



# WARSOP PARISH COUNCIL NEIGHBOURHOOD PLAN 2013 – 2033



**October 2018**

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## **Introduction from the Chair of the Steering Group**

Welcome on behalf of the Steering Group for the Warsop Neighbourhood Plan

In late 2013, the Parish Council of Warsop made the decision to commence the process of undertaking a Neighbourhood Plan.

The Warsop Neighbourhood Plan Steering Group was established with the aim of preparing a Plan that will deliver the long term goals of a balanced and vibrant neighbourhood.

Since becoming established, we have held many public meetings, both general open events and specific discussions with groups of school children and older people; for example, it held online and paper consultations to seek the views of local residents and other stakeholders, groups and businesses who share an interest in Warsop.

In preparing this Neighbourhood Plan we have listened very carefully to all the feedback received through all these consultations and have worked hard to ensure that the Plan incorporates and reflects the views of the community. The Neighbourhood Plan has been prepared to coincide with the development of Mansfield District Council Local Plan, which is due to be adopted in 2017

We are grateful to the Officers at Mansfield District Council, District Councillors, Parish Councillors and the wider community for their involvement in the development of this Plan. Warsop is an area that has experienced widespread consultation over a large number of years and the contribution from people who care about their community and want to make it better for generations to come is greatly appreciated.

**John Kerr**  
**Chair**  
**Warsop Neighbourhood Plan Steering Group**  
**May 2016**

### **1. Why Neighbourhood Plans are important**

A Neighbourhood Plan is an opportunity for local people to create a framework for delivering a sustainable future for the benefit of all who live, work or visit our area.

The right for communities to prepare Neighbourhood Plans was established through the Localism Act 2011, and the rules governing their preparation were published in 2012. The National Planning Policy Framework (NPPF) states that a Neighbourhood Plan gives the community “direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need” (NPPF para 183). It enables us to ensure we get the right types of development in the right locations; and to set planning policies that will be used in determining decisions on planning applications across Warsop.

A Neighbourhood Plan is part of the statutory Development Plan for the area and this statutory status gives NPs far more weight than other local documents such as parish plans or village

design statements. But a Plan must be prepared in a certain way. It must comply, for example, with relevant European and national legislation and be in general conformity with the existing strategic planning policy. Whilst every effort has been made to make the main body of this Plan easy to read and understand, the wording of the actual policies is necessarily more formal, so that they comply with these statutory requirements.

Robust evidence is the foundation on which a Neighbourhood Plan has to be based. This includes evidence of community engagement and consultation and how the views, aspirations, wants and needs of local people have been taken into account alongside stakeholder comment and statistical information to justify the policies contained within the Plan. A detailed Statement of Consultation and a comprehensive Evidence Pack have been produced to support this Neighbourhood Plan.

## **2. Why we need a Neighbourhood Plan in Warsop**

The Parish Council is very keen to promote Warsop and to take the decisions locally that will serve the best interests of the community in the years to come.

There is recognition that sustainable development is not only necessary but desirable, as without it our villages and economies will stagnate, but we want to influence and direct the shape and nature of the development and where within our Neighbourhood Plan area, it takes place.

A Neighbourhood Plan cannot be used to prevent development and we have been very clear from the outset that Warsop is ‘Open for Business’. Having a Neighbourhood Plan gives us the opportunity to identify the best ways to deliver development, directing it towards what the local community needs and wants, while protecting our natural environment and cultural assets and ensuring a more sustainable future for ourselves and future generations.

This Plan has been prepared by members of the community with these goals in mind. We have embraced the NPPF’s core principle of “a presumption in favour of sustainable development”, and have approached our task as a “creative exercise in finding ways to enhance and improve the places in which we live our lives” (NPPF para 17). See appendix 1.

## **3. How the Plan was prepared**

This Neighbourhood Plan was prepared under the direction of a Steering Group supported by Neighbourhood Planning Consultants *Yourlocale*. The Neighbourhood Plan Steering Group was formed in late 2013 with the support of the District Council and under the auspices of Warsop Parish Council.

Its mandate was to drive the process, consult with the local community and deliver the Plan.

Launch events were held in June and July 2014 with information stands at Warsop Market; a ‘battle bus’ driving around the villages and a stand at the Warsop Carnival. This gave local people the opportunity to contribute their views on what they liked about our area, the key issues facing us and how they would like to see its future development.



In the early days of the Steering Group, a draft vision and suggested priorities for our neighbourhood were drawn up and a detailed questionnaire was delivered to all households and businesses in the area. We had over 100 respondents. Almost all of those completing the questionnaire also added free text comments to give helpful information about what it is like living in our neighbourhood.

We also gathered statistical information about the Parish from a range of sources so that we had a growing amount of evidence upon which to base our emerging policies.

We followed this up with meetings at schools and with groups of older people, and held specific ‘themed’ discussions with the wider community on issues such as the environment.



We held a stand at the annual Warsop carnival in July 2014.



The Neighbourhood Plan was developed from these discussions, from all the other consultations and interviews conducted by members of the Neighbourhood Plan team and from research and evidence collected.

Throughout the Plan's development, we have also liaised with Officers from Mansfield District Council to ensure not only that our policies are in general conformity with the existing Local Plan but are also unlikely to conflict with policies being progressed in the emerging Local Plan.

The draft Neighbourhood Plan is now ready to be put forward to the public and to statutory bodies for a six-week consultation period. Agreed amendments will be incorporated into the draft Plan prior to being submitted to Mansfield District Council, who will publicise it for a further six weeks, and then forward it with accompanying documents and all representations made during the publicity period to an independent Examiner, who will review it and check that it meets the 'Basic Conditions'. If the Plan successfully passes this stage, with any modifications, it will be put forward to referendum.

The referendum question will be a straight "yes" or "no" on the entire Plan, as set out by Neighbourhood Planning Regulations. People will not be able to vote for or against individual policies. If 50% or more of those voting vote for the Plan, it will be brought into force and become part of District-wide planning policy.

It is important to note that not having a Neighbourhood Plan does not mean that development won't happen. Development will still take place, but without the policies in this Plan, which set out the type of development that is in keeping with our Parish's character having any effect. Decisions will instead be based on the District's policies rather than local criteria.

## **4. Our Neighbourhood**

The Plan area comprises the whole of the Parish of Warsop in the Mansfield District within north Nottinghamshire, and on the edge of Sherwood Forest.

The Parish is a historic settlement which can trace its origins back to Norman times and beyond.

A mixed urban, rural parish, it includes the largest settlement of Market Warsop and smaller communities of Church Warsop, Warsop Vale, Meden Vale and Spion Kop, interspersed with large areas of open countryside as shown in figure 1. See appendix 2.



Warsop is the smallest of three urban areas within Mansfield district, behind Mansfield and Mansfield Woodhouse, with a population of 11,999 (Census data 2011), down from 12,365 in 2001. This is against the district-wide trend which has seen an increase of 6,300 to 104,466 over the same period.

The opening of the Warsop Main Colliery in 1893 saw the population of Warsop increase dramatically and this pattern was continued with the development of the Welbeck Colliery in 1925.

**Market Warsop** is the main settlement within the Parish. It is home to the Town Hall, supermarkets and a range of shops and facilities, and acts as a service centre for the nearby villages in the Parish and the wider area.

**Warsop Vale** is situated approximately 5 miles north of Mansfield and is immediately adjacent to the border with Derbyshire and the District of Bolsover. The settlement was built to accommodate the workforce of the Warsop Main Colliery, which has now closed.

**Church Warsop** is home to Warsop Parish Church of St Peter and St Paul as well as a second church the Chapel of Bethlehem. The settlement was built in the 1930's, again to house workers from the Warsop Main Colliery.

**Meden Vale** was originally called Welbeck Colliery Village reflecting the importance of coal mining locally. The pit closed in 2010. There is a parade of shops, a post office, a pub and a garage.

**Spion Kop** is a small residential area along the main A60 just south of Market Warsop on the road to Mansfield. Over the past two years a development of bungalows and a care home has added to the growth of the area.

The Parish has seen significant housing development in recent years, the majority of which has taken place at redevelopment sites such as the former Royal Estate which has seen areas of poor quality demolished and replaced with new modern housing.

Despite this significant housing development, the overall population continues to show a decline mainly due to the decline in average household.

Property prices remain below the district and national averages, but housing affordability remains an issue.

The age structure of residents within the Parish is characterised by a population whose average age is becoming older as a proportion of the community within Warsop, and is above average both for Mansfield, for the East Midlands and for England as a whole. The community is ageing more quickly than these other areas. People classed as being in 'bad' or 'very bad' health (according to the 2011 Census) is higher in Warsop than the District, region or England-wide average. Unemployment rates and levels of economic inactivity through long-term sickness or disability are similarly high.

The levels of qualification in the Parish are lower than across all the comparators (Mansfield District, East Midlands and England). Residents of Warsop are more likely to have no qualifications and to have fewer high level qualifications (Level 4 and above).

Employment opportunities are limited and mainly restricted to Market Warsop and Meden Vale. A growing number of people commute outside of the Parish to work in particular to the main employment centres such as Mansfield, Worksop and Shirebrook.

