear labelling, and signage will be employed to ensure that materials are handled and stored in-line with legislative requirements. Wastes will only be removed from the Application Site by registered waste carriers, and the movements will be accompanied by a Waste Transfer Note (and a Waste Consignment Note, if appropriate) in accordance with Duty of Care. Copies of these will be stored on the Application Site. Wastes will only be sent to the Application Site appropriately permitted for the treatment, recycling and/or disposal of the specific waste stream.

During the operational phase of the Proposed Development, suitable waste storage and recycling facilities will be provided in accordance with the regulations and policy set out by MDC, who will collect the waste from the Application Site under their statutory duties.

The design of the Proposed Development will provide appropriate access for refuse collection vehicles and ensure safe access and manoeuvrability for collection crews.

It is not anticipated that the construction or operation of the Proposed Development will generate hazardous waste.

With implementation of appropriate design features to facilitate waste collection, it is considered that there is limited potential for significant waste effects to arise because of the Proposed Development. Consequently, it is proposed that waste is scoped out of the EIA/ES.

5.5.9 Lighting

The lighting design of the Proposed Development is intended to be efficient and in accordance with Building Standards requirements.

Temporary lighting implemented during the construction phase, such as on-site temporary light fittings, construction compounds and on-site security lighting have the potential to result in sky glow and light trespass or 'spill'. The level of light will be dependent on the location of the construction activities on a daily basis and the equipment being used, with light levels being attenuated as the distance between the source and receptor increases. Any impacts would be temporary.



During construction the CEMP will be implemented and will include measures to reduce light spill. The potential effect of construction lighting is not expected to be significant.

Lighting associated with the operation of the Proposed Development will be designed in accordance with the most relevant lighting standards and will be assessed in relation to sensitive receptors. An appropriate lighting strategy will be implemented, as such, no significant operational effects are anticipated. It is therefore proposed that lighting is scoped out of the EIA/ES.

5.5.10 Risks of Major Accidents and/or Disasters

The EIA Regulations state that an EIA should consider the vulnerability of the development to risks of major accidents and/or disasters, relevant to the project concerned.

‘Risk’ can be defined as the ‘likelihood of an impact occurring, combined with effect or consequence(s) of the impact on a receptor, if it does occur’; a ‘Major Accident’ can be defined as ‘events that threaten immediate or delayed serious damage to human health, welfare and/or the environment and requires the use of resources beyond those of the client or its appointed representatives (i.e. contractors) to manage’; and a ‘Disaster’ can be defined as ‘naturally occurring extreme weather events (e.g. storm, flood, temperature) or ground-related hazard events (e.g. subsidence, landslide, earthquake) with the potential to cause an event or situation’. Disaster and natural disaster are often used interchangeably.

The proposals will be designed to ensure that the likelihood of it resulting in or causing an event to occur that threatens serious damage to human health, welfare and/or the environment is low. The vulnerability of the Proposed Development to naturally occurring extreme weather events (i.e. flooding, storms and extreme temperature beyond that of weather events experienced in the UK) and/or ground related hazard events, (e.g. subsidence, earthquakes and ground contamination) that could lead to an event or situation is low.

Table 5-7 below sets out the accidents and disasters of relevance to the Proposed Development (based on the location of the Application Site and proposed land uses), and how these will be mitigated.

Table 5-7: Consideration of Major Accidents and/or Disasters to the Proposed Development

Major accident/disaster type	Description
Electricity, gas, water supply or sewerage system failures	Users of the Proposed Development could be at risk of utilities system failures. However, it is assumed that this risk will be mitigated through standard protocols implemented by the utilities providers, including emergency call and response procedures.
Ground contamination / Pollution incidents	The presence of contaminated land or pollution incidents within or near the Application Site could increase the vulnerability of the Proposed Development. A Desk Study Report and an intrusive site investigation will be prepared/ undertaken to identify areas for further investigation, and mitigation will be implemented where necessary.
Transport accidents	The Proposed Development could affect traffic flows on the local highway network, which could increase the risk of transport accidents. A Transport Assessment will be undertaken which will consider highway safety, identifying measures to increase safety where necessary.
Major fire	Construction of the Proposed Development will follow standard good practice, and a suitable fire risk assessment and fire precautions will



Major accident/disaster type	Description
	be adhered to. The risk assessment will take account of relevant guidance. The Proposed Development will be built to national fire regulations and to have the standards of fire protection required by Building Regulations. The Proposed Development will include the use of linings, materials and finishes that limit the release of heat. Good design will reduce the risk of fire significantly.

Based on the above, it is not considered that the Proposed Development is likely to result in any significant adverse effects on the environment deriving from the vulnerability of the Proposed Development to the risk of major accidents and/or disasters (relevant to the Proposed Development) beyond those already being considered within other technical chapters. As such, it is proposed that major accidents and disasters are scoped out of the EIA/ES.



6.0 Ecology

6.1 Introduction

An assessment will be undertaken by CSA Environmental of the likely significant effects of the Proposed development on the environment with respect to ecology.

6.2 Study area

The Ecology Chapter will be informed by a desktop study for notable/protected species and non-statutory sites from the Nottinghamshire Biological and Geological Records Centre, up to a 2 km buffer from the Application Site boundary. A search for ponds will be completed within a 500 m radius of the Application Site boundary, and statutory designations within up to 10 km radius of the Application Site in accordance with CIEEM industry guidance for Preliminary Ecological Appraisal (2017). A suite of dedicated habitat and species survey will be completed between December 2025 and October 2026 of the Application Site boundary and immediately adjacent land where relevant.

6.3 Baseline Conditions

6.3.1 Current Baseline

A Preliminary Ecological Appraisal was previously prepared by CSA Environmental in 2019, with a suite of habitat and species surveys also undertaken. An updated Preliminary Ecological Appraisal will be undertaken in December 2025/January 2026 to update the desktop study, confirm the current baseline habitats (via a UK Habitat Classification (UKHab) survey) and inform the scope of updated surveys to enable the preparation of the Ecology Chapter. Previous desk study data however demonstrated the presence of one International Designation within 10 km (Birkland Bilhaugh SAC, c. 4.6 km east) and a possible potential SPA within 10 km (possible future Sherwood SPA c.1.1 km east, where parts of the Sherwood Forest are under consideration as part of a UK-wide SPA Review led by the Joint Nature Conservation Committee for classification as a Special Protection Area for important populations of nightjar and woodlark). While the Sherwood SPA has not yet been designated, advice from Natural England to LPAs is to adopt a 'risk-based approach' to decision making until the SPA review concludes and thus is included in the desk study and subsequent assessments in accordance with MDC guidance.

Two National Designations were present within 3km, including Hills and Holes and Sookholme Brook Warsop SSSI (c. 110 m north) and Lord Stubbins Wood SSSI (c. 1.94 km north-east). Two Local Designations are present within 3 km, including The Carrs LNR (c. 860 m north) and The Bottoms LNR (c. 2.15 km north-east). A number of non-statutory designations are present within 1 km, including the Hills and Holes LWS c.110 m north.

Previous habitat surveys were completed in 2019 which identified the Site to comprise arable agricultural land, bounded by native hedgerows to the east and south, a railway embankment to the north and the River Meden and The Bottoms Brook to the west/south-west. Four mature ash *Fraxinus excelsior* and oak *Quercus robur* trees are present in the south-east of the field, with additional mature trees along the railway embankment. A pond was present along the southern boundary surrounded by a scrubby wooded copse.

A full suite of updated species surveys (following current published guidance for birds and bats) will be undertaken to confirm the current baseline. Previous surveys conducted in 2019 however confirmed the following:



Six bottle trapping, torchlight and egg search surveys conducted between March and June 2019 confirmed the presence of a medium population of great crested newts *Triturus cristatus* in the pond adjacent to the south;

An active outlier badger sett was confirmed during a site visit in January 2019 and subsequent monitoring between March and April 2019 and an autumn survey in September 2019;

Three breeding bird surveys conducted between April and June 2019 confirmed a total of 34 species to be present on or adjacent to the survey area, of which 25 were considered to be part of the breeding assemblage. This included 16 notable species, including farmland specialists: yellowhammer *Emberiza citronella*, lapwing *Vanellus Vanellus*, grey partridge *Perdix perdix*, yellow wagtail *Motacilla flava* and skylark *Alauda arvensis* in small numbers;

A Ground Level Tree Assessment of trees to be impacted was completed, followed by two roost presence/absence surveys in 2019, which did not identify any bat roosting behaviour associated with trees on-site. Three bat activity transect surveys were conducted between June and September 2019 which recorded the presence of at least four species, including common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus*, Myotis species and *Nyctalus/Eptesicus* species. This survey work found bat activity to be focused on the southern and north-western boundaries of the Site associated with the River Meden, pond and mature hedgerows/trees. Static monitoring undertaken in May, July and September 2019 identified additional species including noctule *Nyctalus noctula*, Leisler's *Nyctalus leisleri* and brown long-eared *Plecotus auritus*, with markedly higher number of passes by common pipistrelle, and greatest relative abundance of bat activity in the west of the Site along The Bottoms Brook and River Meden; and

Evidence of water vole presence (feeding stations and latrines) was also recorded along The Bottoms Brook and River Meden during surveys in May and September 2019.

6.3.2 Future Baseline

The Application Site comprises arable agricultural land that is expected to continue to be managed as such. No other changes to the baseline are anticipated.

6.4 Embedded mitigation & Design Assumptions

For the purposes of scoping the following design assumptions have been made:

A suitable buffer will be provided to the River Meden and The Bottom Brook watercourses to minimise direct and indirect impacts on these features and associated protected/notable species and downstream notable habitats;

Retain trees and hedgerows wherever possible, with a suitable buffer to boundary hedgerows and the railway embankment to permit their continued use by notable species, including bats and birds; and

A suitable buffer will be provided to the adjacent off-site pond to the south, to retain the potential for the breeding population of great crested newts.

6.5 Likely Significant Effects

The key sensitive receptors will be statutory designations which lie in proximity to the Site and have the potential for likely significant effects as a result of construction phase impacts (water and dust pollution arising upstream of the SSSI) and operational phase impacts



(recreational disturbance, presence of pets, traffic, air and water quality impacts resulting in degradation of qualifying/supporting habitats and disturbance/increased mortality to qualifying species).

A number of notable/protected species are present or considered likely to still be present (subject to update surveys), as well as notable habitats or those of intrinsic ecological importance and are sensitive receptors, which in the absence of mitigation have potential for likely significant effects as a result of both construction and operational phase impacts. Potential effects for all ecological features are summarised in **Table 6.1** below.

