

Statement of Common Ground: Land off Jubilee Way

Site Information			
Location:	Land East of Jubilee Way North	Settlement:	Mansfield
Ward:	Oak Tree	Land Type:	Greenfield
Local Plan Ref:	SUE2	HELAA Ref:	76
Within Urban Boundary:	No	Approximate Capacity:	Circa 800 dwellings and a 1.6ha (developable area) extension to Crown Farm Way Industrial Estate
Site Area (ha):	46.83	Developable Area (ha):	46.83

AVAILABILITY

The site is being promoted by a consortium with the majority of the site in the control of landowner 1) below.

Land Owners:

1. Welbeck Estates Company Ltd
2. Mansfield Rugby Club
3. Sherwood Forest Golf Club

There is a signed agreement between the landowners to work together with Welbeck Estates Company Ltd who are leading the promotion of the site at Jubilee Way (see Attachments).

STAGE

There is no current planning application. It has been identified by the agent that they are expecting to complete a request for an EIA Screening and Scoping Opinion in May 2019. Subject to the outcome of that process, this will be followed by the submission of a hybrid application in Autumn 2019 (full for the reclamation of the site (all matters reserved except access) and outline for the resulting mixed-use development).

PROJECTED PLAN

The attached Gantt chart demonstrates the proposed project plan for the site.

It is projected that 425 homes will be delivered within the plan period, and the remainder post plan period. Due to the size of the Scheme it will be developed in a series of phases. This will begin with Phase 1A/2A/3A in the northern part of the site.

A Gantt chart has been prepared to set out the expected timetable.

The proposed reclamation works are to be described as: Proposed reclamation works, comprising of the earthworks and cut and fill of parts of the existing landform to create suitable plateaus to accommodate the resulting mixed-use development, together with means of construction access,

landscaping, ecological and biodiversity improvements, sustainable drainage and other infrastructure works.

With regards to the proposed phasing of the site, starting from the north, the allocation is envisaged to be delivered as follows:

- Phase 1A/2A/3A – circa 3.25ha and 120 homes
- Phase 1/1B – circa 7.1ha and 255 homes
- Phase 2/3 – circa 11.1ha and 400 homes plus Neighbourhood Centre

See attachments for phasing plan.

Housing

YEAR	Pre-18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	Post Plan Period
Annual Delivery	-	-	-	-	-	-	-	25	50	50	50	50	50	50	50	50	375
Cumulative Delivery	-	-	-	-	-	-	-	25	75	125	175	225	275	325	375	425	800

Employment

The employment use is expected to be delivered following the completion of Phases 1A/2A/3A in the northern part of the site. A reserved matters application would be submitted in 2025.

KNOWN INFRASTRUCTURE REQUIREMENTS

The following infrastructure requirements are stated in the Mansfield District Local Plan (2013-2033) for this site:

- cycle and walking links to the adjoining housing development and to the wider area including Timberland Trail, Oak Tree LNR, the restored Mansfield colliery and Vicar Water (strategic GI area #10) and the wider Sherwood Forest (strategic GI area #6);
- a network of green infrastructure including new habitats adjacent to the SSSIs/LWSs, mitigation of any loss of value on the LWS, the appropriate protection of adjacent heathland and SSSIs with appropriate account taken of the ppSPA;
- adequate SuDS and improving the flows and water quality of Vicar Water;
- contributions to junction improvements including at A6117 Oak Tree Lane/Eakring Road, A6191 Southwell Road/Oak Tree Lane/Adamsway and A6117 Old Mill Lane/B6030 Clipstone Road West;
- the identification and appropriate protection of areas of potential archaeological importance; and
- enhancement and integration of the former mineral railway line along Jubilee Way North, as a wooded landscaped buffer, where feasible.

It should be noted that the Local plan needs to be read as a whole. Future planning applications will need to be supported with sufficient information to help the council make an informed assessment of the potential impact and help to secure the necessary supporting infrastructure.

SIGNATURES

Tom Dillarstone	Ian Goodwin
Mansfield District Council	Welbeck Estates Co Limited

ATTACHMENTS



The Welbeck Estates Company Limited
Portland Estate Office
Cavendish House
Welbeck
Worksop
Nottinghamshire
S80 3LL

The Planning Department
Mansfield District Council
Civic Centre
Chesterfield Road South
Mansfield
Nottinghamshire
NG19 7BH

02 May 2018

Dear Sir/Madam

Re: Proposed Development at Eimsley Heath/Crown Farm, Mansfield

We have been in discussion with the local planning authority in relation to this proposed development since 2016 and the site is currently identified as a Preferred Option in the emerging Mansfield District Local Plan 2013 to 2033 (ref. site no. 76).

The proposal envisages currently residential development, development for employment purposes, provision of improved facilities at Mansfield Rugby Union Football Club including a new synthetic pitch and substantially increased parking on site and the provisions of a new and improved nine-hole golf course for Sherwood Forest Golf Club as well as significant ecological provision and open space.

This letter which is signed by us and also on behalf of Mansfield Rugby Union Football Club and Sherwood Forest Golf Club confirms that throughout the period we have been in discussion with the local authority we have also kept in touch and been in discussion with the Rugby and Golf Clubs. We have all agreed the basis on which we will co-operate with each other to enable the development to be delivered.