The Parish is mainly green and rural in nature. The main settlements are surrounded and interspersed with large areas of green space much of it attractive in nature. This includes an important green corridor along the River Meden, which includes the Carrs Recreation Ground and Carrs Local Nature Reserve. It is within the Sherwood Forest Landscape Character Area and in close proximity to nearby recreational and leisure activities including Sherwood Forest and Clumber Park.

The Parish has a rich built heritage, including numerous Listed Buildings. See appendix 4. The importance of this built heritage is reflected in the designation of the centre of Market Warsop and much of the Town as Conservation Areas and in which much of the Parish's built heritage is focused.

It is well connected to the main road network. The A60 runs through it and there are good connections to the A1 and M1. Market Warsop is reasonably well served by bus provision with frequent services to and from Mansfield and Worksop. Bus provision across the rest of the Parish is not so good, which limits accessibility to jobs, shops and services. While the Parish is crossed by rail tracks, there is no train station in the Parish though there are proposals to introduce one.

## **5. What we want the Neighbourhood Plan to achieve**



The Plan seeks to address, as far as is possible, the challenges and opportunities that face the Parish of Warsop.

It has at its heart a Vision, which is derived from consultation and shared by all partners, including the District Council (it is based on the one contained in the draft Local Plan). This is to be by 2033:

“Market Warsop will have strengthened its role as the main town for the Warsop Parish. It will have a diverse range of shopping and associated uses within a vibrant, attractive, and safe environment that serves the town and its surrounding communities as well.

In the wider Parish, there will be a range of housing that meets the needs of all. Older poor quality housing will have been replaced / improved and new housing stock will be attractive, well designed and have elements of affordable provision for all.

Improved transport facilities and links with the nearby centres of Mansfield, Worksop and Shirebrook, will have provided access to major employment sites whilst local incubation and starter units will have encouraged local businesses to grow.

Protection of the rural landscape, will have kept the area as an attractive location to live. The sustained emphasis placed upon improving bus, cycle and pedestrian routes will have reduced the impact of traffic through the area, including on the A60, facilitating a more sustainable pattern of development in this part of the district.

Limited growth in the other villages will have protected their distinctive character and environmental quality whilst supporting the vitality of these rural communities.

In order to achieve these changes within the area, the Neighbourhood Plan will balance economic, social and environmental factors to achieve sustainable development”.

A number of aims/objectives have been established to help realise this vision for the Parish, which consultation shows matter most to the community, and to which the Plan can provide a policy framework to guide the development necessary to deliver it. Housing information –see appendix 3.

Aims:

- Sufficient development will be supported to meet existing and future local housing and wider development needs, including affordable housing
- Market Warsop role as the main location for housing, retail and employment growth will be reinforced
- There will be limited growth elsewhere, especially to protect the Parish’s distinctive character and environmental quality and ensure development if focused in Market Warsop
- The community will have better access to employment and services, especially by foot and public transport
- New sustainable employment opportunities will be supported

- The distinct and historic identity of the Parish and the communities within it will be protected and pride in the Parish increased
- Open countryside and important green spaces will be protected
- Local wildlife and bio-diversity will be preserved and wherever possible enhanced
- Buildings, structures and areas of national and local heritage value will be recognised and protected
- Public transport, cycling and walking provision will be enhanced
- Ensure the provision of accessible facilities and services to meet the needs of all local people
- To promote health and wellbeing, for example by ensuring that residents have access to employment, green spaces, the countryside and facilities for sport and recreation and community activities.

## **6. Meeting the requirement for sustainable development**

The NPPF states that there are three dimensions to sustainable development: economic, social and environmental, all of which are important and interrelated.

### **a) Social**

- Seeking to deliver a mix of housing types so that we can *meet the needs of present and future generations* and ensure we support the community's needs *and its health, social and cultural wellbeing*.
- *Protect important community facilities* and shops
- Encouraging the provision of *affordable housing*

### **b) Environment**

In order to *protect and enhance our natural, built and historic environment*, we are seeking to ensure that:

- The open gaps between our villages are protected from development, to protect the individual village identities and retain the semi-rural nature of their surroundings
- Development preserves and contributes to the attractive local countryside
- Development recognises the need to protect and, where possible, improve biodiversity and important habitats
- Provision is made for improved pedestrian and cycling facilities.

### **c) Economy**

Whilst the communities are largely residential, there is a strong desire in the community to also *build strong, responsive and competitive economies*. We therefore wish to retain at least the current level of employment, and develop it further where possible, in our area by:

- Protecting existing employment sites
- Encouraging start-up businesses

We also wish to ensure the future viability and vitality of Market Warsop, reflecting its importance as the primary shopping facility within the Parish by developing policies that protect and encourage a wide variety of smaller retailers to flourish.

This document sets out local considerations for delivering sustainable development across Warsop. Development proposals should meet the requirements of all relevant policies in this Neighbourhood Plan and be in line with Mansfield District and national policies.

## **7. Neighbourhood Plan Policies**

### **7.1. Meeting Our Housing Need**

The provision of sufficient and adequate housing to meet the existing and future needs of all the communities of Warsop is a top priority for the Plan and the community.

In recent years, the Parish has seen significant new house building. This has been driven by two main trends. Firstly, the declining average size of households, fuelled by a growing elderly population and smaller families have led to a continuing increase in the demand for new houses that is far greater than the change in population. Between 2001 and 2011 the number of households in the Parish changed very little despite a 3% decrease in its overall population. The second trend is the replacement and refurbishment of some of the Parish's poor quality housing stock with new more modern housing, led by regeneration programmes that have sought to address issues associated with the decline of the coal industry and the sale of former British Coal homes to private landlords.



### **Housing Development Needs**

The Plan must support the strategic development needs as set in the Mansfield Local Plan, including policies for housing development.

Mansfield is currently preparing a draft Local Plan to replace the existing one.

As part of the development of the Local Plan, Mansfield MDC has developed a settlement hierarchy which looks at the size and role different places play within the district. Generally speaking, this hierarchy is based on the assumption that the larger the place, the greater the facilities, the abler they are to provide for sustainable growth.

It considers, therefore, that major new development should be directed to the “Mansfield urban area in order to promote sustainable patterns of development”. However, it also considers that “appropriate development of a lesser scale shall be located at Market Warsop” reflecting its role as a secondary urban area in the hierarchy.

Outside the main settlement of Market Warsop in the Parish it states that “Limited development within the villages shall be permitted where this maintains the distinctive character, environmental quality and vitality of these rural communities”.

The consultation shows that the community is generally comfortable with the approach and scale of development envisaged for the Parish as set out in the district wide growth strategy.

This Plan recognises that Market Warsop has a large range of shops, services and transport options and is considered to be a sustainable, and suitable, location for additional development.

This development will also help support the regeneration of the Town and the wider area, help meet local needs and assist in protecting and enhancing local services and facilities. This approach will help protect the character of the other villages and settlements in the Parish.

The draft Mansfield Local Plan sets out the minimum number of houses to be built across the District between 2011 and 2031. This target is 7,520.

The draft Local Plan also indicates that 720 of the District’s total should be built in the Warsop Parish (representing approximately 10% of the District total).

The approach it takes in respect to Market Warsop and the other main settlements in the Parish is to see limited, but sufficient housing growth to keep the Parish a viable and attractive place for people to live and work.

It seeks to direct housing development away from the most sensitive areas of the countryside surrounding Market Warsop, particularly to the North and East of the settlement.

This is an approach, and scale of development, that this Plan supports. It is considered that it would enable the provision of limited, but sufficient housing growth in the Parish that contributes to creating sustainable, viable and attractive communities and is of scale that would not change the character of the Parish nor place undue pressure on local services and facilities.

This Plan recognises that the Mansfield Local Plan will set the agenda for housing numbers and growth. It does not seek to determine the overall quantum of houses to be built within the Neighbourhood Plan area; rather its emphasis is on how this housing will be delivered.

**POLICY H1: NEW HOUSING REQUIREMENTS - The Plan supports the provision of limited, but sufficient, housing growth to keep the Parish a viable and attractive place and which meets local needs, in accordance with the Mansfield Local Plan.**

## **Housing Mix and Affordability**

A mix of house types and sizes is an essential component of creating successful and vibrant communities.

Communities require a variety of good quality housing, particularly in terms of tenure and price that meets the diverse needs of present and future residents of the Parish.

This is especially important for Warsop as analysis shows that there may be a disparity between its housing stock and its future housing needs.

Data from the 2011 Census shows that home ownership (65%) is higher than the national average (63%) but lower than the district (66%) and regional (67%) rates. Social rented properties account for 21% of housing stock which is higher than the district (18%), regional (16%) and national (18%) rates. Around 12% of households are living in private rented properties which is lower than the district (14%), region (15%) and national (17%) averages.

Semi-detached properties represent the largest share of housing type accounting for 45% of housing stock in the parish, which is higher than the district (43%), regional (35%) and national (31%) rates. Terraced housing accounts for 26% of residential properties, detached 24% and flats 6%.