Table 6-1: Summary of the key issues

Receptor	Potential Effects
Birklands and Bilhaugh SAC	Potential for deterioration of habitats as a result of increased recreational pressure and increased nitrogen deposition from increased traffic movements arising from new residents during the operational phase. Previously screened out through HRA Screening Information in 2019, will be reviewed as part of updated HRA Screening.
Future possible Sherwood SPA	Potential for deterioration of supporting habitats for woodlark and nightjar as a result of increased nitrogen deposition from increased traffic movements, as well as disturbance/increased mortality of breeding birds and damage to their breeding/feeding habitat from recreational pressure and pets in closest components of the ppSPA during the operational phase of development.
Hills and Holes and Sookholme Brook, Warsop SSSI	Potential degradation of qualifying habitats as a result of pollution and sediment run-off arising from the Proposed Development during both construction and operational phase.
Hedgerows and trees	Mature trees and hedgerows will potentially be directly and indirectly impacted during the construction phase, with potential for deterioration of condition and structure during the operational phase.
River Meden and The Bottoms Brook	There is potential for deterioration and damage to sensitive habitats during activities associated with the construction phase, such as pollution incidents, sediment run off or damage by vehicles to bank side features. Potential for deterioration during the operational phase as a result of excessive access by new residents, trampling and littering.
Pond (priority habitat)	A pond is present off-site adjacent south which was previously confirmed to support a medium population of great crested newt, satisfying criteria for 'excellent' suitability, and is considered to be a priority pond habitat. There is potential for deterioration and damage to this habitat as a result of construction phase (pollution, sediment) and operational phase (littering, disturbance by dogs, pollution from surface run off) impacts.
Bats	Potential severance of foraging/dispersal habitats arising from loss of habitat or barriers from artificial



Receptor	Potential Effects
	lighting during the operational phase as well as disturbance of foraging and dispersing bats arising from increased artificial lighting (during both construction and from permanent street lighting in operational phase). Potential loss of bat roosts as a result of loss of trees with roosting potential during the construction phase, which would result in an offence under the Conservation of Habitats and Species Regulations 2017 and Wildlife and Countryside Act 1981 (as amended).
Badgers	Potential disturbance/damage to badger setts during the construction phase where works are located in close proximity to setts which would result in an offence under The Protection of Badgers Act 1992. Disturbance from new residents during the operational phase.
Breeding birds	Potential loss of foraging and breeding habitat for a range of species, including farmland specialists as a result of the construction phase. Damage/destruction of nests during habitat clearance works during the construction phase, which may result in an offence under the Wildlife and Countryside Act 1981 (as amended).
Riparian Mammals	Potential loss/damage to habitats and resting places and disturbance of otters and water voles as a result of construction and operational phase, which could result in an offence under the Wildlife and Countryside Act 1981 for water voles and Conservation of Habitats and Species Regulations 2017 for otters.
Reptiles	Whilst reptiles were not confirmed in 2019, the narrow grassland margins along the southern aspect of the railway embankment and River Meden corridor are considered likely to support occasional dispersing and foraging grass snake. The construction phase has the potential to result in the killing and injury of common species which would constitute an offence under the Wildlife and Countryside Act 1981 (as amended).
Great crested newts	Potential for killing, injury and disturbance of great crested newts associated with the medium population within the off-site pond, and disturbance, destruction or obstruction/fragmentation of their aquatic and terrestrial habitats as a result of construction and operational phase impacts, potentially affecting the conservation status of the local population. This would result in an offence under the Conservation of Habitats and Species Regulations 2017.

Further to the above, **Table 6.2** provides details on the matters to be scoped out of further assessment within the ES:



Table 6-2: Matters to be scoped out of the assessment

Matter	Rationale
Invertebrates	Given the nature of habitats present, the Application Site is considered likely to support only a common and widespread assemblage of invertebrate species, with habitats of greater interest associated with the adjacent off-site River Meden and The Bottoms Brook riparian habitats. Impacts to associated habitats and required construction avoidance measures will be dealt with separately within relevant sections.
Dormouse	Dormice are not considered to be widely present in west Nottinghamshire, with recent records in the area relating to reintroduction sites within clusters of woodlands, with adults released between 2013-2015 and monitoring between 2015-2022. These sites are over 15 km from the Site, beyond Sherwood Forest, with another record of 10 km east. Given the low suitability/connectivity of on-site habitats, and restricted distribution of dormice in Nottinghamshire around reintroduction sites, they are considered highly unlikely to be present and scoped out of further assessment.
Notable plants	Given the nature of habitats present, dominated by arable habitat, and biological records obtained in 2019, it is considered unlikely that notable plant species will be present. Records of non-native invasive Himalayan balsam (Schedule 9 species under the Wildlife and Countryside Act 1981) were previously returned in the data search in 2019 along the River Meden, although none was confirmed on-site. Himalayan balsam will be considered as part of update botanical survey work in 2026 and measures for its control/removal considered if found to be present.

6.6 Proposed Methodology

Ecological features are assessed where they are identified as important, and where they may be significantly affected by the Proposed Development in the absence of mitigation.

A feature may be considered important for a variety of reasons, such as quality, extent or rarity. Aside from these factors, specific species have legal protection under European Directives and/or national legislation. Where such protected species are present, and there is potential for the proposed development to result in a breach of the legislation, these species are taken to be important features. The importance of ecological features, as well as the significance of any likely impacts and their effects, is considered within a defined geographic context:

- International;
- National;
- Regional;
- County;
- District; and
- Local.

Where the important ecological feature is considered to fall below the Local scale, they are scoped out of detailed assessment.

An Ecological Impact Assessment is carried out to identify important ecological features, potential significant negative effects and any residual effects following the implementation of embedded and additional mitigation measures. The primary applicable guidance relevant to this assessment is the Chartered Institute for Ecology and Environmental Management



(CIEEM) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine (2024).

These guidelines form the current, widely acknowledged industry best practice guidance.

Where likely significant ecological effects are identified in connection with the Proposed Development, which may be positive or negative, these will be assessed with reference to the following characteristics:

- Extent;
- Magnitude;
- Duration;
- Frequency and timing;
- Reversibility; and
- Certainty.

In relation to effect significance in EIA projects, CIEEM guidance makes clear that a 'significant effect' does not necessarily equate to one so severe that planning permission should be refused. Projects with significant negative ecological effects may be lawfully permitted following EIA procedures, provided that the mitigation hierarchy has been correctly applied during the decision-making process.

Ecological features will be assessed within the Ecology Chapter when they are deemed to be important and where they may be significantly affected by the Proposed Development in the absence of appropriate mitigation.

6.7 Potential Mitigation Measures

Potential mitigation measures with regards to impacts on statutory and non-statutory designations and protected/notable species will be reviewed following the completion of detailed species and habitat surveys. On the basis of current available data, such measures may include:

- Provision of attractive and useable open space on-site to manage recreational pressures on designated sites;
- Detailed Construction Management Plan to manage construction phase impacts such as dust/water/air pollution and sediment run-off;
- Surface water drainage strategy to include water quality treatment prior to discharging to sensitive water courses and control surface water;
- Green infrastructure strategy to secure creation and management of on-site green space, particularly alongside the River Meden and Bottoms Brook;
- Tree protection fencing to avoid impacts to root protection areas of retained trees and hedgerows;
- Species-specific mitigation measures such as Ecological Clerk of Works to supervise construction phase impact avoidance measures for badgers, nesting birds, reptiles and great crested newts;
- Great crested newt derogation licence to permit construction activities that may cause killing/injury and disturb/damage habitats;
- Buffers or appropriate mitigation licencing for badgers;
- Sensitive lighting for bats and other nocturnal species; and



Appropriate signage to explain the sensitivity of habitat areas to new residents and discourage disturbance/access.

Further potential mitigation with regards to potential impacts and likely significant effects on the future possible Sherwood SPA will also be considered once further data is collected.

The proposals will seek to retain key habitats and deliver habitat creation and enhancement measures alongside embedded and additional mitigation to secure >10% net gains in Habitat, Linear and Watercourse Biodiversity Units. This will include aquatic habitat creation to support the local pond network, new hedgerow creation to provide an overall increase in linear habitat cover and extensive new tree planting.

Additional ecological enhancement measures will also be included to support biodiversity in the long term, and will include:

- aquatic habitat creation to support the local pond network;

- incorporation of native plants wherever possible;

- new hedgerow creation to provide an overall increase in linear habitat cover;

- new bat roosting and bird nesting opportunities on retained trees and built into new dwellings;

- provision of log piles and hibernacula to benefit reptiles, amphibians, small mammals and invertebrates; and

- Hedgehog highways to maintain connectivity through the landscape.

6.8 Consultation

Comment and consultation are invited from the Ecology officer or advisor to the LPA regarding the scope of further surveys, assessments and mitigation, in particular regard to birds associated with the future possible Sherwood SPA.



7.0 Transport

7.1 Introduction

An assessment will be undertaken by Ashley Helme Associates Ltd of the likely significant effects of the Proposed development on the environment with respect to Transport.

7.2 Study area

Although subject to confirmation from the highway authority, it is envisaged that the Transport Assessment (TA) report will adopt the following study area defined by the junctions:

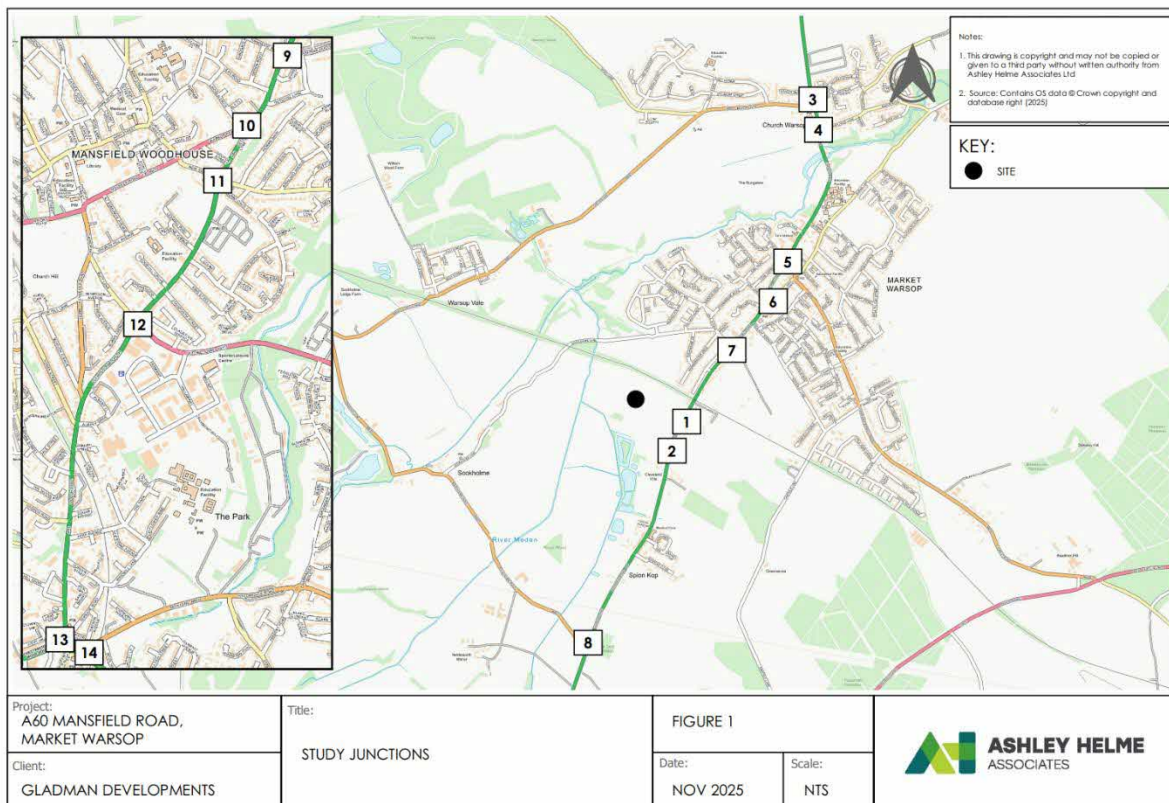
REF	JUNCTION	CONTROL
SJ1	Site/A60 Mansfield Road	priority controlled
SJ2	Site/A60 Mansfield Road	priority controlled
SJ3	A60/Bishops Walk	priority controlled
SJ4	A60/Eastland Road	priority controlled
SJ5	A60/Wood Street/Church Street	Traffic signals
SJ6	A60 Carr Lane/High Street	priority controlled
SJ7	A60/Vale Avenue/Askew Avenue	priority controlled
SJ8	A60/Sookholme Road	priority controlled
SJ9	Peafield Lane/A60 Leeming Lane North/Sandgate Road	Traffic signals
SJ10	A60 Leeming Lane North/A60 Leeming Lane South/Warsop Road	priority controlled
SJ11	A60 Leeming Lane South/New Mill Lane	Traffic signals
SJ12	A60 Leeming Lane South/A6117 Old Mill Lane/Butt Lane	Traffic signals
SJ13	A60 Woodhouse Road/A60/Leeming Street/A6009 St Peters Way	Traffic signals
SJ14	B6033 Bath Lane/A60	Traffic signals