Yours faithfully

The Welbeck Estates Company Limited

[Redacted signature]

HEAD OF LAND REGENERATION + PLANNING
Sherwood Forest Golf Club Limited

[Redacted signature]

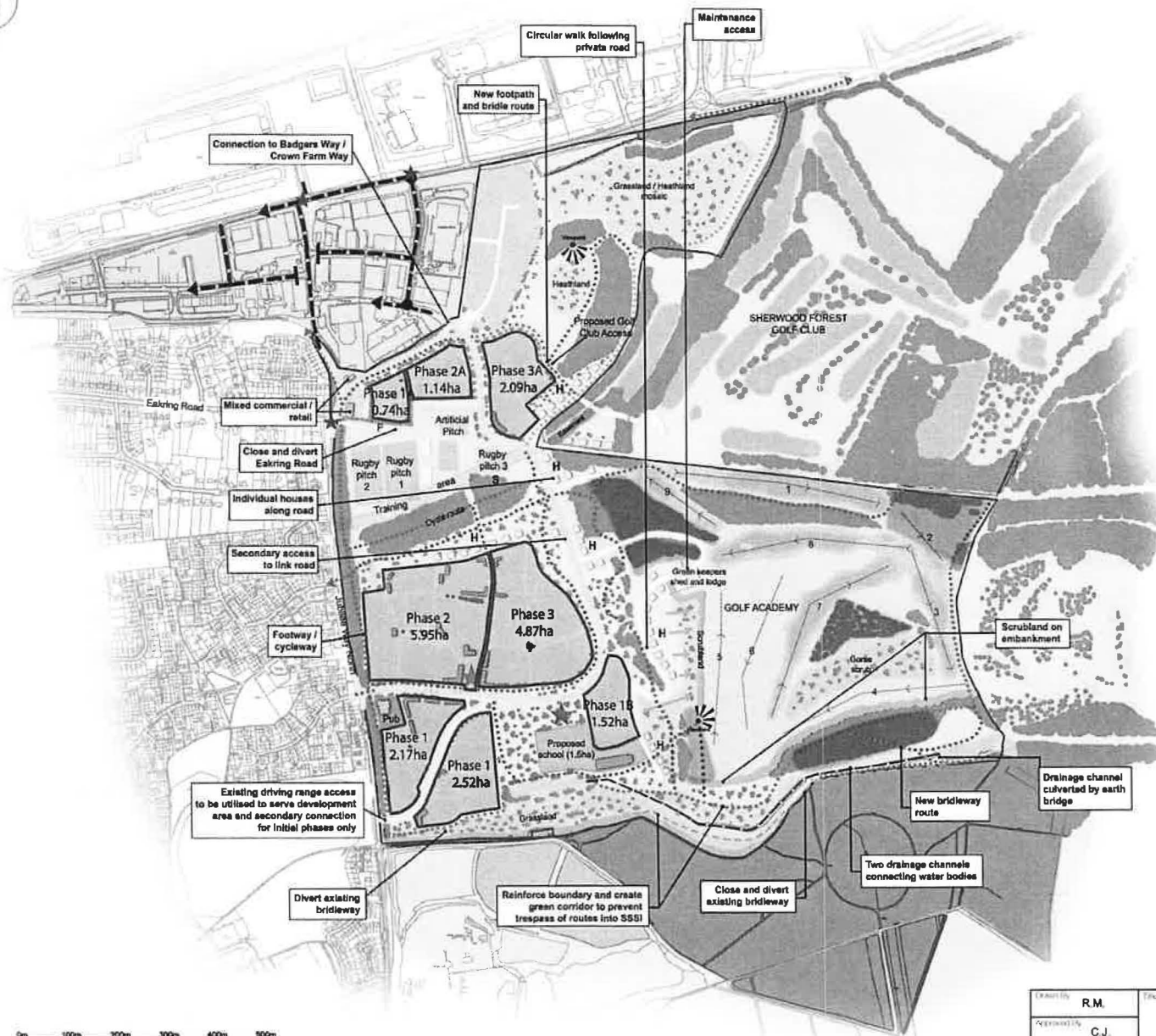
- CHAIRMAN

Mansfield Rugby Union Football Club Limited

[Redacted signature]

- CHAIRMAN





KEY

-  Site boundary (122.28 ha)
-  Proposed residential (20.85ha)
-  Proposed employment (3.90 ha)
-  Rugby club and car park (5.90 ha)
-  Proposed mixed commercial / retail (0.43ha)
-  Proposed primary vehicular routes (8.75m wide)
-  Proposed minor vehicular route
-  Proposed pedestrian route
-  Existing/proposed water body
-  Existing/proposed vegetation
-  Proposed neighbourhood play area
-  Proposed neighbourhood centre / shops
-  New golf course academy driving range, outfield and car park
-  Drainage channel
-  Indicative key building frontages
-  Proposed protective natural barrier
-  Potential junction improvement
-  Proposed soakaway
-  Custom/self-build dwellings
-  Transition to heathland
-  Proposed wetland buffer

0m 100m 200m 300m 400m 500m

DRAFT
FOR ILLUSTRATIVE PURPOSES ONLY

Client: R.M.	Title: Elmsley Heath ILLUSTRATIVE MASTERPLAN	Drawing No: 14.033/44k
Prepared by: C.J.	Scale: LINEAR	
Drawn by: J. White 12/08	Rev: Revision to Master Plan (R.M. 27/04/18)	
Date: 04/2018		