People living in the Parish are more likely to be living in dwellings with 3 bedrooms. Results from the 2011 Census show that 65% of households live in housing with 3 bedrooms which is somewhat higher than the district (52%), regional (45%) and England (41%) averages. There is, however, a relatively lower than average representation of homes with 4 or more bedrooms.

There is evidence of under occupancy (having more bedrooms than the notional number recommended by the bedroom standard) in the Parish. The 2011 Census shows that around 38% (1,879) of households had two or more spare bedrooms and 39% (1,907) had one spare bedroom. Under occupancy is higher than the district, regional and national rates.

Under occupancy is particularly evident in larger properties with, for example, 41% of dwellings with 4 or more bedrooms occupied by just one or two people.

Older person households are more likely to under occupy their dwellings. In total, some 57% (686) of pensioner households have an occupancy rating of +2 or more (meaning there are at least two more bedrooms that are technically required by the household) compared with 32% (1,193) for non-pensioner households.

There is some evidence of overcrowding in the Parish with 2.5% (124) of households having at least one additional bedroom that is technically required. This is especially an issue amongst some households with dependent children, including lone parent households.

Levels of disability are high. At 10% the level of people stating that they are in poor health is double the national average (5%), and well above the district (8%) and regional averages (6%).

At the same time, reflecting the national trend, the Parish is seeing its population age. Around one in five (19%) of residents are aged 65 and over, which is above the district (17%), regional (17%) and national (16%) rates. The median age of people living in the Parish is 44 which is higher than the district (34), regional and national (39) rates.

It is important that new housing meets present and future housing needs and addresses any imbalances in the mix of housing types in the current housing stock, not only in terms of type and size but also by price. One of the main ways this can be secured is by requiring new housing developments to deliver a mix of house sizes, type and tenure that meets local needs and include a proportion of affordable homes as part of any new housing development.

This suggests a need for smaller homes of three bedrooms or fewer which would be suitable for residents needing to downsize, small families and those entering the housing market. Providing suitable accommodation for elderly residents will also enable them to remain in the local community and release under occupied larger properties onto the market which would be suitable for growing families. Also that there is a need for housing more suitable for people with disabilities.

This analysis is also supported by the findings from the consultation. When asked about what type of housing is most needed the preference was for smaller homes that are suitable for young families and for older residents wishing to downsize to remain in the parish

**POLICY H2: HOUSING MIX – In order to meet the future housing needs of the residents of the Parish, new housing development proposals should (a) have a mix of housing types, sizes and tenures specifically to meet identified local need in the Parish, (b) prioritise smaller homes, especially for young families or older people who wish to downsize as well as for people with disabilities and (iii) where the proposal is for ten or more dwellings submit written justification for the proposed housing mix in a report to the Parish Council and Mansfield District Council accompanying any planning application.**

### **Affordable Housing**

Housing affordability is also an issue in the Parish. While average house prices (£120,00 in 2016, source Zoopla) are below regional and national averages they are beyond the means for many people who wish to live in Warsop including those with a local connection. This is especially an issue for people on low incomes. Land registry link for further data- see appendix 6.

District planning policy requires that all new housing developments, especially those involving five or more dwellings, should provide at least 20% affordable homes. This Plan supports the provision of affordable housing that clearly reflects and meets local housing need. See appendix 5.

In addition, to meet identified needs and reflecting the evidence that housing affordability is of special significance to the Parish, the Plan requires that when affordable homes are allocated, priority is given to people with a local connection. In this context, ‘local’ is defined as 10 years permanent and continuous residence in the Parish or an adjoining Parish, or demonstration of an essential need to live close to someone who fits that requirement.

**POLICY H3: AFFORDABLE HOUSING – The Parish Council will actively work with Mansfield District Council and other stakeholders to encourage and bring forward development proposals that enhance the provision of affordable housing that meets local need and is in suitable and accessible locations. This includes by:**

**a) Housing development proposals for ten or more dwellings, or for sites with a gross area of 0.3 hectares or above, will be expected to include the provision of 20% affordable houses on site of sites of 10 dwellings or more, or 10% for developments on previously developed land unless it can be demonstrated that such provision undermines the viability and deliverability of the scheme as defined in, and in accordance with, district wide planning policies;**

**b) Affordable housing will be subject to conditions, or a planning obligation will be sought, to help ensure that when homes are allocated, priority is given wherever possible to people with a local connection to Warsop Parish (i.e. including living, working or with close family ties in the Parish);**

**c) In exceptional circumstances, where it can be demonstrated to the satisfaction of Mansfield District Council and Warsop Parish Council that it is not possible or appropriate to build affordable homes on the site, in which case a financial contribution towards the future provision of affordable housing in the Parish will be sought of equivalent value to that which would have been provided on site; and**

**d) Priority should be given to the provision of affordable housing that meets the existing and future needs of residents of Warsop Parish as defined in Policy H2.**

The Plan recognises that this Policy alone may not be sufficient to increase the amount of affordable housing required to meet local need in the Parish.

Therefore, the Parish Council in partnership with the District Council and other relevant parties will investigate other options to secure the provision of more affordable housing in the Parish.

One way to increase the amount of affordable homes is by allowing ‘rural exception sites’ where development would not be normally acceptable on the edge of a built-up part of a settlement. Such development will only be supported where a settlement or group of settlement has a clearly identified need for affordable housing by undertaking a Housing Needs Survey and well related to the settlement in which they are proposed to be built in. Rural Exception Sites are usually managed by a housing association or similar housing provided.

**POLICY H4: AFFORDABLE HOUSING – The provision of affordable housing outside the defined limits of development will be supported in special circumstances where:**

**a) They would provide exclusively affordable housing which would meet a genuine local (Parish) need, which is supported by an up to date housing needs survey and which otherwise would not be met;**



- b) They are of a size, type, tenure, occupancy and cost that can be justified to the satisfaction of the Parish Council and the District Council including by evidence from an up to date local housing needs survey;
- c) The development is directly adjacent to the settlement of Market Warsop, Warsop Vale, Church Warsop, Meden Vale or Spion Kop;
- d) The development is well-related to and respects the character and scale of the settlement and its landscape setting;
- e) Planning permission for 'Exception' Sites will be subject to conditions, or a planning obligation will be sought, to ensure that all initial and subsequent occupiers of the affordable dwellings will (i) be local people in housing need, and (ii) the dwellings will remain as affordable housing in perpetuity.

## **7.2 Natural Environment**

The Parish is set within attractive countryside on the edge of Sherwood Forest.

The natural environment is one of its greatest assets – for our community and for visitors to the area.

The Warsop Footpaths and Countryside Group identified 10 reasons why Warsop's countryside is so special:

1. Grasslands - Warsop's Hills and Holes SSSI has some of the finest remaining limestone plant communities in Nottinghamshire and is of regional importance.
2. Woodlands - The unmanaged ancient woodland of Lord Stubbins Wood contrasts the well-managed Collier Spring Wood at Church Warsop with its superb display of bluebells in spring. The conifers, oaks and limes along the edge of Sherwood Forest contribute to our contrasting range of woodland habitats.
3. River Meden - The River runs for over 6 miles through Warsop, providing a valuable wildlife corridor and a chance to see the elusive kingfisher.
4. Footpaths - Our well used network of over 50 footpaths, bridleways and byways provides easy access to the countryside
5. Hedgerows - Over 60 miles of hedgerows provide habitats for birds and mammals. Species rich hedgerows line some of our ancient lanes.
6. Sherwood Forest - The ancient boundary of Sherwood Forest ran through Warsop and the eastern side of the Parish shows evidence of its use by royalty and aristocracy.
7. Mining Heritage- The decline of the coal mining industry has given us a fine walking on the restored Shirebrook tip, limestone meadows on the site of Warsop Main colliery and an excellent viewpoint from the tip at Warsop Vale.
8. Views - The higher ground around the edge of the Parish gives fine views across Warsop and further afield.

9. Wildlife -The combination of woodlands, wetlands and grasslands linked by hedgerows and the river encourages a broad range of wildlife. Warsop has 4 protected wildlife sites - 2 Sites of Special Scientific Interest and 2 Local Nature Reserves - and the National Nature Reserve on Budby Common meets our Parish boundary.
10. History -Warsop's rich past includes a Roman Tile kiln, a Roman marching camp and the hill of Thynghowe where disputes were settled under the Danelaw. Later a meeting between King John and the barons which lead to Magna Carta is said to have taken place beneath our Parliament Oak and the Dukes of Newcastle and Portland shaped the woodlands of Birklands after they took control of our part of Sherwood Forest from the Crown.

Community questionnaire responses confirm the importance of the countryside to the local community. When asked 'what do you enjoy/love about living in Warsop Parish', a quiet environment (92% very important/important) and easy access to the countryside (92%) were the most popular answers followed by a rural atmosphere (87%).

Similarly, when asked 'what are the important features of Warsop Parish', open/green spaces (90%); footpaths and opportunities for walking (89%) and countryside separating settlements (88%) were the top answers. The loss of Green Spaces was the biggest single factor residents highlighted (81%) when expressing concern about further development.

The Neighbourhood Plan strongly supports the protection and enhancement of this natural environment, especially as it contributes towards the character of the Parish and is valued by the community, visitors and the wildlife and wildflowers it supports.