The extent of the study area is subject to scoping discussions with Nottinghamshire County Council. The extent of the study area is shown on **Figure 7.1**. However, it should be noted that the threshold to consider a highway link within the ES is a change in traffic of 30%⁴ or more. This test is significantly different to the approach adopted in the TA report and, consequently, it may transpire that the study area adopted in the ES will be much smaller than that shown on **Figure 7.1**.

⁴ IEMA (2023) Environmental Assessment of Traffic and Movement



Figure 7-1: Spatial extent of the TA.



7.3 Baseline Conditions

The baseline and future baseline conditions will be established using a range of data sources. This includes:

- Application Site visits and geometric audits of highway, junctions and Non-Motorised Users (NMU) infrastructure;
- Traffic surveys;
- Review of local authority planning portal(s) to establish if there are committed developments that will add traffic to the study network;
- Ordnance Survey data;
- Topographical survey data;
- Public Rights of Ways maps;
- Cycle route maps;
- Public transport timetable information;
- Census data; and
- Personal Injury Collision (PIC) data.

7.3.1 Highway Network

The Application Site is located on land west of A60 Mansfield Road, Market Warsop.

A60 Mansfield Road is a key corridor between Mansfield and Market Warsop. The route is a single carriageway road that is subject to a 30/50 mph speed limit in the vicinity of the



Proposed Development. There are footways on both sides and street lighting is present. The A60 is a bus route and there is a northbound bus stop located on the Application Site frontage.

Traffic count and queue surveys will be conducted at the junctions included within the study area. Manual Classified Count (MCC) surveys will be conducted on a weekday, outside of school holidays, during the morning and evening peak periods.

Queue length surveys will also be recorded at the above junctions on the same dates. Queue length data will be recorded at five-minute intervals and will include minimum, maximum and spot queues for all approach arms at junctions in the study network.

7.3.2 Public Transport

The A60 Mansfield Road is a bus route, providing connectivity between Mansfield and Market Warsop.

The 11, 12 and 12b services operate on A60 Mansfield Road. The 11 and 12/12b services operate at a 30-minute frequency. The two services work together to provide a bus service every 15 minutes, in each direction, to Mansfield and Market Warsop.

There is a northbound bus stop located on the Application Site frontage. The bus stop comprises a simple flag and pole arrangement with timetable information provided. There is a southbound bus stop located to the north of the railway line within a circa 400 m walk from the centre of the Application Site. This bus stop provides a shelter, timetable information and seating.

7.4 Embedded mitigation & Design Assumptions

The Proposed Development includes embedded mitigation within the design of the Application Site. The embedded mitigation includes:

- The provision of multiple points of vehicular and pedestrian/cycle access to create permeable links to the wider highway network;

- The Application Site will include a network of footways and footpaths providing opportunity for permeable links within the Application Site; and

- The internal Application Site layout will be designed to encourage low traffic speeds to provide an environment conducive to walking and cycling.

7.5 Likely Significant Effects

The construction of the Proposed Development will generate traffic movements associated with:

- Construction workers; and

- Heavy goods vehicles (HGVs): e.g. deliveries and the removal of waste.

The ES will estimate the level of construction traffic and identify any impacts and effects in accordance with IEMA guidance. The construction impacts will be temporary.

The potential transport related operational impacts of the Proposed Development will relate to the change in traffic flows on the study network with the implementation of the Proposed Development. The impacts will also relate to trips generated by walk, cycle and public transport by residents/visitors to the Proposed Development.

Table 7.1 provides a summary of the key issues to be considered in relation to transport.



Table 7-1: Matters to be scoped in the assessment

Receptor	Potential Effects
Drivers on A60 Mansfield Road in the vicinity of the Application Site	Driver Delay and Road Safety
Pedestrians and cyclists on A60 Mansfield Road in the vicinity of the Application Site	Pedestrian Delay, NMU Amenity, Fear and Intimidation, Severance and Road Safety
Pedestrians and cyclists on wider study network	Pedestrian Delay, NMU Amenity, Fear and Intimidation, Severance and Road Safety
Road Users on wider study network	Driver Delay and Road Safety

There is an additional impact referred to in the IEMA guidance relating to hazardous/large loads, but this is not relevant to the Proposed Development and hence this is scoped out of the assessment.

7.6 Proposed Methodology

The ES Transport chapter will be prepared in accordance with the Institute of Environmental Managements and Assessments (IEMA) (now known as the Institute of Sustainability and Environmental Professionals (ISEP)) document Environment Assessment of Traffic and Movement (July 2023) (hereafter referred to as the 'IEMA guidance').

The IEMA guidance states:

“It should also be noted that the day-to-day variation of traffic on a road is frequently at least + or -10%. At a basic level, it should therefore be assumed that projected changes in traffic of less than 10% create no discernible environmental impact.”

The IEMA guidance goes on to state:

“In summary, it is recommended that, as a starting point, a 30% change in traffic flow represents a reasonable threshold for including a highway link within an environment assessment.”

The IEMA guidance suggests that, following the determination of a study area, it is recommended that the competent traffic and movement expert applies two broad rules of thumb as criteria to assist in delimiting the scale and extent of the environmental assessment. These are as follows:

Rule 1 Include highway links where traffic flows will increase by more than 30% (or where the number of heavy goods vehicles is predicted to increase by more than 30%); and

Rule 2 Include highway links of high sensitivity where traffic flows have increased by 10% or more.”

7.6.1 Severance

Severance may result from the difficulty of crossing a heavily trafficked route or a physical barrier created by infrastructure. The measurement and prediction of severance is extremely difficult. Factors that will be considered in determining whether severance is likely to be an important issue include road width, traffic flow and composition, traffic speeds, the availability of crossing facilities and the number of movements that are likely to cross the affected route.



IEMA guidance references the Department for Transport's (DfT's) 'Manual of Environmental Appraisal', which sets out that changes in traffic flow of 30%, 60% and 90% would be likely to produce 'slight', 'moderate' and 'substantial' impacts respectively, when assessing severance.

7.6.2 Driver Delay

The addition of development generated traffic to the local highway network can lead to traffic delays for non-development traffic. IEMA advises that these delays are only likely to be significant when surrounding highway links and junctions are already close to their operational capacity.

The assessment of driver delay will be based on the technical work reported within the TA. This focuses on the network peak periods. Values of delay will be derived from the modelling of junctions using industry-standard software packages such as PICADY (priority-controlled junctions), ARCADY (roundabouts) and LINSIG (traffic signals).

7.6.3 Pedestrian Delay

The assessment of pedestrian delay is used as a proxy for the delay that other NMUs may experience when crossing roads.

Pedestrian delay and severance are closely related and changes in traffic flows, vehicle composition or speeds may affect the ability of people to crossroads.

IEMA does not set out definitive thresholds for pedestrian delay. Instead, IEMA advise that a competent traffic and movement expert use their judgement to determine whether pedestrian delay constitutes a significant effect.

7.6.4 NMU Amenity

IEMA broadly defines pedestrian amenity as relative pleasantness of a journey. It is considered to be affected by traffic flow, composition, footway width and its separation from the carriageway.

In the absence of any new guidance, the long-established significance threshold for NMU amenity, and found in planning case law, is when the traffic flow is halved this is a beneficial effect and when it is doubled this is an adverse effect. The assessment of the effect on NMU amenity is multifaceted and hence the determination of significance requires professional judgement.

7.6.5 Fear and Intimidation

Fear and intimidation may be experienced by people by all moving objects. This is mainly related to motorised travel. However, the ES may also consider other modes of travel such as horses, cycles, mobility scooters, e-scooters and e-cycle, if appropriate.

The extent of fear and intimidation is dependent on traffic volume, vehicle composition/speeds and the proximity of traffic to people. There are no commonly agreed thresholds for estimating fear and intimidation. However, IEMA advises that it can be useful to define the degree of hazard to a pedestrian by average traffic flow, HGV flow and average speed over an 18-hour day. Tables 3.1-3.3 of the IEMA Guidelines will be used as the basis of the assessment.

7.6.6 Road Safety

IEMA advises that the most common form of safety assessment is to consider 'collision clusters'. The collision cluster criterion is typically based on a definition of the number of



personal injury collisions occurring within a defined period (usually 5 years) in a given spatial radius. A review of the STATS19 collision data will be undertaken to establish baseline conditions from which it can be determined if additional traffic generation or movement is likely to exacerbate collision types.

7.6.7 Magnitude of Impact

The nature of each transportation impact will be established, and the magnitude of each impact will be assessed as:

Beneficial - meaning that they produce environmental benefits in transportation terms, i.e. where overall traffic flows or percentage HGV decrease, where the performance of the local highway network is predicted to improve or there are improved facilities for pedestrians, cyclists or public transport users;

Negligible - meaning that changes are too small to meaningfully measure; and

Adverse - meaning that they produce environmental dis-benefits in transportation terms, i.e. where overall traffic flows or percentage HGV increase, where the performance of the local highway network is predicted to decline or there are reductions in facilities for pedestrians, cyclists or public transport users.

