

2025-180b

Draft response from the Clerk for Council consideration

2026/0018/SCOP - land west of Mansfield Road, Market Warsop

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

Thank you for consulting Warsop Parish Council on the above scoping opinion request relating to a proposed outline development of up to 350 dwellings.

As this submission relates to Environmental Impact Assessment scoping rather than a planning application, the Parish Council's comments are limited to the environmental matters that should be considered should a future application come forward. Given the scale of the proposal and its relationship to the settlement edge, the Parish Council considers that a comprehensive assessment will be essential.

Any future application will need to be assessed against the Mansfield District Local Plan 2013–2033, particularly policies relating to sustainable development, landscape character, biodiversity, flood risk, transport impacts and infrastructure provision.

The Parish Council also draws attention to the Warsop Neighbourhood Plan, which reflects locally identified priorities.

The Parish Council considers that the scope of any Environmental Impact Assessment should include careful consideration of landscape and visual impacts, ecological effects and biodiversity net gain, flood risk and drainage, transport and highway impacts. Furthermore, it should consider the effect of the development on local services and community infrastructure. Cumulative impacts with other development in and around Warsop should also be assessed.

The Parish Council welcomes early engagement at this stage and would expect any future planning submission to clearly demonstrate how the proposal responds to both the strategic policies of the Local Plan and the locally specific context of Warsop.

We trust these comments will assist in defining the scope of assessment should the proposal progress further.

Yours sincerely,

J Wilson

Clerk to the Parish Council