## **Countryside**

The rural setting of the Parish is highly prized by local people, so to help prevent the sprawl of development into the countryside and to protect the landscape setting of the settlements, the Plan has identified Limits to Development around the main settlements in the Parish.

Limits to Development are used to define the extent of a built up part of a settlement. They distinguish between areas where in planning terms development would be acceptable in principle, such as the built up parts of a settlement, and where it would not be (generally in the least sustainable locations) such as in the open countryside.

Their introduction will not only help protect the open countryside from inappropriate development but will help ensure that the modest scale of development envisaged for the Parish is focused towards its main settlements, especially Market Warsop, which are generally considered to be a more appropriate and sustainable locations for development.

Their introduction for the main settlements in the Parish is also accordance with the draft Local Plan Mansfield which also considered that they be introduced for all the main settlements in the Parish and the wider District.

The Limits to Development mirror those proposed in the draft Local Plan, which were developed through consultation and which the Plan supports. These are considered to provide

a robust and sustainable settlement boundary sufficient to meet the small scale development needs of the Parish and wider area as articulated in this Plan and the emerging Local Plan for Mansfield, whilst protecting the special characteristics of the Parish.

Within these Limits Development identified in this Plan small scale, sustainable development will be viewed sympathetically. Any development, however, will be strictly controlled, in particular, to ensure that it meets an identified local need, and is well designed and locate in accordance with relevant policies in the Plan and district-wide and national ones.

**POLICY NE1: Countryside - Land outside the Limits to Development as defined on the Proposals Map will be treated as countryside and will be protected for the sake of its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife, the wealth of its natural resources and to ensure it may be enjoyed by all. Development in the countryside will be limited to that which requires a rural location as defined in national and district planning policies.**

### **Local Green Spaces**

National planning policy enables a Neighbourhood Plan to designate areas of ‘Local Green Space’ for special protection where it meets strict criteria, for example the land is demonstrably special to a local community and is not an extensive tract of land. Where land is designated as a local green space it will protect it from inappropriate development other than in very special circumstances.

The Steering Group in conjunction with the District Council has carried out a review of the open spaces across the Parish.

This has identified two areas of green space of being especially important to the community and meet the criteria for Local Green Space designation as set out in national planning policy – The Carrs Recreation Ground and Carrs Local Nature Reserve.

**POLICY NE2: PROTECTION OF IMPORTANT LOCAL GREEN SPACES. The Plan designates the Carrs Recreation Ground and Carrs Local Nature Reserve as Local Green Spaces. Development proposals that would result in the loss of, or have a significant adverse effect on, an identified Local Green Space will not be supported unless in very special circumstances, such as where the community would gain equivalent benefit from the provision of suitable replacement green space as defined in district and national planning policies.**

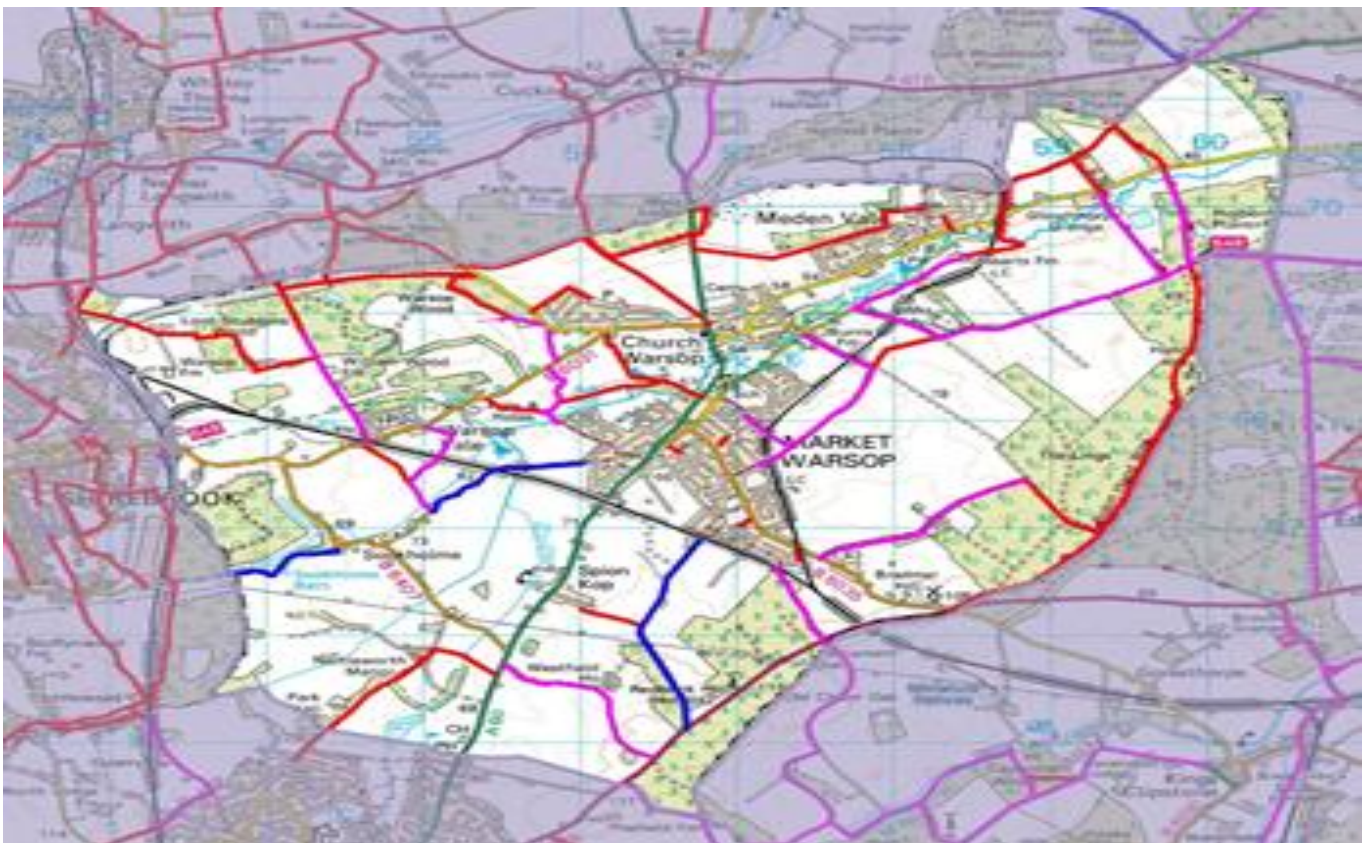
### **Footpaths, Bridleways and Cycle ways**

There is an extensive network of footpaths and to a lesser extent bridleways and cycleways throughout the Parish (see figure below).

These include three long distance paths or trails that pass through the Parish – The Dukeries Trail, National Cycle Network and the Robin Hood Way.

These are important for health and the environment as well as for getting around, and are enjoyed by its residents as well as the many visitors to the Parish who make use of them.

**Fig 2 – Footpath, bridleways and cycle-ways in Warsop Parish. For detailed maps of Warsop Parish footpaths, bridleways and cycle-ways contact Warsop Parish Council.**



The importance of footpaths was confirmed by the outcome of the community questionnaire through which 89% of respondents said that footpaths and opportunities for walking were amongst the most important features of the Parish.

There is an important tourism, health and recreational potential associated with the network of footpaths through Warsop. The paths also provide corridors for wildlife and habitats for flora and fauna as well as opening up sites of historic significance (such as the former colliery sites) and the full richness of the local countryside.

It is important that the footpath network is protected, enhanced and where possible extended. It is also important that development proposals do not result in the loss of useful footpaths and bridleways, and that development proposals contain provision for new or enhanced facilities.

**POLICY NE3: FOOTPATHS, BRIDLEWAYS AND CYCLE WAYS – The Parish Council will actively seek to work with the County Council, District Council and other relevant agencies to encourage opportunities to secure improvements in the present network of footpaths, cycleways and bridleways.**

**Development proposals that result in the loss of, or have a significant adverse effect on, the existing network of footpaths, bridleways and cycle ways will not be supported.**

### **Trees and Hedgerows**

Trees and hedgerows have played a key role in the Parish’s distinct character and history. The Parish lies on the edge of the Sherwood Forest, and the meeting between King John and the barons which led to Magna Carta is said to have taken place beneath the Parliament Oak on the edge of the Parish.

It has a rich variety of trees and hedgerows. These include woods such as Lord Stubbins Wood, described as ‘one of the best remaining semi-natural broad-leaved woods in Nottinghamshire’ as well as individual specimens which are to be found across the Parish,

Many are protected through Tree Preservation Orders and related designations, some are not.

The importance of trees to the character of Warsop is recognised through the Neighbourhood Plan. They provide an important role in supporting biodiversity, improving amenity, addressing climate change and helping shape the countryside that surrounds us.

**POLICY NE4: TREES AND HEDGEROWS – The Plan will encourage proposals that increase and enhance the coverage of trees and hedges. Development proposals that may damage or result in the loss of trees and hedgerows of good arboricultural, ecological or amenity value will not be supported. Development proposals should be designed to ensure that any affected trees and hedges are protected and integrated into the design of the development. Development proposals, which affect sites with trees or hedgerows, should be accompanied by an independent survey that establishes the health of any affected trees or hedgerows, and a management plan to demonstrate how they will be so maintained. Where trees are to be felled, equivalent replacement tree planting will be expected.**

### **Areas of Local Separation**

It is important to ensure that individual and historic settlements that make up the Parish retain their own character and identity.