7.6.8 Level of Effect

Beneficial and adverse effects will be further characterised as:

Slight - Very short or highly localised changes of no significance;

Moderate - Limited change by extent, duration or magnitude which may be considered significant; and

Substantial - Considerable change by extent, duration or magnitude of more than local significance or in breach of recognised acceptability, legislation, policy or standards.

The effects are either long or short term, typically with the effects of construction traffic deemed short term and those associated with the operational stages of a development as long term. For the purposes of the ES, substantial effects, and some moderate effects, are considered to be significant, based on professional judgement.

The assessment years for the TA report are to be agreed with NCC highways officers. It is proposed, for consistency, that the same assessment years are adopted in the ES Transport chapter.

There is an additional impact referred to in the IEMA guidance relating to hazardous/large loads, but this is not relevant to the Proposed Development. It is proposed that this is scoped out of the assessment.

The planning application will be accompanied by Transport Assessment (TA) and Travel Plan (TP) reports. The ES Transport chapter will draw upon the work completed for, and presented within, the TA and TP reports. The TA and TP will be appended to the ES Transport chapter.

It is important to recognise that the TA considers the overall transport strategy for the Application Site to maximise accessibility for non-car modes but also assesses the traffic impact of the Proposed Development based on an assessment of conditions across the highway network in the peak periods.

The traffic and movement assessments in the ES Transport chapter presents the impact of traffic and movement on people and the environment.



The geographical extent (spatial scope) will be determined by:

- i. Determining the road network that receives an increase in traffic flow resulting from the development;
- ii. Identifying any 'high sensitivity' or population receptors near to the development;
- iii. Applying a 30% increase screening threshold by comparison of development generated traffic to baseline traffic flows. This threshold can be reduced to 10% for high sensitivity locations; and
- iv. Defining the ES study area as those links that the 30% (or 10%) threshold test is met.

7.7 Potential Mitigation Measures

To reduce the impact of the Proposed Development during the construction phase, a CEMP will be prepared. This will be secured by planning condition. The CEMP will set out HGV routing, operational hours and measures to mitigate the impacts of construction traffic on the highway network, including dirt and dust transfer from the Application Site.

Mitigation will be considered where there are any significant effects, to reduce the significance of the effect. The mitigation could comprise physical highway improvements or other measures including S106 contributions towards off-site improvements. The TA will assess the necessity of such mitigation.

A TP will be prepared for the Proposed Development. The TP will promote sustainable travel to/from the Application Site and will include a variety of measures to achieve a TP target to reduce single occupancy vehicle trips.

7.8 Consultation

The scope of the study and assessment for the Proposed Development in relation to access, traffic and transport will seek to identify potential impacts which may result from the Proposed Development. Consultation with stakeholders will be completed through the scoping process. The Proposed Development will continue to be discussed with Nottinghamshire County Council who are responsible for the study network.



8.0 Heritage

8.1 Introduction

An assessment will be undertaken by CSA Environmental of the likely significant effects of the Proposed Development on the environment with respect to heritage, including archaeology and built heritage.

8.2 Study area

The Heritage Chapter will be informed by desk-based assessment, which will include the reviewing of county Historic Environment Record data, up to a 1 km buffer from the Application Site boundary.

Assessment of the setting of heritage assets will not use a fixed study area but is informed by professional judgement, based on distance, anticipated intervisibility and consultee comments on a previous planning application for the Application Site.

Designated heritage assets which will be included in the setting assessment include:

Grade I listed Church of St Augustine (NHLE ref. 1262532), at Sookholme c. 750 m south-west of the Application Site;

Grade II listed buildings at Sookholme, between 600 m and 900 m south-west of the Application Site, including Mill Farmhouse and Adjoining Farm Buildings (NHLE ref. 1067609), Hall Farmhouse (NHLE ref. 1251906) and Barn and Adjoining Farm Buildings at Hall Farm (NHLE ref. 1067615);

Nettleworth Farmhouse (NHLE ref. 51909), c. 1.2 km south of the Application Site; and

Market Warsop Conservation Area, c. 550 m north of the Application Site.

Non-designated Heritage assets which will be included in the setting assessment include:

Herring Cottage, Sookholme Lane, c. 540 m south-west of the Application Site.

8.3 Baseline Conditions

8.3.1 Current Baseline

The Application Site comprises arable agricultural land. Desk-based assessment for a previous application identified records of prehistoric finds from within and around the Application Site⁵. Geophysical survey identified anomalies of uncertain origin⁶. An updated desk-based assessment will be prepared to inform the heritage chapter.

8.3.2 Future Baseline

The Application Site comprises arable agricultural land. Ploughing can truncate archaeological remains, if present. No other changes to the baseline are anticipated.

⁵ Savills 2019. *Mansfield Road, market Warsop, Nottinghamshire: Heritage Statement*, Savills ref. 432246

⁶ SUMO 2019. *Geophysical Survey Report: Mansfield Road, Warsop, Nottinghamshire*, SUMO ref. 4395



8.4 Embedded mitigation & Design Assumptions

No embedded mitigation or design assumptions have been made for the purposes of scoping.

8.5 Likely Significant Effects

The potential for significant effects to below-ground archaeological remains and built heritage assets will be reviewed in the cultural heritage chapter.

Table 8.1 provides a summary of the key issues to be considered in relation to heritage and archaeology:

Table 8-1: Matters to be scoped in the assessment

Receptor	Potential Effects
Potential below-ground archaeological remains	Loss of remains through construction activities.
Church of St Augustine	Harm as a result of alteration to setting.
Grade II listed buildings at Sookholme	Harm as a result of alteration to setting.
Grade II listed Nettleworth Farmhouse	Harm as a result of alteration to setting.
Market Warsop Conservation Area	Harm as a result of alteration to setting.
Herring Cottage non-designated heritage asset	Harm as a result of alteration to setting.

No effects are scoped out.

8.6 Proposed Methodology

The heritage chapter will be informed by desk-based assessment which will include review of sources including:

- Historic Environment Record;
- National Heritage List for England;
- Historic maps and cartographic sources;
- Historic aerial photograph and satellite imagery;
- Previous geophysical survey undertaken across the Application Site; and
- An Application Site walkover.

The desk-based assessment will also include a setting assessment, prepared with reference to the Historic England Guidance *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)*.

The need and scope of any further archaeological works will be reviewed in consultation with the archaeological advisor to the LPA.

8.6.1 Receptor Sensitivity/Value

Sensitivity, also sometimes referred to as significance, value or importance, can be defined as “the value of a heritage asset to this and future generations because of its heritage interest” noting that “the interest may be archaeological, architectural, artistic or historic” (NPPF). Historic England has further defined sensitivity relating to the four types of heritage



value: evidential, historic, aesthetic and communal (Historic England 2008)⁷. Levels of sensitivity, to be referred to in the Cultural Heritage chapter are defined in **Table 8.2** below, based on Table 3.2N of DMRB LA104 (Highways Agency 2020)⁸ and with reference to the NPPF.

Table 8-2: Sensitivity or Value

Sensitivity	Typical Descriptors
High	High importance and rarity, of national significance. Includes designated heritage assets of the highest significance and non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance.
Medium	Medium or high importance and rarity, of regional significance. Includes designated heritage assets (not of the highest significance).
Low	Low or medium importance and rarity, of local significance. Includes non-designated heritage assets.
Negligible	Very low importance and rarity. May not be of sufficient significance to comprise a heritage asset in planning terms.

The magnitude of impact is assessed with reference to the criteria defined in **Table 8.3** below, based on Table 3.4 of DMRB LA104.

Table 8-3: Magnitude of Impact

Magnitude of impact		Typical Description
Major	Adverse	Loss of resource and/or quality and integrity of resource; severe damage to key characteristics, features or elements.
	Beneficial	Large scale or major improvement of resource quality; extensive restoration or enhancement; major improvement of attribute quality.
Moderate	Adverse	Loss of resource but not adversely affecting the integrity; partial loss of/damage to key characteristics, features or elements.
	Beneficial	Benefit to, or addition of, key characteristics, features or elements; improvement of attribute quality.
Minor	Adverse	Some measurable change in attributes, quality or vulnerability; minor loss of, or alteration to, one (maybe more) key characteristics, features or elements.
	Beneficial	Minor benefit to, or addition of, one (maybe more) key characteristics, features or elements; some beneficial impact on an attribute or a reduced risk of negative impact occurring (Beneficial).
Negligible	Adverse	Very minor loss or detrimental alteration to one or more characteristics, features or elements.

⁷ Historic England (formerly English Heritage) (2008) Conservation Principles, Policy and Guidance.

⁸ Highways Agency (2020) Design Manual for Roads and Bridges Part 2 LA 106: Cultural heritage assessments (formerly HA 208/07, HA 60/92, HA 75/01) and LA104: Environmental assessment and monitoring (formerly HA 205/08, HD 48/08, IAN 125/15 and IAN 133/10)



Magnitude of impact		Typical Description
	Beneficial	Very minor benefit to or positive addition of one or more characteristics, features or elements.

The significance of effect on any heritage asset relates to the sensitivity of that asset and the magnitude of impact, as detailed in **Table 8.4**, based on 3.8.1 of DMRB LA104. Where there is more than one significance of effect option, professional judgement is used to decide which should be used. Major effects are significant in EIA terms. Moderate effects may be significant, based on professional judgement. Minor and negligible effects are not usually significant in EIA terms but may be material in the decision-making process in the context of specific legislation and certain designated heritage assets, specifically section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, and section 58B of the Town and Country Planning Act 1990 which was introduced by the Levelling-up and Regeneration Act 2023.

Table 8-4: Significance Matrix

Sensitivity	Magnitude of Impact			
	Negligible	Minor	Moderate	Major
High	Slight	Slight or Moderate	Moderate or Large	Large or Very Large
Medium	Neutral or Slight	Slight	Moderate	Moderate or Large
Low	Neutral or Slight	Neutral or Slight	Slight	Slight or Moderate
Negligible	Neutral	Neutral or Slight	Neutral or Slight	Slight

8.7 Potential Mitigation Measures

Potential mitigation measures with regards to the setting of heritage assets, such as open space and screening planting, will be reviewed following detailed setting assessment.

It is anticipated that the archaeological potential will be further addressed by way of a programme of archaeological works, the scope and timing of which should be agreed with the archaeological advisor to the LPA.

8.8 Consultation

Comment is invited from the archaeological advisor to the LPA regarding the potential archaeological resource. Comment is also invited from the LPA conservation officer regarding the setting of Grade II listed buildings, Market Warsop Conservation Area and non-designated heritage assets.

CSA can consult with Historic England with regards to the setting of designated heritage assets of the highest significance, specifically the Grade I listed Church of St Augustine.



9.0 Landscape and Visual Impact

9.1 Introduction

An assessment will be undertaken of the likely significant effects of the Proposed development on the environment with respect to the landscape and visual resource.

The Landscape and Visual Impact Assessment (LVIA) chapter will be prepared by CSA Environmental. The author and reviewer of the LVIA will be a suitably qualified landscape architect with extensive experience of undertaking LVIA and preparation of landscape and visual chapters for EIA development.

The LVIA will consider the effects of the Proposed Development on landscape and visual receptors. It will consider the degree of change to the existing landscape character and the potential effects of the development on visual receptors via the use of representative viewpoints. Mitigation will be embedded into the Proposed Development as part of the iterative design process in response to this assessment, and any further mitigation measures will be described. The effects of the Proposed Development will be assessed at completion and after 15 years, once landscape mitigation has established. The assessment will take into account the cumulative impacts of other consented or planned development in the area.

9.1.1 Relevant Policy and Guidance

Relevant Planning Policy and Guidance is set out in the following documents:

- National Planning Policy Framework (2024, as amended 2025);
- National Planning Policy Guidance;
- National Design Guidance (2021);
- Mansfield District Local Plan 2013-2033 (Adopted September 2020);
- Greenwood Community Forest – Strategic Plan 2000;
- Southern Magnesian, National Character Area (Natural England); and
- Mansfield District Landscape Character Assessment 2010 and Addendum 2015

The assessment will be undertaken in accordance with the methodology as set out below and in accordance with the following published guidelines:

‘Guidelines for Landscape & Visual Impact Assessment’, produced jointly by the Institute of Environmental Assessment and the Landscape Institute (GLVIA 3rd edition 2013);

‘An Approach to Landscape Character Assessment’, October 2014 (Christine Tudor, Natural England) to which reference is also made. This stresses the need for holistic assessment of landscape character, including physical, biological and social factors;

‘Assessing Landscape Value Outside National Designations’, Landscape Institute’s Technical Guidance Note 02/21; and

‘Visual Representation of Development Proposals’, Landscape Institute’s Technical Guidance Note 06/19.

9.2 Current Baseline

The Application Site comprises a large agricultural field, bound by hedgerows and the banks of the River Meden. It is located on the southern built edge of Market Warsop, west of



Mansfield Road. Market Warsop is approximately 6.5 km north of the settlements of Mansfield Woodhouse and Mansfield.

The northern boundary of the Application Site is bound by the rail line within Market Warsop, with nearby housing along Mansfield Road, Hammerwater Drive, and Sookholme Drive. To the north of the Application Site there is a consented outline planning permission for 400 new homes and associated infrastructure, which is currently being built out. To the north-west is a mosaic of agricultural fields and wetlands associated with the River Meden, which is bound to the west by Carter Lane and the small settlement of Warsop Vale.

To the east, the Application Site is bound by Mansfield Road, and the existing properties which align it, including the properties of 132 and 132a, which indent the north-east corner of the Application Site. The wider landscape to the east comprises a mosaic of agricultural fields and predominantly plantation woodland, which becomes increasingly treed in the vicinity of Sherwood Forest. The nearest settlement to the east is Edwinstowe, which is approximately 5.1 km from the Application Site.

To the south of the Application Site, there are a series of small agricultural fields, several recreational angling ponds and a Cats Protection Centre. The landscape between Market Warsop and Mansfield predominantly comprises agricultural fields, punctured by the village of Spion Kop and a number of individual dwellings.

To the immediate west, lies the River Meden, beyond which are further agricultural fields which separate the Application Site from the settlement of Sookholme. West of Sookholme there is the Forestry Commission's Three Lanes Country Park, lying approximately 1.1 km from the Application Site, which separates this rural area from the settlement of Shirebrook.

The Application Site gently slopes from the highest point in the east, close to Mansfield Road, towards the western parcel of the Application Site, adjacent to where the River Meden flows under the rail line.

The Application Site and the wider surrounding area are not covered by statutory or non-statutory designations for landscape quality or value. There are no designated heritage assets located within the Application Site, but there are Listed buildings and Conservation Areas within the surrounding area, including Market Warsop Conservation Area, located approximately 0.9 km north of the Application Site. There are various Listed Buildings within vicinity of the Application Site, including the Grade I Listed Church of St Augustine within Sookholme, which is approximately 750 m from the Application Site. The nearest Listed Building is Mill Farmhouse and its adjoining barns which are located approximately 600 m southwest of the Application Site.

There are no public rights of way within, or adjacent to, the Application Site.

9.3 Embedded Mitigation & Design Assumptions

For the purposes of scoping the following design assumptions have been made:

In accordance with best practice, the LVIA will inform the evolution of the Proposed Development as part of the iterative design process. The mitigation hierarchy of avoid, reduce, compensate will be followed, with potential adverse effects designed out of the Proposed Development wherever practicable before they become fixed as part of the proposals;

Opportunities to unlock potential positive enhancements, both within the Application Site and beyond, will be explored and facilitated as part of the Proposed Development, with the aim of contributing positively to wider policy and guidance aspirations;



Retention, where practicable, of all boundary trees and hedgerows, with the exception of vegetation removal to provide access into the Application Site through the Application Site boundary and the possible removal of trees to allow for built form;

Opportunities for setting the new housing back from the River Meden and the more sensitive western rural edge; and

New tree thicket and hedgerow planting to be included along the Application Site boundaries, particularly in the southern part of the Application Site, to assist in filtering views of the development.

9.4 Likely Significant Effects

The Application Site is generally contained to the local vicinity, which would remain for views towards the Proposed Development. Views towards the Application Site are generally limited from residential properties, roads and other built form within Market Warsop, to the north of the rail line, with views screened by the rail line embankment. There would also be some opportunities for middle distance views from the west and the south. The combination of the undulating landform, adjacent settlement and vegetation in the vicinity of the Application Site means that views of the Proposed Development will generally be limited to the housing in the centre of the Application Site.

There are some opportunities for intermittent longer distance views from the south and south-west, where intervening landform or woodland cover do not screen these views. Where there are views towards the Application Site, the Proposed Development would form a very small part of a much wider view.

Preliminary viewpoint locations have been identified following a desk-based review. These initial viewpoint locations are illustrated on the Photosheets in Appendix C in accordance with the 'Guidelines for Landscape & Visual Impact Assessment' (2013). Viewpoint selection will be further reviewed, refined and confirmed at subsequent stages in consultation with the Local Planning Authority.

Table 9.1 provides a summary of the key issues to be considered in relation to Landscape and Visual.

Table 9-1: Matters to be scoped in the assessment

Receptor	Potential Effects
Land Use- Grassland	The loss of this field to build form will be in part mitigated by the area of public open space and associated landscape enhancements.
Landscape Character of the Application Site and surrounding area LPZ ML24 – Market Warsop Meadowlands & LPZ ML 25 – Sookholme Village Farmlands	Development of the Application Site will result in the loss of a field which is currently agricultural. The proposals will extend the existing built form west of Mansfield Road, and south of the existing built form which is on Mansfield Road to the south of the rail line. There will be filtered views towards the new housing when adjacent to the Application Site.
Views from the properties 132 and 132a Mansfield Road	The properties will have predominantly oblique views towards the new housing, which will be seen over the top of the intervening garden boundaries and the structures located within their gardens.



Receptor	Potential Effects
Views from the property of Cleveland Villa	There will be filtered first floor views towards the new housing from the rear windows of the property.
Views from the properties of 131 to 147 Mansfield Road	The new housing will be seen from these properties, predominantly in partial, filtered views, with the exception of views from the first floors of the properties of 131 and 133 Mansfield Road.

Further to the above, **Table 9.2** provides details on the matters to be scoped out of further assessment within the ES.

Table 9-2: Matters to be scoped out of the assessment

Matter	Rationale
Views within Market Warsop	There will remain no intervisibility between the residential properties, roads and other built form within Market Warsop, to the north of the rail line and the new housing.
Wider landscape to the east	Further views towards the new housing from the east will remain restricted by the elevated rail line, landform within the field to the immediate east of Mansfield Road and increased woodland cover in the area.

9.5 Proposed Methodology

The assessment will be undertaken in accordance with the methodology as set out below and in accordance with the following published guidelines:

‘Guidelines for Landscape & Visual Impact Assessment’, produced jointly by the Institute of Environmental Assessment and the Landscape Institute (GLVIA 3rd edition 2013);

‘An Approach to Landscape Character Assessment’, October 2014 (Christine Tudor, Natural England) to which reference is also made. This stresses the need for holistic assessment of landscape character, including physical, biological and social factors;

‘Assessing Landscape Value Outside National Designations’, Landscape Institute’s Technical Guidance Note 02/21; and

‘Visual Representation of Development Proposals’, Landscape Institute’s Technical Guidance Note 06/19;

The overall scope of the assessment will involve the determination of:

Landscape and visual impact assessment methodology and significance criteria;

Zone of Theoretical Visibility (‘ZTV’) to determine the location of potential assessment viewpoints;

A photographic record will be provided of key views, when vegetation is both in and out of leaf (if timescales permit);

Baseline studies, including assessment of existing landscape character and published documents on regional and local landscape character, and the identification of existing visual receptors and public rights of way, particularly those which border the Application Site;

Review of development proposals and proposed mitigation measures;



Assessment of the effects of the development on existing landscape assets, such as vegetation, water bodies etc, and will be informed by an Arboriculture Impact Assessment;

Landscape and visual impact assessment at Year 1 and Year 15 (residual effects) from completion;

Commentary on construction (temporary) effects; and

Commentary on any relevant cumulative landscape and visual effects.

9.5.1 Significance Criteria

In assessing EIA development, a judgement needs to be made about whether an effect is likely to be 'significant' in EIA terms. GLVIA3 advises that: *“There are no hard and fast rules about what makes a significant effect, and there cannot be a standard approach since circumstances vary with the location and landscape context and with the type of proposal.”*

For the purpose of this chapter effects of Substantial and Substantial to Moderate Significance are likely to be important considerations at a regional or district scale, and / or an important consideration for decision makers. As such these are considered significant effects.

Moderate effects, while important at a local scale, may be considered as significant depending on the receptor in question and it is up to the discretion of the professional making the assessment as to whether this effect is considered significant.

Where significant adverse effects are identified, measures to avoid, prevent, reduce or, if possible, offset these effects are recommended (i.e. mitigation measures). The level of effect is then assessed with these measures in place i.e. residual effects.

9.6 Consultation

The viewpoints and any requirement for visualisations will be agreed with Mansfield District Council.



10.0 Water Environment

10.1 Introduction

An assessment will be undertaken by GTA Civils and Transport of the likely significant effects of the Proposed Development on the water environment and flood risk.

10.2 Study area

The Proposed Development has the potential to affect flood risk due to the introduction of hard-paved surfaces. Storm runoff is also a potential pathway for pollutants to migrate into the water environment. The water environment chapter of the ES will describe and assess the hydrology and flood risk within the Application Site and study area as well as the potential changes that could result from the Proposed Development during construction and operation.

The study area will comprise the site itself, as well as the relevant hydrological catchments. The Application Site is located within the wider Idle and Torne Management Catchment of the Humber River Basin District. More specifically it is located within the hydrological catchment of the River Meden.