This desire to preserve the integrity of the main settlements in the Parish and to maintain separation between them and from surrounding villages and towns was highlighted as a priority in the consultation.

There are large areas of open land between the main settlements of Market Warsop, Warsop Vale, Church Warsop, Meden Vale and Spion Kop, which perform an important role in preserving the distinct identity, history and character of each settlement by maintaining their separation and autonomy.

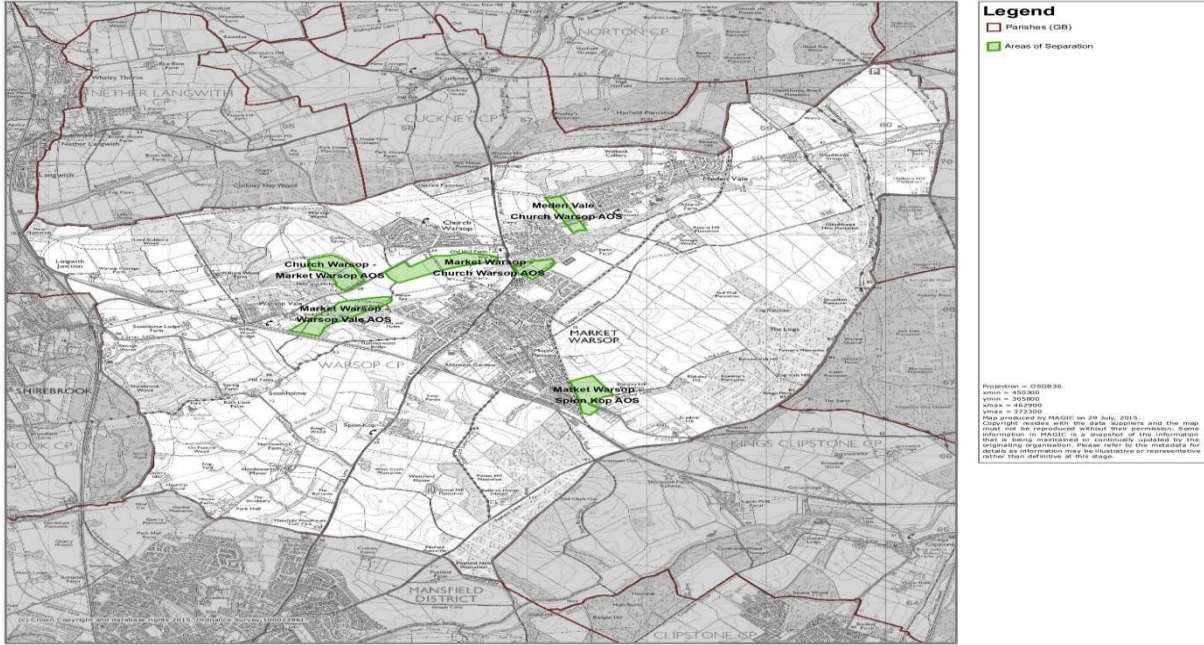
Although much of this land between the settlements is protected through policy NE1 and other local designations, nevertheless it is important to reinforce the need to prevent coalescence between settlements, and the loss of their separate identity and character.

**POLICY NE6: AREAS OF SEPARATION – To retain the physical and visual separation between the settlements of Market Warsop, Warsop Vale, Church Warsop, Meden Vale and Spion Kop and the surrounding areas, the areas of land identified on the Proposal Map are designated as Areas of Local Separation. Development proposals within this area should be designed to maintain the physical and visual separation of these settlements.**

**Fig 3: Proposed Areas of Separation**



Market Warsop: Areas of Separation



Green areas approximate positions only. Spion Kop needs slight adjustment as identified by Warsop Parish Council.

**Biodiversity**

The Parish of Warsop enjoys considerable biodiversity.

It is home to many rare and declining species such as the Curlew, Lapwing and Water Voles.

Many of the sites have been identified as being of national importance. There are two Sites of Special Scientific Interest (SSSI) within the Parish.

A ‘Site of Special Scientific Interest is an area identified by the Nature Conservancy Council or its successors as having flora, fauna, or geological features of special interest’.

These comprise the Lord Stubbins Wood SSI and the Hills & Holes and Sookholme Brook SSSI (which runs from Sookholme behind the Carrs in Market Warsop and alongside Warsop Vale, towards Shirebrook and the border with Derbyshire and is said to contain ‘some of the finest remaining limestone and base-rich flush plant communities in Nottinghamshire’).

In addition, to these nationally designated sites there are a number of other sites of local importance. This includes The Bottoms Local Nature Reserve as well as The Carrs Local Nature Reserve.

Consultation shows that this biodiversity is important to local people and who wish to see the Plan conserve and enhance this provision.

Neighbourhood Plans can provide a mechanism to help improve biodiversity. This can be done by establishing strategies, setting out policies and land use options to ensure development avoids damage to existing wildlife sites and corridors. They can also provide opportunities to



develop new habitats to link rivers and wetlands, helping to provide multiple benefits to society, including helping to reduce the impacts of climate change and enabling species and habitats to move as environmental conditions alter.

**POLICY NE7: BIODIVERSITY - Development proposals that conserve or enhance biodiversity will be encouraged. Development proposals that cannot avoid (through locating an alternative site with less harmful impacts), adequately mitigate, or, as a last resort, compensate for the loss of a locally or nationally identified site of biodiversity will not be supported.**

### **Flood risk**

The risk of flooding acts as a major constraint to development in the Parish.

The Parish of Warsop lies in the Meden Valley, which takes its name from the river Meden. The river Meden runs roughly in a north easterly direction across the centre of the Parish, and passes to the north of Market Warsop and south of Meden Vale, Church Warsop and Warsop Vale.

The river Maun is also found in the very south of the Parish.

The low lying areas adjacent to these rivers and their tributaries are liable to flooding, especially during periods of high rain. The figure below shows the areas of flood plain associated with the rivers Maun and Meden and their tributaries within Warsop Parish.

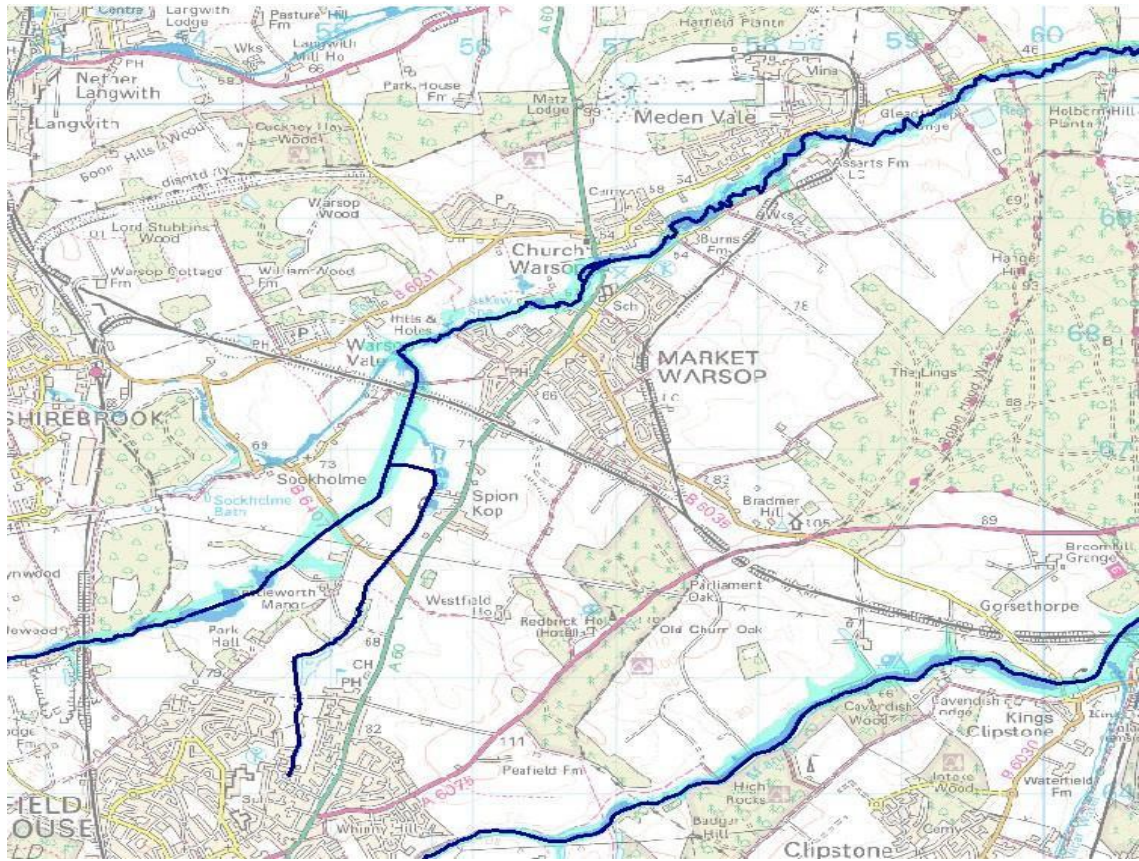
The NPPF recognises the important role that planning can play in mitigating flood risk (paragraphs 100-108). This is reflected in the Mansfield District Council Local Plan.