10.3 Baseline Conditions

10.3.1 Current Baseline

The majority of the site lies in 'Flood Zone 1 – Low probability' (FZ1) according to the Environment Agency's (EA) online flood maps. A portion of the site along the western boundary lies within 'Flood Zone 2 – Medium probability' (FZ2) and 'Flood Zone 3 – High probability' (FZ3), associated with the River Meden's floodplain. The areas of FZ2 and FZ3 are associated with the lower lying areas, with a maximum flood level of approximately 60.50 m AOD based on LIDAR data.

The EA Risk of Flooding from Surface Water (RoFSW) mapping indicates some isolated areas of risks associated with low points in the western portion of the site and along the railway embankment.

The GeoSmart Groundwater Flood Risk Map (GW5) dataset indicates that the lower lying portions of the Application Site are at significant risk of groundwater flooding (High), with the risks reducing in bands towards the higher ground to the east.

Published geology indicates that the Application Site is underlain by Sandstone Formation in the eastern half, and Dolostone Formation in the western half. The area immediately adjacent to the River Meden also includes superficial deposits of Alluvium. The Soilscales designation for the Application Site is "*Freely draining slightly acid loamy soils*", with the area adjacent to the River Meden designated as "*Loamy and clayey floodplain soils with naturally high groundwater*".

The groundwater vulnerability for the area, which defines its susceptibility to be affected by contaminants from the surface, is High to Medium-High, with soluble rock risks. The eastern portion of the Application Site lies within a groundwater Source Protection Zone (SPZ) III – Total Catchment. Ground investigations are to be arranged and will be undertaken post determination (as required by the detailed design).

These published ground conditions indicate that infiltration rates are likely good throughout the Application Site, with shallow groundwater levels likely dictated by the river levels. The River Meden flows in a northward direction along the western boundary. A separate



watercourse, “The Bottoms”, flows into the River Meden just south of the Application Site. The River Meden enters the Hills and Holes and Sookholme Brook Site of Special Scientific Interest (SSSI) approximately 130 m north.

Current water quality data (cycle 3, 2022) for the River Meden (Source to Sookholme Brook) indicates it to have ‘Poor’ ecological status with chemical assessment not required. The main reasons identified for not achieving ‘Good’ status is sewage discharges, highway drainage and agriculture.

There are a series of fishing ponds located to the south of the Application Site, adjacent to The Bottoms. These are upstream of the site itself. A smaller pond is also located immediately adjacent to the southern boundary. Culvert connections from or to this pond are unknown at this stage.

A public combined sewer lies within Mansfield Road, to the east of the Application Site. This is understood to drain to Church Warsop Wastewater Treatment Works (WwTW). This sewer is expected to form the Point of Connection for the Proposed Development’s foul drainage subject to the result of a Pre-Development Enquiry to Severn Trent.

10.3.2 Future Baseline

The EA has published datasets indicating likely future flood risks when climate change is taken into account. The relevant climate change allowance for the Idle and Torne Management Catchment is 27% (Central allowance for residential development).

The extent of future flood zone 2 within the Application Site is broadly the same as the current flood extent. This is due to the site levels rising relatively steeply from the floodplain to the upper plateau. Similarly, it is not expected that the risks of surface water flooding will become any more significant when climate change is taken into account.

It is not expected that other baseline conditions will significantly change in future.

10.4 Embedded mitigation & Design Assumptions

For the purposes of scoping the following design assumptions have been made:

A Sustainable Drainage System will be provided as part of the proposed development to manage the site runoff, including a multi-stage treatment train to protect water quality in the receiving environment;

Proposed residential parcels will be kept outside of Flood Zones 2 and 3; and

A new foul outfall to the existing Severn Trent network will be required. This will likely require the inclusion of a foul pumping station within the Application Site.

10.5 Likely Significant Effects

Surface water and groundwater quantity and flood risk: The increase in impermeable surfacing as a result of Proposed Development would increase runoff rates and adversely affect downstream flood risk without mitigation in place. With embedded mitigation in place, it is expected that the Proposed Development will not increase flood risks downstream of the Application Site.

Development within any identified flood risk areas would place that development at risk and would displace floodwaters elsewhere. By keeping all proposed residential parcels outside of the flood risk areas, it is expected that the effect on flood risks will be suitably mitigated.

The additional foul runoff from the Proposed Development may exacerbate any existing pressure on the receiving Severn Trent infrastructure.



Surface water and groundwater quality: Development runoff will adversely affect water quality in the receiving water environment without suitable mitigation in place. This is largely due to the flushing of silt, hydrocarbons and metal residues from hard surfacing during storm events. During the construction period a greater risk exists for silt pollution and spillage incidents by nature of the construction activities.

As the Hills and Holes and Sookholme Brook SSSI is located immediately downstream of the Application Site, it has been identified as a key receptor in terms of water quality. Similarly, high groundwater vulnerability and the presence of an area of SPZ III dictates that the underlying aquifer is identified as a key receptor.

Table 10.1 provides a summary of the key issues to be considered in relation to the water environment and flood risks.

Table 10-1: Matters to be scoped in the assessment

Receptor	Potential Effects
Downstream water network and SSSI	Silt pollution and spillage incidents affecting the downstream water environment as a result of construction activities.
	Increased silt, hydrocarbons and metal residues in the downstream environment as a result of the proposed development.
Underlying aquifer	Groundwater body could be impacted by oil/chemical spillage as a result of construction activities.
	Impact on water quality in the receiving water environment due to pollutants from the development being discharged to ground.
Receiving foul sewer network	Increase in foul water flows to the existing foul water network increasing sewer flood risks downstream of the proposed development.

Further to the above, **Table 10.2** provides details on the matters to be scoped out of further assessment within the ES.

Table 10-2: Matters to be scoped out of the assessment

Matter	Rationale
Downstream flow pathways during construction phase	Localised overland flow pathways temporarily altered during Construction Phase as a result of earthworks, temporary compounds, etc. are unlikely to significantly affect overall pathways and watercourse away from the site.
Increased flood risks to downstream properties	With the embedded mitigations in place, there will be no off-site increase in flood risks as a result from the development – in line with policy requirements.

10.6 Proposed Methodology

The ES chapter will identify and assess the effects of the Proposed Development on surface water quantity and quality, groundwater quantity and quality, and wastewater drainage as a result of the change in land use and regime during the construction and completed development phases.

The assessment of likely significant effects will be based on a review of published data including evidence base documents, site surveys and site visits, ground investigation results, online mapping (British Geological Survey (BGS), EA, Ordnance Survey, etc), and liaison



with the EA, the Lead Local Flood Authority (LLFA) at Nottinghamshire County Council and Severn Trent.

A Flood Risk Assessment (FRA) & Outline Drainage Strategy (DS) report will contain information on the management of flood risk and surface water within the Application Site and will be submitted with the planning application. The FRA & DS will identify those mitigation measures set out in the ES for the Proposed Development and provide information on how they will be managed in the future.

The significance of the effects on the water environment receptors will be determined by combining the sensitivity of identified receptors with the predicted magnitude of change, using a matrix.

10.7 Potential Mitigation Measures

The proposed drainage strategy will need to include sustainable drainage systems (SuDS) in order to provide sufficient cleansing of storm runoff prior to discharge to the water environment. The proposed method of assessment is the simple index approach prescribed in The SuDS Manual (CIRIA C753).

A Construction Environmental Management Plan (CEMP) will be prepared to address risks and mitigation measures during construction. Depending on the progress of the CEMP preparation, the ES chapter will outline the proposed measures from the CEMP or will set out the measures that the CEMP should include.

Further measures will be recommended as additional proposed mitigation measures to be incorporated within a reserved matters application and a full detailed Drainage Strategy for each phase of the development as and when detailed proposals come forward.

10.8 Consultation

A pre-development enquiry shall be submitted to Severn Trent to clarify any downstream constraints associated with the existing sewer infrastructure.

Product 4 data is to be obtained from the EA to further assess the fluvial flooding extent and levels within the site.



11.0 Summary

11.1 Proposed Structure of the ES

The ES will be divided into three volumes.

Volume 1 will be the main part of the ES and, based on the preliminary conclusions of this report, will be structured as follows:

Chapter	Chapter title	Summary content of the chapter
1	Introduction	This chapter will outline the background to the application and provide a brief overview of the proposals.
2	Application Site Description	This chapter will describe the location of the Proposed Development and provide a broad overview of the current state of the Application Site and surrounding area. Detailed baseline information will be provided within the relevant technical chapter.
3	The Proposed Development	This chapter will describe the Proposed Development, including a description of the proposed construction and operational phase activities (to the extent available at the time).
4	Approach and Scope	This chapter will detail the requirement for EIA; the scope of the ES and how it was determined; any consultation undertaken; and the schemes to be considered within the cumulative assessment.
5	Consideration of Alternatives	This chapter will describe any reasonable alternatives studied by the Applicant, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects.
6 to 10	Topic-specific Chapters	Provides detailed assessment of each of the topics for which significant effects are considered likely. Based on this Scoping Request, these are proposed as being: 6. Ecology 7. Transport 8. Heritage 9. Landscape and Visual 10. Water Environment
11	Summary of Residual and Cumulative Effects	This will form the final chapter of the ES and will summarise the significant residual and intra- and inter- cumulative effects identified within the technical chapter of the ES.

Volume 2 will contain the technical appendices that have informed the chapters contained within Volume 1. This will include documents such as the Transport Assessment.

Volume 3 will be the Non-Technical Summary of the information provided in Volume 1. Its purpose is to provide an overview of the Proposed Development and its impacts on the environment for non-specialists.



11.2 Next Steps

This is a request for a scoping opinion submitted in accordance with Regulation 15(1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended).

The consideration of likely significant effects in this request for a scoping opinion is preliminary, based on the professional views of the Applicant's technical consultant team.

In accordance with Regulation 15(3), should MDC consider that it has not been provided with sufficient information to adopt a scoping opinion, they should notify the person making the request of the points on which it requires additional information.

As set out in Regulation 15(4), MDC must not adopt a scoping opinion until it has consulted the consultation bodies, but must [...], within 5 weeks beginning with the date of receipt of that request for a scoping opinion, or such longer period as may be agreed in writing with the person making the request, adopt a scoping opinion and must send a copy to the person who made the request.

As per Regulation 15(6), before adopting a scoping opinion MDC must take into account –

- a) any information provided by the applicant about the proposed development;
- b) the specific characteristics of the particular development;
- c) the specific characteristics of development of the type concerned; and
- d) the environmental features likely to be significantly affected by the development.





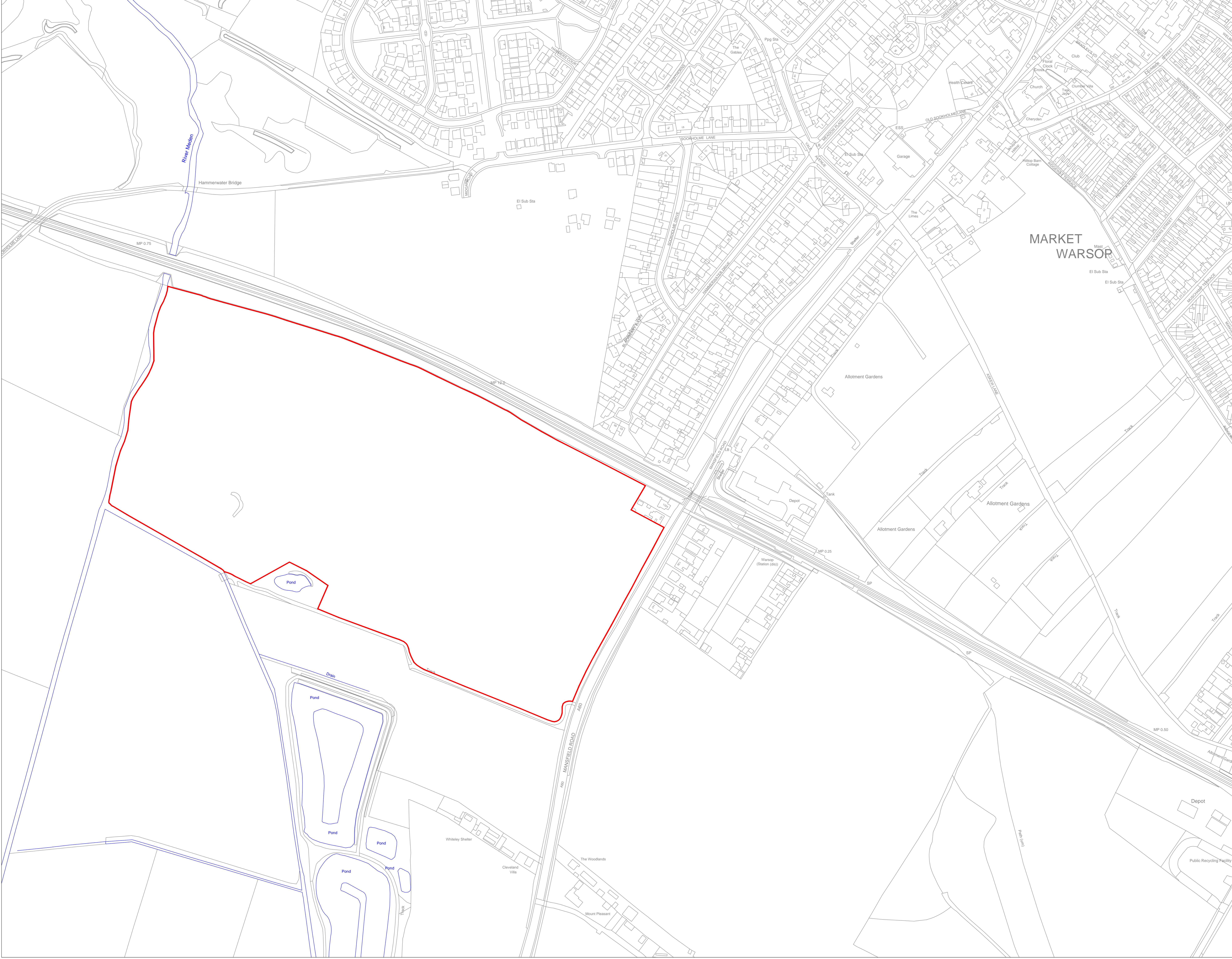
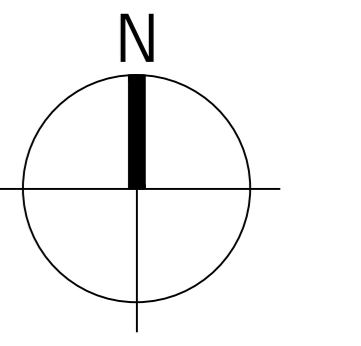
Appendix A Location Plan

Request for a Scoping Opinion – Land West of Mansfield Road, Market Warsop


Gladman Developments Ltd

SLR Project No.: 439.061311.000001

12 January 2026



MARKET WARSOP

Rev	08/12/25	Updated to include track as per 2021 title	BA
Date		Revision notes	By
DO NOT SCALE			
Status	Information		
Project	Market Warsop		
Title	Location Plan		
			
Drawn By	BA	Publish Date	27/10/25
Checked By	CHECKED BY	Checked Date	CHECKED_DATE
Highways checked by	CHECKED BY	Highways checked date	CHECKED_DATE
Checked by	CHECKED BY	Checked by	CHECKED_DATE
Scale(s)			
1:2500 @ A0			
Project no.	2018-153	Drawing no.	002
Revision	A		



Appendix B Schedule 4 of the EIA Regulations 2017 (as amended)

**Request for a Scoping Opinion – Land West of Mansfield
Road, Market Warsop**

Gladman Developments Ltd

SLR Project No.: 439.061311.000001

12 January 2026

B.1 Schedule 4

B.1.1 Information for inclusion in Environmental Statements.

1. A description of the development, including in particular:
 - a) a description of the location of the development;
 - b) a description of the physical characteristics of the whole development, including, where relevant, required Application Site demolition works, and the land-use requirements during the construction and operational phases;
 - c) a description of the main characteristics of the operational phase of the development (in particular any production process), for instance, energy demand and energy used, nature and quantity of the materials and natural resources (including water, land, soil and biodiversity) used;
 - d) an estimate, by type and quantity, of expected residues and emissions (such as water, air, soil and subsoil pollution, noise, vibration, light, heat, radiation and quantities and types of waste produced during the construction and operation phases.
2. A description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects.
3. A description of the relevant aspects of the current state of the environment (baseline scenario) and an outline of the likely evolution thereof without implementation of the development as far as natural changes from the baseline scenario can be assessed with reasonable effort on the basis of the availability of environmental information and scientific knowledge.
4. A description of the factors specified in regulation 4(2) likely to be significantly affected by the development: population, human health, biodiversity (for example fauna and flora), land (for example land take), soil (for example organic matter, erosion, compaction, sealing), water (for example hydromorphological changes, quantity and quality), air, climate (for example greenhouse gas emissions, impacts relevant to adaptation), material assets, cultural heritage, including architectural and archaeological aspects, and landscape.
5. A description of the likely significant effects of the development on the environment resulting from, inter alia:
 - a) the construction and existence of the development, including, where relevant, demolition works;
 - b) the use of natural resources, in particular land, soil, water and biodiversity, considering as far as possible the sustainable availability of these resources;
 - c) the emission of pollutants, noise, vibration, light, heat and radiation, the creation of nuisances, and the disposal and recovery of waste;
 - d) the risks to human health, cultural heritage or the environment (for example due to accidents or disasters);



- e) the cumulation of effects with other existing and/or approved projects, taking into account any existing environmental problems relating to areas of particular environmental importance likely to be affected or the use of natural resources;
- f) the impact of the project on climate (for example the nature and magnitude of greenhouse gas emissions) and the vulnerability of the project to climate change; and
- g) the technologies and the substances used.

The description of the likely significant effects on the factors specified in regulation 4(2) should cover the direct effects and any indirect, secondary, cumulative, transboundary, short-term, medium-term and long-term, permanent and temporary, positive and negative effects of the development. This description should take into account the environmental protection objectives established at Union or Member State level which are relevant to the project, including in particular those established under Council [Directive 92/43/EEC\(1\)](#) and [Directive 2009/147/EC\(2\)](#).

6. A description of the forecasting methods or evidence, used to identify and assess the significant effects on the environment, including details of difficulties (for example technical deficiencies or lack of knowledge) encountered compiling the required information and the main uncertainties involved.
7. A description of the measures envisaged to avoid, prevent, reduce or, if possible, offset any identified significant adverse effects on the environment and, where appropriate, of any proposed monitoring arrangements (for example the preparation of a post-project analysis). That description should explain the extent, to which significant adverse effects on the environment are avoided, prevented, reduced or offset, and should cover both the construction and operational phases.
8. A description of the expected significant adverse effects of the development on the environment deriving from the vulnerability of the development to risks of major accidents and/or disasters which are relevant to the project concerned. Relevant information available and obtained through risk assessments pursuant to EU legislation such as [Directive 2012/18/EU\(3\)](#) of the European Parliament and of the Council or Council Directive 2009/71/Euratom(4) or UK environmental assessments may be used for this purpose provided that the requirements of this Directive are met. Where appropriate, this description should include measures envisaged to prevent or mitigate the significant adverse effects of such events on the environment and details of the preparedness for and proposed response to such emergencies.
9. A non-technical summary of the information provided under paragraphs 1 to 8.
10. A reference list detailing the sources used for the descriptions and assessments included in the environmental statement.





Appendix C Photosheets

Request for a Scoping Opinion – Land West of Mansfield Road, Market Warsop

Gladman Developments Ltd

SLR Project No.: 439.061311.000001

12 January 2026



Photograph 1 View from southeastern corner of the Site looking north west



Photograph 2 View from southern boundary of the Site looking north

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
		Project Land off Mansfield Road, Warsop	Drawing No. CSA/ 4177/102	
Drawing Title Photosheets	Date January 2026			
Client Gladman Developments Ltd	Drawn ZO	Checked BS	Rev B	



Photograph 3 View from across the pond within the southern part of the Site looking north



Photograph 4 View from southern boundary of the Site looking north east

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land off Mansfield Road, Warsop	Drawing No. CSA/4177/102		
Drawing Title	Photosheets	Date January 2026		
Client	Gladman Developments Ltd	Drawn ZO	Checked BS	Rev B



Photograph 5 View from southwestern corner of the Site looking north east



Photograph 6 View from northwestern corner of the Site looking south east

	Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk			
	Project Land off Mansfield Road, Warsop	Drawing No. CSA/ 4177/102		
Drawing Title Photosheets	Date January 2026			
Client Gladman Developments Ltd	Drawn ZO	Checked BS	Rev B	



Photograph 7 View from centre of the Site looking north



Photograph 8 View from centre of the Site looking west

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
		Project Land off Mansfield Road, Warsop	Drawing No. CSA/ 4177/102	
Drawing Title Photosheets	Date January 2026			
Client Gladman Developments Ltd	Drawn ZO	Checked BS	Rev B	



Photograph 9 View from centre of the Site looking south



Photograph 10 View from centre of the Site looking east

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land off Mansfield Road, Warsop	Drawing No. CSA/ 4177/102		
Drawing Title	Photosheets	Date January 2026		
Client	Gladman Developments Ltd	Drawn ZO	Checked BS	Rev B



Photograph 11 View from north eastern corner of the Site looking south west

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land off Mansfield Road, Warsop	Drawing No. CSA/ 4177/102		
Drawing Title	Photosheets	Date January 2026		
Client	Gladman Developments Ltd	Drawn ZO	Checked BS	Rev B

Mansfield Road

Property on Mansfield Road



Photograph 12 View from Mansfield Road, looking south west towards the Site

Visualisation Type 1
 Cylindrical projection
 48% @ A3, 96% @ A1
 03.12.2025, 12:20
 Canon E1100D 1.6x, Canon EF-S 18-55mm
 HfoV 90°
 Looking direction: south west