The Plan will seek to avoid development in areas of high flood risk.

The Plan will also seek to ensure that all new development contributes to reducing flood risk by, for example, incorporated surface water mitigation techniques into their design to minimise the amount of surface water run-off from the concerned site onto the wider area. Surface water run-off is a major source of flooding.

**POLICY NE8: FLOOD RISK. Development proposals in flood sensitive areas, as identified by the environment agency flood risk maps, will only be permitted in accordance with District and national planning policies. Development proposals outside the identified flood sensitive areas should be subject to a site specific flood risk assessment, where relevant, in accordance with District and national planning policies. Surface water mitigation techniques should be employed to ensure that there is no net increase in surface water run-off.**

Fig 4 Areas of Flood risk



## Sustainable Development

A Neighbourhood Plan can make an important contribution to mitigating and adapting to climate change by shaping new and existing development in ways that reduce carbon emissions and dependency.

There is strong support for the Plan to do this with, for example, the results of the community questionnaire overwhelmingly in favour of renewable energy being incorporated into new housing (92%).

**POLICY NE8: SUSTAINABLE DEVELOPMENT - Development proposals that contribute to mitigating and adapting to climate change will be encouraged.**

## 7.3 Built Heritage

Warsop generally has a nice built environment.

This includes a mix of different architectural styles, which reflect the incremental development of the Parish over many hundreds of years. Much of the development that has taken place dates from the 20<sup>th</sup> Century. There are, however, some older buildings, including some from the 16<sup>th</sup> and 17<sup>th</sup> Century, clustered in the historic core of Warsop and the other main settlements as well as former farm and other buildings.

## Listed Buildings

There are over 20 structures in the Parish 'Listed' nationally for their special architectural or historic interest. These are (in 2015):

- 1, Manor Road
- 18, Church Street
- 24, Manor Road
- 29, High Street
- 6 and 6a, Church Street
- Barn and Adjoining Farm Buildings at Hall Farm
- Barn, Cottage and Outbuilding at Moorfield Farm
- Blankley's Yard
- Boundary Wall, Gates, Piers and Overthrow at Church of St Peter and St Paul
- Church of St Augustine
- Church of St Peter and St Paul
- Farm Buildings to East of Old Mill House
- Forest Hill Lodge Farmhouse and Adjoining Boundary Wall
- A group of 3 Headstones Adjoining South Side of Tower at Church of St Peter and St Paul
- A group of 4 Headstones 10 ms West of Tower at Church of St Peter and St Paul
- Hall Farmhouse
- J K Adams, Optician
- Manor Farmhouse and Adjoining Boundary Wall
- Mill Bridge and Adjoining Weir
- Mill Farmhouse and Adjoining Farm Buildings and Boundary Wall
- Nettleworth Farmhouse and Adjoining Stable Block and Boundary Wall
- Number 16 and Adjoining Malthouse
- Old Mill House
- Park Hall Stables
- Stable with Loft at Number 24
- War Memorial
- Warsop Mill
- Warsop Parish Centre
- Warsop Windmill

Their designation as a Listed Building gives them special legal protection beyond that which can be provided through a Neighbourhood Plan. It is important, however, that the Plan highlights them, especially to ensure that all interested parties are aware of their local importance, and the need to conserve and enhance them.



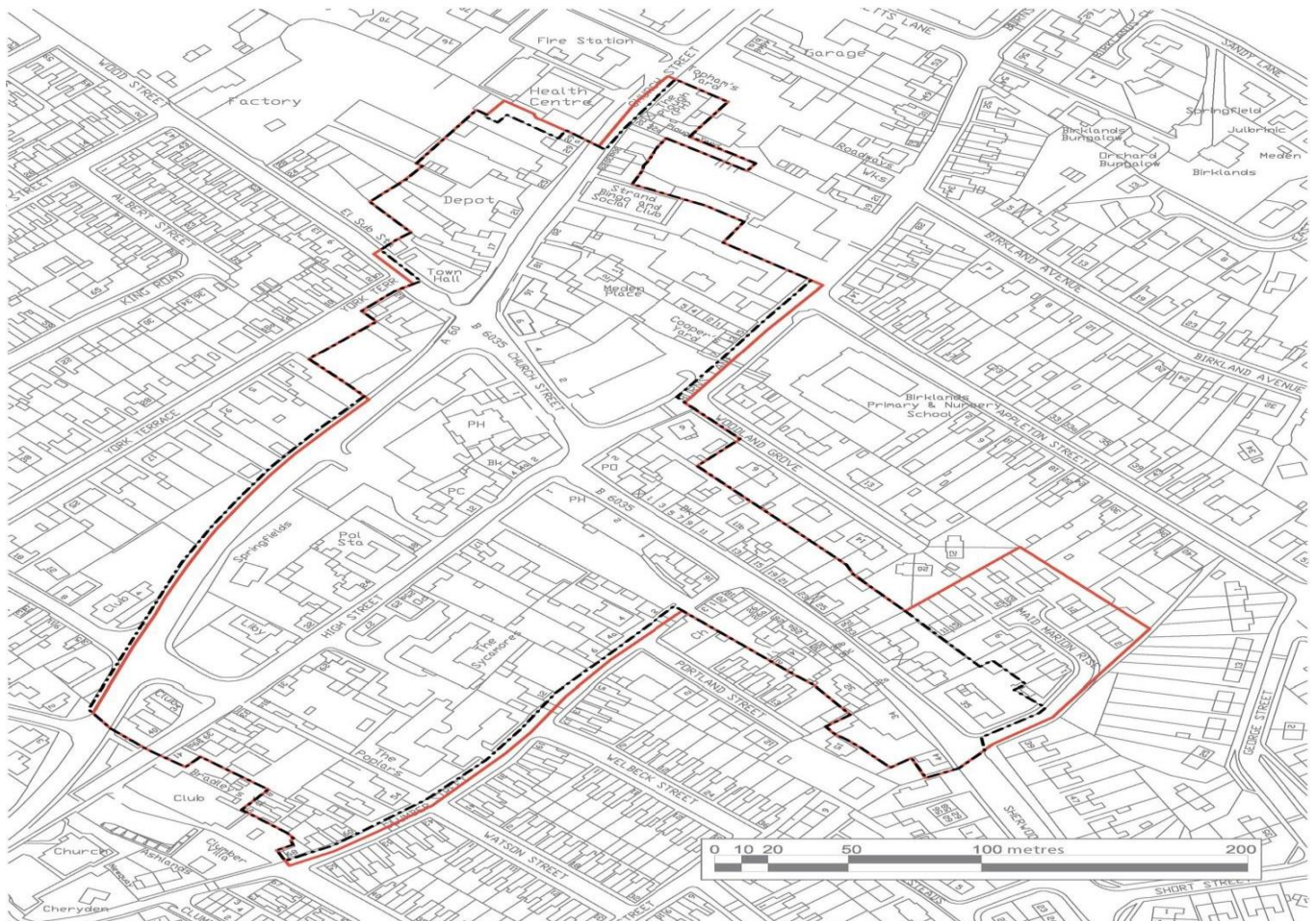
**POLICY BH1: LISTED BUILDINGS - Development proposals that may affect a Listed Building or its setting will be required to conserve and enhance its site and setting in accordance with district and national planning policies.**

## **Market Warsop and Church Warsop Conservation Areas**

Much of this important built heritage is focused in the historic cores of Market Warsop and Church Warsop. In 2007 these areas were designated as Conservation Areas due to their special architectural and historic interest.

These Conservation Areas contain a range of buildings and building styles utilising varied materials, though there has been some concern some of their conservation value has been diluted through poor and indifferent design. In addition, in Market Warsop there is concern that the presence of vacant buildings has detracted from the visual quality of the Conservation Area.

### **Market Warsop Conservation Area fig 5 Commercial centre**



**POLICY BH2: MARKET WARSOP AND CHURCH WARSOP CONSERVATION AREAS- Development proposals within or that may affect the setting of Market Warsop or Church Warsop Conservation Areas will be expected to respect and enhance its special**

**character in high quality design proposals in accordance with the guidelines set out in the relevant Conservation Area Appraisal and relevant district and national planning policies.**

## **7.4 Economic Development and Employment**

Economic development and employment are top priorities for the community and the Parish Council, and are committed to supporting the creation of a sustainable local economy, which provides a variety of job and economic opportunities and meets the needs of its residents.

The Parish benefits from its central location with good motorway connections, a committed workforce and the availability of employment related sites and premises within an attractive setting.

The local economy is undergoing change. As the draft Local Plan recognises, there has been a recent shift away from traditional industries such as coal mining and textiles, towards a more service based economy. Whilst the Parish is home to a wide and growing number of local businesses, relative to the national average the number of people in employment is relatively low. This is reflected in the statistics for economic activity across Warsop which show that at 36.5%, the number of economically inactive people is higher than across Mansfield District (32.1%); East Midlands (29.7%) and England (30.1%).