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land off Mansfield Road, Warsop	Drawing No. CSA/ 4177/102		
Drawing Title	Photosheets	Date January 2026		
Client	Gladman Developments Ltd	Drawn ZO	Checked BS	Rev B



Photograph 13 View from Mansfield Road, looking south west towards the Site

Visualisation Type 1
 Cylindrical projection
 48% @ A3, 96% @ A1
 03.12.2025, 12:18
 Canon E1100D 1.6x, Canon EF-S 18-55mm
 HfoV 90°
 Looking direction: south west

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT † 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
		Project Land off Mansfield Road, Warsop	Drawing No. CSA/4177/102	
Drawing Title Photosheets	Date January 2026			
Client Gladman Developments Ltd	Drawn ZO	Checked BS	Rev B	

← Approximate extent of Site →



Photograph 14 View from Mansfield Road looking north west towards the Site

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
03.12.2025, 12:09
Canon E1100D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: north west

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT † 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land off Mansfield Road, Warsop	Drawing No. CSA/4177/102		
Drawing Title	Photosheets	Date January 2026		
Client	Gladman Developments Ltd	Drawn ZO	Checked BS	Rev B

Approximate extent of Site

Mansfield Road



Photograph 15 View from Mansfield Road, looking north west towards the Site

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
03.12.2025, 12:11
Canon E1100D 1.6x, Canon EF-S 18-55mm
HfoV 75°
Looking direction: north west

	Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT † 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
	Project	Land off Mansfield Road, Warsop	Drawing No. CSA/4177/102
Drawing Title	Photosheets	Date	January 2026
Client	Gladman Developments Ltd	Drawn ZO	Checked BS Rev B

Vegetation lining Leeming Lane North (A60)

Approximate extent of Site

Properties on Mansfield Road



Photograph 16 View from Public Bridleway NT/Warsop/BW19, looking north towards the Site

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
03.12.2025, 12:37
Canon E1100D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: north



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Project	Land off Mansfield Road, Warsop	Drawing No.	CSA/ 4177/102				
Drawing Title	Photosheets	Date	January 2026				
Client	Gladman Developments Ltd	Drawn	ZO	Checked	BS	Rev	B

Approximate extent of Site

Vegetation lining Sookholme Lane



Photograph 17 View from Sookholme Lane, looking east towards the Site

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
03.12.2025, 12:49
Canon E1100D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: east

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Project	Land off Mansfield Road, Warsop	Drawing No.	CSA/ 4177/102				
Drawing Title	Photosheets	Date	January 2026				
Client	Gladman Developments Ltd	Drawn	ZO	Checked	BS	Rev	B

Approximate extent of Site

Vegetation lining Sookholme Bath

Property on Sookholme Lane



Photograph 18 View from Public Bridleway NT/Warsop/BW16 looking east

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
03.12.2025, 12:56
Canon E1100D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: east



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Project	Land off Mansfield Road, Warsop	Drawing No.	CSA/ 4177/102				
Drawing Title	Photosheets	Date	January 2026				
Client	Gladman Developments Ltd	Drawn	ZO	Checked	BS	Rev	B

Approximate extent of Site



Photograph 19 View from Spring Wood, looking north east towards the Site

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
03.12.2025, 13:24
Canon E1100D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: north east

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land off Mansfield Road, Warsop	Drawing No. CSA/ 4177/102		
Drawing Title	Photosheets	Date January 2026		
Client	Gladman Developments Ltd	Drawn ZO	Checked BS	Rev B

Approximate extent of Site



Photograph 20 View from Three Lakes in Shirebrook Wood, looking north east towards the Site

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
03.12.2025, 13:17
Canon E1100D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: north east

	Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk						
	Project	Land off Mansfield Road, Warsop	Drawing No. CSA/ 4177/102				
Drawing Title	Photosheets	Date	January 2026				
Client	Gladman Developments Ltd	Drawn	ZO	Checked	BS	Rev	B

Warsop

Approximate extent of Site

Properties on Grove Road



Photograph 21 View from Grove Road in Church Warsop, looking south towards the Site

Visualisation Type 1
 Cylindrical projection
 48% @ A3, 96% @ A1
 03.12.2025, 14:35
 Canon E1100D 1.6x, Canon EF-S 18-55mm
 HfoV 90°
 Looking direction: south

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT † 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land off Mansfield Road, Warsop	Drawing No. CSA/4177/102		
Drawing Title	Photosheets	Date January 2026		
Client	Gladman Developments Ltd	Drawn ZO	Checked BS	Rev B



Photograph 22 View from Public Footpath NT/Warsop/FP2 looking south towards the Site

Visualisation Type 1
 Cylindrical projection
 48% @ A3, 96% @ A1
 03.12.2025, 14:39
 Canon E1100D 1.6x, Canon EF-S 18-55mm
 Hfov 75°
 Looking direction: south

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land off Mansfield Road, Warsop	Drawing No. CSA/ 4177/102		
Drawing Title	Photosheets	Date January 2026		
Client	Gladman Developments Ltd	Drawn ZO	Checked BS	Rev B



Photograph 23 View from National Cycle Route 648 in Shirebrook, looking south east towards the Site

Visualisation Type 1
 Cylindrical projection
 48% @ A3, 96% @ A1
 03.12.2025, 14:16
 Canon E1100D 1.6x, Canon EF-S 18-55mm
 HfoV 90°
 Looking direction: south east

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land off Mansfield Road, Warsop	Drawing No. CSA/ 4177/102		
Drawing Title	Photosheets	Date January 2026		
Client	Gladman Developments Ltd	Drawn ZO	Checked BS	Rev B

Approximate extent of Site

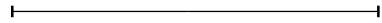


Photograph 24 View from Carter Lane looking south east towards the Site

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
03.12.2025, 14:13
Canon E1100D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: south east

	Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk						
	Project	Land off Mansfield Road, Warsop	Drawing No. CSA/ 4177/102				
Drawing Title	Photosheets	Date	January 2026				
Client	Gladman Developments Ltd	Drawn	ZO	Checked	BS	Rev	B

Approximate extent
of Site



Properties on Nortfield Avenue

Mansfield Woodhouse



Photograph 25 View from Public Footpath NT/Mansfield Woodhouse/FP9, looking north east towards the Site

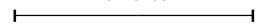
Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
03.12.2025, 15:48
Canon E1100D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: north east



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Project	Land off Mansfield Road, Warsop	Drawing No.	CSA/ 4177/102		
Drawing Title	Photosheets	Date	January 2026		
Client	Gladman Developments Ltd	Drawn	ZO	Checked	BS
					Rev B

Approximate extent
of Site



Mansfield Woodhouse



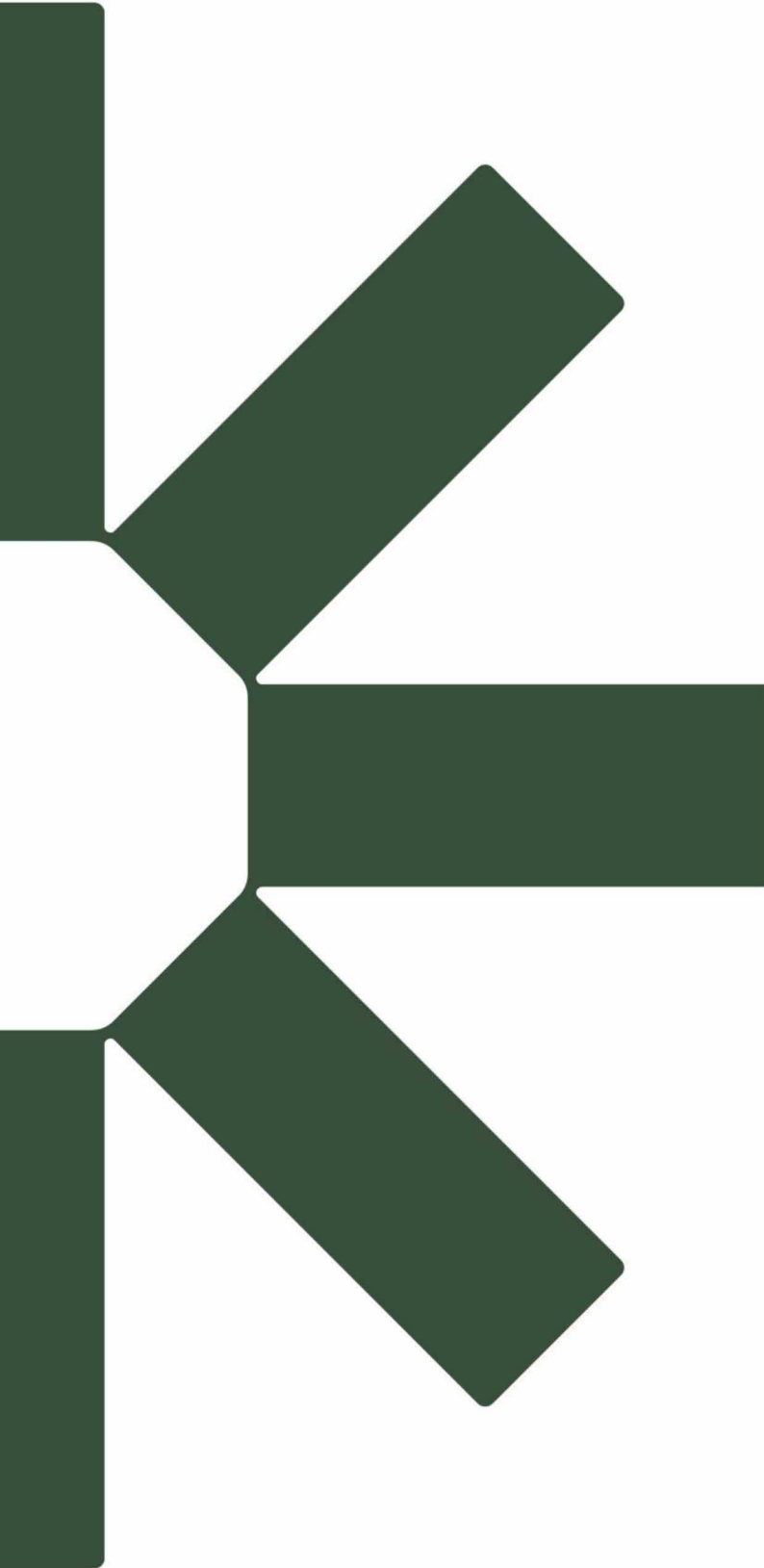
Photograph 26 View from Public Footpath NT/Mansfield Woodhouse/FP9, looking north east towards the Site

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
03.12.2025, 15:47
Canon E1100D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: north east



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w csaenvironmental.co.uk

Project	Land off Mansfield Road, Warsop	Drawing No.	CSA/ 4177/102				
Drawing Title	Photosheets	Date	January 2026				
Client	Gladman Developments Ltd	Drawn	ZO	Checked	BS	Rev	B



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