These imbalances are being addressed through regeneration projects and other initiatives such as ‘Big Warsop’ which seeks to bring together a range of individuals and organisations to promote Warsop and to make it a better place in which to live.

The Adopted Mansfield District Council Local Plan reinforces this principle and seeks to increase the diversity of the economic base of the District and by doing so ensure a range of employment opportunities in the future.

The recent closure of the Eastwood factory in Market Warsop has diminished the range of employment opportunities available within the Parish.



This is a very important issue for local people. In the community questionnaire, 93% of respondents said they would welcome more businesses to the Parish.

## **Retaining and Increasing Employment Opportunities**

The Adopted Mansfield District Council Local Plan recognises the shortage of suitable employment sites across the Parish. The employment site at Meden Vale is the largest site in the Parish. It is essential, therefore, to protect existing sites and by so doing to maintain the supply of employment opportunities available locally.

The draft Local Plan identifies the main employment areas for Warsop and identifies two further proposed employment sites in Market Warsop – land off Mansfield Lane and land off Oakfield Lane.

**POLICY ED1: EMPLOYMENT AND ENTERPRISE – The Plan encourages development proposals that help to support the creation of a sustainable local economy, which provides a variety of job and economic opportunities and meets the needs of its residents.**

**Development proposals for the redevelopment or change of use of land or buildings in, or allocated for, employment use to non-employment uses will not be supported unless the site (a) is no longer capable of meeting the needs of modern business; (b) the site has been actively marketed at a reasonable price for employment use for six months at least and that no sale or let has been achieved; or (c) its continuation in employment use would not be appropriate in terms of its adverse impact on the amenity of nearby residents and/or adjoining uses or road safety.**

In addition, the development of Warsop has meant that residential and business areas have developed simultaneously and many of the current businesses are situated within or adjacent to residential areas. This includes a growing number of residents that work from home. The vast majority of such businesses can operate and prosper in residential areas without issue.

**POLICY ED2: SMALL SCALE EMPLOYMENT DEVELOPMENT- Within residential areas, small scale employment related development proposals (including homeworking) will be supported where the development is acceptable in terms of scale, impact on local character, landscape and adjoining uses and natural environment, amenity and accessibility.**

## **Connecting Local People and Businesses to Employment and Economic Development Opportunities**



A major theme of the consultation was to help local people and businesses benefit from economic development in the Parish and the wider area. In particular, it identifies a need to ensure that all local people (especially young people) have the skills needed to access jobs and meet the needs of employers.

To reinforce this the Plan will support and promote actions aimed at connecting local people to the new job opportunities and preventing the barriers such as training or transport that restricts them doing so. This benefits both businesses and local people.

**POLICY ED3: CONNECTING LOCAL PEOPLE TO THE NEW JOB OPPORTUNITIES - The Plan will support and encourage actions aimed at connecting local people with developers and employers to access jobs and meet the needs of the economy, including the promotion of local employment and training opportunities such as local labour agreements or similar; improved public transport provision and supporting the development of micro and start-up businesses.**

## **Tourism**

The tourism potential of Warsop was recognised early in the Neighbourhood Planning process.

It has the potential to diversify the local economy, create jobs, increase footfall in the Town Centre and raise the profile of Warsop.

The Parish has a lot of natural tourism advantages, especially in view of its good road connections, countryside setting on the edge of the Sherwood Forest and its proximity to other established tourism destination centres such as Sherwood Forest and Centre Parcs.

The general view, however, is that the tourism potential of the Parish is underdeveloped.

Hotels and guest houses in particular have been identified as having particular tourism potential in the Parish

**POLICY ED4: TOURISM – The Plan will seek to maximise the potential of tourism in the Parish by supporting (a) the provision of new and the enhancement of existing tourism and visitor-based development proposals, including over-night accommodation, where the development is appropriate to the size and role of the settlement and the needs of the Parish and where it is acceptable in terms of scale, design and impact upon local character, the built and natural environment, amenity, accessibility and other local and district planning considerations and (b) retention of existing tourist attractions and accommodation which contribute to the local economy.**

**New tourist attractions and accommodation should be directed to within the Limits to Development.**

**New tourism related development proposals will only be supported outside the Limits of Development where (a) a countryside location is necessary to meet the identified tourism**



**need or (b) relates to an existing tourist destination or existing tourism related use and constitutes an appropriate rural use as defined in district and national planning policies.**

## **7.5 Market Warsop Town Centre and Other Shops**

Market Warsop Town Centre plays an important role in meeting the shopping and other day to day needs of the Market Warsop urban area and its surrounding communities within Warsop Parish and the surrounding area.

It is centred on the historic centre of the town around the Sherwood Street / High Street / Burns Lane / Church Street Junction where the majority of the shops are concentrated. Much of it is designated as a Conservation Area reflecting its architectural and historic interest.

The draft Local Plan establishes Warsop as a District Centre and as such sits beneath Mansfield Town Centre, but above village centres in the retail hierarchy. District centres are described as being primarily for ‘convenience shopping, alongside non-retail services, such as banks, building societies, restaurants and takeaways, as well as local public facilities such as a doctor’s surgery, dentist, opticians, post office and library for the settlement and the surrounding communities’.

Mansfield District Council’s ‘My Mansfield’ website describes Market Warsop as having ‘a bustling town centre with a selection of independent and chain shops, cafes and restaurants. Its popular market is held once a week’



However, along with other retail centres over recent years, Market Warsop has struggled to maintain a variety of retail, community, leisure and other facilities to meet the changing needs of the local community.

The consultation shows that it is important to residents that Market Warsop remains a vibrant, attractive and accessible destination for shopping, leisure, entertainment and cultural activities for the surrounding area not just its residents.

The draft Local Plan seeks to sustain the main role of the Town Centre as a retail centre for Market Warsop and surrounding villages, whilst encouraging appropriate uses which contribute to its vitality and act as a focus for the community. This includes proposals for approximately 800 square metres of new retail floorspace to broaden and modernise its appeal

whilst supporting a growth of population in the Town. This additional provision largely comprises a 0.6 hectare site off Burns Lane/Church Street, which previously had planning permission for a small supermarket.

The Neighbourhood Plan supports the role of the Town Centre as set out in the draft Local Plan, and the proposed new retail allocations it sets out.

It considers that the best way to support Market Warsop Town Centre is to focus new retail, and other forms of appropriate development, in the Town Centre. Another way of supporting the Town Centre is to encourage residential uses, especially above shops.

**POLICY S1: CONSOLIDATING AND ENHANCING MARKET WARSOP TOWN CENTRE - Within The Market Warsop Town Centre as identified on the Proposals Map:**

**a) Shops (A1) will remain the predominant ground floor use.**

**b) Development proposals that provide for new or enhanced retail provision to meet local needs will be supported where they are acceptable in terms of scale, design and impact upon local character, the built and natural environment, amenity, accessibility and other local and district planning considerations.**

**c) Development proposals for other (non A1) uses within will only be supported in special circumstances where (i) it can be clearly demonstrated to the satisfaction of the Parish Council and Mansfield MD that its continued use for (A1) shopping purposes is no longer viable and the building has been actively marketed for at least six months, where appropriate; (ii) it will meet a local need; (iii) it will make a positive contribution to the viability and vitality of the Town Centre; (iv) it will not undermine the shopping element within the immediate area of the site and wider Town Centre; and (v) it would not result in a cluster of non-shop uses.**

**d) The residential use of the upper floors of buildings will be supported where they are acceptable in terms of scale, design and impact upon local character, the built and natural environment, amenity, accessibility and other local and district planning considerations**

**e) Development proposals for retail and other uses appropriate to a town centre location will be expected to be located within the Warsop Town Centre.**

**f) Retail development outside of the Town Centre will only be supported in accordance with Policy S2.**

### **Other Shops**

Outside of the main shopping area in Market Warsop there is limited retail provision within the Parish. Most are single shops though Meden Vale has a small shopping parade.

Neighbourhood shops are a fundamental part of a 'sustainable community'. It is important that all local residents and people working in the area have access to essential goods and services to reduce the need for car use and provide a convenient solution to day to day shopping needs. Neighbourhood shops help the local economy and provide employment for local people.

The consultation shows residents would also like to see these enhanced and protected.

**POLICY S2: SHOPPING PROVISION OUTSIDE OF MARKET WARSOP TOWN CENTRE - The development of local shopping facilities to serve the day-to-day needs of their immediate community will be supported where they are acceptable in terms of scale, design and impact upon local character, the built and natural environment, amenity, accessibility and other local and district planning considerations**

**Development proposals that result in the loss, or have a significant adverse effect on, an existing shopping use outside Market Warsop will not be supported unless it can be demonstrated that its continuing use for shopping is no longer viable and the site has been marketed for at least six months.**

### **Shop Front Design in Market Warsop Town Centre**

The design of shop fronts and their associated signing and advertising have a major impact on the distinct character and attractiveness of Market Warsop Town Centre.

Generally, Market Warsop Town Centre has attractive and good quality shop fronts, which contribute positively to its special and historic character much of which is designated as a Conservation Area in recognition of its “special architectural and historic interest”. Its Conservation Area status also means that there are special controls over the type of development that can take place in it, including shop design, and means that generally higher standard of development will be required.

There is some concern that the character, distinctiveness and quality of Market Warsop Town Centre has gradually been eroded by poor and unsympathetic alterations to shop fronts.

The community is committed to reversing this trend and ensuring that alterations to shop fronts in Market Warsop Town Centre are well designed, and contribute positively to the surrounding area. This will not only help businesses, but will also improve the Town Centre for all the people that use it. That said, it is recognised that undue restrictions placed on shop front design may stifle retail innovation and vitality.

**POLICY S3: DESIGN OF SHOP FRONTS IN MARKET WARSOP TOWN CENTRE – Development proposals to alter or replace existing shop fronts in Market Warsop Town Centre will be supported, where it (a) conserves and enhances the character of the building of which it forms part and of the street in which it is situated and b) relates well to their context in terms of design, scale, material and colour.**

**Development proposals that remove, replace or adversely affects shop fronts by poor or unsympathetic design will not be supported.**

## **7.6 Community Facilities**

Community facilities such as shops, community centres, schools, libraries, places of worship, sport and leisure facilities are important as they provide a focus for community life and interaction and are important for good health and the long term sustainability of the community.

Warsop has a good range of community facilities that serve the needs of all age groups. These including Churches, Village Halls, Schools, Post Offices, Pubs, Supermarket and Village Halls. It also has a football club.



The Meden Sports Centre offers a swimming pool, fitness gym and other sporting and leisure activities. This facility was donated to Warsop Parish by Sir. John Eastwood due to a local tragedy. It is popular with the local community and plays a key role essential in supporting the community's health and wellbeing, but is a bit dated and may be insufficient for future needs given the likely growth in households over the Plan period. There is strong public support for an improved, extended or a completely new sports and leisure facility. With the withdrawal of Mansfield District Council April 2018 sadly the centre was closed down. Warsop Parish Council is working along other services and residents to replace the facility.

There may be other opportunities to improve community facilities, including facility sharing. This is something that the Plan encourages.

The retention and enhancement of these and other important community services and facilities (especially those listed below) is a top priority for the community, and the Plan seeks to protect, and wherever possible enhance these.

**POLICY CF1: COMMUNITY FACILITIES – Development proposals that will enhance the provision of community buildings and facilities will be supported where they can be clearly demonstrated to the District Council in consultation with the Parish Council that they meet an identified local need and where it is acceptable in terms of scale, design and impact upon local amenity and character, and the built and natural environment**

**Development proposals that result in the loss of, or have a significant adverse effect on, a community building or facility will not be permitted, unless it can be clearly demonstrated to the satisfaction of the District Council in consultation with the Parish Council that its continued use as a community facility is no longer viable or it is no longer required by the community, or equivalent or better alternative provision in terms of quantity and quality and in an equally suitable location can be provided. The following facilities have been identified as being especially important to the community:**

### **Assets of Community Value**

The designation of a community facility as an Asset of Community Value provides the opportunity to give it added protection from inappropriate development.

The Localism Act 2011 defines an ‘Asset of Community Value’ as “a building or other land is an asset of community value if its main use has recently been or is presently used to further the social wellbeing or social interests of the local community and could do so in the future”. The Localism Act states that “social interests” include cultural, recreational and sporting interests.

Where an asset is ‘Listed’ the Parish Council or other community organisations will be given the opportunity to bid to purchase the asset on behalf of the local community, if it comes up for sale on the open market.

The inclusion of a specific policy in a Neighbourhood Plan with regard to the Assets of Community Value provides the opportunity to give any registered Asset added protection from inappropriate development. It seeks to ensure that the Listing’ of an Asset of Community Value is a material consideration (i.e. it must be taken into account) when a planning application is being considered that may affect the Listed Asset.

To date, no buildings or facilities have been formally designated as Assets of Community Value in the Parish. However, through the consultation process, a number of community assets have been identified which are considered important for community life. The Parish Council therefore intends to use the mechanism of designating them as Assets of Community Value to further ensure that they are retained.

**POLICY CF2: ASSETS OF COMMUNITY VALUE – Where a development proposal may affect an Asset of Community Value the reason for its Listing as an Asset of Community Value should be taken into account when determining that planning application or decision.**

## **7.7 Transport and Getting Around**

Transport and accessibility is key to enable people to get to the locations, goods and services they need or want, and to foster a successful economy.

The Parish has generally good transport provision. It sits on the main A60 road network between Mansfield and Worksop, and has good and convenient access to the A1 and M1. Market Warsop is reasonably well served by public transport.



However, accessibility was identified an issue as part of the consultation. The community has identified transport improvements as being necessary to address existing problems and to help ensure that new development does not make the current situation worse.

There was a particular concern that many parts of the Parish, especially outside of Market Warsop were not well served by public transport. Bus services were infrequent, and do not provide for evening travel were particular concerns.

Also, there was a need to address the reliance on the car for journeys and congestion along the A60.



### **Car parking**

Car parking is seen as vital important sustaining Market Warsop Town Centre. Within the community questionnaire, residents and business owners were asked what concerned them most about new development in the Parish and 77% identified roads, traffic and parking as a concern. When asked what concerns people had about the Parish, over 80 % identified parking as a ‘great concern’ or a ‘concern’.

The consultation has shown that there are concerns about parking problems in Market Warsop and fears amongst shopper and shopkeepers that the greater availability of free parking in neighbouring villages such as Shirebrook and Ollerton will result in people choosing to shop elsewhere.

The Market Warsop Conservation Area Appraisal and Management Plan recognises that the public realm within the conservation area in Market Warsop comprises mainly streets and car parks. As there are no squares, parks or other public open spaces in the Conservation Area this increases the importance of car parks to the Town Centre.

It is recognised that improvements to car parking will largely be funded through private investment, including developer contributions, although planning decisions can directly impact on the potential loss of car parking spaces within the Market Warsop Town Centre.

**POLICY TA1: CAR PARKING IN MARKET WARSOP TOWN CENTRE – Development proposals to improve and enhance car park provision in Market Warsop Town Centre will be encouraged. Development proposals which reduce existing available parking in Market Warsop will not be supported except where equivalent and equally accessible replacement parking can be provided or it can be demonstrated to the satisfaction of the Parish Council and Mansfield District Council that the benefits of the development will outweigh the harm caused by the loss of car parking**

### **Public transport**

Although Market Warsop is generally reasonably well served by public transport offering services to both the urban area of Mansfield to the south and to Worksop in the north, it is recognised that the level of public transport in the more remote parts within the Parish is less frequent and this limits access to both employment opportunities and services, and this serves to make housing in these villages more remote and inaccessible.

**POLICY TA2: PUBLIC TRANSPORT – The Parish Council will liaise with Nottinghamshire County Council Highways Authorities and transport operators to encourage better availability of public transport across the Parish.**

### **Reopening of the Dukeries railway line and the former railway station in Market Warsop**

The Parish Council supports the re-opening of the Dukeries railway line and the former Railway Station in Market Warsop, with associated car parking.

This is seen as a means of increasing the accessibility of the Parish, while reducing dependence on the car for journeys. It should also help to reduce congestion on the A60 between Mansfield and Worksop.

Warsop had a passenger service which ran from 1897 to 1955, running infrequent trains to Mansfield, Shirebrook, Nottingham, Chesterfield and even Lincoln.

The line was closed to passenger services in September 1955, though summer holiday excursions to and from the East Coast continued to call until September 1964.

The lines were still used to transport coal from Welbeck Colliery up until its closure in 2010.

The Robin Hood Line is operated by East Midlands Trains which runs services through Mansfield, Sutton, Kirkby, Mansfield Woodhouse, Shirebrook and Langwith. To include Warsop would mean taking an eastern diversion along what is known as the Dukeries section of the line, to pick up passengers before returning back along the line to re-join the Robin Hood Line.



The business community within Warsop is supportive of the idea. The draft Local Plan also recognises the benefit to the local community of re-opening the line and Railway Station and Policy ST1 supports its opening.

**POLICY TA3: MARKET WARSOP RAILWAY STATION - The Plan supports, and the Parish Council will work with Mansfield District Council; Nottinghamshire County Council and other stakeholders to secure, the reopening of the former railway station and the Dukeries railway line.**

## **15. Monitoring and Review**

The Neighbourhood Plan (NP) will cover a period of 20 years. During this time the Neighbourhood Plan will be reviewed on a regular basis. The suggested timetable for reviewing the NP is at five year intervals 2018, 2023, 2028, 2033.

Aims: to ensure this NP is updated and fit for purpose. If it is considered by the Parish Council that changes are necessary to the Neighbourhood Plan it will commence a formal review in conjunction with Mansfield District Council and the residents of The Parish of Warsop.

Review 2018

Outcome; A small group of residents from the Parish of Warsop, including members of Let Warsop Speak Group along with Parish Councillors Stuart Moody and District and Parish Councillor Sharron Adey reviewed and amended the draft document in readiness to be presented to Warsop Parish Council for approval in April 2018.